



# CITY OF BEND

## Executive Summary

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

#### 1. Introduction:

The 2025 Annual Action Plan (AAP) addresses the goals of the 2023 - 2027 Consolidated Plan, which establishes local preferences for use of public funding to help low and moderate-income community members of Bend. The AAP was developed through a series of community engagement processes, including numerous public Affordable Housing Advisory Committee (AHAC) meetings. The U.S. Department of Housing and Urban Development (HUD) requires the community address affordable housing, homelessness, and community development needs as well as resources identified in the Consolidated Plan.

The HUD required AAP directs the City of Bend in utilizing federal Community Development Block Grant (CDBG) Program funding. The City of Bend receives a formula allocation of CDBG funds. The AAP identifies community development and housing goals and establishes strategies to meet them. This enabling document provides the City and its partners with information and support to achieve these housing and community development requirements, and evaluates the effectiveness of particular proposals in relationship to the determined City goals and strategies. HUD does not penalize a jurisdiction if the goals are not met as established in the AAP. The AAP can be amended following a public process. The AAPs success is assessed by the Consolidated Annual Performance and Evaluation Report (CAPER) submitted to HUD at the conclusion of each program year.

Funding levels shown in this draft Annual Action Plan are estimated amounts. To date, Congress has not passed HUD's appropriations bill, and the date this appropriation will be made is unknown. Once the actual allocation amounts are known, the proposed activity budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

#### 2. Summarize the objectives and outcomes identified in the Plan:

The objectives of the Strategic Plan of the 2023 - 2027 Consolidated Plan are to carry out five goals identified through the planning process: 1) Assist Homeless with Shelter and Services; 2) Create and Preserve Affordable Rental Housing -- produce and preserve rental affordable housing through creation of new rental units, providing land for development of rental units, and obtaining rental units to keep them affordable; 3) Provide Support to Necessary Public Services – provide assistance to necessary and prioritized public services, particularly services that increase community capacity for Permanent Supportive Housing (PSH) and “Housing First” model programs; 4) Homeownership – produce and preserve owner occupied affordable housing through creation of new homes, development of new homes, and obtaining homes to keep them affordable; and 5) Infrastructure Improvements – develop affordable housing infrastructure and economic development infrastructure in low to moderate-income neighborhoods with a focus on increasing affordable housing and child care facilities with public infrastructure improvements.

The outcomes of Goal One will be measured by the number of (1) homeless persons that receive overnight shelter, (2) additional emergency shelter or transitional housing beds created, and (3) housing units added for the homeless.

The outcomes of Goal Two will be the number of affordable rental units created, the number of affordable rental units rehabilitated, and the number of affordable rental units preserved.

The outcomes of Goal Three will be the number of low to moderate-income persons assisted and the number of low to moderate-income households that receive a housing related service.

The outcomes of Goal Four will be the number of households that purchase an affordable home, an affordable rehabilitated home, or financial assistance to purchase a home.

The outcomes of Goal Five will be the number of low to moderate-income households assisted with a housing benefit from public infrastructure and the number of low to moderate-income persons that benefit from public infrastructure investment that does not include a housing benefit.

### **3. Evaluation of past performance:**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Since the adoption of the 2023-2027 Consolidated Plan, Bend’s Affordable Housing Fund has supported the goals of the AAP. This past year the Affordable Housing Fund (AHF) funded homebuyer assistance for nine low- and moderate-income households. In addition, CDBG funds were awarded for homebuyer assistance for nine low- and moderate-income households, all of which are expected to close in early summer 2025. An additional thirty-three Permanent Supportive Housing (PSH) units were completed this past year with the help of AHF awarded in 2022.

With CDBG funding Bend made progress on the 2023-2027 Consolidated Plan goal to provide support for critical public services. Service providers that benefited from CDBG funding over the 2024 program year include Bend Church, LOFT, Thrive Central Oregon, and Volunteers in Medicine, who collectively served eight hundred sixty-seven individuals.

The City carried out the goal to assist in addressing homeless with shelter and services by continued funding for overnight shelter and transitional shelter, funding permanent supportive housing services of formerly chronically homeless persons. Early in the 2024 program year, Bethlehem Inn completed a 2023 CDBG contract extension and served one hundred fifty-one houseless persons with overnight shelter and services. In March 2025, the first Permanent Supportive Housing development in Bend, Cleveland Commons, opened its doors for thirty-three residents, utilizing a combination of Affordable Housing Funds and Commercial and Industrial Construction Tax funds.

Through the combination of CDBG and Affordable Housing funding Bend completed the 2023 Annual Action Plan goal outcomes. Moreover, Bend is on track to complete the goals of its 2023–2027 Consolidated Plan.

#### **4. Summary of Citizen Participation Process and consultation process:**

The City of Bend Housing Department prepared the 2025 Annual Action Plan (AAP) with guidance found in 24 CFR Part 91. Agencies and individuals participated in the AAP preparation and are cited throughout.

Bend's local newspaper published notice for proposals on September 3, 2024. The notice provided City contact information and offered the proposal application in alternative formats such as Braille, large print, or electronic formats. Bend released the application for proposals on Monday, September 30, 2024, with the proposals due on Monday, October 28, 2024.

In addition to the local newspaper publication, the City included the fund allocation schedule and access to the proposal application on its website. Bend's website offered this information in multiple languages. All previous applicants and interested parties directly received the fund allocation schedule and proposal application information, totaling one hundred sixty-five persons.

The opportunity for public comment occurred at virtual Affordable Housing Advisory Committee (AHAC) meetings, when the applicants presented their proposals to the committee on December 11, 2024, and January 15, 2025. The committee made its funding recommendations on December 11, 2024 and February 12, 2025.

AHAC public meetings were held in a hybrid meeting of in-person and virtual access to participate, and were available for viewing on YouTube shortly following the meeting. Closed captioning was available with multiple language subtitle options, both on Zoom and YouTube recordings.

On Monday, March 10, 2025, the Bend Bulletin published notice regarding a public hearing on the 2024 AAP at the regularly scheduled virtual AHAC meeting on Wednesday, April 9, 2025. Bend's Housing staff emailed the AHAC meeting notice to over one hundred sixty-five individuals who were either former applicants or self-identified interested parties.

Bend's published notices provided a City contact and offered materials in alternative format such as Braille, large print, and electronic format or to make a relay call for public comment. Bend also included drafts of the 2025 AAP on its website. The draft of the AAP was available for public review from Monday, March 10, 2025, through Tuesday, April 8, 2025.

Bend's City Council reviewed and voted unanimously to support, as recommended, the 2025 Annual Action Plan on Wednesday, May 7, 2025. Notification of the regularly scheduled City Council meeting occurred on the events calendar located on the home page of the City's website. The City Council meeting was a hybrid meeting of in-person and virtual access to participate. Council broadcast the meeting with closed captioning available. For anyone wishing to attend in-person Council meetings, City Hall meets the American with Disabilities Act accessibility standards and meetings occur at a convenient time of day for low- and moderate-income community members of Bend to attend. Upon 24-hour advance request, the City Manager's Office will make available a sign language interpreter service, assistive listening devices, a reader to review materials with the sight impaired, a language interpreter, and materials in alternative format such as Braille, large print, electronic formats, and audiocassette tape.

**5. Summary of public comments:**

There were no public comments submitted.

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

There were no public comments submitted.

**7. Summary:**

The 2023-2025 Bend City Council Goals include (1) advance the City's commitment to equity, (2) plan for growth in alignment with climate, economic, and housing affordability strategies to ensure sufficient land supply for future needs, (3) advance the community climate action plan (CCAP) and encourage sustainable development, (4) maintain service levels to keep pace with increasing calls and expanding range of service demands, and (5) improve the transportation system by focusing on safety and securing sustainable funding aligned with Transportation System Plan (TSP).

AHAC recommended to the City Council that the CDBG funding for the 2025 Annual Action Plan (AAP) focus on public infrastructure with the installation of sidewalks adjacent to low- and moderate-income households, serving the medical needs of vulnerable populations, providing social workers to assist

community members with housing services, and supporting houseless persons with basic food and shelter needs, and providing intensive and comprehensive services to high risk domestic violence survivors.

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

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	BEND	
CDBG Administrator	BEND	Racheal Baker
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

### Narrative (optional):

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

### Consolidated Plan Public Contact Information:

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541-388-5514, [rbaker@bendoregon.gov](mailto:rbaker@bendoregon.gov)

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

### **1. Introduction:**

The City of Bend recognizes the importance of consulting with community stakeholders, service providers, and population organizations all year. Consultations occurred with the largest homeless service providers, as well as Deschutes County and the Homeless Leadership Coalition. Representatives of J Bar J Youth Services, Shepherd's House, Central Oregon Council on Aging, NeighborImpact, Thrive Central Oregon, Volunteers in Medicine and other shelter and service entities all provided content to this document, particularly with regards to information on what homeless services currently are available and which recommendations for this plan should be implemented.

Consistent with previous years, a review of the Oregon Health Authority's *Memento Morbi, a Monthly Communicable Disease Surveillance Report*, confirmed that 'lead poisoning' is not a public health hazard within Deschutes County in the last year. In the report, when there are fewer than six cases of lead poisoning or childhood lead poisoning, double asterisks (\*\*) are reported. From January 2014 – December 2024, only double asterisks were reported for Deschutes County. However, for the first time since the dashboard began tracking and reporting in 2014, 'childhood lead poisoning' had fourteen cases reported for Deschutes County between January and December 2024. Consultation with the Oregon Health Authority (OHA) on January 3, 2025 confirmed that the uptick is mostly due to a newly reduced testing threshold. In October 2023, to align with CDC reference values, the OHA threshold was reduced from a limit of 5 µg/dL to 3.5 µg/dL. In addition, most of the cases identified were exposed to lead while living outside the United States. In addition, in the last six years, the OHA compares addresses of cases against a list of pre-1978 housing. To date, no matches have been identified. This confirms that while an uptick in childhood lead poisoning cases were identified in 2024, there remains no public health hazard or link to housing.

The City of Bend Growth Management Department (Long Range Planning) was consulted regularly about existing housing in Bend, population forecasts, expected housing needs, and other information.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)):**

The City recognizes the importance of coordination among the community's public and private housing and social service providers in meeting the community's priority needs. Throughout the 5-year Consolidated Plan period, the City will undertake actions to coordinate with local housing and social service providers in the identification, documentation, and mitigation of community needs. This will result in a more streamlined and effective service delivery system. The City of Bend has five full-time staff dedicated to CDBG, affordable housing, middle-income housing, and increasing services for the homeless community. The staff serve as the point of contact for the community and manage the City's role in addressing housing and community development needs.

The City Council appointed Affordable Housing Advisory Committee (AHAC) serves in an on-going capacity. The Committee is composed of housing developers, social service professionals, the public-at-large, an affordable housing tenant, and representatives from home builders, the real estate industry, and Chamber of Commerce. Together, they provide valuable expertise to City staff and the City Council and serve to enhance the coordination of service delivery in the broader community.

Through its involvement with the Homeless Leadership Coalition, the City of Bend works with providers for the homeless population. The City assists in coordinating programs, including funding, for agencies that work with the chronically homeless. This includes, Family Kitchen, NeighborImpact, Bethlehem Inn, Central Oregon FUSE, Central Oregon Veteran and Community Outreach, NeighborImpact, REACH, Shepherd's House, Thrive, and other providers of services to the chronically homeless.

State legislation under HB 4123 enables the City of Bend to implement the Coordinated Homeless Response Pilot between Deschutes County and the municipalities within it to address homelessness. Bend and Deschutes County, along with other smaller cities, are committed to forming a Collaborative Office to Address Homelessness, pooling resources, coordinating and supporting services for the homeless in Deschutes County.

The City of Bend has a long-standing partnership with Oregon Housing and Community Services (OHCS), the state housing finance agency. The City has worked with OHCS on several projects, including Neighborhood Stabilization Program and on numerous projects in Bend. As the City does not receive any HOME funds as an entitlement community, any HOME projects in Bend are funded by OHCS. The City works with OHCS on those projects by providing environmental review, expedited permits, and other assistance, when necessary. In all of these activities, the City maintains compliance with the State Consolidated Plan, particularly on projects that are funded by both entities.

The City of Bend works closely with Economic Development for Central Oregon (EDCO), through the Bend Business Advocate. Additionally, the City has a very good relationship with the Central Oregon Builders Association (COBA). COBA and the City have worked in partnership in the past and expect to continue this partnership to aid in the utilization of Central Oregon contractors for projects funded by the City of Bend. Between these two agencies the City has contacts and connections with many of the major participants that contribute to economic development in the region.

The City continues its partnership with the Central Oregon Regional Housing Authority dba Housing Works for housing development in combination with services. One partnership incorporates housing with services from a community-based health care provider to low-to-moderate income households where health care is accessible on site. Another partnership provides permanent supportive housing with case management for formerly chronically homeless households.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness:**

The priorities of the Central Oregon Continuum of Care are Permanent Supportive Housing and Rapid Re-housing. Most of the Permanent Supportive Housing (PSH) in the region is operated through three programs: the housing authority, Housing Works; NeighborImpact, and FUSE Central Oregon. Currently, the Continuum of Care administers three PSH grants that assist youth experiencing chronic homelessness, families with children experiencing chronic homelessness, and veterans experiencing chronic homelessness. The three Rapid Rehousing programs serve households with children, domestic violence survivors, human trafficking survivors aged 18-24, and those 18-24 at risk of human trafficking. This program has served two hundred and sixteen individuals this year. Results of the 2024 Point-in-Time Count, the annual one-night census of people experiencing homelessness - both sheltered and unsheltered - in the tri county region shows a 9.96% increase of people who reported experiencing homelessness. There is a 5.25% reduction in the City of Bend. The reduction may be the result of 112 additional beds being created in the 2023 calendar year or other factors. Even with the decrease in 2024, the largest number of persons identified as homeless in Central Oregon were in Bend (a total of nine hundred and fifty-nine community members). The number of Veterans Affairs Supportive Housing (VASH) vouchers dropped slightly from prior years, from eighty-nine to eighty-five housing vouchers. The shelters in Central Oregon continue to be underwritten by private and foundation support with some Emergency Solutions Grant funding NeighborImpact receives through OHCS. The youth services continuum is funded with federal Runaway Homeless Youth (RHY) and state funds.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS:**

The Continuum of Care's Homeless Management Information System (HMIS) lead agency is NeighborImpact; they are also the primary Emergency Solutions Grant (ESG) recipient from OHCS and administer the funds for Homeless Prevention and Rapid Rehousing categories. The area sub-recipients apply for funding and are reviewed and approved by the Homeless Leadership Coalitions voting members based on the projects ability to align with the program guidelines for ESG funding. OHCS requires from the Continuum of Cares ESG recipients quarterly reporting on performance standards. The quarterly reports are then presented to Homeless Leadership Coalition voting members for review and monitoring of ESG performance. All recipients must participate in Service Point (the state mandated HMIS) and are supported by the HMIS lead. The policies and procedures in place are outlined in the contract with each sub-recipient at the start of the funding cycle.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities:**

**Table 2 – Agencies, groups, organizations who participated:**

1	<b>Agency/Group/Organization</b>	BEND-REDMOND HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a regular recipient of CDBG funds from the City of Bend, Habitat for Humanity was consulted via interviews about needs for affordable housing that would assist in their mission. Continued coordination with Habitat for Humanity should improve facilitating homeownership financial assistance for low- and moderate-income households.
2	<b>Agency/Group/Organization</b>	BETHLEHEM INN
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bethlehem Inn is an emergency shelter that provides a warm, safe place to sleep, nourishing meals, and case management services for adults and children experiencing homelessness. Consultation with Bethlehem Inn included barriers to housing for those in emergency shelter. Potential outcomes include (1) increased case management services toward self-sustaining housing, (2) increasing housing options for single households, and (3) increasing sustainable employment opportunities.
3	<b>Agency/Group/Organization</b>	Building Partners for Affordable Housing
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Through numerous conversations Building Partners was consulted regarding housing needs in the community and how best to address them, most particularly how to bring private equity and private contractors/developers/builders into the arena. Bend will continue to consult with Building Partners to continue the unique partnerships that have developed between the City and the local development community.
4	<b>Agency/Group/Organization</b>	Central Oregon Council on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Bend consults regularly with Central Oregon Council on Aging regarding senior needs. Central Oregon Council on Aging explored partnerships with the City to expand capacity to serve the elderly with access to communications with fellow community members, meals, and other resources.
5	<b>Agency/Group/Organization</b>	Central Oregon FUSE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Central Oregon FUSE provides housing and case management to formerly chronically homeless in scattered housing sites throughout Bend. The City of Bend consults with the Program Manager and Board Chair regularly regarding efforts to expand capacity with a dedicated housing development and increased operational capacity. FUSE participated in the OHCS sponsored Supportive Housing Institute and seek further resources to build housing and increase services in Bend. City staff will continue consultations and support of Central Oregon FUSE efforts.
6	<b>Agency/Group/Organization</b>	Central Oregon Regional Housing Authority/Housing Works
	<b>Agency/Group/Organization Type</b>	Housing PHA Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Central Oregon Regional Housing Authority, DBA Housing Works, was consulted throughout the creation of this plan, both through written requests for response to the surveys, through interviews with key staff (Executive Director, Housing Choice Voucher Director, and Real Estate Director) and through numerous contacts with said staff for specific answers to questions regarding projects and work done by the Housing Works.
7	<b>Agency/Group/Organization</b>	CENTRAL OREGON VETERAN AND COMMUNITY OUTREACH
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Central Oregon Veteran and Community Outreach (COVO) was consulted regarding homeless housing needs and Veterans housing needs. COVO provides outreach to all homeless camps in the region and provides services, such as water, food, tents, sleeping bags, coats, clothes, etc. to all homeless, not just veterans.
8	<b>Agency/Group/Organization</b>	Bend Church (new!)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bend Church was consulted in tandem with their CDBG award, providing shelter related items to their clients in the Open Door Program. Consultation focused on homeless housing needs.
9	<b>Agency/Group/Organization</b>	Fair Housing Council of Oregon
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fair Housing Council of Oregon was consulted for assistance with Fair Housing Issues. Central Oregon does not have a local agency that is fully dedicated to Fair Housing issues. Fair Housing Council will be invited to provide education with any available administration resources.

10	<b>Agency/Group/Organization</b>	Deschutes County Health Services
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Deschutes County Health Services staff confirmed that lead poisoning was not a public health hazard within Deschutes County.
11	<b>Agency/Group/Organization</b>	Family Kitchen
	<b>Agency/Group/Organization Type</b>	Services-homeless Meal Provider
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Bend consults with Family Kitchen because it provides meals to our most vulnerable community members experiencing homelessness or at risk of homelessness. This year Family Kitchen received American Rescue Plan Act (ARPA) funds through the Citys Community Assistance Grants program to deliver meals rather than provide dining in a congregate setting, which mitigated the spread of COVID-19.
12	<b>Agency/Group/Organization</b>	Hayden Homes
	<b>Agency/Group/Organization Type</b>	Housing Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bend consults with Hayden Homes regarding developmental barriers for affordable home ownership and affordable rental housing. Bend has worked with Hayden Homes the past year on a master plan and City annexation of a property which will provide 108 units of affordable rental housing and home ownership opportunities mixed with market rate housing.

13	<b>Agency/Group/Organization</b>	J Bar J Youth Services, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultations with the Living Options for Teens (LOFT) program of J Bar Js Cascade Youth and Family Center occurred because the organization is the primary provider of services for youth experiencing homelessness. The City consulted with the Program Director regarding the LOFT program and needs to maintain the services within the region.
14	<b>Agency/Group/Organization</b>	KOR Community Land Trust (RootedHomes)
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Bend consulted with KOR Community Land Trust on increasing dedicated land for affordable housing in a community land trust model. This partnership increased homeownership opportunities for low- and moderate-income Bend households. Bend expects the to maintain a relationship with KOR for future funding partnerships.
15	<b>Agency/Group/Organization</b>	Legal Aid Services of Oregon
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Bend has provided funding to and consulted with Legal Aid Services of Central Oregon (LASO) on issues related to homelessness and fair housing in the past. We continue to consult with LASO regarding fair housing and strive toward LASO's best practice recommendations for homeless policies.
16	<b>Agency/Group/Organization</b>	NeighborImpact
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Education Services-Employment Service-Fair Housing Publicly Funded Institution/System of Care Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NeighborImpact, the regional Community Action Program agency, was consulted throughout the creation of this plan, both through written requests, through interviews with key staff (Director of Housing Stabilization, the HomeSource Director, and the Deputy Executive Director of Programs) and through numerous contacts with said staff for specific answers to questions regarding projects and work done by NeighborImpact, most specifically about homeownership, homebuyer counseling and homeless services.

17	<b>Agency/Group/Organization</b>	Homeless Leadership Coalition
	<b>Agency/Group/Organization Type</b>	Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The Homeless Leadership Coalition (HLC) is the HUD-designated Continuum of Care serving Deschutes, Jefferson, and Crook counties made up of a coalition of stakeholders in housing- and homelessness-related work, including but not limited to nonprofit service providers, local government agencies, healthcare providers, public housing agencies, businesses, and affordable housing developers . The HLC mission is to prevent homelessness where possible or, if it cannot be prevented, work to ensure it is rare, brief, and non-recurring. The HLC is currently updating their strategic plan to identify opportunities for collaboration and coordination of services and efforts to serve people experiencing homelessness and address the housing affordability and availability crisis. The City of Bend is a member of the HLC and is represented on the Board of Directors.</p>
18	<b>Agency/Group/Organization</b>	REACH
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	REACH supports individuals towards stability and independence through mobile case management and outreach.
19	<b>Agency/Group/Organization</b>	Saving Grace Imagine Life without Violence
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Saving Grace was consulted as to what needs exist in the region regarding housing and services for survivors of domestic violence and/or sexual assault. Saving Grace, the only D.V. and S.A. service and shelter provider in Central Oregon, provides instrumental input in determining needs for survivors. The ongoing CDBG funding provides many opportunities with Saving Grace to consult and determine needs and assistance for their programs.
20	<b>Agency/Group/Organization</b>	Shepherd's House
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bend consults with Shepherd's House as the operator of the Navigation Center for the City of Bend, which is a low-barrier shelter with supportive services. This year Shepherd's House maintained a staff nurse position with awarded American Rescue Plan Act (ARPA) funds for screening persons experiencing homelessness to receive shelter. Additional ARPA Community Grant funds awarded to Shepherd's House enabled the organization to operate a shower truck for persons experiencing homelessness as a result of COVID-19.

21	<b>Agency/Group/Organization</b>	St. Vincent de Paul Society of Bend
	<b>Agency/Group/Organization Type</b>	Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultations with our food banks, including St. Vincent de Paul Society of Bend allow the City to understand the greater needs of our community members and understand their access to basic needs.
22	<b>Agency/Group/Organization</b>	Thrive Central Oregon
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Thrive Central Oregon provides social work services throughout the tri-county region. City staff consulted with the Executive Director throughout the year on trends and barriers for the community members served.
23	<b>Agency/Group/Organization</b>	Volunteers in Medicine
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Volunteers in Medicine was consulted regarding health care services that they provide for low income Bend residents. With the implementation of the Affordable Care Act, Volunteers in Medicine coordinates with both the City and the County regarding the gap of individuals and families who still cannot get coverage or afford the necessary insurance.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting:**

Bend reached out to even more agencies and organizations in efforts to develop its Assessment of Fair Housing, including sub-population specific organizations advocating for racial, ethnic and LGBTQIA2S+ groups. City staff will work to form better relationships with these agencies and organizations for spaces to be created to have meaningful engagement in development of future plans.

**Other local/regional/state/federal planning efforts considered when preparing the Plan:**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	NeighborImpact	The City of Bend Consolidated Plan was coordinated with the annual Continuum of Care. The City coordinates closely with the Homeless Leadership Coalition (the regional Continuum of Care) and NeighborImpact (the fiscal agency).
Multi-Agency Coordination Group (MAC)	Central Oregon Intergovernmental Agency	The City is a voting member of the MAC group which allocates Executive Order 23-02 funding to address homelessness in Central Oregon.
Regional Housing Council(RHC)	Central Oregon Intergovernmental Council	The RHC focuses on shared needs, coordinated approaches, and provides unified feedback to State agencies. The regional nature of the RHC also permits an economies of scale model to increase the capacity and efficiencies of smaller communities.
Sustainable Shelter Work Group	Govenor's Office and Representative Marsh	The Workgroup's goal is to define and implement a coherent, effective, and sustainable structure that will support the existing system over the long term.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional):**

As Bend grows and gathers information for multiple City departments from community organizations and agencies, the City of Bend will work to streamline collecting relevant information and building meaningful relationships without creating greater burdens for community members and their service providers, advocates, and affordable housing developers.

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## AP-12 Participation – 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting:

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	Fifteen applicants applied for funding through this process. Funding applications were available online in English, Spanish, and French.	None received.	None to address.	<a href="http://www.bendoregon.gov/affordablehousing">www.bendoregon.gov/affordablehousing</a>
2	Public Meeting	Non-targeted/broad community	One CDBG funding applicant appeared at the December Affordable Housing Advisory Committee meeting when their application was discussed.	None received.	None to address.	<a href="http://www.bendoregon.gov/government/committees/affordable-housing-advisory-committee">www.bendoregon.gov/government/committees/affordable-housing-advisory-committee</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/ Broad community	Eight CDBG funding applicants appeared at the January Affordable Housing Advisory Committee Meeting when their applications were discussed.	None received.	None to address.	<a href="http://www.bendoregon.gov/government/committees/affordable-housing-advisory-committee">www.bendoregon.gov/government/committees/affordable-housing-advisory-committee</a>
4	Public Meeting	Non-targeted/ Broad community	Affordable Housing Advisory Committee members participated in the public hearing on the DRAFT 2025 Annual Action Plan.	None received.	None to address.	<a href="http://www.bendoregon.gov/government/committees/affordable-housing-advisory-committee">www.bendoregon.gov/government/committees/affordable-housing-advisory-committee</a>
5	Public Meeting	Non-targeted/ broad community	City Council reviewed the 2025 Annual Action Plan.	None received.	None to address.	<a href="http://www.bendoregon.gov/councilagenda">www.bendoregon.gov/councilagenda</a>
6	Newspaper Ad	Non-targeted/ broad community	None to address.	None received.	None to address.	<a href="https://www.bendbulletin.com/">https://www.bendbulletin.com/</a>

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction:

The City of Bend expects to receive \$603,058 in CDBG entitlement funds. Outside of that the City will receive \$1,100,000 in local Affordable Housing Funds which in many cases are utilized in conjunction with CDBG funds. All cases funds are obligated and spent per the priorities in our Consolidated Plan.

Funding levels shown in this draft Annual Action Plan are estimated amounts. To date, Congress has not passed HUD's appropriations bill, and the date this appropriation will be made is unknown. Once the actual allocation amounts are known, the proposed activity budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

**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	603,058	21,202	30,830	668,888	1,311,116	CDBG Program income is based on estimate of amortized loans and deferred payment loans that might be satisfied.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:**

Historically CDBG funds have leveraged extensive outside funding, either private equity or other grant sources. This year's leverage ratio is approximately 12:1. This is most often the reality of a relatively small amount of CDBG funds compared to a large need in a growing community. It is very rare that CDBG funds are the sole source of funding on any project. With the limited amount of CDBG funds available to the City, Bend has long utilized these funds in conjunction with other resources to meet local housing and community development needs. Most particularly, the City will have its Request for Proposals (RFP) for our local Affordable Housing Fund (usually \$1 million annually) coincide with CDBG RFPs. This allows both applicants and staff to best combine these funds, along with any federal or state funds that a recipient may be receiving into complete packages that will create the best projects. Matching requirements are a HOME regulation and not required to be kept for cities that just receive CDBG. Bend has learned that relying upon Federal or State funding is not a feasible option to address its affordable housing needs. This may be because priorities and allocation systems of federal funds do not factor in the needs of communities such as Bend, and State of Oregon funding is allocated to larger urban areas such as the Portland Metro region and in the Willamette Valley. Bends local Affordable Housing Fund is a necessity to overcome the lack of support that Bend receives from Federal and State resources.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:**

The City has sold approximately 10 acres of surplus land at cost for the development of 130 units thus far, and two parcels were sold for affordable housing development in 2024. The City has identified limited capacity to surplus workable properties and provide them for affordable housing development. The City will continue working towards additional properties to surplus for affordable housing development.

**Discussion:**

The City, because of the formulas utilized for entitlement funding, receives a relatively small amount of CDBG funds compared to population, housing costs, vacancy rate and need. In order to make up for that lack of support the City combines local funding along with local donated land, exemptions of Systems Development Charges (referred to as Impact Fees in other regions of the country) and any other grants they can find to assist in packaging finance and development projects to create more affordable units.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Assist Homeless with Shelter and Services	2023	2027	Homeless		Assist Homeless with Shelter and Services	CDBG: \$25,000	Homeless Person Overnight Shelter: 58 Persons Assisted
2	Provide Support to Necessary Public Services	2023	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development		Provide Support to Necessary Public Services	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 540 Persons Assisted
3	Infrastructure Improvements	2023	2027	Affordable Housing		Homeownership	CDBG: \$383,000	Infrastructure funds for 5 sidewalk panels for connectivity in low income neighborhoods and outside nursing homes

Table 6 – Goals Summary

#### Goal Descriptions:

1	<b>Goal Name</b>	Assist Homeless with Shelter and Services
	<b>Goal Description</b>	One funded project meets this goal: Saving Grace.
2	<b>Goal Name</b>	Provide Support to Necessary Public Services
	<b>Goal Description</b>	Two funded public service projects meet this goal: Thrive Central Oregon and Volunteers in Medicine.

<b>3</b>	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Infrastructure funds for sidewalk connectivity in low income neighborhoods and outside nursing homes

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## Projects

### AP-35 Projects – 91.220(d)

#### Introduction:

The following describes the program activities that will be undertaken with the City of Bends 2025 CDBG allocation. Priority levels are based on the evaluation of needs outlined in the 2023-2027 Consolidated Plan. Bends 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	Thrive Central Oregon
2	Volunteers in Medicine (Care for Uninsured Working Adults)
3	Saving Grace
4	City of Bend
5	2025-2026 CDBG Program Administration

Table 7 - Project Information

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

The City's Affordable Housing Advisory Committee will recommend funding these activities to City Council based on the proposed projects, applicant readiness to complete the work, and applicant ability to meet program criteria.

## AP-38 Project Summary

### Project Summary Information:

<b>1</b>	<b>Project Name</b>	Thrive Central Oregon
	<b>Goals Supported</b>	Provide Support to Necessary Public Services
	<b>Needs Addressed</b>	Provide Support to Necessary Public Services
	<b>Funding</b>	CDBG: \$30,000.00
	<b>Description</b>	Thrive Central Oregon seeks to connect individual needs with community resources. Thrive bridges the gap for community members, meeting them where they are in public spaces, providing vital connection to services and support that for many would otherwise not happen.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Thrive Central Oregon is estimated to assist five hundred households this year.
	<b>Location Description</b>	231 NW Idaho Ave., Bend, Oregon 97703
	<b>Planned Activities</b>	CDBG funding will be used to support staff costs for two Outreach Advocates to provide housing navigation and housing cost support to those at or below 30% AMI. Thrive services target individuals and families living in poverty. Recognizing that access to services is a primary reason individuals are unable to connect to resources, Thrive is located where people already are, utilizing meal sites and public spaces, like libraries, to come in from the outdoors.
<b>2</b>	<b>Project Name</b>	Volunteers in Medicine (Care for Uninsured Working Adults)
	<b>Goals Supported</b>	Provide Support to Necessary Public Services
	<b>Needs Addressed</b>	Provide Support to Necessary Public Services
	<b>Funding</b>	CDBG: \$40,000

	<b>Description</b>	To provide one-year of free healthcare for up to forty low, very-low, or extremely low-income Bend working adults who are not eligible for Affordable Care Act programs. Care will include primary and specialty medical care, prescription medication, mental health care, and targeted health education programs as necessary. All medical services will be provided by volunteers. To adhere to the public services cap, 15% of any additional program income received in PY 2023, will be allocated to support healthcare for those low, very low, or extremely low AMI households served at Volunteers in Medicine.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to forty medically uninsured patients.
	<b>Location Description</b>	2300 Neff Rd., Bend, Oregon 97701
	<b>Planned Activities</b>	Provide one-year of comprehensive healthcare for up to forty medically uninsured patients. All patients will be from low, very low, or extremely low AMI households.
3	<b>Project Name</b>	Saving Grace
	<b>Goals Supported</b>	Assist Homeless with Shelter and Services
	<b>Needs Addressed</b>	Assist Homeless with Shelter and Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	This project will provide intensive and comprehensive services to the community's highest risk domestic violence survivors. High-risk survivors come to Saving Grace with a range of immediate needs, including the need for emergency shelter, safety planning, protection orders, and support as crime victims when domestic violence cases are prosecuted. Law enforcement depends on Saving Grace to immediately address survivors' safety needs, prevent future harm, and ultimately prevent homicide.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of fifty-eight domestic violence survivors will receive this benefit.
	<b>Location Description</b>	990 NW Brooks Ave. Ste. 1, Bend, Oregon 97703

	<b>Planned Activities</b>	Funding will be used to cover staff support / staff wages of the Law Enforcement Liaison whose job is designated to provide services to LAP-referred clients.
<b>4</b>	<b>Project Name</b>	City of Bend
	<b>Goals Supported</b>	Infrastructure improvements
	<b>Needs Addressed</b>	Infrastructure improvements
	<b>Funding</b>	\$383,000
	<b>Description</b>	Several parcels adjacent to affordable housing developments that currently have no sidewalks or no paved roads, which can require residents to either travel exclusively by car, risk walking in the road, or take lengthy detours to paved sidewalks. Some of the units near proposed projects are reserved for people with high physical needs, which makes walking or rolling in the road dangerous. By developing sidewalks in areas without them or improving sidewalks in disrepair, the City will enhance multimodal mobility in low-income communities and provide a safer, more reliable way to traverse the community.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There will be a total of five infrastructure improvements with this activity.
	<b>Location Description</b>	709 NW Wall St., Bend, Oregon 97709
	<b>Planned Activities</b>	Funding will be used to complete five gaps in the sidewalk network and road infrastructure immediately adjacent to low-income housing developments within the City of Bend.
<b>5</b>	<b>Project Name</b>	2025-2026 CDBG Program Administration
	<b>Goals Supported</b>	Provide Support to Necessary Public Services Assist Homeless with Shelter and Services Infrastructure Improvements
	<b>Needs Addressed</b>	Provide Support to Necessary Public Services Assist Homeless with Shelter and Services Infrastructure Improvements
	<b>Funding</b>	CDBG: \$127,611
	<b>Description</b>	Administration of CDBG program for the City of Bend.

<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
<b>Location Description</b>	709 NW Wall St., Bend, Oregon 97709
<b>Planned Activities</b>	Administration of CDBG program for the City of Bend.

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## 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. There are no concentrated areas of racial, ethnic, or poverty populations in Bend.

#### Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

#### Rationale for the priorities for allocating investments geographically:

Activities are awarded funds not based on geographic location but rather on how they address Plan Goals and feasibility of projects.

#### Discussion:

CDBG Public Service funds serve all geographic areas of Bend. The City of Bend strives for geographic diversity in funding while keeping in mind the most leverage we can gain with our limited funding.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction:

Utilizing CDBG to assist with local funds is the only way the City can get any new units on the ground that meet this category. However, we do put many more units up in Bend that are outside the scope of CDBG, approximately 100 per year. This year the number will be closer to forty-five new affordable rental units that did not utilize any Community Planning and Development (CPD) funds.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

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

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

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion:

This does not include households receiving public services nor does it include an estimated forty-five units being developed utilizing local funds.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction:**

Although federal, state, or local funding subsidizes affordable housing located in Central Oregon, there is no public housing within the City of Bend. The City of Bend has a long and productive partnership with the local housing authority, Central Oregon Regional Housing Authority dba Housing Works. The City has partnered with Housing Works on hundreds of units over the years, with such assistance as land donation (or land lease with minimal, \$1 per year, payments) and direct financing through both CDBG and Affordable Housing Funds. The City also consults on a regular basis with Housing Works staff on potential projects and policies to increase and enhance the number of affordable housing units in Bend. A Housing Works staff member also sits on the City's Affordable Housing Advisory Committee.

### **Actions planned during the next year to address the needs to public housing:**

The City of Bend does not have public housing. The City works with the Central Oregon Regional Housing Authority, dba Housing Works, to identify ways in which the City can assist with affordable housing development, upgrades, and activities. Currently, residents of Housing Works properties take part in voluntary activities toward establishing self-resilience as well as holding a position on Housing Works governing board.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership:**

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

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

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 is a wide network of social service providers in Bend who provide a valuable service (or services) to help prevent and/or assist persons to move out of homelessness. Some of providers 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 Shepherd's House, J Bar J Youth Services, NeighborImpact, Bethlehem Inn, Central Oregon FUSE, Saving Grace, Central Oregon Villages, Central Oregon Veteran and Community Outreach, Shepherd's House, REACH, 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 continued funding four shelters and utilizing CDBG to support three projects that address the needs of houseless individuals, particularly those that are unsheltered. Specifically, the City is funding case management personnel for Bend's only shelter for domestic violence survivors, Saving Grace. Support services for houseless persons is funded through Thrive Central Oregon.

### **Addressing the emergency shelter and transitional housing needs of homeless persons:**

The projects above provide ancillary housing services. In this biennium, the City Council has adopted a goal of optimizing the housing continuum, with an action to seek sustainable funding for shelter operations to maintain 505 existing level of shelter beds. Bend directly supports four shelters, one hotel for non-congregate shelter, another hotel for congregate shelter, a tiny home village, and the Lighthouse Navigation Center, the City's only low barrier walk up resource. Resources available through City American Rescue Plan Act funds, HB 2006 and Oregon Housing and Community Services, enable the Lighthouse Navigation Center to operate as a services hub with 33 local partner agencies and organizations. All of the City-supported shelters offer robust housing-centered case management.

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 Annual Action Plan, there were twelve parking spots at four locations, totaling sixteen beds, within Bend.

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, Central Oregon Villages, Franklin Avenue Sheter, LOFT, 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 supported the construction of thirty-three Permanent Supportive Housing units for chronically homeless households at the recently completed Cleveland Commons.

**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 supplements federal funds in providing case management, the provision of shelter-related supplies, and rent assistance to maintain housing. In 2024, eleven organizations received over \$3,000,000 in ARPA and Deschutes County funding to expand houseless services, including housing-focused case management, outreach, eviction prevention and rehousing assistance, and shelter services. This includes NeighborImpact, Central Oregon Villages, Mountain View Community Development, Shepherd's House Ministries, Thrive Central Oregon, Saving Grace, FUSE, REACH, Home More Network, Companion Animal Medical Project, and Mosaic Community Health. In addition, five organizations received over \$350,000 in Commercial and Industrial Construction Tax (CICT) funds to provide shelter-related supports, case management, and rental assistance. This includes awards to Bend Church, Bethlehem Inn, Thrive Central Oregon, J Bar J Youth Services, and Home More Network.

#### **Discussion:**

The City of Bend has created a webpage to provide updates and resources to the community [www.bendoregon.gov/houselessness](http://www.bendoregon.gov/houselessness).

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

in the continuum and recommended implementing actions to address the needs. Their findings can be found at Addressing Houselessness in Deschutes County ([houselessindeschutes.org](http://houselessindeschutes.org)).

The state legislation under HB 4123 enables the City of Bend to implement the Coordinated Homeless Response Pilot between Deschutes County and the municipalities within it to address houselessness. Bend and Deschutes County, along with other smaller cities, are committed to forming a Collaborative Office to Address Houselessness, pooling resources, coordinating, and supporting services for the houseless in Deschutes County.

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

### **Introduction:**

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

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

A strained housing market throughout Oregon intensified during the pandemic and the City continued pursuit of code changes that would increase housing supply. In 2019, state legislation (HB 2001) enabled the City to update codes for increased housing density in single-family housing zones. City staff presented to Council and the community the affirmatively furthering fair housing basis for the 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, such as duplexes, triplexes, quadplexes, townhomes, and cottage clusters.

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 after temporary state legislation expires.

Council adopted property tax exemptions for non-profit affordable housing developments and mixed-use developments which would provide more affordable housing. The property tax exemption for mixed-use developments proved so popular, the City paused accepting applications to address community concerns after implementation. Council will consider what this incentive will look like going forward this year. Central Oregon Veteran and Community Outreached received the first non-profit tax

exemption for its existing affordable housing developments. 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. In 2024, staff completed an updated Analysis of Impediments to Fair Housing. 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.

**Discussion:**

The City has completed two UGB expansions, 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 continues to explore property tax exemption incentives to increase affordable housing throughout Bend. Additional opportunities may be explored through the City's Tax Increment Financing program.

Housing staff continue their work to further fair housing in Bend, having updated the Analysis of Impediments to Fair Housing in 2024. 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.

DRAFT

## AP-85 Other Actions – 91.220(k)

### Introduction:

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

### Actions planned to address obstacles to meeting underserved needs:

Generally, the obstacles to meeting underserved needs are the lack of funding and the lack of information regarding available resources. Individual City departments actively monitor and pursue funding opportunities for a broad range of project areas, including housing and community development. During the program year, the City will 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, 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.

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.

### 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 and exempts System Development Charges (SDC) for affordable housing. 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. In April of 2024, Bend updated its SDC methodology and included an exemption of SDCs for affordable housing development and homeless shelter developments. 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 a tax exemption for non-profits providing affordable housing. As it relates to fostering affordable housing through homeownership, the City supports multiple organizations with land acquisitions, site planning, and down payment assistance.

#### **Actions planned to reduce lead-based paint hazards:**

The City continues research on the lead-based paint hazard in Bend and will explore options for funding lead-based paint evaluation and abatement projects as needed. Additionally, the City acts as a resource to agencies and individuals regarding Lead Based Paint questions and the City is able to provide both Risk Assessment assistance and consultation regarding hazard abatement and project management.

#### **Actions planned to reduce the number of poverty-level families:**

The City actively works with housing and community development providers to help families move out of poverty through the funding and implementation of public service activities, especially those that promote self-reliance, as well as job attainment and retention skills. This also includes those community development activities that assist the homeless and the near homeless to become active members of the community. In 2025, the Lighthouse Navigation Center, Franklin Ave Shelter, Stepping Stone, Bethlehem Inn, Cleveland Commons, 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 offer technical assistance to agencies implementing projects with CDBG funds. This may include incorporating specific language from federal regulations into grant agreements, encouraging strategic plan development, providing staff training assistance, and fulfilling the City Risk Assessment and Monitoring Plan. The Risk Assessment and Monitoring Plan outlines procedures the City

will use to determine an organization's capacity to undertake a CDBG funded project. Project requirements for both City staff and the organization are monitored and clearly outlined within this Plan. The results of the risk assessment will assist the organization in identifying ways to improve its capacity, efficiency, and service area analysis (markets), and to improve project performance. Many of the actions identified in this Action Plan will serve to improve institutional structure by enhancing coordination with housing developers and service providers in the community, thereby improving the capacity of the City and collaborating organizations to meet the community needs.

**Actions planned to enhance coordination between public and private housing and social service agencies:**

The City recognizes the importance of coordination 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 Housing Division 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.

## Program Specific Requirements

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

#### Introduction:

The City of Bend has been extremely successful in meeting program requirements for CDBG. Over ninety percent of its funding timely assists low- and moderate-income individuals within the community. The needs of the community are great, and this program helps the most disadvantaged.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1):

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

- |   |          |
|---|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed   | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantees 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        |
| <b>Total Program Income:</b>  | <b>0</b> |

#### Other CDBG Requirements:

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

Bend does not have the luxury of a large amount of CDBG funds that would allow it to participate in such things as 108 loan guarantees and other more out of the ordinary programs. It is basically because of local funds that Bend retains and creates the amount of affordable housing it has in recent years.