



2015-2016
Consolidated Annual Performance and
Evaluation Report (CAPER)
(Revised)

Year Two of the
2014-2018 Consolidated Plan
For the City of Redmond
Community Development Block Grant Program

Prepared by the City of Redmond, Oregon
Community Development Department

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The City of Redmond is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies community needs, prioritizes these needs, and establishes goals and objectives to meet the needs. This five-year plan is called the Consolidated Plan.

Each year the City is also required to provide the public and HUD with an assessment of its accomplishments towards meeting the goals and objectives identified in the 2014-2018 Consolidated Plan. This report is called the Consolidated Annual Performance Evaluation and Report (CAPER). The CAPER also evaluates Redmond's progress toward meeting the one-year goals identified in the Annual Action Plan.

The Fiscal Year 2015 Annual Action Plan was the City's second program year of Redmond's 2014-2018 Consolidated Plan. The City received \$208,791 in CDBG funding for the 2015 program year that ran July 1, 2015 through June 30, 2016.

City staff and the Redmond Housing and Community Development (HCD) Committee spent the 2015 program year developing program policies and applications for the new rental housing construction, economic development, and public services grants. The HCD Committee evaluated grant applications and selected subrecipients in March, 2015.

The following selected activities are included in the 2015 Annual Action Plan.

- New Affordable Rental Housing Units: Housing Works was awarded funding to construct 48 new multi-family rental housing units for seniors through land acquisition with CDBG funding.
- Increase Economic Opportunities: Opportunity Foundation of Central Oregon will provide job training and job placement for ten individuals with developmental disabilities in the private sector. This program was awarded funding during 2014 Annual Action Plan and 2015 Annual Action Plan. The program's first year was delayed and therefore was not underway until after July 1, 2015. The second year began on July 1, 2016. This report will include progress during the first year only.
- Public Services: CDBG funding was awarded to HomeSource of NeighborImpact to provide coaching and educational services including home buyer pre-purchase counseling and education; foreclosure counseling and education; financial education; budget and credit counseling and related coaching mentoring; and referrals to emergency services to prevent homelessness.
- Further Fair Housing: The City worked with contracted with a Planning and Development firm to complete the Analysis of Impediments to Fair Housing Choice (AI). The AI was adopted by City Council by Resolution 2015-18 on October 27, 2015.

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable housing, homelessness prevention	Affordable Housing Homeless	CDBG: \$	Rental units constructed	Household Housing Unit	25	0	0.00%	48	0	0.00%
Further Fair Housing and Administration	Fair Housing Plan	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	40	23	57.50%	10	23	230.00%
Support public services for LMI persons	Non-Homeless Special Needs Public Services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60	334	556.67%	38	247	650.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

The City of Redmond has allocated funding to programs that will address the objectives in the Strategic Plan and the 2015 Annual Action Plan:

Additional Units of Affordable Housing: The Consolidated Plan identified the need for the increase in the supply of affordable housing units as a high priority. 2014 and 2015 CDBG funding was to be utilized for land acquisition of a vacant lots. In 2014, Families Forward, Inc. was awarded funding to construct 8 new units of manufactured homes with attached garages and in 2015, Housing Works was awarded funds to construct 48 new units for low- and moderate-income seniors and both projects were to remain affordable for households for a period of no less than 20 years. Due to the restrictions of funding and the required Environmental Review delays Families Forward and Housing Works declined both awards in June 2016. The 48-unit project is moving forward without CDBG funding and is expected to be completed spring 2017. The Families Forward project is expected to move forward in the future. With the decline from Housing Works the City of Redmond made available a new Request for Proposal for the combined two years of reallocation of funding and is expected to expend funds by March 2017.

Homeless Shelter(s): The Consolidated Plan identified the need for Homeless Shelter(s) within the City. No proposals were submitted during the Program Year. City staff will continue work with organizations to establish sustainable shelters for families with children, unaccompanied youth and single adults and could receive proposals for the reallocation of 2014 and 2015 funding.

Job Training/Education: The Consolidated Plan identified increasing economic opportunities by expanding education and job training aimed at low- and moderate-income individuals a priority. 2014 CDBG funds were utilized by the Opportunity Foundation for its Supported Employment Program. The organization exceeded their target of 10 by placing 23 individuals in community based employment. With the 2015 CDBG award the organization is expected to once again exceed their target of placing 10 individuals in community based employment. The 2015 agreement began on July 1, 2016.

Affordable Childcare for Working LMI Parents: The Consolidated Plan identified the need to support efforts to provide affordable childcare to children of low-wage workers, especially during non-traditional work hours. The City funded the Boys and Girls Club of Redmond/Terrebonne during the 2014 year. Boys and Girls Club only offers services after school and non-school weekdays. The City will continue to explore funding options for organizations providing childcare during weekends, evenings or night shifts.

Use of Funds (cont.)

Transportation for LMI Workforce: The Consolidated Plan identified the need for more transportation options for LMI individuals in Redmond. Mass transit is limited in Redmond and obtaining and keeping steady employment can be difficult without a personal vehicle. The City received no proposals for this goal and will work with community partners to provide transportation to work for LMI persons.

Support for Public Services: The Consolidated Plan identified the need to support public services citywide specifically for special needs and low income populations. The City of Redmond allocated 15% of the 2015 CDBG award to HomeSource of NeighborImpact. The HomeSource program created first-time homebuyers in Redmond, provided homebuyer education, taught Financial Fitness classes, provided financial coaching sessions, foreclosure prevention counseling, and reverse mortgage counseling. Develop a Fair Housing Plan: The Consolidated Plan identified the need for a Fair Housing Plan as a high priority. CDBG administrative funds were used to further fair housing. In September 2015 the City completed the Analysis of Impediments to Fair Housing Choice and City staff presented a Guide for Elected Officials to the City Council at the June 15, 2016 public hearing. City staff also attended Fair Housing Council of Oregon presentations.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	78
Black or African American	0
Asian	1
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
Total	80
Hispanic	10
Not Hispanic	76

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

Narrative

One program for the 2015/2016 year reported assisting clients through June 30, 2016. The racial composition of residents assisted to-date is mostly White (**2 identified as bi racial and are not represented in the above chart**) and the ethnicity of 86 households served includes ten of Hispanic or Latino ethnicity, or approximately 12 percent.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	208,791	160,058
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

CDBG expenditures through June 30, 2016, including planning and administrative costs, training, fair housing planning, economic development, and public services.

Activities included in administration and planning included Staffing the Housing and Community Development Committee; developing subrecipient contracts, public service applications, subrecipient pre-application workshops; updating the website; entering projects and programs into IDIS (HUD's online system); and Environmental Reviews and planning.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	target area

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City has only one Census Tract identified as meeting low- and moderate-income area benefit. The City has chosen to allocate all funds throughout the five year Consolidated Plan to Citywide projects.

No Public Land was used to address the needs identified in the Action Plan.

Leveraging

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

The CDBG program has no match requirements, however, the City has requested all CDBG-funded activities have a minimum dollar for dollar match via private or other public funding sources. The following activities are leveraging other funds:

- Public Service: CDBG funds will leveraged funding from various local, state, and federal funding sources and CDBG accounted for approximately 24% of the total project budget.
- Economic Development: CDBG funds are leveraging other organization funds to supplement the costs associated with the Supported Employment Program.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	75	0
Number of Special-Needs households to be provided affordable housing units	48	0
Total	123	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	48	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	48	0

Table 6 – Number of Households Supported

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

Non-homeless households provided housing units: The City anticipated supporting the new construction of 48-units of affordable senior rental housing through CDBG assistance of vacant land acquisition. The awarded subrecipient of CDBG funding declined funding because of program restrictions and delayed timeline. With CDBG administrative funding the City completed an Environmental Assessment on the site which needed to be completed for the project bases vouchers that are planned.

No Public Land was used to address the needs identified in the Action Plan.

Discuss how these outcomes will impact future annual action plans.

The City has a relatively small annual allocation. Because of this, the Housing and Community Development Committee has requested City staff work with local non-profits to propose a smaller scale project. This new round of proposals for the reallocation of program years 2014/2015 and 2015/2016 are due September 2, 2016. If no projects are selected the City, at the direction of the Housing and Community Development Committee, will reevaluate the Strategic Goals in the 5-year Consolidated Plan.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	30	0
Low-income	38	0
Moderate-income	74	0
Total	142	0

Table 7 – Number of Households Served

Narrative Information

Table 7 reflects the low- and moderate- income (LMI) households served by NeighborImpact. In addition to the 55 LMI households included an additional 31 households were served earning above 80% Area Median Income (AMI). Nearly 64% of the 86 total households served met the National Objective of LMI. The table also includes 87 individuals served by Boys and Girls Club during the year.

Not reflected in Table 7 are the 23 adults with disabilities Opportunity Foundation of Central Oregon served through the supported employment program during the programs first complete year. These individuals qualify under the presumed benefit as defined by the U.S. Census definition of Severely Disabled.

No Public Land was used to address the needs identified in the Action Plan.

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

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

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

The City of Redmond attends the Homeless Leadership Coalition meetings and has relationships with local agencies that serve homeless persons. The City of Redmond will continue to look for opportunities to support their individual needs through CDBG funding. With incomes low and an overall low rental vacancy rate and rents rising affordable housing is a critical need and is key to stabilizing families at risk of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Redmond 2014-2018 Consolidated Plan identified the need for homeless shelters and will continue to work with local organizations to establish a sustainable shelter plan.

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

The City of Redmond funded the HomeSource program of NeighborImpact. Through this program NeighborImpact was able to directly help households stay in their homes by preventing foreclosure and reverse mortgage counseling and also created 11 first-time homebuyers who purchased a home in Redmond.

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

The City of Redmond recognizes the importance of prevention, rehabilitation, education and transitional efforts to permanent housing and independent living for at-risk or homeless persons. No proposals received specifically addressed these issues, however, the 2016 Annual Action Plan will address some of these issues through the United Way Thrive Program. This program will provide valuable resources to Redmond's homeless population.

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

Actions taken to address the needs of public housing

There is no public housing in the City of Redmond and CDBG funds are not currently allocated to create public housing.

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

None.

Actions taken to provide assistance to troubled PHAs

None.

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

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

The City of Redmond's land use policies are generally favorable and support affordable housing. In 2007 The City adopted an Affordable Housing Plan. The City will update strategies through the Housing and Community Development Committee. The City did not allocate resources to this effort in FY 2014.

The City offers a System Development Charges (SDC) Credit Program for Affordable Housing Projects. Non-profit developers may apply for a 50% SDC credit up to \$20,000 for multi-family projects as long as there are funds available.

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

Redmond is fortunate to have a network of agencies that work together to meet the needs of Redmond's underserved populations, including the elderly and disabled, residents dealing with addiction, and persons with mental, physical, or developmental disabilities. Lack of CDBG funding is the primary obstacle to meeting underserved needs. The City has allocated the maximum of 15% of its entitlement grant to public services each year to date.

The 2015-2016 Annual Action Plan identified the need for services for special needs a low income persons and funded HomeSource of NeighborImpact. Through existing programs, primarily operated in Bend, NeighborImpact will specifically target low- and moderate income families in Redmond.

The City will continue to work with area agencies and other public and governmental entities to identify ways to collaborate resources and programming to address underserved needs.

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

Most of Redmond's housing stock is post-1978. The Action Plan did not identify actions to address lead-based paint hazards and rehabilitation projects are not a priority in the Consolidated Plan. Information on lead-based paint and resources is available at Redmond City Hall.

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

During the 2014 and 2015 program years, the City took the following actions to reduce the number of poverty-level families in Redmond:

- Provided CDBG funding to the Opportunity Foundation of Central Oregon to train, coach and place individuals in community based employment.

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

During the 2015 program year, the City took the following actions to develop institutional structure:

- Redmond is fortunate to have a comprehensive and effective delivery system of well-established programs and services. A large portion of staff time in 2015 was devoted to the City's CDBG subrecipient reporting and monitoring, as well as launching new programs and developing materials as necessary.
- City staff has attended a few regional Homeless Leadership Coalition meetings. Staff is working with other regional agencies to identify Redmond's role in regional issues related to housing, health equity, transportation and community development, and determining how CDBG resources can be used to support regional programming.

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

Early in the 2015 program year, City staff met with the directors of the local housing authority, NeighborImpact and other community agencies to identify issues related to housing in Redmond. Representatives and stakeholders are also routinely invited to attend Housing and Community Development Committee meetings.

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

The City has completed the first Analysis of Impediments to Fair Housing Choice. The City has identified the following actions to continue to expand housing opportunities and address any potential barriers to housing for protected classes:

1. Lack of understanding of Fair Housing laws and resources available by providing materials and training.
2. Undersupply of affordable housing for protected classes by completing studies and developing proactive strategies to increase supply.
3. Unequal access to rental opportunities potentially the result of discrimination and language barriers by providing information in Spanish and other languages upon request and to continue to foster relationships with the Latino and Hispanic community.
4. Limited and potentially unequal opportunities in employment, education and job training for protected classes by identifying and supporting opportunities for economic development for those within protected classes.

The City will continue to work on identified impediments to Fair Housing Choice. In addition, the City has completed an the inventory of public buildings, parks and rights of ways for the ADA Transition Plan. The City will seek public input in the Fall of 2016 to help set priorities and filters for selecting items not meeting ADA standards.

CR-40 - Monitoring 91.220 and 91.230

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

The City has developed quarterly reports for subrecipients to complete. These reports track progress meeting Plan goals and objectives. Staff has also developed monitoring checklists for CDBG activities.

No minority business were identified in the 2015 Program Year. Subrecipient agreements require subrecipients to use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of the contract.

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

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Redmond's Citizen Participation Plan requires a 15-day comment period on the CAPER. A public hearing is also held on the CAPER and to receive citizen input on community development needs that could be addressed in future action plans. The CAPER 15-day comment period and public hearing are publicized through a legal notice in the local papers of record, The Bend Bulletin and Redmond Spokesman, and posted on the City's website.

The CAPER is available in print at Redmond City Hall.

All meetings of the Housing and Community Development Committee are open to the public and the agendas and agenda packets are available on the City's website. Citizens are welcome to attend all meetings.

No comments were recieved for this CAPER.

CR-45 - CDBG 91.520(c)

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

As a new entitlement jurisdiction the City of Redmond has developed all procedures, materials, and reports for this first program years. The City has learned a lot about timing from proposals, review, HUD submissions, Environmental Reviews and Assessments. Now that procedures are in place the City can move through addressing program objectives more quickly, efficiently, and effectively. CDBG is a complicated, but flexible program. The City will continue to evaluate objectives to maximize its benefits to the citizens of Redmond.

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

No

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