

City of Bend

2008 Action Plan

(Program Year July 1, 2008 – June 30, 2009)

Introduction -- As a Community Development Block Grant (CDBG) direct entitlement community, the City of Bend will receive an annual allocation of CDBG funds from the US Department of Housing and Urban Development (HUD). The City of Bend's 2004-2009 Consolidated Plan is a 5-year housing and community development strategy that has been prepared to assess and identify community needs and to establish priorities for the use of the city's CDBG funding and other resources. One component of the Consolidated Plan is the Strategic Plan, which guides the city's use of its CDBG funding for the 2004-2009 Consolidated Planning period.

Citizen Participation Process -- The 2008 Action Plan was developed over a period of approximately seven months, beginning with the CDBG and Affordable Housing Advisory Committee review and modification of the proposal packet in mid November, 2007. Requests for proposals were published and released November 14, 2007, with the proposals being due January 9, 2008. Presentations were made to the Committee February 14, 2008 and the Committee made its initial recommendations for funding February 28, 2008. After appropriate published notification a Public Hearing was held before the Committee March 20, 2008. There were no public comments received at this hearing. March 27, 2008 a notice was published regarding a public hearing before the Bend City Council regarding the Annual Action Plan. Public Comment was taken up to May 7, 2008. During the Public Comment period three comments were received regarding the mission and future goals of Bethlehem Inn, and several City Councilors had comments regarding the mission of the Bethlehem Inn and the use of funding for the Full Time Case Manager.

Executive Summary – The objectives of the 2008 Action Plan are to further the needs identified in the 2004 – 2009 Consolidated Plan. To do so the projects identified in the plan will cause these outcomes by: Producing and Preserving Affordable Housing through projects operated by NeighborImpact for foreclosure prevention and Habitat for Humanity by providing downpayment assistance; providing Homeless and Special Needs Housing with assistance to Bethlehem Inn for a full-time case manager to aid in transitioning homeless to transitional housing; Providing Infrastructure needs that are tied to Affordable Housing with the construction of accessible curb ramp and bus stop improvements adjacent to two affordable housing projects; Providing Optional Relocation Assistance for tenants who are displaced by the redevelopment of manufactured home parks.

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

funded for a homeless center. 2006 saw projects funded that support rental of transitional housing, provide assistance for a youth center at a housing authority project, acquisition assistance for both transitional housing and land for construction of homebuyer housing, assistance to the regional homeownership center and remodeling of a community center's entrance to meet accessibility requirements. And last year's funding provided support of rent for homeless families, direct homebuyer assistance, counseling for homebuyers, acquisition of a veteran's homeless facility, rehabilitation assistance for a public facility and fair housing and rental referral services. All of these could be evaluated as successfully meeting the goals of the consolidated plan, although with the limited and decreasing federal funding, they are not keeping up with the demand in the community for these services. However, with the implementation of the City of Bend Affordable Housing Fee, increased resources are now being utilized to address some of these needs.

As stated above, the 2008 Action Plan was developed over a period of approximately seven months. Requests for proposals were published and released in November, with the proposals being due January, 2008. Presentations were made to the Committee in February. A Public Hearing was held before the Committee in March then a second before the Bend City Council in May. As stated above, Public Comment was taken up to May 7, 2008. During the Public Comment period three comments were received regarding the mission and future goals of Bethlehem Inn, and several City Councilors had comments regarding the mission of the Bethlehem Inn and the use of funding for the Full Time Case Manager. These were all the comments received. No comments are withheld from this summary.

The City of Bend 2008 Action Plan lists the specific activities the city will undertake during the 2008 Program Year to meet the goals and objectives outlined in the Strategic Plan. The Plan details how the city will use CDBG funds, as well as other available resources, to address the city's outstanding housing and community development needs.

Available Resources.

For the 2008 CDBG Program Year, the city will receive approximately \$430,383 in CDBG funds. In addition to CDBG funds, affordable housing developers in the city can access Low Income Housing Tax Credits, state HOME funds, the City of Bend Affordable Housing Fee Funds and a variety of other funding sources. Until projects are underway, it is difficult to assess the likely magnitude of these other funds. However, for an estimate, we can expect the local Community Action Program Agency, NeighborImpact to receive approximately \$270,000 for the tri-county region of Jefferson, Crook and Deschutes counties in Continuum of Care funding. An estimated half of the total population of these three counties live in Bend, so an assumption could be made that half of that total, \$135,000, would be spent here. The Central Oregon Regional Housing Authority has approximately 600 Section 8 assisted units in Bend, that receive \$3.6 million in rental assistance. Additionally the Bend LaPine School District will receive approximately \$38,000 in McKinney Vento funding, of which approximately 70% would be spent in Bend. Currently there is one Tax Credit project underway in Bend that received approximately \$10 million in Tax Credits through the State of Oregon. There are no active HOME funded projects in Bend. Also, approximately \$1.5 million of City of Bend Affordable Housing Fee trust fund will be spent in the next year on projects ranging from downpayment assistance to multi-family rehabilitation.

Other Federal Resources will be limited to what individual applicants receive for support services that can be utilized for housing expenses, most particularly Bethlehem Inn. Bend Area

Habitat for Humanity does supply a significant amount of private resources for their projects, including material and donated labor.

The city's 2008 Action Plan allocates CDBG funds as follows:

Project Activities FY2008 CDBG Allocation:	\$ 279,748.95
Public Service Activities (15% of FY2008 CDBG):	\$ 64,557.45
Program Administration (20% of FY2008 CDBG):	<u>\$ 86,076.60</u>
	\$ 430,383.00

SUMMARY OF AMOUNTS AND SOURCES OF OTHER RESOURCES

According to the Budgets provided by the recipients of funding for FY 2008 the following table indicates the sources and amounts of other resources expected with the 2008 CDBG projects:

Project	Source	Amount
Bethlehem Inn <u>Support of Full time Case Manager</u>	Project Homeless Connect	\$1,400
Bethlehem Inn <u>Support of Full time Case Manager</u>	Bank of the Cascades	1,700
Bethlehem Inn <u>Support of Full time Case Manager</u>	Expanding Community Living	150,000
Bethlehem Inn <u>Support of Full time Case Manager</u>	Chambers Family Foundation	5,000
Bethlehem Inn <u>Support of Full time Case Manager</u>	Kirby Foundation	10,000
Bethlehem Inn <u>Support of Full time Case Manager</u>	Private Donations	110,000
Bethlehem Inn <u>Support of Full time Case Manager</u>	Fund Raising Events	50,000
Bethlehem Inn <u>Support of Full time Case Manager</u>	Other Foundations	63,520
Sub-total		\$391,620
Neighborimpact <u>Foreclosure Prevention</u>	NeighborWorks America	\$16,936
Sub-total		\$16,936
Habitat for Humanity <u>Mortgage Buydown</u>	Private Funds (Donations)	\$93,500
Habitat for Humanity <u>Mortgage Buydown</u>	Habitat Financing	671,000
Habitat for Humanity <u>Mortgage Buydown</u>	Federal Home Loan Bank	300,000
Habitat for Humanity <u>Mortgage Buydown</u>	SHOP (Habitat International)	90,000
Sub-Total		\$1,154,500
Public Access Improvement Project	City of Bend Engineering Department	\$9,180
Sub-Total		\$9180
Total		\$1,572,236

SUMMARY OF SPECIFIC ANNUAL OBJECTIVES: FY 2008

The Action Plan allocates \$430,383 of CDBG funds to support the following program areas:

- **Production and Preservation of Affordable Housing** – NeighborImpact was awarded \$32,317.45 in direct assistance to aid in providing Foreclosure Prevention Counseling and Foreclosure Mitigation Services; and Habitat for Humanity was awarded \$150,000 to assist in mortgage reduction for qualified low income

- **Homeless and Special Needs Public Service** – Bethlehem Inn was awarded \$32,240 to pay the annual salary of one full time case manager to aid in transitioning homeless to permanent housing.
- **Provide Infrastructure needs that are tied to Affordable Housing** – The City of Bend Accessibility Division was awarded \$57,000 for Curb ramp and bus stop improvements at intersection of 27th and Grand Way, which directly serves the Vintage of Bend (Senior Assisted Tax Credit funded housing) and East Lake Village (a Housing Authority Property).

Provide Optional Relocation Assistance – The City of Bend Affordable Housing Division will operate a program to provide optional assistance to help low and moderate income residents who are displaced due to mobile home park closures. *Although relocation assistance is not identified in the Consolidated Plan as a specific goal, the Affordable Housing Advisory Committee and the City Council felt that with the changes in the real estate market since the inception of the Consolidated Plan, that this is a priority project that needs funding to help prevent more homeless in the City.* The one night homeless count in January identified 18 families in Bend who were homeless because of the closing of a manufactured home park, and there are legitimate fears that this could increase with proposed closures of identified parks that service very low income families.

Actions to be Undertaken.

The following describes the program activities that will be undertaken with the City of Bend's 2008 CDBG allocation. Priority levels are based on the evaluation of needs outlined in the Strategic Plan. The city considered the research findings from the entire Consolidated Plan process, as well as the results of the extensive public participation process, to prioritize needs. In determining which projects to fund, the city considered the priority of the need addressed by each proposed project, as well as the feasibility of the proposed projects and the ability of the organizations to successfully undertake the proposed projects.

2008 ANNUAL PLAN PROJECTS:

These projects are proposed for the 2008 program year.

Action #08-1: Bethlehem Inn Support of Full Time Case Manager

Project description: This funding will pay for the addition of one full time case manager to aid in intake of clients and to help in ensuring that all aspects of the clients needs are met, including referral for Mental Health Case Management, Addictions Specialist, Next Step Program (a program designed to mentor and assist clients with personal housing barriers), Families First Program (providing shelter to homeless families with children) and other appropriate assistance.

Agency implementing activity: The Bethlehem Inn.

Goal addressed by this project: Goal #4 – Maintain the City's ability to support services to homeless and special needs populations.

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

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

Way in which activity will address priority need: Support of the costs for a case manager will make it possible to expend more resources to programs that serve the homeless and help them move forward in their lives toward independent living.

Estimated number of beneficiaries: 25,000 to 26,000 bed nights. The inn can serve up to 100 single adults and three families per day

Timeframe for implementation: July 1, 2008 to June 30, 2009

Bethlehem Inn Matrix:

Citation	Compliance with CDBG Regulations
24CFR570.207	Ineligible Activities
	<p>(2) Operating and maintenance expenses. The general rule is that any expense associated with repairing, operating or maintaining public facilities, improvements and services is ineligible. Specific exceptions to this general rule are operating and maintenance expenses associated with public service activities, interim assistance, and office space for program staff employed in carrying out the CDBG program. For example, the use of CDBG funds to pay the allocable costs of operating and maintaining a facility used in providing a public service would be eligible under Sec. 570.201(e), even if no other costs of providing such a service are assisted with such funds.</p> <p>Sec. 570.201(e) Public services. Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under Sec. 570.207(b)(4)), homebuyer downpayment assistance, or recreational needs.</p> <p>....(1) The amount of CDBG funds used for public services shall not exceed 15 percent of each grant....</p>
24CFR570.208	Criteria for national objectives
	<p>570.208(a) Activities benefiting low- and moderate-income persons. (2) Limited clientele activities. (A) Benefit a clientele who are generally presumed to be principally low and moderate income persons. Activities that exclusively serve a group of persons in any one or a combination of the following categories may be presumed to benefit persons, 51 percent of whom are low- and moderate-income: abused children, battered spouses, elderly persons, adults meeting the Bureau of the Census' Current Population Reports definition of "severely disabled," homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers;</p>
Compliance with 2004 – 2009 Consolidated Plan	
Goal #4	Maintain the city's ability to support services to homeless and special needs populations
Objective # 2	Support needed services to homeless and special needs populations with the most urgent needs, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families.
Evaluation of Needs	
First Tier	In partnership with existing service providers, provide support services to homeless and special needs populations with the most urgent needs (identified through the citizen participation process as individuals with substance abuse problems, individuals with severe, persistent mental illness, and homeless families)
Third Tier	Provide facilities and support services for homeless and special needs populations , other than the populations identified in the 'First Tier' category as those with the most urgent needs
Priority Community Development Activities	
Homeless	High
Special Needs Subpopulations	
Persons who are homeless	Medium
Homeless Families	High

CDBG funding amount: \$33,240

Project location: The Bethlehem Inn Shelter is located at 3705 North Highway 97, Bend, 97701.

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

Jurisdiction's Name City of Bend

Priority Need

High Priority

Project Title

BETHLEHEM INN SUPPORT OF FULL TIME CASE MANAGER

Description

This funding will pay for the addition of one full time case manager to aid in intake of clients and to help in ensuring that all aspects of the clients needs are met, including referral for Mental Health Case Management, Addictions Specialist, Next Step Program (a program designed to mentor and assist clients with personal housing barriers), Families First Program (providing shelter to homeless families with children) and other appropriate assistance.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

City Wide

Objective Number SL-1	Project ID
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient LMC	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2008	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator 150 Children and families	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	<u>\$33,240</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$33,240</u>

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

Action #08-2: NEIGHBORIMPACT FORECLOSURE PREVENTION COUNSELING AND FORECLOSURE MITIGATION SERVICES

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

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

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

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

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

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

Estimated number of beneficiaries: 50 families

Timeframe for implementation: July 1, 2008 to June 30, 2009

NeighborImpact Matrix

Citation	Compliance with CDBG Regulations
24CFR570.201	Basic Eligible Activity
	Sec. 570.201 Basic eligible activities. CDBG funds may be used for the following activities: (n) Homeownership assistance. CDBG funds may be used to provide direct homeownership assistance to low- or moderate-income households in accordance with section 105(a) of the Act.
24CFR570.208	Criteria for national objectives
	(a)(3) Housing activities. An eligible activity carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households. This would include, but not necessarily be limited to, the acquisition or rehabilitation of property by the recipient, a subrecipient, a developer, an individual homebuyer, or an individual homeowner; conversion of nonresidential structures; and new housing construction.
Compliance with 2004 – 2009 Consolidated Plan	
Goal #1	: Produce and preserve both renter- and owner-occupied affordable housing
Objective # 2	Support homeownership for Bend’s workforce through direct homebuyer assistance, such as downpayment assistance, homebuyer counseling or low-interest second mortgages for low- and moderate-income homebuyers
Evaluation of Needs	
Second Tier Needs	Provide assistance to low- and moderate-income residents to enable them to purchase homes or to rehabilitate their homes or rental units
Priority Housing Activities and 2004 – 2009 Goals	
Priority Housing Needs –Owner	0 -- 30% High; 31 – 50% High; 51 -- 80% Medium

CDBG funding amount: \$33,317.45

Project location: Bend, Oregon

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

Jurisdiction's Name City of Bend

Priority Need

High Priority

Project Title

Housing Direct Client Assistance -- Foreclosure Prevention Counseling

Description

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

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Corporate limits of the City of Bend

Objective Number DH-2	Project ID
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient LMC	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2008	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator # of households assisted	Annual Units
Local ID	Units Upon Completion 5

Funding Sources:

CDBG	<u>\$ 33,317.45</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$33,317.45</u>

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

Action #08-3: BEND AREA HABITAT FOR HUMANITY MORTGAGE BUYDOWN

Project description: Mortgage assistance for ten Habitat homebuyers

Agency implementing activity: Bend Area Habitat for Humanity

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

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

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

Way in which activity will address priority need: Assistance in downpayment/mortgage reduction for Habitat homebuyers.

Estimated number of beneficiaries: Ten Households

Timeframe for implementation: July 1, 2008 to June 30, 2009

Habitat Eligibility Matrix

Citation	Compliance with CDBG Regulations
24CFR570.201	Basic Eligible Activity
	Sec. 570.201 Basic eligible activities. CDBG funds may be used for the following activities: (n) Homeownership assistance. CDBG funds may be used to provide direct homeownership assistance to low- or moderate-income households in accordance with section 105(a) of the Act.
24CFR570.208	Criteria for national objectives
	(a)(3) Housing activities. An eligible activity carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households . This would include, but not necessarily be limited to, the acquisition or rehabilitation of property by the recipient, a subrecipient, a developer, an individual homebuyer , or an individual homeowner; conversion of nonresidential structures; and new housing construction.

Compliance with 2004 – 2009 Consolidated Plan	
Goal #1	: Produce and preserve both renter- and owner-occupied affordable housing
Objective # 2	Support homeownership for Bend’s workforce through direct homebuyer assistance , such as downpayment assistance , homebuyer counseling or low-interest second mortgages for low- and moderate-income homebuyers
Evaluation of Needs	
Second Tier Needs	Provide assistance to low- and moderate-income residents to enable them to purchase homes or to rehabilitate their homes or rental units
Priority Housing Activities and 2004 – 2009 Goals	
Priority Housing Needs –Owner	0 – 30% High; 31 -- 50% High; 51 -- 80% Medium

CDBG funding amount: \$ 152,500

Project location: Sisemore Street, Roanoke Avenue, Blakely Road..

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

Jurisdiction's Name: City of Bend

Priority Need
Affordable Housing

Project Title
Sisemore Street, Roanoke Avenue and Blakely Road Projects

Description
Mortgage Assistance for Five Habitat for Humanity Low-Income Homebuyers

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

Location/Target Area
Sisemore Street, Roanoke Avenue and Blakely Road

Objective Number DH-2	Project ID
HUD Matrix Code 13	CDBG Citation 570.201(N)
Type of Recipient LMH	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 07/01/2008	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator # of Families Assisted	Annual Units 10
Local ID	Units Upon Completion 10

Funding Sources:

CDBG	<u>\$ 152,500</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	<u>\$1,469,500</u>
Total	<u>\$1,619,500</u>

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

Action #08-4: PUBLIC ACCESS IMPROVEMENT PROJECT

Project description: Curb Ramp and Bus Stop Improvements at intersection of 27th and Grand Way which directly serves the Vintage of Bend (Senior Assisted Tax Credit funded housing) and East Lake Village (a Housing Authority Property).

Agency implementing activity: City of Bend Accessibility Division

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

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

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

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

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

Timeframe for implementation: July 1, 2008

Citation	Compliance with CDBG Regulations
24CFR5 70.201	Basic Eligible Activity
	570.201 Basic eligible activities. CDBG funds may be used for the following activities: (c) Public facilities and improvements. Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, except as provided in Sec. 570.207(a), carried out by the recipient or other public or private nonprofit entities. (However, activities under this paragraph may be directed to the removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements, including those provided for in Sec. 570.207(a)(1).)
24CFR5 70.208	Criteria for national objectives
	570.208(a) Activities benefiting low- and moderate-income persons. (2) Limited clientele activities. (D) Be of such nature and be in such location that it may be concluded that the activity's clientele will primarily be low and moderate income persons. (ii) An activity that serves to remove material or architectural barriers to the mobility or accessibility of elderly persons or of adults meeting the Bureau of the Census' Current Population Reports definition of "severely disabled" will be presumed to qualify under this criterion if it is restricted, to the extent practicable, to the removal of such barriers by assisting: (A) The reconstruction of a public facility or improvement, or portion thereof, that does not qualify under paragraph (a)(1) of this section;
Compliance with 2004 – 2009 Consolidated Plan	
Goal #2	Address infrastructure needs that are tied to affordable housing.
Objective # 1	Support street, water, sewer and other infrastructure projects to aid in the development or preservation of affordable housing in the city. .
Evaluation of Needs	
Third Tier	Identify and support infrastructure projects that will support affordable housing and job creation activities.
Priorities for Special Needs Subpopulations	
Physically Disabled	Medium

CDBG funding amount: \$ 58,000

Project location: 27th and Grand, Bend, Oregon

Table 3C

Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Bend

Priority Need

Public Improvements

Project Title

Public Access Improvement Project

Description

Curb Ramp and Bus Stop Improvements at intersection of 27th and Grand Way which directly serves the Vintage of Bend (Senior Assisted Tax Credit funded housing) and East Lake Village (a Housing Authority Property).

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Objective Number SL-1	Project ID
HUD Matrix Code 03L	CDBG Citation 570.201(c)
Type of Recipient LMH	CDBG National Objective 570.208(a)(3))
Start Date (mm/dd/yyyy) 07/01/2008	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator One bus stop and curb ramp completed	Annual Units
Local ID	Units Upon Completion One bus stop and curb ramp

Funding Sources:

CDBG	\$ 58,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

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

**Action #08-5: MANUFACTURED HOME PARK RESIDENT
OPTIONAL RELOCATION ASSISTANCE PLAN**

Project description: To help address the needs of low- and moderate-income residents who are displaced due to mobile home park closures. This plan is designed to reduce the financial burden of relocation costs for the displaced mobile home owners and to counsel residents on accessing appropriate community resources.

Agency implementing activity: City of Bend Affordable Housing Division

Goal addressed by this project: Goal #4 – Maintain the City’s ability to support the provision of services to homeless and special needs populations.

Objective addressed by this project: Objective #2 – Support needed services to homeless and special needs populations with urgent needs.

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

Way in which activity will address priority need: Will provide Optional Relocation Assistance to tenants being relocated due to mobile home park closure.

Estimated number of beneficiaries: 25 families

Timeframe for implementation: July 1, 2008

Citation	Compliance with CDBG Regulations
24CFR570.201	Basic Eligible Activity
	<p>570.201 Basic eligible activities.</p> <p>Basic eligible activities (i) Relocation. Relocation payments and other assistance for permanently and temporarily relocated individuals families, businesses, nonprofit organizations, and farm operations where the assistance is (1) required under the provisions of Sec. 570.606 (b) or (c); or (2) determined by the grantee to be appropriate under the provisions of Sec. 570.606(d).</p> <p>24 CFR 570.606(d) Optional relocation assistance. Under section 105(a)(11) of the Act, the grantee may provide (or the State may permit the state recipient to provide, as applicable) relocation payments and other relocation assistance to persons displaced by activities that are not subject to paragraph (b) or (c) of this section. The grantee may also provide (or the State may also permit the state recipient to provide, as applicable) relocation assistance to persons receiving assistance under paragraphs (b) or (c) of this section at levels in excess of those required by these paragraphs. Unless such assistance is provided under State or local law, the grantee (or state recipient, as applicable) shall provide such assistance only upon the basis of a written determination that the assistance is appropriate (see, e.g., 24 CFR 570.201(i), as applicable). The grantee (or state recipient, as applicable) must adopt a written policy available to the public that describes the relocation assistance that the grantee (or state recipient, as applicable) has elected to provide and that provides for equal relocation assistance within each class of displaced persons.</p>
24CFR570.208	Criteria for national objectives
	<p>(a)(2) (2) Limited clientele activities. (i) An activity which benefits a limited clientele, at least 51 percent of whom are low- or moderate-income persons. (The following kinds of activities may not qualify under paragraph (a)(2) of this section: activities, the benefits of which are available to all the residents of an area; activities involving the acquisition, construction or rehabilitation of property for housing; or activities where the benefit to low- and moderate-income persons to be considered is the creation or retention of jobs, except as provided in paragraph (a)(2)(iv) of this section.) To qualify under paragraph (a)(2) of this section, the activity must meet one of the following tests:</p> <p>(C) Have income eligibility requirements which limit the activity exclusively to low and moderate income persons; or</p> <p>(D) Be of such nature and be in such location that it may be concluded that the activity's clientele will primarily be low and moderate income persons.</p>

Compliance with 2004 – 2009 Consolidated Plan

Goal #4	Maintain the City's ability to support the provision of services to homeless and special needs populations.
Objective # 2	Support needed services to homeless and special needs populations with urgent needs.
Evaluation of Needs	
Third Tier	In partnership with existing service providers, provide support services to homeless and special needs populations with the most urgent needs (identified through the citizen participation process as individuals with substance abuse problems, individuals with severe, persistent mental illness, and homeless families)
Priorities for Special Needs Subpopulations	
Homeless	High

CDBG funding amount: \$ 69,248.95

Other expected funding:

Project location: Bend, Oregon

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

Jurisdiction's Name: City of Bend

Priority Need
Affordable Housing

Project Title
Optional Relocation Assistance Program

Description

To help address the needs of low- and moderate-income residents who are displaced due to mobile home closures. This plan is designed to reduce the financial burden of relocation costs for the displaced mobile home owners and to counsel residents on accessing appropriate community resources.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Objective Number SL-1	Project ID	Funding Sources:	
HUD Matrix Code 08	CDBG Citation 570.201(i)	CDBG	<u>\$ 69,248.95</u>
Type of Recipient LMC	CDBG National Objective 570.208 (a) (2)	ESG	_____
Start Date (mm/dd/yyyy) 07/01/2008	Completion Date (mm/dd/yyyy) 06/30/2009	HOME	_____
Performance Indicator # of people served 30 Families assisted	Annual Units	HOPWA	_____
Local ID	Units Upon Completion 30 families assisted	Total Formula	_____
		Prior Year Funds	_____
		Assisted Housing	_____
		PHA	_____
		Other Funding	_____
		Total	<u>\$69,248.95</u>

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

Action #08-6: CITY OF BEND CDBG PROGRAM ADMINISTRATION

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

Agency implementing activity: City of Bend Affordable Housing Division

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

Objective addressed by this project: Not applicable.

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

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

Estimated number of beneficiaries: Not Applicable

Timeframe for implementation: July 1, 2008

Home of the Brave Matrix

Citation	Compliance with CDBG Regulations
Sec. 570.206	Program administrative costs
	<p>570.201 Basic eligible activities.</p> <p>Sec. 570.206 Program administrative costs.</p> <p>Payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under this part and, where applicable, housing activities (described in paragraph (g) of this section) covered in the recipient's housing assistance plan. This does not include staff and overhead costs directly related to carrying out activities eligible under Sec. 570.201 through Sec. 570.204, since those costs are eligible as part of such activities.</p> <p>(a) General management, oversight and coordination. Reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include, but are not necessarily limited to, necessary expenditures for the following:</p> <p>(1) Salaries, wages, and related costs of the recipient's staff, the staff of local public agencies, or other staff engaged in program administration. In charging costs to this category the recipient may either include the entire salary, wages, and related costs allocable to the program of each person whose primary responsibilities with regard to the program involve program administration assignments, or the pro rata share of the salary, wages, and related costs of each person whose job includes any program administration assignments.</p>
24CFR570.200 (3)	Criteria for national objectives
	<p>i) Cost of administration and planning eligible under Sec. 570.205 and Sec. 570.206 will be assumed to benefit low and moderate income persons in the same proportion as the remainder of the CDBG funds and, accordingly shall be excluded from the calculation</p>

CDBG funding amount: \$ 86,076.60

Other expected funding: \$118,000.00

Project location: Bend, Oregon

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

Jurisdiction's Name: City of Bend

Priority Need
Not Applicable

Project Title
CDBG Program Administration

Description

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

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Objective Number SL-1	Project ID
HUD Matrix Code 21-A	CDBG Citation 570.206
Type of Recipient NA	CDBG National Objective 570.208
Start Date (mm/dd/yyyy) 07/01/2008	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator Plan Implemented	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	<u>\$ 86,076.60</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	<u>118,000.00</u>
Total	<u>\$204,076.60</u>

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

Public Housing Needs

Goal Summary

Two projects address Goal #1, the production or preservation of affordable housing. One project will be funded in 2008 addressing Goal #2, infrastructure. Not projects will be funded addressing Goal #3, economic development for the program year. One project addresses Goal #4, homeless and special needs public services. No projects will be funded that address Goal #5.

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

The Habitat for Humanity Downpayment Assistance project is located in three separate areas of Bend; East, Central and South. The NeighborImpact Foreclosure Prevention Counseling program will be city-wide.

The Public Service projects that include the Bethlehem Inn project will serve a city-wide population.

The Public Improvement Project done by the City of Bend Accessibility Division will be on the East side of Bend. The Optional Manufactured Home Park Relocation Program will be City Wide eligibility.

Homelessness and Special Needs Populations

An important component of the City of Bend 2008 Action Plan is the city's strategy to assist special needs populations. Specifically, during the 2008 Program Year, the City of Bend intends to address gaps in service for special needs populations through the following:

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

The specific projects the City will fund during the 2008 CDBG Program Year that will benefit homeless and special needs populations are listed below:

- **Bethlehem Inn**, providing counselor funding to aid the shelter services

- **Optional Relocation Assistance**, providing relocation assistance to families who would otherwise become homeless due to closure of a manufactured home park
- **Foreclosure Prevention Counseling**, providing counseling to homeowners who might otherwise lose their homes and become homeless
- **Mortgage Buydown**, providing mortgage reduction assistance to help low income individuals and families become homeowners.
- **Downpayment Assistance**, providing downpayment assistance to help low income individuals and families purchase a home.

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

Anti-Poverty Strategy

The low-incomes of many Bend citizens, combined with high housing costs have left them with insufficient means for decent, affordable living, and the city is cognizant of the needs of those living in poverty. The goals, objectives and actions outlined in the 2004-2009 Consolidated Plan and in this Action Plan are intended, in all cases, to assist those currently living in poverty by providing them with resources to move out of poverty, or to assist those in danger of moving into poverty to remain out of poverty.

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

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

Foster and Maintain Affordable Housing

Through a number of activities, the city will seek to foster and maintain affordable housing. Efforts will include coordination with Low Income Housing Tax Credit projects, removing barriers to affordable housing, fostering public housing improvements and other actions. In addition to allocating CDBG funding to affordable housing projects, the city will undertake the following actions in 2008 to address affordable housing issues in Bend.

Coordination with Low-Income Housing Tax Credit (LIHTC). In pursuing its affordable housing activities, the city will coordinate with and be supportive of LIHTC projects within its

limits. This will include evaluating opportunities to support LIHTC projects with land subsidies, regular assessments of LIHTC awards in Oregon and consideration of LIHTC activity in promoting other affordable housing projects.

Remove barriers to affordable housing. The city will continue to implement an Affordable Housing Strategy. Opportunities to address affordable housing in 2008 include:

- **Analysis of impediments to fair housing.** The city has completed an Analysis of Impediments to Fair Housing. This study will assist identification of needs and obstacles and implementation of projects to address such needs and obstacles.
- **Subsidize land costs.** Land costs were identified as the single largest barrier to affordable housing in Bend. The city will support the implementation of a land trust to assist both affordable housing and economic development.
- **System Development Charge (SDC) Loan Program.** In interviews and public meetings, SDCs were identified as a significant barrier to the production of affordable housing. While SDCs cannot be subsidized with CDBG dollars, the city could use other funds to subsidize these charges and promote affordable housing. The city has established a loan program to facilitate affordable housing project SDC payments.
- **Provide incentives to developers for the creation of affordable housing.** The City of Bend has recently implemented a Developer Incentive Program to assist affordable housing developers by removing some of the obstacles to creating affordable housing. Incentives currently offered include expedited processing and no interest SDC deferrals.
- **Explore and implement additional developer incentives.** The city will explore additional incentives that could be offered to developers, including incentives that address financial barriers, land use issues, and other obstacles to building affordable housing.
- **Provide property tax exemption for low-income rental housing.** In order to assist developers of affordable housing, the City of Bend has recently adopted a policy to provide property tax exemption for multi-family housing developments that are affordable to households earning up to 60% of Area Median Income. The exemptions are provided for 20 years, if approved by City Council.
- **Examine land use issues.** The city is currently revising its land use code, and city staff are developing recommendations for land use policy changes to facilitate the development of affordable housing. During the 2008 Program Year, city staff will continue to work with the code update process to ensure that affordable housing issues are considered and addressed in the new zoning code.
- **Examine city policies.** The city will examine its existing policies to identify where city policies pose obstacles to affordable housing. In addition, the city will explore policy revisions or new policies that could be pursued to facilitate the development of affordable housing and the prevention of homelessness.

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

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

Other Actions to Address Community Needs

During the 2008 CDBG Program Year, the city will undertake the following actions to address community needs identified in the City of Bend Consolidated Plan:

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

During the 2008 Program Year, the city will direct CDBG dollars where they are most needed by targeting funds to projects and activities that meet the priority needs identified in the 2004-2009 Consolidated Plan. In addition, the city will continue to seek ways to expand and refine the means by which those whose needs are underserved are informed about the financial and informational resources available to them in the community.

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

Reduce the number of poverty level families. The city will actively work with housing and community development providers to help families move out of poverty through the funding and implementation of public service activities, especially those that promote self-sufficiency, and job attainment and retention skills. This also includes those community development activities that assist the homeless and the near homeless to become active members of the community.

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

The Risk Assessment and Monitoring Plan outlines procedures the City will use to determine an organization's capacity to undertake a CDBG funded project. Project monitoring requirements for both city staff and the organization monitored are clearly outlined within this Plan. The results of the risk assessment will assist the organization in identifying ways to improve its capacity, efficiency, and service area analysis (markets), and to improve project performance.

Many of the actions identified in this Action Plan will serve to improve Bend's institutional structure by enhancing coordination with housing developers and service providers in the community, thereby improving the capacity of the city and collaborating organizations to meet the community's needs.

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

Other Resources Available to Address Community Needs

The following resources are expected to be available to the City of Bend and other agencies and organizations in Bend during the 2008 CDBG Program Year to address the goals and objectives identified in the City of Bend's 2004-2009 Consolidated Plan.

Federal Funding Resources

The following federal funding programs are expected to be available to the **City of Bend** in 2008 to address community needs identified in the City's 2004-2009 Consolidated Plan:

Community Development Block Grant (CDBG) Program. For the 2008 CDBG Program Year, the City of Bend will be receiving approximately \$430,383 in CDBG

funds. The intended use of these funds is described in the “Actions to be Undertaken” section of the City’s 2008 Action Plan.

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

CDBG Funds may be used in urban communities to address:

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

There is no match required for these funds.

The following federal funding programs are expected to be available to **other organizations and agencies** in Bend in 2008 to address community needs identified in the City’s 2004 -- 2009 Consolidated Plan (*note: federal funding that is administered through the State of Oregon is listed in the “Other Resources” section of this Appendix*):

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

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

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

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

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

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

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

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

Other Non-Federal Resources

The following non-federal public and private funding sources can reasonably be expected to be available to local organizations and agencies in 2007 -- 2008 to address the community needs outlined in the City's 2004-2009 Consolidated Plan.

State Programs

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

Housing Programs

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

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

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

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

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

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

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

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

Low-Interest Loan and Tax Credit Programs

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

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

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

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

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

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

Tax Credit Programs The *Low-Income Housing Tax Credit Program* and the *Oregon Affordable Housing Tax Credit Program* are the federal and state tax credit programs that

offer tax credits to for-profit and non-profit organizations as an incentive for the construction or rehabilitation of housing that is affordable to low-income households.

Other Programs

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

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

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

Local Resources

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

Affordable Housing Fee. The City of Bend has adopted an Affordable Housing Fee of 1/3 of 1% of all building permit valuation. This fee started collecting in October and it is expected that there will be approximately \$1,500,000 available for funding beginning in July, 2008. This will be utilized for development of affordable housing utilizing the priorities of the Consolidated Plan.

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

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

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

Volunteer Labor. Area providers of affordable housing, economic development opportunities, and public services and facilities have been successful in utilizing

volunteer labor in their work. It is anticipated that volunteer labor will continue to be an important resource for non-profits and other providers of services and facilities for Bend's low- and moderate-income populations.

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

Urgent Need Activities

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

Measurable Goals and Objectives

The following table shows the goals that the City of Bend hopes to achieve in 2008 through the implementation of the actions identified in this Action Plan, including the projects that will be funded with CDBG dollars and the other actions that will be undertaken by the city. The specific objectives listed in the table correspond with those listed in Exhibit VI-3 (HUD Table 2C) in Section VI of the City of Bend's 2004-2009 Consolidated Plan.

Measurable Goals and Objectives

Goal #	Objective #	Specific Objectives	Performance Measure	-2008 Goals
Affordable Housing Objectives				
1	1	Aid in the production/rehabilitation/preservation of affordable housing	Units created Units rehabilitated Units preserved	15 0 0
1	2	Support homeownership for Bend's workforce through homebuyer assistance	Persons assisted	50
1	3	Limit projects that require permanent displacement or relocation of occupants	Projects requiring displacement	23
Infrastructure Needs				
2	1	Support infrastructure projects to aid in the development/preservation of affordable housing	Units created or preserved	1
2	2	Support infrastructure projects to aid in the creation of living wage jobs	Jobs created	0
2	3	Provide assistance to homeowners who are required to purchase water meters	Households assisted	0
Economic Development Activities				
3	1	Support infrastructure and property acquisition / rehabilitation projects to aid projects that result in the creation of living wage jobs	Jobs created (infrastructure) Jobs created (property acquisition / rehab)	0 0
3	2	Provide business assistance that results in the creation of living wage jobs	Jobs created	0
3	3	Ensure that economic development projects result in the creation of living wage jobs	System designed	N/A
Homeless and Special Needs Services				
4	1	Support projects that tie services to affordable housing development and/or job creation	Persons served (affordable housing) Persons served (job creation)	75 0
4	2	Support services to homeless and special needs populations, especially those with the most urgent needs	Total persons served Persons served with substance abuse or mental illness Homeless families served	1,550 50 370
4	3	Ensure that programs utilize and do not duplicate existing services	System designed	System designed
Leveraging Allocation				
5	1,2,3	Analyze the value and feasibility of utilizing Section 108 funds	Completion of study	Study complete

Note: The City is providing non-CDBG assistance to households required to purchase water meters.

Monitoring

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

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

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

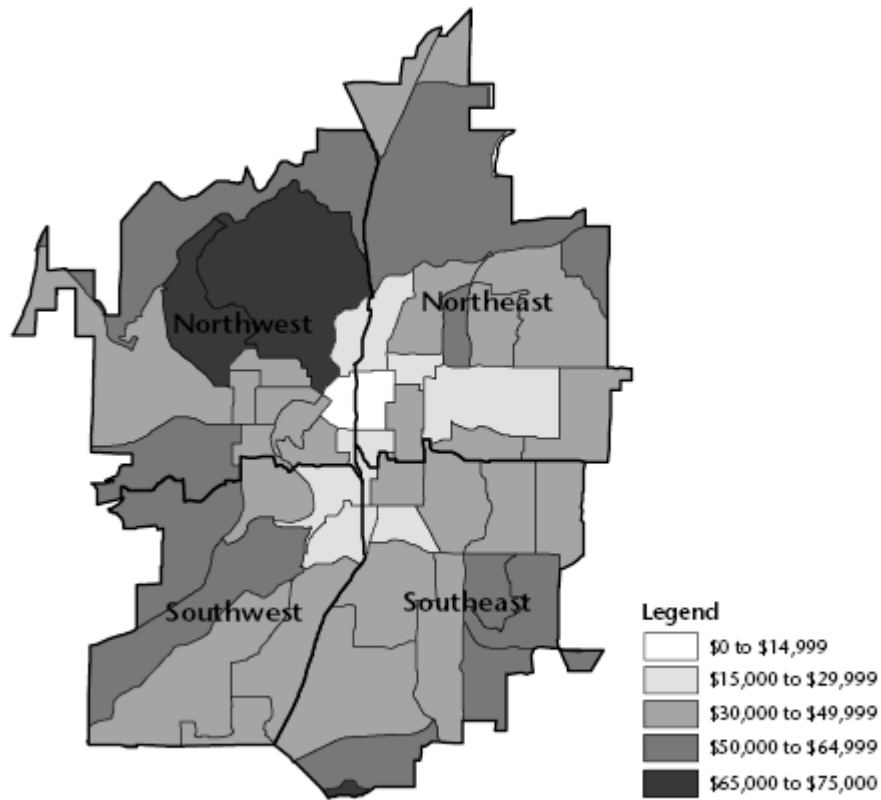
In order to monitor its own performance in meeting the goals and objectives outlined in the Consolidated Plan, the city will regularly review the Plan and assess the city's progress toward meeting these goals and objectives. In addition, in order to ensure the city's compliance with all CDBG program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

Summary of Funding to Benefit Low and Moderate Income Persons

In addition to the \$430,383 in CDBG entitlement funding, low and moderate income persons in Bend can expect to receive, as an estimate:

Section 8	\$3,600,000
Continuum of Care	135,000
McKinney Vento	26,600
State of Oregon Housing Tax Credit	10,000,000
City of Bend Affordable Housing Fee	1,500,000
Habitat for Humanity private funding	1,469,500
Total of other funding	\$16,731,500
CDBG Entitlement Funding	430,383
Total all Funding	\$17,161,883

Median Household Income by Block Group



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