

City of Bend

2007-2008 Action Plan

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 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.

The 2007 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, 2006. Requests for proposals were published and released November 14, 2006, with the proposals being due January 9, 2007. Presentations were made to the Committee February 15, 2007 and the Committee made its initial recommendations for funding March 8, 2007. After appropriate published notification a Public Hearing was held before the Committee on March 22, 2007. There were no public comments received at this hearing. March 27th a notice was published regarding a public hearing before the Bend City Council regarding the Annual Action Plan. Public Comment was taken during the period of April 2 to May 2, 2007. During the Public Comment period no comments were received.

The City of Bend 2007-2008 Action Plan lists the specific activities the city will undertake during the 2007-2008 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 2007-2008 CDBG Program Year, the city will receive approximately \$437,156 in 2007 CDBG funds. In addition to CDBG funds, affordable housing developers in the city can access Low Income Housing Tax Credits, state HOME funds and a variety of other funding sources. Until projects are underway, it is difficult to assess the likely magnitude of these other funds. A detailed description of the resources that are expected to be available to the City – and to other organizations and agencies working on housing and community development issues in Bend – is included in this plan.

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 2007-2008 Action Plan allocates CDBG funds as follows:

Project Activities FY2007 CDBG Allocation:	\$ 288,174.80
Public Service Activities (15% of FY2007 CDBG):	\$ 61,550.00
Program Administration (20% of FY2007 CDBG):	<u>\$ 87,431.20</u>
	\$ 437,156.00

SUMMARY OF SPECIFIC ANNUAL OBJECTIVES: FY 2007/2008

The Action Plan allocates \$437,156 in new 2007 CDBG funds to support the following program areas:

- **Production and Preservation of Affordable Housing** – NeighborImpact was awarded \$75,000 in direct assistance to aid in providing downpayment assistance for low income homebuyers; Habitat for Humanity was awarded \$75,000 to assist in mortgage reduction for qualified low income homebuyers and the Central Oregon Veteran’s Outreach was awarded \$146, 939 to acquire a unit for transitional housing.
Outcome Statement: *Affordability for the purpose of providing decent housing*
- **Homeless and Special Needs Public Service** – Bethlehem Inn was awarded \$26,550 to assist in rent on three apartments for transitional housing; Bend’s Community Center was awarded \$11,531

Actions to be Undertaken.

The following describes the program activities that will be undertaken with the City of Bend’s 2007-2008 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.

2007-2008 ANNUAL PLAN PROJECTS:

These projects are proposed for the 2007-2008 program year.

Action #07-1: Bethlehem Inn Support of lease/Rent for Families First Program

Project description: This funding will pay the annual rent on three family apartments which provide shelter for up to 6 families at a time. This should provide emergency housing to 150 homeless children and their families.

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 transitional housing 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 72 single adults and six families per day. In the transitional housing there will be two families per month, for 24 total families.

Timeframe for implementation: July 1, 2007 to June 30, 2008

Bethlehem Inn Matrix:

Citation	Compliance with CDBG Regulations
24CFR570.207	Ineligible Activities (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. 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. ... (1) The amount of CDBG funds used for public services shall not exceed 15 percent of each grant....
24CFR570.208	Criteria for national objectives 570.208(a) Activities benefiting low- and moderate-income persons. (2) Limited clientele activities. (A) Benefit a clientele who are generally presumed to be principally low and moderate income persons. Activities that exclusively serve a group of persons in any one or a combination of the following categories may be presumed to benefit persons, 51 percent of whom are low- and moderate-income: abused children, battered spouses, elderly persons, adults meeting the Bureau of the Census' Current Population Reports definition of "severely disabled," homeless persons , illiterate adults, persons living with AIDS, and migrant farm workers;
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: \$26,550

Other funding: The Bethlehem Inn will also have approximately \$9,450 in private funds committed to this project.

Project location: The Bethlehem Inn Shelter is located at 63360 NW Britta St, Bend, 97701, in the old Work Release center of the Deschutes County Jail. The current transitional housing units are located immediately across the street in two duplexes.

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

Jurisdiction's Name City of Bend

Priority Need
High Priority

Project Title
BETHLEHEM INN FAMILIES FIRST -- EMERGENCY HOUSING HOMELESS FAMILIES

Description
This funding will pay the annual rent on three family apartments which provide shelter for up to 6 families at a time. This should provide emergency housing to 150 homeless children and their families

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 03C	CDBG Citation 570.201(C)
Type of Recipient LMP	CDBG National Objective 570.208(a)(12)
Start Date (mm/dd/yyyy) 07/01/2007	Completion Date (mm/dd/yyyy) 06/30/2008
Performance Indicator 150 Children and families	Annual Units 3
Local ID	Units Upon Completion 3

Funding Sources:	
CDBG	<u>\$26,550</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	<u>\$ 9,450</u>
Total	<u>\$36,000</u>

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

Action #07-2: NEIGHBORIMPACT HOUSING DIRECT CLIENT ASSISTANCE – HOMEOWNERSHIP DOWN PAYMENT LOANS

Project description: Down Payment assistance program to help benefit individuals and families at or below 80% of the Area Median Income.

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: Ten Families

Timeframe for implementation: July 1, 2007 to June 30, 2008

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: \$50,000

Other expected funding:

Private funds: \$108,518 NeighborWorks America

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 -- Homeownership Downpayment Loans

Description

Down Payment assistance program to help benefit individuals and families at or below 80% of the Area Median Income

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 13	CDBG Citation 570.201(N)
Type of Recipient LMH	CDBG National Objective 570.208
Start Date (mm/dd/yyyy) 07/01/2007	Completion Date (mm/dd/yyyy) 06/30/2008
Performance Indicator # of households assisted	Annual Units 5
Local ID	Units Upon Completion 5

Funding Sources:

CDBG	<u>\$ 54,736</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	<u>\$108,518</u>
Total	<u>\$163,254</u>

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

Action #07-3: NEIGHBORIMPACT DIRECT CLIENT ASSISTANCE FOR HOME OWNERSHIP
DOWN PAYMENT CLIENT COUNSELING

Project description: Development and Implementation of a down-payment assistance program to help individuals and families at or below 80% of the Area Median Income to become home owners. This funding will pay for the development and implementation of this new project including recruitment of potential homebuyers and partnerships with local builders.

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: Ten Families

Timeframe for implementation: July 1, 2007 to June 30, 2008

NeighborImpact Matrix

Citation	Compliance with CDBG Regulations
24CFR570.201	Basic Eligible Activity 570.201 Basic eligible activities. CDBG funds may be used for the following activities: (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. e) To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above that which has been provided by or on behalf of the unit of general local government (through funds raised by the unit or received by the unit from the State in which it is located) in the 12 calendar months before the submission of the action plan.
24CFR570.208	Criteria for national objectives 570.208(a) Activities benefiting low- and moderate-income persons. (2) Limited clientele activities. (B) Require information on family size and income so that it is evident that at least 51 percent of the clientele are persons whose family income does not exceed the low and moderate income limit; or (C) Have income eligibility requirements which limit the activity exclusively to low and moderate income persons;

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: \$ 25,000

Other expected funding:

Private funds: \$108,518 NeighborWorks America

Project location: Bend, Oregon

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

Jurisdiction's Name: City of Bend

Priority Need
Affordable Housing

Project Title
**NeighborImpact: Direct Client Assistance Homeownership Down Payment Loans –
Counseling Services**

Description
Development and Implementation of a down-payment assistance program to help individuals and families at or below 80% of the Area Median Income to become home owners. This funding will pay for the development and implementation of this new project including recruitment of potential homebuyers and partnerships with local builders.

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

Location/Target Area
City of Bend

Objective Number DH-2	Project ID
HUD Matrix Code 05R	CDBG Citation 570.204
Type of Recipient LMH	CDBG National Objective 570.208
Start Date (mm/dd/yyyy) 07/01/2007	Completion Date (mm/dd/yyyy) 06/30/2008
Performance Indicator # of families assisted	Annual Units 5
Local ID	Units Upon Completion 5

Funding Sources:

CDBG	<u>\$ 25,000</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	<u>\$108,508</u>
Total	<u>\$133,518</u>

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

Action #07-4: BEND AREA HABITAT FOR HUMANITY MORTGAGE BUYDOWN

Project description: Mortgage assistance for five 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: Five Households

Timeframe for implementation: July 1, 2007 to June 30, 2008

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: \$ 75,000

Other expected funding: \$726,656

Project location: The Northeast side of Daggett Lane in East Bend.

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

Jurisdiction's Name: City of Bend

Priority Need
Affordable Housing

Project Title
Daggett Lane Development

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
Northeast Side of Daggett Lane, Bend, Oregon

Objective Number DH-2	Project ID
HUD Matrix Code 13	CDBG Citation 570.201(N)
Type of Recipient LMF	CDBG National Objective 570.208
Start Date (mm/dd/yyyy) 07/01/2007	Completion Date (mm/dd/yyyy) 06/30/2008
Performance Indicator # of Families Assisted	Annual Units 5
Local ID	Units Upon Completion 5

Funding Sources:

CDBG	<u>\$ 75,000</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	<u>\$726,656</u>
Total	<u>\$801,656</u>

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

Action #07-5: HOME OF THE BRAVE

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

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

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: Medium Priority

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

Estimated number of beneficiaries: Six homeless veterans at any one time,

Timeframe for implementation: July 1, 2007

Home of the Brave Matrix

Citation	Compliance with CDBG Regulations
24CFR570.201	Basic Eligible Activity
	570.201 Basic eligible activities. CDBG funds may be used for the following activities: (a) Acquisition. Acquisition in whole or in part by the recipient, or other public or private nonprofit entity, by purchase, long-term lease, donation, or otherwise, of real property (including air rights, water rights, rights-of-way, easements, and other interests therein) for any public purpose, subject to the limitations of Sec. 570.207.
24CFR570.208	Criteria for national objectives
	570.208(a) Activities benefiting low- and moderate-income persons. (2) Limited clientele activities. (A) Benefit a clientele who are generally presumed to be principally low and moderate income persons. Activities that exclusively serve a group of persons in any one or a combination of the following categories may be presumed to benefit persons, 51 percent of whom are low- and moderate-income: abused children, battered spouses, elderly persons, adults meeting the Bureau of the Census' Current Population Reports definition of "severely disabled," homeless persons , illiterate adults, persons living with AIDS, and migrant farm workers; (C) Have income eligibility requirements which limit the activity exclusively to low and moderate income persons;

Compliance with 2004 – 2009 Consolidated Plan	
Goal #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
Priorities for Special Needs Subpopulations	
Persons who are homeless	Medium

CDBG funding amount: \$ 146,939

Other expected funding:

Other public funds: \$273,172

Private funds: \$144,500

Project location: 2934 NW Wells Acres Avenue, Bend, Oregon

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

Jurisdiction's Name: City of Bend

Priority Need
Affordable Housing

Project Title
Home of the Brave

Description
Acquisition of facility to provide transitional housing to disabled, homeless veterans

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

Location/Target Area
2934 NW Wells Avenue, Bend, Oregon

Objective Number SL-1	Project ID
HUD Matrix Code 01	CDBG Citation 570.201(a)
Type of Recipient LM	CDBG National Objective 570.208 (a)(2)(A)
Start Date (mm/dd/yyyy) 07/01/2007	Completion Date (mm/dd/yyyy) 06/30/2008
Performance Indicator # of Veterans Served	Annual Units 5
Local ID	Units Upon Completion 5

Funding Sources:

CDBG	<u>\$ 146,939</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	<u>\$273,172</u>
Total	<u>\$420,111</u>

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

Action #07-6: BEND'S COMMUNITY CENTER ROOF REPLACEMENT

Project description: Replacement of roof for Bend's Community Center.

Agency implementing activity: Bend' Community Center

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: Low Priority

Way in which activity will address priority need: The activity will benefit low-income participants of programs run by Bend's Community Center, most particularly the homeless (Feed the Hungry Program, Thriftstore), At Risk Youth (Marshall High School job training, Becca's Closet) and At Risk Adults (COIC Job Training, Thriftstore and Veterans Outreach).

Estimated number of beneficiaries: Bend's Community Center estimates that 2,500 people utilize the facility monthly. This includes an average of 200 per Sunday (Feed the Hungry). They estimate that 70% of these are low and moderate income.

Timeframe for implementation: July 1, 2007 to June 30, 2008

Bend's Community Center Matrix

Citation	Compliance with CDBG Regulations
24CFR570.201	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
24CFR570.208	Criteria for national objectives
	570.208(a) Activities benefiting low- and moderate-income persons. (2) Limited clientele activities. (B) Require information on family size and income so that it is evident that at least 51 percent of the clientele are persons whose family income does not exceed the low and moderate income limit; or (C) Have income eligibility requirements which limit the activity exclusively to low and moderate income persons;
Compliance with 2004 – 2009 Consolidated Plan	
Goal #1 thru 5	Not rated
Evaluation of Needs	
	Not rated
Priority Community Development and 2004 – 2009 Goals	
Public Facility Needs	Low

Funding amount: \$10,000.00

Other expected funding:

Other public funds: \$0.00

Private funds: \$2,000.00

Project location: Bend's Community Center, 1036 NE 5th Street, Bend, Oregon

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

Jurisdiction's Name: City of Bend

Priority Need

Improve the facility to assist low income persons in a variety of programs

Project Title

Bend's Community Center Roof Replacement

Description

Replacement of Roof for Bend's Community Center

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

Location/Target Area

1036 NE 5th Street, Bend, Oregon

Objective Number EO-3	Project ID
HUD Matrix Code 03	CDBG Citation 570.201(c)
Type of Recipient LMP	CDBG National Objective 570.208
Start Date (mm/dd/yyyy) 07/01/2007	Completion Date (mm/dd/yyyy) 06/30/2008
Performance Indicator # of LMP assisted	Annual Units 1
Local ID	Units Upon Completion 1

Funding Sources:

CDBG	<u>\$ 11,531</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	<u>\$ 2,000</u>
Total	<u>\$13,531</u>

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

Action #07-7: HOUSING RIGHTS PROJECT OF BEND: FAIR HOUSING AND TENANTS' RIGHTS

Project description: The Housing Rights Project will consist of various components delivered by Legal Aid Services of Oregon, Central Oregon Regional Office, and facilitated in contract with the Fair Housing Council of Oregon. These services include information, outreach, education, training, assistance, legal advice and representation, and coordination with other housing advocacy agencies and groups.

Agency implementing activity: Legal Aid Services of Oregon, Central Oregon Regional Office.

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. Prioritize activities that help individuals move toward self-sufficiency.

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

Way in which activity will address priority need: Expand fair housing outreach and education ; add outreach education information on the fair housing rights of special needs persons, including the elderly and disabled; add fair housing enforcement to the City of Bend by directly providing legal advice, referral and representation to low income residents; add enforcement of tenants’ rights by providing legal advice, referral and representation to low-income residents; add outreach and education about the rights of tenants, the homeless and homeowners and buyers and sellers regarding predatory lending predatory buying, financial abuse of the elderly, frauds and other unfair trade practices.

Estimated number of beneficiaries: 200.

Timeframe for implementation: July 1, 2007 to June 30, 2008

Housing Rights Matrix

Citation	Compliance with CDBG Regulations
24CFR570.201	Basic Eligible Activity
	570.201 Basic eligible activities. CDBG funds may be used for the following activities: (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. e) To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above that which has been provided by or on behalf of the unit of general local government (through funds raised by the unit or received by the unit from the State in which it is located) in the 12 calendar months before the submission of the action plan.
24CFR570.208	Criteria for national objectives
	570.208(a) Activities benefiting low- and moderate-income persons. (2) Limited clientele activities. (B) Require information on family size and income so that it is evident that at least 51 percent of the clientele are persons whose family income does not exceed the low and moderate income limit; or

	(C) Have income eligibility requirements which limit the activity exclusively to low and moderate income persons;
--	---

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. Prioritize activities that help individuals move toward self-sufficiency.

Evaluation of Needs	
----------------------------	--

Second Tier Needs	Complete an Analysis of Impediments to Fair Housing to assess fair housing needs in Bend (This was completed July, 2006 and this Analysis identified need for local Fair Housing Counseling)
-------------------	--

Funding amount: \$10,000.00

Other expected funding:

Other public funds: \$0.00

Private funds: \$4,094.00

Project location: City of Bend

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

Jurisdiction's Name: City of Bend

Priority Need
Fair Housing Services

Project Title
Housing Rights Project of Bend

Description

The Housing Rights Project will consist of various components delivered by Legal Aid Services of Oregon, Central Oregon Regional Office, and facilitated in contract with the Fair Housing Council of Oregon. These services include information, outreach, education, training, assistance, legal advice and representation, and coordination with other housing advocacy agencies and groups.

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 LMP	CDBG National Objective 570.208
Start Date (mm/dd/yyyy) 07/01/2007	Completion Date (mm/dd/yyyy) 06/30/2008
Performance Indicator # of LMP served	Annual Units n/a
Local ID	Units Upon Completion n/a

Funding Sources:

CDBG	<u>\$ 10,000</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	<u>\$ 4,094</u>
Total	<u>\$14,094</u>

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

Goal Summary

Three projects address Goal #1, the production or preservation of affordable housing. No projects will be funded in 2007 -- 2008 addressing Goal #2, infrastructure, or Goal #3, economic development for the 2007-2008 program year. Three projects address 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 the eastern/central area of Bend. The NeighborImpact Downpayment assistance program will be city-wide, and the Home of the Brave project is located in northeast bend.

The Public Service projects that include the lease payments for Bethlehem Inn and the Fair Housing and Tenants' Rights project will serve a city-wide population.

Homelessness and Special Needs Populations

An important component of the City of Bend 2007-2008 Action Plan is the city's strategy to assist special needs populations. Specifically, during the 2007-2008 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.
- Supporting programs for homeless and special needs populations that are tied to job creation and long-term self-sufficiency.
- 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 and the Central Oregon Community Action Agency, 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 2007 -- 2008 CDBG Program Year that will benefit homeless and special needs populations are listed below:

- **Home of the Brave**, providing transitional housing to disabled and homeless Veterans.

- **Bethlehem Inn**, providing both material support for their shelter services and transitional housing.
- **Housing Rights Project of Bend: Fair Housing and Tenants' Rights**, providing housing counseling, referral for housing options and legal assistance to homeless and special needs populations.

In general, these items are addressed through coordination with local providers and funding of activities related to needs identified in the Consolidated Plan. This may include both construction of facilities and public service funding for the various agencies. Additionally the City of Bend is working with Deschutes County on potential sites for a permanent shelter for Bethlehem Inn.

Anti-Poverty Strategy

The low-incomes of many Bend citizens 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: low interest loans to qualified projects for housing rehabilitation, 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 2007 -- 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 2007-2008 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. In addition one of the projects in this years funding cycle directly addresses fair housing issues.
- **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, no-interest SDC deferrals, and planning and building fee exemptions for affordable housing projects.
- **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 2007-2008 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. The city has signed on as a supporter 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 2007-2008 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. In addition, the City has established a CDBG/Housing Coordinator position. The duties of this position include staying apprised of and pursuing funding opportunities specifically in the areas of housing and community development.

During the 2007-2008 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. In particular, the City will work with the Oregon Department of Human Services to seek Lead Hazard Control funding through HUD. Additionally the City will act as a resource to agencies and individuals regarding Lead

Based on 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 CDBG/Housing Coordinator serves as a point of contact and to coordinate the city's role in addressing housing and community development needs. A CDBG & Housing Advisory Committee reviews all CDBG applications. The Committee – which is composed of housing developers, social service professionals, 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 2007 -- 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 2007 -- 2008 to address community needs identified in the City's 2004-2009 Consolidated Plan:

Community Development Block Grant (CDBG) Program. For the 2007 -- 2008 CDBG Program Year, the City of Bend will be receiving approximately \$437,156 in CDBG funds. The intended use of these funds is described in the "Actions to be Undertaken" section of the City's 2007 -- 2008 Action Plan.

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.

Lead Hazard Control (LHC) Funding The City of Bend will investigate and consider joining with the Oregon Department of Human Services to apply for Lead Hazard Control funding through the federal Department of Housing and Urban Development (HUD). The program aims to reduce the exposure of young children to lead-based paint hazards in their homes through funding of community education programs, inspections and risk assessment, training on lead safe maintenance practices, and other activities.

The following federal funding programs are expected to be available to **other organizations and agencies** in Bend in 2007 -- 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 \$750,000 available for funding beginning in July, 2007. 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.

Measurable Goals and Objectives

The following table shows the goals that the City of Bend hopes to achieve in 2007-2008 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	2007-2008 Goals
Affordable Housing Objectives				
1	1	Aid in the production/rehabilitation/preservation of affordable housing	Units created Units rehabilitated Units preserved	33 0 0
1	2	Support homeownership for Bend's workforce through homebuyer assistance	Persons assisted	252
1	3	Limit projects that require permanent displacement or relocation of occupants	Projects requiring displacement	0
Infrastructure Needs				
2	1	Support infrastructure projects to aid in the development/preservation of affordable housing	Units created or preserved	0
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)	82 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	1,750 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

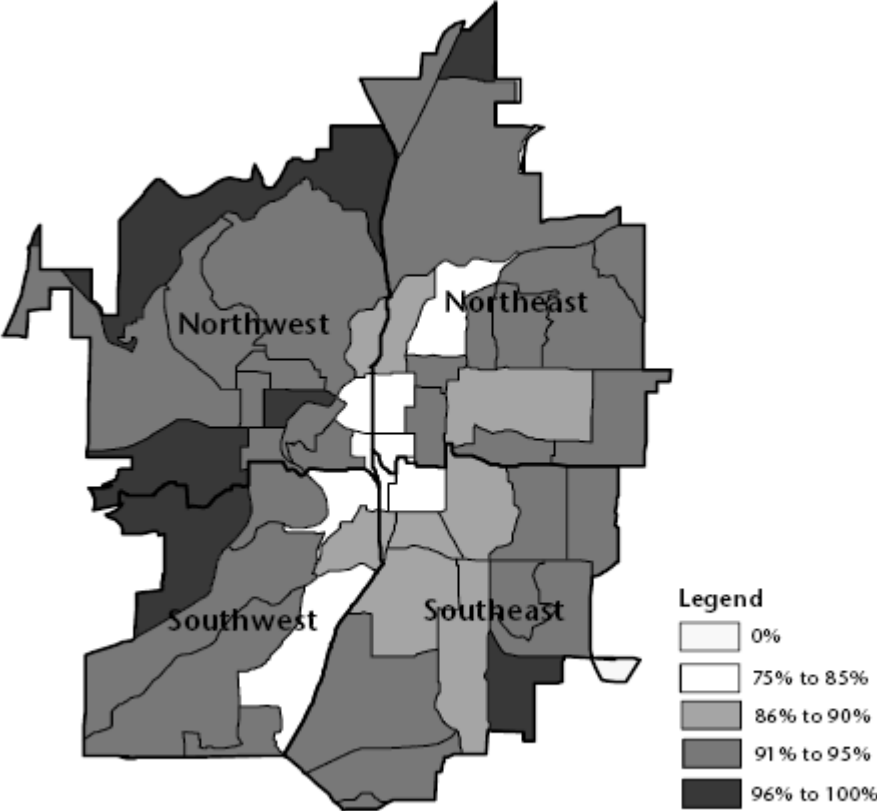
The city's staff will monitor all projects by means of project site visits and through project reports provided by the organizations whose projects are funded by the city's CDBG funds. Specifically, the city's CDBG/Housing Coordinator will programmatically review the records of all sub-recipients. This 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.

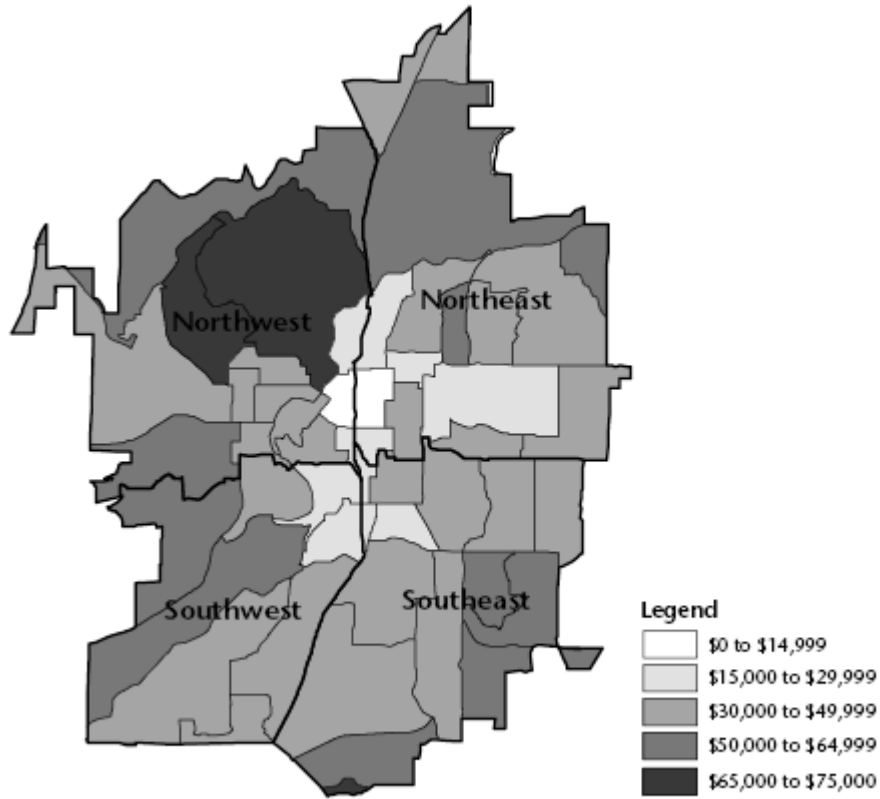
In order to monitor its own performance in meeting the goals and objectives outlined in the Consolidated Plan, the city will regularly review the Plan and assess the city's progress toward meeting these goals and objectives. In addition, in order to ensure the city's compliance with all CDBG program 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.

Non-Hispanic White Residents, Bend, 2000



Source: U.S. Census Bureau, 2000 Census and BBC Research & Consulting

Median Household Income by Block Group



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