



CITY OF BEND

Consolidated Annual Performance Evaluation Report (CAPER) –  
Program Year 2019

CR-05 - Goals and Outcomes

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

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

This year the City of Bend’s Affordable Housing Program focused on efficient outcomes from Community Development Block Grant resources and the Affordable Housing Fund. Staff attended trainings and consulted frequently with subrecipients, potential subrecipients, City staff in other departments, City committees, and City Council. Although there is still work to be done, resources in 2019 were leveraged significantly for housing development and public services. In all, CDBG funds benefited 3,550 persons and 15 additional households. Utilizing available funding assisted (1) the completion of 15 units of housing for families at or below 80% of Area Median Income (AMI), (2) the acquisition of property for 47 apartments at 60% AMI, and (3) the acquisition of property for 4 homeownership opportunities for families at or below 80% AMI.

Covid brought on significant challenges to maintain the efforts of City staff. The consistent communications with social service, housing, and business partners allowed staff to respond quickly and sustain support for community members.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist Homeless with Shelter and Services	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1609		0	1609	

Assist Homeless with Shelter and Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	150	1609	1,072.67%	30	1609	5,363.33%
Assist Homeless with Shelter and Services	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	50	0	0.00%	10	0	0.00%
Assist Homeless with Shelter and Services	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	500	1609	321.80%	100	1609	1,609.00%
Assist Homeless with Shelter and Services	Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	50	0	0.00%	5	0	0.00%
Create and Preserve Affordable Home Ownership	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Added	Household Housing Unit	50	0	0.00%	10	0	0.00%
Create and Preserve Affordable Home Ownership	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%			

Create and Preserve Affordable Home Ownership	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	50	9	18.00%	10	9	90.00%
Create and Preserve Affordable Rental Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Rental units constructed	Household Housing Unit	200	0	0.00%	50	0	0.00%
Create and Preserve Affordable Rental Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	25	1	4.00%			

Infrastructure	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%			
Infrastructure	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			

Provide Support to Necessary Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1541	154.10%	100	1541	1,541.00%
Provide Support to Necessary Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	400	80.00%	100	400	400.00%

Provide Support to Necessary Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	1609		0	1609	
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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

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

Because of the incredible need for additional affordable housing units in Bend, the City’s focus is often on the primary goal of providing additional rental units. Due to the business models of the City’s most successful affordable housing developers, CDBG is not always a viable tool for them. (Several of our developers are for-profit businesses, others typically set up private LLCs for each development to ensure that the agencies will survive despite market fluctuation or unforeseen events.) Because of this, CDBG funds locally are used primarily for activities that meet the goal to create and preserve affordable home ownership. The competition for funding is most acute for public services activities, and these activities generate the most contacts as well. These public services represent the significantly over-accomplished goal in the matrix above.

Considering the onset of Covid-19, the City’s funded public service programs made necessary adjustments and maintained services to

community members. City staff made concentrated efforts, reaching out to public service providers to assess community member needs and connect or provide resources where necessary. Needs identified early included food, shelter, and child care.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	3,010
Black or African American	118
Asian	34
American Indian or American Native	201
Native Hawaiian or Other Pacific Islander	22
<b>Total</b>	<b>3,385</b>
Hispanic	399
Not Hispanic	2,986

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

### Narrative

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

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,304,598	1,298,425

**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

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

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

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

## Leveraging

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

Bend leveraged \$1,662,450 with CDBG and the City's own Affordable Housing Fund for 2019. The City generated approximately \$1 million through a construction excise tax, called the Affordable Housing Fund. Because this fund has been active since 2006, approximately 1/3 of the funding each year is made up from repayment of loans issued in prior years. The average subsidy per unit with our Affordable Housing Fund is \$17,000, meaning the fund must rely upon external resources for homes to be built.

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

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

Finally, the City supports an System Developments Charge (SDC) exemption program that currently exempts all City SDCs for affordable housing. This is revenue that is not replaced with other funding. The SDC ordinance became final in December, 2017, and the City has exempted approximately \$3,499,813.70 during the 2019 program year.

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	3	6
Number of Non-Homeless households to be provided affordable housing units	10	9
Number of Special-Needs households to be provided affordable housing units	2	0
<b>Total</b>	<b>15</b>	<b>15</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	15	7
Number of households supported through Rehab of Existing Units	0	6
Number of households supported through Acquisition of Existing Units	0	2
<b>Total</b>	<b>15</b>	<b>15</b>

Table 6 – Number of Households Supported

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

Although the production of housing with CDBG resources was relatively low for the 2019 program year, 2 land acquisitions occurred from CDBG funds. The local Housing Authority will develop its land acquisition into 47 rental units for households at 60% AMI or below. A community land trust will develop the other land acquisition into 4 cottage style homes for households at 80% AMI or below. The unmet production for CDBG funding resulted from projects that could not meet timelines proposed.

Multiple factors contributed to such delays including delays in committed funding from state resources and necessary development adjustments because of Covid-19.

**Discuss how these outcomes will impact future annual action plans.**

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

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

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	6	0
Low-income	3	0
Moderate-income	6	0
<b>Total</b>	<b>15</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

Bend is fortunate to have additional affordable housing development resources. The Affordable Housing Program aims to create 100 housing units per year. Although a limited amount of housing units were developed with CDBG funds in 2019, funds were expensed for land acquisitions that will provide over 50 affordable housing units this upcoming year and over 300 units the following year.

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

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

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

Bend funded several projects that addressed the needs of homeless individuals. Specifically, the City awarded resources to Bethlehem Inn for emergency transitional housing and services for adults, with a focus on people struggling with situational homelessness. Bend also funded J Bar J's Living Options for Teens program (LOFT), which provided case management services to teenagers experiencing homelessness.

Homeless individuals have typically lost trust and faith in organized institutions and/or, because of their circumstances (mental health issues or lack of transportation, etc.), homeless individuals cannot access services at times and places where the services may be offered. By taking services to these populations at locations they frequent, and meeting these populations where they are, Thrive Central Oregon is able to connect persons experiencing homelessness to community resources. Bend locations where Thrive meets with individuals include both libraries, Bend Church, Mission Church, and Ariel Glen Apartments. Thrive offers assistance with housing, employment, public benefits, and other basic needs.

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

Through partnerships with the Homeless Leadership Coalition, the City works in the coordination of services for this population. In addition, the City acts as a clearing house for both information on shelters and referrals to such. The City works most specifically with Bethlehem Inn, the largest single site shelter in Central Oregon, and NeighborImpact, the Continuum of Care coordinating agency, in planning and evaluating needs for shelters. Needless to say, with the current housing crisis, both of these entities have indicated the need for more units.

This past year presented several challenges for persons experiencing homelessness. As winter approached service providers reached out to the City with concerns regarding the lack of a low-barrier shelter and the risk to unsheltered individuals. The City partnered with NeighborImpact and Deschutes County for a winter warming shelter at a County building located within Bend. When Covid-19 came at the end of winter, the City again partnered with service providers and the County to secure hotel rooms as non-congregate shelter for persons at risk or presumed Covid positive.

The City continues to seek resources and participate in continued conversation regarding the increased need to keep community members housed during Covid and the upcoming winter. The Affordable Housing Advisory Committee recognized this need and recommended that a winter warming shelter be awarded any program income for the next program year in addition to any potential increase in CDBG

funding. Legislative changes to address the need statewide also prompted City staff to create an application that streamlines development of shelters and other solutions proposed in the State legislation.

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

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

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

The City works with various agencies on addressing the need to transition individuals and families into permanent supportive housing. Most of this work is done by providing funding to NeighborImpact, Bethlehem Inn, the LOFT, and Thrive Central Oregon. The City funded NeighborImpact's HomeSource Counseling and Education with CDBG. The program educates potential renters on how to be responsible members of the rental community while also providing financial literacy training to those with past credit issues. Case management at Bethlehem Inn, and through Living Options for Teens (LOFT) provided families with children, chronically homeless, and unaccompanied youth with assistance and education necessary to transition to permanent housing and maintain housing stability. The Thrive program not only provided referral information, it also served as a hub for information and support at a variety of low-income multifamily developments with the goal of helping residents maintain housing.

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

### **Actions taken to address the needs of public housing**

Central Oregon's Regional Housing Authority, known as Housing Works, coordinates multiple efforts with the City of Bend. In 2019 the City provided CDBG and local Affordable Housing Funds in an amount of \$750,000.00 to Housing Works for land acquisition where a proposed 47-unit development has begun construction with awarded Low-Income Housing Tax Credit funding. Mosaic Medical, a community health care center, will occupy the bottom floor with proximity to affordable 1- and 2- bedroom apartments for households earning less than 60% AMI.

Oregon Housing and Community Services also awarded Housing Works Low-Income Housing Tax Credit funding for the construction of Phoenix Crossing, a City surplus lot awarded to Housing Works. The City provided an award of \$200,000 in Affordable Housing Funds to Phoenix Crossing in 2017. Phoenix Crossing will provide 24 affordable apartments.

Housing Works is a viable, competent and valued partner of the City of Bend in addressing the needs of affordable housing. In addition to the numerous projects done over the years with Housing Works, the City fully expects to continue this collaboration in the future. Housing Works will be an integral partner in addressing the rental housing crisis currently happening in Bend. They are the most experienced and successful developer of large scale affordable housing projects in the region.

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

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

### **Actions taken to provide assistance to troubled PHAs**

There are no troubled PHAs in Central Oregon.

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

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

The City of Bend proactively took actions to remove or ameliorate the negative effects of public policies that serve as barriers. City Council prioritized housing development as a council goal this biennium and requested the Affordable Housing Advisory Committee (AHAC) continue to provide any and all recommendations to reduce housing barriers to the Council.

With limited available buildable land throughout Bend, the City pursued and advocated for multiple solutions that would create greater housing options. A pilot program under recent Oregon legislation prompted a competition amongst municipalities. Bend was selected for an urban growth boundary expansion for the purposes of affordable housing creation.

For almost 5 years, the City has waived or exempted System Development Charges (SDCs) for affordable housing development. However, Bend Park and Recreation District maintained the SDCs for affordable housing development. This year City Council and Affordable Housing Advisory Committee members successfully influenced Bend Parks and Recreation District to waive System Development Charges for affordable housing development.

Finally, the City reduced barriers for development of duplexes and triplexes in designated zones for single-family residences. Oregon legislation followed the City precedent with House Bill 2001, which required municipalities with populations greater than 25,000 to include townhomes, ADU's, duplexes, triplexes and fourplexes in single-family residential zones. Recently released regulations from the new legislation will further guide the City towards greater housing options within designated zones.

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

Lack of funding and the public's lack of information regarding available resources are the primary obstacles for meeting underserved needs. Many City programs actively monitor and pursue funding opportunities for Bend, including housing and community development. This past program year, CDBG resources were directed to projects and activities that met the priority needs identified in the Consolidated Plan. Land acquisition projects for homeownership and affordable rental unit development utilized such resources. Activities included homebuyer education, housing connections services, and healthcare for uninsured adults not eligible for the Affordable Care Act. Affordable Housing Program staff consulted with community service providers to disseminate information regarding how and where the underserved could access programs needed.

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

The first action was demolition/relocation of an abandoned manufactured home for the development of a 5-cottage home affordable housing community that could begin in Program Year 2020. Kôr Community Land Trust entered into a plan with the City of Bend for a land acquisition in 2019. As part of the Environmental Review, Kôr Community Land Trust will provide confirmation materials that workers have a Certified Lead Based Paint Renovation Contractors License from the State of Oregon and comply with lead safe work practices.

The City continues research on the lead-based paint hazard in Bend and will explore options for funding lead-based paint evaluation and abatement projects as needed. Additionally, the City acts as a resource to agencies and individuals regarding Lead Based Paint questions and the City is able to provide both Risk Assessment assistance and consultation regarding hazard abatement and project management. Deschutes County Health Services staff confirmed that lead poisoning was not a significant public health hazard within Deschutes County.

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

The City actively worked with housing and community development providers to help families move out of poverty through the funding and implementation of public service activities, especially those that promote self-sufficiency, as well as job attainment and retention skills. This also includes those community development activities that assisted the homeless and the near homeless to become active members of the community. Most particularly in the past year, the City has provided assistance to NeighborImpact for housing counseling and for their "Ready to Rent" Program.

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

The City offered technical assistance to agencies implementing projects with CDBG funds. This included incorporating specific language from federal regulations into grant agreements, encouraging strategic plan development, providing staff training assistance, organizational risk assessments and monitoring. Risk assessments with on-site monitoring determined organizations' capacity to undertake the CDBG funded project. Project requirements for both City staff and the organization were monitored. The results of the risk assessment and on-site monitoring assisted organizations in identifying ways to improve capacity, efficiency, and service area analysis (markets), and to improve project performance.

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

City Council implemented ambitious housing development goals for the biennium that include permitting 3000 units, increasing buildable land, and decreasing costs through adjustments to City policy and procedures.

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

The Community Development Department and Business Advocate reached out to community developers with a survey that requested the identification of building barriers. Developers indicated that offsite transportation costs and construction expenses were the greatest challenges. In response to this, the City temporarily changed the mobility procedures in Chapter 4.7, increasing the threshold at which developers must prepare a Transportation Impact Analysis, which typically leads to greater offsite investments as a condition of development. By increasing the standard, the City is lifting some of the additional cost typically borne by private development, in an effort to spur additional multi-family housing starts. This upcoming program year the City will include a Transportation Bond that may address some transportation costs, however, it will take constant stakeholder input and discussions to address these issues.

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 of such, for agencies that deal with the chronic homeless. This includes NeighborImpact, Bethlehem Inn, Central Oregon Veterans Outreach, Thrive, and other providers of services to the Chronically Homeless.

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

Bend's Analysis of Impediments to Fair Housing identified that City policies should incorporate more language that results in racial, ethnic, and socioeconomic integration. Throughout the program year the City worked on a Council Goal that committed to diversity, equity, and inclusion. This upcoming program year the recommendations from the work performed will be implemented for the conclusion of the biennium. Additionally, the Citywide Transportation Advisory Committee finalized their updates to Bend's Transportation System Plan. A policy within the plan addresses the need for equity in transportation planning.

Bend residents made 18 phone calls in the program year to Fair Housing Council of Oregon regarding potential claims. Fair Housing Council of Oregon received CDBG funding to provide fair housing services to Bend. Most of the callers that contacted Fair Housing Council of Oregon in 2019 were mailed information.

Unfortunately, fair housing trainings planned and funded were rescheduled until after the program year because of Covid.

## **CR-40 - Monitoring 91.220 and 91.230**

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

Trainings and on-site visits continued for subrecipient programs in 2019. The training provided a general overview of program management requirements, financial standards, and community interaction expectations. The City's Affordable Housing Coordinator reviewed the records of all subrecipients, including goals, objectives, client files (where appropriate), accuracy of reports and supporting documentation. Staff's follow-up visits to the funded program locations gave more detailed direction. Programs funded in years prior received technical assistance on documentation necessary to receive funding and complete the project. Affordable Housing Program staff met on-site with potential applicants for the next program year's funding to discuss eligible activities that fit within the potential applicants' already established practices.

On-site visits and technical assistance facilitated the identification of the following: (1) future training curriculum, (2) additional factors to consider in risk assessments, (3) items to include for review in subrecipient monitoring forms, and (4) dialog necessary between subrecipients, City staff, the Affordable Housing Advisory Committee, and City Council.

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

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

Project work in 2019 did not include minority business outreach since only minor rehabilitations, land acquisitions, homebuyer assistance, and public services were funded.

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

**Describe the efforts to provide citizens with reasonable notice and an opportunity to**

**comment on performance reports.**

Similar to the process of the Consolidated Plan and Annual Action Plan, public comment is encouraged for the CAPER, which is placed online for public to review and assess. In addition, a copy is sent to the Affordable Housing Advisory Committee for input. Public comment included (1) a letter from a property manager requesting the committee explore the impact of short-term vacation rentals on rental housing, and (2) a newspaper editorial. Both the letter and editorial are attached to the CAPER.

**CR-45 - CDBG 91.520(c)**

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

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

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

No

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

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