

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 Consolidated Annual Performance Evaluation Report (CAPER) reviews the Community Development Block Grant (CDBG) funded activities undertaken by the City of Bend between July 1, 2024, and June 30, 2025. It is an annual report describing the City's progress.

The City of Bend receives an annual entitlement allocation of CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD). In 2024, the City received \$603,058 of CDBG funds from HUD and \$309,465 in loan repayments (program income – "PI") and funds returned to the local CDBG account. This year's allocation included approximately \$450,000 for programs and \$110,084 for public services. Up to 15 percent of the entitlement can be spent on public services as well as 15 percent of prior year program income. Up to 20 percent of the funds are eligible for administrative costs, which enables the City to pay for staff support and program administration. Public services and programs were selected through a competitive Funding Application Notice (FAN) process under the review of the Affordable Housing Advisory Committee and then approved by City Council.

The 2024 CAPER evaluates the progress towards achieving the goals and strategies established to address the affordable housing, public services, and community development needs of low- and moderate-income households in Bend. The 2024 CAPER summarizes progress under each of the identified strategies. Electronic copies of the City of Bend CAPER(s), annual Action Plans, and the 2023-2027 Consolidated Plan are available at the City of Bend's Affordable Housing webpage, www.bendoregon.gov/affordablehousing.

Major initiatives of 2024 continued to be related to affordable housing production, public services for community members including those experiencing houselessness, and home ownership opportunities for moderate- and low-income households. The City supports Shepherds House in managing the Lighthouse Navigation Center at 2nd Street and the former Rainbow Motel on Franklin Ave. Nine new Safe Parking spaces were opened, creating additional shelter beds with case management support through local nonprofits. In the fall of 2024, the Bend City Council and the Deschutes County Board of County Commissioners adopted a joint resolution to create a Temporary Safe Stay Area (TSSA) for overnight vehicle camping on City- and County-owned properties at Juniper Ridge. The TSSA intends to mitigate impacts of survival camping by supporting households to transition to shelter or more permanent housing. Services at the TSSA began in February 2025 and are expected to terminate in December 2026.

The City launched the Housing Data Hub, a portal to communicate important housing metrics to the community. Data is regularly updated and includes, but is not limited to, housing supply trends, statistics on housing production, housing affordability, housing supply, affordable housing, and houseless services. The Housing Data Hub is available at <https://housingdata.bendoregon.gov/>.

In 2024 Bend was awarded a Pathways to Removing Obstacles to Housing Grant, and 4 Million of the grant was established as the PRO Housing Fund to fund affordable housing development. The PRO Housing Fund is offered through competitive application cycles along with available Community Development Block Grant (CDBG) and Affordable Housing Fee (AHF) funds. The city amended the 2024 Annual Action Plan to award CDBG funds in an application cycle, utilizing CDBG program income received during program year 2024 and available prior year resources.

The Housing Department staff consulted frequently with subrecipients serving our community including the local housing authority, current and potential subrecipients, City staff in other departments, City committees, the City Council, State representatives, and government agencies.

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	1118		0	33	
Assist Homeless with Shelter and Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1000	1118	111.80%	25	33	132.00%

Assist Homeless with Shelter and Services	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	50	0	0.00%			
Assist Homeless with Shelter and Services	Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	50	0	0.00%			
Create and Preserve Affordable Home Ownership	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Added	Household Housing Unit	50	18	36.00%			
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	12	24.00%	9	0	0.00%

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%	102	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	0	0.00%			
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	30	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	30	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	500	40	8.00%	280	834	297.86%

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	794	158.80%			
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	0		0	0	

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 City of Bend has numerous housing needs, but the two most identified issues, based on input received from community agencies and

citizens and supported by available data, are houselessness and the lack of affordable rental housing. Bend has significant challenges to meet the demand for housing to serve low-to-moderate income households. The lack of buildable land for development has increased land prices, which excluded many low and moderate-income individuals out of the homeownership market. The scarcity and cost of available land, expensive and complex infrastructure needs, and the expense of building materials combine to hinder development. The City's most successful affordable housing developers are often unable to utilize CDBG funds. Several local developers are for-profit businesses, and some choose to set up private LLCs per development to ensure agency stability despite market fluctuation or unforeseen events. None of the 53 City-funded affordable homes that became available during the 2024 program year utilized CDBG funds, and most were partnerships with both for-profit and non-profit developers that utilized Bend's Affordable Housing Fund resources and available SDC exemptions. The City anticipates the development of 49 affordable housing units utilizing CDBG funds this upcoming program year and 59 more affordable housing units utilizing other city funds.

CDBG funds in the 2024 program year were awarded for local activities that meet the goal to create and preserve affordable homeownership and provide public services. Nine low- and moderate-income households will receive Homebuyer Assistance at the Walters Meadows development that Bend-Redmond Habitat for Humanity built. Delays in construction impacted purchasing dates, and all nine homebuyers are now expected to close on their homes and access CDBG funds between July – November 2025. The public service program focused on providing services to persons experiencing houselessness and medically uninsured persons. The City applied CDBG funding toward case management services for 33 teenagers experiencing houselessness through J Bar J's Living Options for Teens (LOFT) program, case management of 151 houseless persons through Bethlehem Inn, and Bend Church provided shelter-related items to 48 persons experiencing houselessness. Volunteers in Medicine provided case management to 40 medically uninsured persons.

The 2024 amended Annual Action Plan applied CDBG funding for the creation of affordable rental housing through a partnership with the Latino Community Association and United Housing Partners. CDBG funds were allocated for land acquisition, and a total of 102 affordable rental units will be constructed by 2029.

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	686
Black or African American	18
Asian	2
American Indian or American Native	22
Native Hawaiian or Other Pacific Islander	2
Total	730
Hispanic	73
Not Hispanic	657

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

Narrative

The composition of families assisted has remained statistically consistent to the 2021, 2022, and 2023 CAPER. The only exception is the percentage identifying as multi-racial has increased from 4 percent in 2021 and 2022 to 28 percent in 2024. Considering that 2000's Census was the first opportunity for respondents to choose more than one race category, this is likely due to respondent or reporter familiarity with category options, a changing population, or some combination of both.

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	912,253	203,219

Table 3 - Resources Made Available

Narrative

The 2024 CDBG entitlement was \$603,058. Resources made available, \$912,523, reflect the addition of \$309,465 in loan repayments (program income – “PI”).

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 the 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 \$18,138,356 with CDBG, American Rescue Plan Act (ARPA) funding, the City's own Affordable Housing Fund, and revenues from its Commercial and Industrial Construction Tax, and System Development Charge (SDC) exemptions.

In 2006 the City established the Affordable Housing Fund (AHF), which is a fee of one-third of one percent of permit valuation, for all building permits, assessed at time of building permit application. The AHF generates approximately \$1.5 million annually, and 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. In 2021, the City established an additional funding source, the Commercial and Industrial Construction Tax (CICT). The CICT is a tax of one-third of one percent of permit valuation for all building permits for commercial and industrial improvements that result in a new structure or additional square footage. CICT generated over \$800,000 since its establishment and is a grant for awardees.

For every dollar expended (or exempted from SDCs), the City leveraged its resources an additional 7 dollars on services and developments completed in the 2024 Program Year. Four completed and future developments leveraged funding from state and private partners. Future leveraged dollars will be included in following years' CAPER reports.

When City Council recommends to surplus a property, staff prepares a Request for Proposals (RFP), which is distributed to affordable housing providers and developers. Responses are scored by the Affordable Housing Advisory Committee (AHAC) and recommendations are forwarded to City Council for decision. Affordable Housing staff compiles and maintains a list of potential surplus properties. City surplus properties are sold for the cost of titling plus the cost the City paid for the land—typically, this is far below current market value. Surplus land often carries a permanent deed restriction to ensure that the land and eventual homes will be available to those making no more than 80 percent AMI.

In 2023 the City offered two surplus properties for the purpose of developing Affordable Housing: sites known as Bear Creek and Franklin. Bend-Redmond Habitat for Humanity and Thistle & Nest were selected in two competitive application processes. Both agencies will complete the land transactions in the 2025 program year, ultimately to build an estimated twenty-five affordable homeownership units by 2027, including four units designed for persons living with disabilities.

Finally, the City supports an SDC exemption program that currently exempts all City SDCs for affordable housing. The dollar amount of the exemption is not replaced with other funding. To

be eligible for an exemption, a recorded covenant or deed restriction satisfactory to the City must be recorded, requiring that the exempted SDCs will be paid upon the subsequent use of the property, or that the exempted use will continue for a sufficient period of time to justify the exemption. The SDC ordinance became final in December of 2017. Since then, the City has exempted over \$9,000,000 in SDCs for nearly 700 units, \$825,005 of which was exempted for 73 units in the 2024 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	0	0
Number of Non-Homeless households to be provided affordable housing units	9	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	9	0

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	9	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	9	0

Table 6 – Number of Households Supported

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

Nine homeownership units were planned for the 2024 program year, but construction delays impacted the timeline for completion. All nine units are scheduled for completion in the 2025 program year.

A total of 53 affordable housing units came available from developers utilizing AHF funds; twenty are homeownership units and 33 are Permanent Supportive Housing (PSH) rental units. Presently, the City

has an overall total of 433 affordable housing units in the pipeline. The lack of available and affordable land, expensive development costs, and limited funds available for leverage consistently impact developers' ability to meet the timelines associated with the goals.

Discuss how these outcomes will impact future annual action plans.

A CDBG-funded land acquisition activity in the 2023 program year will contribute to the goals set in the 2023-2027 Consolidated Plan, as 40 homeownership units are expected to be completed in the 2025 program year.

Considering information reported in Oregon's Regional Housing Needs Analysis under House Bill 2003 (RHNA), affordable rental housing development must continue to be prioritized in future CDBG Annual Action Plans. This assessment also identifies a need for greater housing development of units for households at or below 30 percent Area Median Income (AMI). Permanent Supportive Housing (PSH) provides permanent housing assistance and supportive services to persons below 30 percent AMI, helping them to achieve and maintain stability. Cleveland Commons, Bend's first PSH community, utilized Deschutes County ARPA funding, Bend's AHF and CICT funds, and the Oregon Housing and Community Services PSH award to fund both construction and services. Cleveland Commons opened in early 2025 with thirty-three units for formerly chronically houseless persons.

While limited-duration ARPA funding in combination with CICT funding allowed Bend to address the need for PSH through the development of Cleveland Commons, sustained funding to maintain PSH services must be identified in the future. Additionally, the City must partner with more permanent supportive housing developers to increase the number of PSH units needed under Oregon's RNHA.

The Bend Urban Renewal Agency (BURA) manages some special areas for investment. Urban Renewal is a program that helps fix up parts of cities that are run-down, not growing, unsafe, or just not working well anymore, using Tax Increment Financing (TIF) to pay for these improvements. Urban renewal through TIF helps make the changes needed for the city to grow and improve, but it is important that Affordable Housing resources safeguard housing choice for community members in these neighborhoods.

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

Bend is fortunate to have affordable housing development resources in addition to CDBG funds. The Affordable Housing Program aims to create 100 housing units per year, and in program year 2025, an estimated total of 108 units will be completed.

In the program year 2024, 20 homeownership units were completed with AHF funds. Six of these units are occupied by female-headed households and one is an elderly household (over 62 years of age). In the 2025 program year, two projects will develop a total of 49 homeownership units, utilizing CDBG and AHF funds from previous program years.

Cleveland Commons' PSH community opened in 2025 with 33 units for formerly chronically homeless persons. City AHF funds were used for construction of the facility, and CICT and ARPA funds support PSH services through 2026.

Housing Works, the Central Oregon Regional Housing Authority, will complete College View Apartments, a project-based voucher community with 59 rental units for persons earning 60 percent AMI or less.

Typically, more renters benefit from City of Bend affordable housing resources than homeowners. Bend prioritizes resources for creating and preserving affordable rental units because 23 percent of Bend's community members are severely rent burdened, spending more than 50 percent of their income on housing costs. Severe rent burden creates financial difficulties, making it challenging to afford basic needs like food and healthcare after paying housing costs. In addition, household income has not increased in alignment with housing costs. In July 2025, a family of four earning the median household income in Bend (\$123,500) could afford to purchase a home for \$449,900. However, the July 2025 Beacon Report showed that the median home price is \$693,000, and only five out of the 644 homes listed for sale at a price the median-income family could afford. With traditional homeownership out of reach for so many, focusing on adding more affordable rental units may provide needed relief to the housing market while additional homeownership units are being developed.

Bend City Council recognizes the need for safe shelter for community members experiencing houselessness. Council adopted multiple strategies to this effort including (1) code changes for safe overnight parking with services to transition back into housing, (2) code changes and funding for outdoor shelters with services to transition back into housing, and (3) code changes which allowed the purchase of hotels for rehabilitation into emergency shelters as well as emergency shelters to exist in more areas of Bend.

Another housing priority is access to housing for senior and disabled community members. Throughout the year, a City of Bend advisory committee regularly provides feedback on housing and infrastructure needs to comply with the Americans with Disabilities Act (ADA).

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

In the 2024 program year, the City of Bend invested significant time and resources into reaching houseless persons and identifying their individual needs. The City of Bend is committed to providing resources and support to individuals and families facing houselessness and to the community partners that provide public services. The City of Bend has created a webpage to provide updates and resources to the community: <https://www.bendoregon.gov/government/departments/housing/houselessness-solutions>.

As an active supporter and participant of the Homeless Leadership Coalition, the local Continuum of Care organization, the City actively engaged in communicating with a wide spectrum of local service providers. City staff interacted with its community members experiencing homelessness at various facilities, such as the Family Kitchen, at Cascade Youth and Families Center, and at shelters known as the Lighthouse Navigation Center, Stepping Stone, and Franklin Avenue Shelter.

Bend also participates in the Coordinated Houseless Response Office (CHRO) with Deschutes County and the cities of La Pine, Sisters, and Redmond. The CHRO seeks to provide a framework and support for the region to pool resources, increase shelter and provider capacity, and coordinate services for individuals and families experiencing houselessness in Deschutes County.

Addressing the emergency shelter and transitional housing needs of homeless persons

According to Bend's 2025 Point-in-Time (PIT) count, 1001 persons identified as living unsheltered in Bend, a 4 percent increase from the previous year. In 2022, Bend City Council committed to a goal of increasing the number of shelter beds to 500. To reach this goal, the City allocated ARPA funds, created two staff positions, and applied for a myriad of funding through state and local agencies. As of July 1, 2025, Bend shelters and Safe Parking sites have 550 year-round shelter beds across thirteen shelter sites.

The Lighthouse Navigation Center provides low-barrier emergency congregate shelter for up to 100 overnight beds and services, including referral for health care and case management. Prior to June 30, 2022, the site was a warming shelter offering only overnight shelter. Renovations completed in February 2025 transformed the former open-concept thrift store into a fully functional navigation center.

During 2022, the Stepping Stone Shelter (Formerly the Bend Value Inn) underwent major rehabilitation and opened at full capacity in February 2023. This site is a 56-bed low-barrier non-congregate shelter

operated by NeighborImpact.

In May 2022, the City purchased the Franklin Avenue Shelter (formerly the Rainbow Motel). The facility was temporarily operated as a low-barrier, non-congregate shelter. In May 2023, the City signed an 18-month contract with Shepherd's House Ministries for operations of this site as a 60-bed low-barrier emergency shelter. Since then, the shelter has expanded to 70 beds.

Central Oregon Villages (COV) is a 20-bed temporary outdoor shelter. The COV program is high barrier and includes case management, full bathrooms, a kitchen trailer, office space, and communal open space.

In April 2021, the City of Bend adopted the Safe Parking Programs into the Bend Municipal Code. Non-profit organizations have established a total of six sites throughout the city. These temporary transitional overnight parking accommodations are intended to be used on a limited basis for seasonal, emergency or transitional housing purposes. The Safe Parking sites provide parking facilities and other services such as supervision, case management, or supportive services with a minimum nightly contact with each household. Currently, there are 26 safe parking beds.

The TSSA is 170 acres of county and city owned property designated for houseless campers at Juniper Ridge. The TSSA is intended to mitigate impacts of survival camping by supporting households to transition to shelter or more permanent housing. Expanded services include security, hygiene and potable water stations, outreach and housing-focused case management services. Since its establishment in February 2025, 168 clients have received housing-focused case management services at the TSSA.

The Houseless Service Grant Program was established in 2024, pairing remaining City ARPA funds with county funds and existing grant funds. A total of 11 agencies were funded \$3,047,675 to provide services either in Bend or at the TSSA.

The City continues to seek resources and participate in conversations around the increased need to keep community members housed. Legislative changes to address the need statewide also prompted City staff to create an application that streamlines development of shelters and other solutions supported in the state legislation. Furthermore, the City extensively revised shelter and building code to allow for additional housing types and shelter types throughout Bend.

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 providing shelter or transitioning out of houselessness. J Bar J's Living Options for Teens (LOFT) program provided shelter to unhoused teens, supporting them as they transfer out of houselessness and into more stable situations. Bethlehem Inn provided additional program delivery personnel to expand case management capacity for persons experiencing houselessness.

Additionally, the City provided guidance and assistance as needed to the Homeless Leadership Coalition in their continuing efforts to address houselessness in all populations.

In 2023 Bend awarded \$218,000 in a combination of ARPA and CICT funds toward the operational services of the City's first PSH project. After opening in 2025, Cleveland Commons supports 33 of the hardest-to-house chronically homeless community members.

The City will need more PSH developments to support community members transitioning from public institutions.

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 houselessness, 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 and community partners to address the needs of individuals and families transitioning into housing. In the 2024 program year, CDBG funding supported case management of houseless persons at J Bar J's LOFT and Bethlehem Inn. Case management at the Lighthouse Navigation Center, Franklin Avenue Shelter, Stepping Stone, Central Oregon Villages, the TSSA, and Safe Parking provides homeless individuals and families with assistance and education necessary to transition into permanent housing and maintain housing stability. At the Navigation Center, more than 30 partner organizations provide connections and resources to move individuals and families into more permanent housing.

Housing Works partnered with NeighborImpact, Central Oregon FUSE, and Shepherd's House Ministries to develop Cleveland Commons, Bend's first PSH community. The property opened its 33-unit community in early 2025. Cleveland Commons pairs long-term housing with on-site medical, behavioral health services, and case management in order to create positive outcomes for individuals who have experienced chronic houselessness.

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

Actions taken to address the needs of public housing

Housing Works, the Central Oregon Regional Housing Authority, assists Central Oregon families and individuals in obtaining quality, affordable housing options and more. They provide access to rental communities, homeownership opportunities, and rental assistance. Housing Works leverages public and private funding obtained through partnerships to create housing opportunities that fill community-defined needs.

While Housing Works does not own “public housing” as defined by HUD, Housing Works operates a significant portfolio of 617 units in Bend (an increase from 546 units in the previous Consolidated Plan submitted in 2019). These consist of 1) affordable housing developed using funding mechanisms such as housing authority bond issuances or Low-Income Housing Tax Credits (LIHTC) which serve a particular target market; and 2) housing that is subsidized on an ongoing monthly basis through various government programs, aimed at serving the lowest income community members. Each Housing Works property maintains its own waiting list for prospective tenants. These lists vary by property and program.

To assist community members in researching affordable rental units, Housing Works has created a Courtesy Apartment List. This list contains information on all affordable multifamily housing in Bend, not just Housing Works properties. It includes property name, address, contact information, number of units, bedroom size, income and eligibility qualifications, and type of rent (affordable or subsidized).

Housing Works is a viable, competent, and valued partner of the City of Bend in addressing the needs of affordable housing. They are an experienced and successful developer of large-scale affordable housing projects in the region and are the owners of the largest portfolio of affordable housing east of the Cascades. In addition to the numerous projects completed over the years with Housing Works, the City fully expects this collaboration to continue.

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 self-reliance activities, and a resident of affordable housing hold a position on the Housing Works Board of Commissioners. The City encourages the involvement of affordable housing residents in the management of the facilities and the transition of public housing residents into homeownership.

Housing Works has a Tutor Home Program, which provides residents with the opportunity to lease a home for up to two years while taking steps to prepare for the purchase of their own home. Participants must be a current Housing Choice Voucher program participant and qualify under program guidelines. The program offers budgeting and financial education, credit building, and supports participants through the lending and closing processes.

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)

Housing staff regularly work with all other City departments to streamline code and processes affecting affordable housing developments throughout Bend, so that all Bend community members can find housing in the neighborhood of their choice.

In 2024, the City of Bend adopted updated methodologies for calculating SDCs. The updates adjusted the calculations to align with recent data, enhanced consistency across SDC fee structures, supported Council goals related to housing, and incorporated state best practices and feedback heard from stakeholders throughout the 2023 SDC methodology update process. Following the update process, Council adopted the methodology and SDC fee structure that exempts payment of SDCs for affordable housing developments intended for households at or below 80 percent and shelters for persons experiencing houselessness.

Current code changes under development aim to expand housing options. In June 2025, City Council hosted the public hearing and first reading of an ordinance amending the Bend Development Code (BDC) to expand housing options. The second reading of the ordinance and code changes are anticipated in the 2025 program year. Proposed changes to the BDC include allowing a second kitchen in a dwelling unit, allowing up to two accessory dwelling units (ADUs) on a lot or parcel, and the addition of rowhouses, a new housing option, in four residential districts (RL, RS, RM and RM-10 Districts of the Bend Municipal Code Chapter 2.1).

In 2024, City Council directed staff to research options that provide assistance supporting housing development within the City. Bend Urban Renewal Agency (BURA) adopted Resolution 158 on October 16, 2024, establishing the Bend Urban Renewal Agency Policy for Tax Increment Assistance for Housing Affordability (TIAHA) and Employment Growth. This policy established a tax increment reimbursement program for multi-unit residential developments that provide a minimum of 15 percent of affordable rental units restricted to households earning at or below 90 percent AMI. These units must be within new and existing tax increment finance areas. In June 2025, City Council approved TIAHA tax rebate development assistance for two housing developments under the Core Area Tax Increment Finance Area. The approved developments will develop 1,100 units, 20 percent of which will be for households earning between 70 and 90 percent AMI.

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

Bend will continue to inquire of low- and moderate-income households and, specifically those experiencing houselessness, regarding their experience with access to computers and the internet. The

pandemic demonstrated the importance of in-home access to the internet. For Bend's community members without a home, internet access tends to be only available in public spaces during hours of operation. However, in 2021, the Deschutes Public Library added mobile hotspots to their collection, which can be borrowed for three weeks at a time with a current library card. In addition to limited access to computers and the internet, houseless residents reported difficulties charging their cell phones for access to the internet. In 2024, free cell phone charging stations were installed in the Deschutes Public Library branches. The Lighthouse Navigation Center, open to anyone, has electrical outlets for cell phone charging and computers available for use.

In recent years, extreme weather conditions have taught valuable lessons. Partnerships between the City and houseless service providers resulted in expanded locations and hours of operation at emergency shelters. This offers relief for persons experiencing homelessness to escape winter cold, summer heat, or smoke.

Deschutes County updates its Natural Hazards Mitigation Plan (NHMP) pursuant to the Disaster Mitigation Act of 2000 with participation of the municipalities within the county, including Bend. Approval of the NHMP and its Bend Addendum ensures the City's eligibility for disaster mitigation project grants. On November 3, 2021, City Council adopted the City of Bend Addendum to the 2021 Deschutes County Natural Hazards Mitigation Plan. The Addendum addresses potential natural hazards and the potential actions the City can take with Deschutes County.

In 2023, Bend hired the Director of Risk and Emergency Management to further its work in planning responses to disasters and major emergencies. In May 2025, City Council approved the updated City of Bend Emergency Operations Plan (EOP). The plan describes how the City of Bend will organize, coordinate, and support response to local emergencies. The Plan aligns with the State of Oregon Emergency Operations Plan Volume III (2024) and the Deschutes County Emergency Operations Plan (2024), thereby providing efficient and effective resource coordination and support in an emergency. The EOP will be broadcast by the City Manager on a two-year cycle.

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

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 2023, 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 Centers for Disease Control and Prevention (CDC) reference values, the OHA threshold was reduced from a limit of 5 µg/dL to 3.5 µg/dL. In addition, most cases identified were exposed to lead while living outside the United States. During 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 was identified in 2024, there remains no public health hazard or link to housing developed prior to 1978's ban on the use of lead in residential paint. The potential exposure to lead-based paint in Bend is lower than many areas, with more than two-thirds of the existing housing stock built in 1980 or later.

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. As appropriate, the City may provide both Risk Assessment assistance and consultation regarding hazard abatement and project management.

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

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. The Lighthouse Navigation Center, Stepping Stone, Bethlehem Inn, and the LOFT provide coordinated services directed at moving individuals and families into permanent housing and stabilization. In addition, multiple agencies provide services through safe parking programs and at the TSSA.

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

The City continued to provide technical assistance to agencies implementing projects with CDBG and other city funds. Utilizing Neighborly Software as a case management system allows staff greater access to project management, subrecipient monitoring, and creates transparency between the subrecipient, city staff, and committee members. The software manages projects through the entire funding process. Within the software, AHAC members review and score submitted applications, and staff performs file audits and underwriting of loans. The software hosts subrecipient reports, invoicing, and monitoring. In addition, staff provides technical assistance to several agencies through training and meetings.

Subrecipient agreements clearly define project requirements for City staff and subrecipient organizations, and agreements incorporate specific language and references to federal regulations. Staff assess subrecipients through a risk assessment, and the results determine the frequency of monitoring and level of technical assistance provided to the agency. Risk assessments also assist the organization in identifying ways to improve its capacity, efficiency, and to improve project performance. In the 2024 program year, 100 percent of current awardees were monitored and provided a formal report with feedback. Many of the actions over the program year improved 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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In the 2020 program year, the City Council recognized the need for additional services and operational funding, and created a Commercial and Industrial Construction Tax (CICT) on commercial and industrial development. In 2022, six agencies were awarded a combination of CICT and ARPA funds through a competitive application process. In 2023 and 2024, awardees provided support to the community through rental and mortgage assistance, medical care for uninsured residents, houseless resident supports, and the rehabilitation of Bends Senior Services Center. Cleveland Commons began PSH services in early 2025 and will continue to utilize their awarded funds for services through 2026.

Through its involvement with the Homeless Leadership Coalition, the City of Bend partners with organizations providing services to the houseless population. The City assists in coordinating and funding programs with Central Oregon FUSE, NeighborImpact, Volunteers in Medicine, Shepherd's House, Thrive, and other providers of public services.

The Affordable Housing Advisory Committee (AHAC) is composed of housing developers, social service professionals, representatives from local home builders and the real estate industry, representatives with lived experience living in affordable housing, and the public-at-large. Together, they provide valuable expertise to staff and City Council and serve to enhance the coordination of service delivery in the broader community. In addition, the committee reviews and makes funding recommendations for all CDBG and other City funding applications.

The City recognizes the importance of coordination and has taken an active leadership role in the County and across the state to enhance coordination between public and private housing and social service agencies. Through the Deschutes County Coordinated Houseless Response Office, 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.

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

In 2021, City staff presented to Council and the community the fair housing basis for code changes and recommended more middle housing in single-family zoned areas, such as duplexes, triplexes, quadplexes, townhomes, and cottage clusters. Council adopted the changes in November 2021, and since then, Bend added 330 townhomes, 267 duplexes, 16 cottages, and 215 ADUs.

In 2024 Bend revised the Analysis of Impediments to Fair Housing document. Community participation occurred over six months and included eight public events, a Fair Housing Online Survey available in English and Spanish, two open houses at affordable apartment communities, and consultations with thirteen community and/or government agencies. The full report explains the impediments and

associated recommendations in extensive detail. A total of five impediments were identified, resulting in 20 recommendations to be addressed through 2029.

Transportation developments this past program year included street and sidewalk infrastructure that served areas of Bend with emergency shelters. Additional sidewalk improvements, bike lanes, and sidewalk improvements occurred in census tracts identified in need of greater community investment under the current Analysis of Impediments to Fair Housing.

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

In 2024, all CDBG awardees for the program year were monitored with an in-person monitoring event. Subrecipients were provided with technical assistance, when appropriate, and provided with formal monitoring reports and feedback.

In May 2023, report PR-56 (CDBG Timeliness Report) showed that Bend's 2022 program year was untimely, with an adjusted draw ratio of 1.70. City staff drafted and implemented a Workout Plan in the 2023 program year, including moving from quarterly to monthly reporting, quarterly Subrecipient Timeliness Letters, and a formalized Risk Assessment process. Subrecipients were notified of these changes during in-person monitoring as well as in post-award orientation meetings for the next program year. Bend is no longer untimely, as report PR-56 shows an adjusted draw ratio of 0.24 for the 2023 program year and 0.92 for the 2024 program year.

Prior to opening the 2025 program year application cycle, initial potential applicant training provided a general overview of program management requirements, financial standards, and community interaction expectations. If needed, additional training occurred to introduce or reinforce Neighborly Software's case management system. The case management system allows case file documents to be easily shared between city staff and its CDBG subrecipients. 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.

Housing Division staff provided subrecipient performance updates to AHAC. Consequently, AHAC continued to fund programs that perform timely and meet benchmarks.

The City regularly assesses its progress toward meeting the Consolidated Plan goals and objectives in a formal review process known as the Annual Action Plan. The City of Bend Citizen Participation Plan sets forth the policies and procedures for community member participation for the planning, allocation, and reporting of CDBG funds.

City staff continue to reach out to population-specific service providers for funding opportunities. These discussions are ongoing because one of the largest barriers for population-specific organizations to utilize such funding is the lack of capacity or experience to navigate the requirements of the funding.

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 processes of the Consolidated Plan and Annual Action Plan, public comment is encouraged for the CAPER, which is placed online for review over a 15-day public comment period. Notices of the public comment period are advertised in a local newspaper of general circulation and posted at City Hall. The AHAC evaluates the CAPER and provides feedback to Housing Division staff. While the City's website can be translated into multiple languages, public notices now include information on translation and any documents posted on the website may be translated upon request. All hybrid (in-person and virtual) public meetings provide captioning in multiple languages.

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 local hyper-charged housing market.

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

No

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

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 local hyper-charged housing market.

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

No

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.	0				
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

There were no Section 3 activities awarded funds or utilized from previous awards in 2024

Attachment

2024 PR26

	Office of Community Planning and Development	DATE:	08-01-25
	U.S. Department of Housing and Urban Development	TIME:	11:52
	Integrated Disbursement and Information System	PAGE:	1
	PR26 - CDBG Financial Summary Report		
	Program Year 2024		

BEND , OR

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	603,058.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	309,465.39
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	912,523.39

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	110,084.45
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	110,084.45
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	93,135.42
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	203,219.87
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	709,303.52

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	110,084.45
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	110,084.45
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	110,084.45
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	7,967.03
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	102,117.42
32 ENTITLEMENT GRANT	603,058.00
33 PRIOR YEAR PROGRAM INCOME	77,724.83
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	680,782.83
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	15.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	93,135.42
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	93,135.42
42 ENTITLEMENT GRANT	603,058.00
43 CURRENT YEAR PROGRAM INCOME	309,465.39
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	912,523.39
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	10.21%



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	1	407	6948415	Bethlehem Inn	05Z	LMC	\$7,967.03
2024	1	428	6963054	Thrive Central Oregon	05Z	LMC	\$6,348.28
2024	1	428	6980510	Thrive Central Oregon	05Z	LMC	\$5,319.80
2024	1	428	6985379	Thrive Central Oregon	05Z	LMC	\$6,823.50
2024	1	428	6990577	Thrive Central Oregon	05Z	LMC	\$4,852.15
2024	1	428	6997749	Thrive Central Oregon	05Z	LMC	\$12,427.27
2024	2	425	6969340	Volunteers In Medicine - Medical Care for Low Income, Uninsured Adults	05Z	LMC	\$9,086.61
2024	2	425	6980510	Volunteers In Medicine - Medical Care for Low Income, Uninsured Adults	05Z	LMC	\$6,057.74
2024	2	425	6985379	Volunteers In Medicine - Medical Care for Low Income, Uninsured Adults	05Z	LMC	\$3,028.50
2024	2	425	6990577	Volunteers In Medicine - Medical Care for Low Income, Uninsured Adults	05Z	LMC	\$18,173.57
2024	3	426	6963054	J Bar J - Living Options for Teens	05Z	LMC	\$6,250.00
2024	3	426	6980510	J Bar J - Living Options for Teens	05Z	LMC	\$4,167.00
2024	3	426	6985379	J Bar J - Living Options for Teens	05Z	LMC	\$2,083.00
2024	3	426	6990577	J Bar J - Living Options for Teens	05Z	LMC	\$12,500.00
2024	4	429	6969340	Bend Church	05Z	LMC	\$5,000.00
Total					05Z	Matrix Code	\$110,084.45
							\$110,084.45

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2023	1	407	6948415	No	Bethlehem Inn	B23MC410010	EN	05Z	LMC	\$7,967.03
2024	1	428	6963054	No	Thrive Central Oregon	B24MC410010	PI	05Z	LMC	\$6,348.28
2024	1	428	6980510	No	Thrive Central Oregon	B24MC410010	EN	05Z	LMC	\$5,319.80
2024	1	428	6985379	No	Thrive Central Oregon	B24MC410010	EN	05Z	LMC	\$6,823.50
2024	1	428	6990577	No	Thrive Central Oregon	B24MC410010	EN	05Z	LMC	\$4,852.15
2024	1	428	6997749	No	Thrive Central Oregon	B24MC410010	EN	05Z	LMC	\$11,986.10
2024	1	428	6997749	No	Thrive Central Oregon	B24MC410010	PI	05Z	LMC	\$441.17
2024	2	425	6969340	No	Volunteers In Medicine - Medical Care for Low Income, Uninsured Adults	B24MC410010	EN	05Z	LMC	\$1,203.21
2024	2	425	6969340	No	Volunteers In Medicine - Medical Care for Low Income, Uninsured Adults	B24MC410010	PI	05Z	LMC	\$7,793.40
2024	2	425	6980510	No	Volunteers In Medicine - Medical Care for Low Income, Uninsured Adults	B24MC410010	EN	05Z	LMC	\$2,315.96
2024	2	425	6980510	No	Volunteers In Medicine - Medical Care for Low Income, Uninsured Adults	B24MC410010	PI	05Z	LMC	\$3,741.78
2024	2	425	6985379	No	Volunteers In Medicine - Medical Care for Low Income, Uninsured Adults	B24MC410010	EN	05Z	LMC	\$3,028.50
2024	2	425	6990577	No	Volunteers In Medicine - Medical Care for Low Income, Uninsured Adults	B24MC410010	EN	05Z	LMC	\$18,173.57
2024	3	426	6963054	No	J Bar J - Living Options for Teens	B24MC410010	PI	05Z	LMC	\$6,250.00
2024	3	426	6980510	No	J Bar J - Living Options for Teens	B24MC410010	PI	05Z	LMC	\$4,167.00
2024	3	426	6985379	No	J Bar J - Living Options for Teens	B24MC410010	EN	05Z	LMC	\$2,083.00
2024	3	426	6990577	No	J Bar J - Living Options for Teens	B24MC410010	EN	05Z	LMC	\$12,500.00
2024	4	429	6969340	No	Bend Church	B24MC410010	EN	05Z	LMC	\$5,000.00
Total					No	Activity to prevent, prepare for, and respond to Coronavirus		05Z	Matrix Code	\$110,084.45
										\$110,084.45
										\$110,084.45

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37



Office of Community Planning and Development
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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	6	427	6948402	2024-2025 CDBG Program Administration	21A		\$37,495.15
2024	6	427	6963054	2024-2025 CDBG Program Administration	21A		\$9,313.27
2024	6	427	6968340	2024-2025 CDBG Program Administration	21A		\$6,293.97
2024	6	427	6980610	2024-2025 CDBG Program Administration	21A		\$2,445.06
2024	6	427	6985379	2024-2025 CDBG Program Administration	21A		\$1,465.25
2024	6	427	6992162	2024-2025 CDBG Program Administration	21A		\$6,062.24
2024	6	427	7014449	2024-2025 CDBG Program Administration	21A		\$12,893.49
2024	6	427	7025996	2024-2025 CDBG Program Administration	21A		\$4,888.48
2024	6	427	7035627	2024-2025 CDBG Program Administration	21A		\$2,789.04
2024	6	427	7036619	2024-2025 CDBG Program Administration	21A		\$993.50
2024	6	427	7040706	2024-2025 CDBG Program Administration	21A		\$1,267.57
2024	6	427	7050017	2024-2025 CDBG Program Administration	21A		\$7,228.40
Total					21A	Matrix Code	\$93,135.42
							\$93,135.42

Affidavit of Publication for CAPER

Affidavit of Publication STATE OF OREGON, COUNTY OF DESCHUTES

I, Julius Black, a citizen of the United State and a resident of the county aforesaid; I am over the age of eighteen years, and not part to or interested in the above-entitled matter. I am the principal clerk of the printer of

The Bulletin

P.O. BOX 6020, BEND, OR 97708

a daily newspaper of general circulation, published in the aforesaid county and state as defined by ORS 192.010 and ORS 192.020, that

Acct Name: CITY OF BEND

PO Number:

Legal Description: NOTICE OF PUBLIC HEARING AND PUBLIC NOTICE OF OPPORTUNITY TO REVIEW AND COMMENT ON CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT CAPER THE CITY OF BEND PREPARED AN ANNUAL REPORT OF THE OUTCOM

a printed copy of which is hereto affixed was published in each regular and entire issue of the said newspaper and not in any supplement thereof on the following dates to wit:

7/20/25

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

Dated at Bend, Oregon, this 20th day of July, 2025

AdName: 486676

State of Oregon, County of Deschutes

Subscribed and Sworn to before me this 22nd day of July, 2025 by



Notary Public for Oregon

No. _____	
In the _____, Court of the	
STATE OF OREGON for the COUNTY OF DESCHUTES	
AFFIDAVIT OF PUBLICATION	
Filed, _____	
By _____	
From the office of _____	
Attorney for _____	

**Notice of Public Hearing and
Public Notice of Opportunity
to Review and Comment on
Consolidated Annual
Performance and Evaluation
Report (CAPER)**

The City of Bend prepared an annual report of the outcomes related to the City's Community Development Block Grant (CDBG) Program. The City completed the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2024 program year.

Community members may review copies of the draft CAPER on the City's web page (www.bendoregon.gov/affordablehousing) from Monday, July 26, 2025, through Monday, August 11, 2025. Interested parties may also contact the Housing Division at housing@bendoregon.gov or (541) 323-8550 to request copies sent through the mail.

City staff welcome written comments regarding the CAPER on or before Tuesday, August 12, 2025, to the Housing Division at housing@bendoregon.gov or at P.O. Box 431, Bend, Oregon 97709. City staff will consider the written comments received.

The Affordable Housing Advisory Committee will hold a public hearing on the CAPER at 3:00 p.m., Wednesday, August 13, 2025. Oral comments are welcome. Meeting information is available on the committee website at www.bendoregon.gov/government/committees/affordable-housing-advisory-committee.

**Accommodation Information
for People with Disabilities**

This meeting location is accessible. Sign language interpreter service, assistive listening devices, closed captioning, a reader to review materials with the sight impaired, a language interpreter, materials in alternate formats such as Braille, large print, electronic formats and CD formats, or any other accommodations are available upon advance request. Please contact the Housing Division no later than Monday, August 11, 2025, at housing@bendoregon.gov and/or (541) 323-8550. Relay Users Dial 7-1-1. Providing at least 3 days notice prior to the event will help ensure availability.

500 REAL ESTATE**504 Homes for Sale**

Panoramic Cascades from this slightly sloped, 1-acre lot. 1500 sq ft frame home, 3 car, 2 bath, 2 car insulated, attached garage. 1152 sq ft detached 2-day garage, includes insulated shop, with built-ins and lots of room for toys or equipment. Free-standing, stone heating stove, laundry and separate mud room. Asphalt driveway, cement siding, large wrap-around deck! \$524,900 M, 5, 205195323

Nancy Papp
Principal Broker
541-615-8002
Crooked River Realty
Crookedriverrealty.com

NEW PRICE: Newly Remodeled Tylin Sky Townhome in Broken Top
2 Main Level Primary Suites
Main Level Office
Full on-suite Guest Suite and Bonus Room Up! 2,310 sq.ft.
13421 Ironwood Circle,
Broken Top,
Bend | Offered at \$394,500
Lisa Cole,
Principa Broker
Berkshire Hathaway
Home Services
Luxury Collection
541-709-0247
lisacole@bthnw.com

1720 Sq Ft, w/3 beds, 2 baths, 1.12-Acres, Updated, inside and out, including flooring, linings, HP vinyl windows, bath, Septic tank & roof. Fenced yard, and almost entirely perimeter fenced. 2-Day garage, concrete floors, pellet stove, power, heat & shop built-ins, plus addition for storage! \$434,900
M, 5, 202020653
Nancy Papp
Principal Broker
541-615-8000
Crooked River Realty
Crookedriverrealty.com

NEW LISTINGS: Magnificent Custom Home on the 16th Fairway in Broken Top
3,962 Sq Ft, 1.32 Acres
3-Full En-Suites
Office / Family Room
16586 Gircon Lakes Loop
Offered at \$2,985,000
Lisa Cole,
Principal Broker
Berkshire Hathaway
Home Services
Luxury Collection

504 Homes for Sale

19717 SW Mount
Seachon Drive,
UNIT 210, Bend
2 beds, 1 bath, 640 SF
\$424,500
stephaniewilson12@
yahoo.com
Jordan Grandlund,
Principal Broker
Cascadia Sotheby's
International Realty
541-420-1559
jordangrandlund@gmail.com

Highly Sought-After Single Level Townhome in Broken Top
3 beds 1.3 baths 1,218 Sq Ft
19571 SW Strappan Avenue
Offered at \$579,000
Lisa Cole,
Principal Broker
Berkshire Hathaway
Home Services
Luxury Collection
541-709-0247
lisacole@bthnw.com

NEW LISTINGS: 19175 Carwright Court, Bend
2 beds, 3.5 baths, 3,467 sq. ft., single level
\$2,800,000
stephaniewilson12@
yahoo.com
Jordan Grandlund,
Principal Broker
Cascadia Sotheby's
International Realty
541-420-1559
jordangrandlund@gmail.com

Sophisticated Home Along Broken Top's 17th Fairway
3 Beds | 4 Baths | 4,480 Sq Ft
19558 Green Lakes Loop
Offered at \$2,456,000
Lisa Cole,
Principal Broker
Berkshire Hathaway
Home Services
Luxury Collection
541-709-0247
lisacole@bthnw.com

1.13 Acre Stunning Home on Aubrey Bluffs
4 Beds | 6 Baths | 4,548 Sq Ft
1748 NW Fairwell Drive
Offered at \$2,985,000
Lisa Cole,
Principal Broker
Berkshire Hathaway
Home Services
Luxury Collection
541-709-0247
lisacole@bthnw.com

211 SW Log Court, Bend
4 beds, 3.5 baths, 2,305 SF,
STR Elnike

504 Homes for Sale

19445 Randall Court, Bend
4 beds 4 baths 3,476 SF
\$3,476,000
stephaniewilson12@
yahoo.com
Jordan Grandlund,
Principal Broker
Cascadia Sotheby's
International Realty
541-420-1559
jordangrandlund@gmail.com

19445 Randall Court, Bend
4 beds 4 baths 3,476 SF
\$3,475,000
stephaniewilson12@
yahoo.com
Jordan Grandlund,
Principal Broker
Cascadia Sotheby's
International Realty
541-420-1559
jordangrandlund@gmail.com

19445 Randall Court, Bend
4 beds 4 baths 3,476 SF
\$3,475,000
stephaniewilson12@
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19445 Randall Court, Bend
4 beds 4 baths 3,476 SF
\$3,475,000
stephaniewilson12@
yahoo.com
Jordan Grandlund,
Principal Broker
Cascadia Sotheby's
International Realty
541-420-1559
jordangrandlund@gmail.com

481 W Hope Avenue, Ste 205
2 beds, 5 baths, 2,401 SF
\$1,474,000
stephaniewilson12@
yahoo.com
Jordan Grandlund,
Principal Broker
Cascadia Sotheby's
International Realty
541-420-1559
jordangrandlund@gmail.com

Mountain Views on 1.38 acres
3 Beds | 4 Baths | 4,022 Sq Ft
3008 NW Duff Drive
Offered at \$2,875,000
Lisa Cole,
Principal Broker
Berkshire Hathaway
Home Services
Luxury Collection
541-709-0247
lisacole@bthnw.com

100 NOTICES**101 Legal Notices**

Notice of Public Hearing and Public Notice of Opportunity to Review and Comment on Consolidated Annual Performance and Evaluation Report (CAPER)

The City of Bend prepared an annual report of the outcomes related to the City's Community Development Block Grant (CDBG) Program. The City completed the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2024 program year. Community members may review copies of the draft CAPER on the City's web page (www.bendoregon.gov/capereview) from Monday, July 28, 2025, through Monday, August 11, 2025. Interested parties may also contact the Housing Division at housing@bendoregon.gov or (541) 385-8550 to request copies sent through the mail.

City staff welcome written comments regarding the CAPER on or before Tuesday, August 12, 2025, to the Housing Division at housing@bendoregon.gov or at P.O. Box 431, Bend, Oregon 97709. City staff will consider the written comments received.

The Affordable Housing Advisory Committee will hold a public hearing on the CAPER at 3:00 p.m. Wednesday, August 13, 2025. Oral comments are welcome. Meeting information is available on the committee website at www.bendoregon.gov/capereview or by calling (541) 385-8550.

Accommodation Information for People with Disabilities
This meeting location is accessible. Sign language interpreter service, assistive listening devices, closed captioning, a reader to review materials with the sight impaired, a language interpreter, materials in alternate formats such as Braille, large print, electronic formats and CD formats, or any other accommodations are available upon advance request. Please contact the Housing Division no later than Monday, August 11, 2025, at housing@bendoregon.gov or (541) 385-8550. Relay Users Dial 7-1-1. Providing at least 3 days notice prior to the event will help ensure availability.

Public Notice to Amend the

101 Legal Notices

other accommodations are available upon advance request. Please contact the Housing Division no later than Monday, August 11, 2025, at housing@bendoregon.gov or (541) 385-8550. Relay Users Dial 7-1-1. Providing at least 3 days notice prior to the event will help ensure availability.

NEED TO SELL A VEHICLE?

Call The Bulletin and place an ad today! Ask about our special deals for private party advertisements.
541-385-5809

102 Public Notices**IN THE CIRCUIT COURT OF OREGON****IN AND FOR THE COUNTY OF CLATSOP**

CHARLOTTE SCALERA and JOEL SCALERA, husband and wife, Plaintiff, vs. MELVIN GEORGE WILLINGHAM, an individual, Defendant.
Case No. 25CV29302

SUMMONS
ID: DEFT/DANT MELVIN GEORGE WILLINGHAM
A lawsuit has been started against you in the above-entitled court by Plaintiff CHARLOTTE SCALERA and JOEL SCALERA. Plaintiff's claim is stated in the written Complaint, a copy of which is served upon you with this Summons.

In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and serve a copy upon the undersigned attorney for the Plaintiff within twenty (20) days after the service of this Summons if served within the State of Washington, or within sixty (60) days after the service of this Summons if served outside of the State of Washington, excluding the day of service, or a default judgment may be entered against you without notice. A default judgment is one where Plaintiff is entitled to what they ask for because you have not responded. If you serve a notice of appearance or the undersigned person you are entitled to notice before a default judgment may be entered. You may demand that the Plaintiff file this lawsuit with the court. If you do so the demand must be in writing and must be served upon the person signing this Summons.

102 Public Notices**IN THE CIRCUIT COURT OF THE STATE OF OREGON****FOR THE COUNTY OF DESCHUTES****PHOEBE DEPARTMENT**

In the Matter of the Estate of Katherine Ellen Barnes, Deceased.

Case No. 25PB04155

NOTICE TO INTERESTED PERSONS

Zachary Smith has been appointed personal representative of the Estate of Katherine Ellen Barnes, deceased, by the Deschutes County Circuit Court of the State of Oregon, probable number 25PB04155. All persons having claims against the estate are required to present the same with proper vouchers within four (4) months after the date of final publication to the undersigned personal representative at 104 E. Dixon Court, Folsom, CA 95690 or they may be barred. Additional information may be obtained from the court records, the personal representative or the lawyers for the personal representative. Date last published: July 20th, 2025

Zachary Smith, 104 E. Dixon Court, Folsom, CA 95690 (209) 256-1502
Attorney for Personal Representative:
Tory De Alencar
De Alencar Law Group
15570 Amber Meadow Drive, Suite 140
Bend, Oregon 97702
(541) 300-6991

IN THE CIRCUIT COURT OF THE STATE OF OREGON**FOR THE COUNTY OF DESCHUTES****PHOEBE DEPARTMENT**

In the Matter of the Estate of Alan Nichol Oregon, Deceased.

Case No. 25PB05198

NOTICE TO INTERESTED PERSONS

Shane Oregon has been appointed personal representative of the Estate of Alan Nichol Oregon, deceased, by the Deschutes County Circuit Court of the State of Oregon, probable number 25PB05198. All persons having claims against the estate are required to present the same with proper vouchers within four (4) months after the date of final publication to the undersigned personal representative at 1211 West Canyon Lane Dr., Kennewick, WA 98537 or they may be barred. Additional information may be