



Housing and Community Development Committee Agenda
411 SW 9th St, Conference Room 210
Wednesday, June 20, 2018
12:30 – 1:30 pm

HCD MEMBERS

	TIME	ITEM
Whitney Swander Chair	12:30 PM	CALL TO ORDER/INTRODUCTIONS
	12:35 PM	CITIZEN COMMENTS
Joni Powell Vice-Chair	12:40 PM	APPROVAL OF MINUTES 1. May 18, 2018
Diana Barker	12:45 PM	DISCUSSION /ACTION ITEMS
Charlene Hunter		1. Approval of Draft PY 2018/19 Annual Action Plan (Exhibit – Staff Report)
Suzanne Michaels		2. PY 2018/19 NSP3 Allocation & CDBG Reallocation Discussion
Steve Curley		3. Committee Structure Discussion
		4. House Bill 4079 Update (Verbal)
		5. Conflict of Interest Policy (Handout)
Geoff Wall	1:15 PM	COMMITTEE COMMENTS
Vacant Position	1:20 PM	STAFF COMMENTS
Vacant Position	1:30 PM	ADJOURN
Vacant Ex-Officio	Next HCD meeting July 20, 2018	

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@ci.redmond.or.us. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.



DRAFT

CITY OF REDMOND
Finance Department

411 SW 9th Street
Redmond, OR 97756-2213

Phone **541-923-7735**
Fax 541-548-0706

www.ci.redmond.or.us

HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
MINUTES

May 18, 2018

Redmond City Hall, 411 SW 9th Street – Room 210, Redmond, Oregon

Members Present: Chair Whitney Swander, Diana Barker, Steve Curley, Charlene Hunter
(*absent: Vice-Chair Joni Powell, Suzanne Michaels, Geoff Wall; 2 vacancies*)

Youth Ex Officio: Yilun “Hanna” Cao

City Staff: Jodi Burch, *Finance Department*; Keith Witcosky, *City Manager*; Cameron Prow,
TYPE-Write II

Visitors: Ginny McPherson, *City Council Liaison*; Marion Tripp

Media: None

(Agenda items appear in discussion order. The 3 digits after a motion title show the number of committee members voting in favor/opposed/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair Swander called the regular meeting of the Housing and Community Development Committee (HCDC) to order at 3:10 p.m., Friday, May 18, 2018, with a quorum of members (4 of 7) present.

CITIZEN COMMENTS

Ms. Tripp said she was interested in Chair Swander’s suggestion about private people providing basic-item moving kits. She was very concerned that Redmond provide low-cost housing (apartments) and housing for the homeless. Businesses hiring low- or minimum-wage workers are having difficulty finding workers due to rental costs. Redmond could be a model for other small communities struggling with the same issues. The new apartment building at the corner of 7th Street and Antler Avenue was pretty on the outside but poorly designed inside. The monthly rents were supposed to be lower than \$1,600 but one of the employees told her the rental rates were higher.

Chair Swander thanked Ms. Tripp for sharing her concerns and explained the committee’s role in lowering barriers and considering strategies to provide more affordable housing.

APPROVAL OF MINUTES

1. April 20, 2018

Motion 1 (4/0/0): Mr. Curley moved to approve the April 20, 2018, minutes as presented. Ms. Barker seconded the motion which passed unanimously.

DISCUSSION ITEMS

1. House Bill 4079 Update

Mr. Witcosky said the submission deadline was extended from June 1 to July 1. He reported Planning Manager Deborah McMahon had been working with Pahlisch, Hayden, Housing Works, and other developers to figure out which one(s) want to build the desired products. City staff will meet with Deschutes County on June 6 to formally request donation of the land. The formal

application will be submitted for Council approval in late June. If Redmond is selected, next steps would be to secure a Master Developer which would coordinate the development teams building out different components. Central Oregon Intergovernmental Council committed in May 2018 to provide the same level of transit services to this property as in the rest of the City. Application highlights will be provided to the HCDC at its June meeting.

HCDC concerns included level of compensation for the Master Developer. Mr. Witcosky replied the compensation would come from transactions between the master developer and individual development parcels.

2. SDC Affordable Housing Credits

Ms. Burch presented a table entitled “SDC Bank for Affordable Housing as of May 18, 2018” and explained how buydown of system development charges worked. The Juniper Lane project currently being done by Housing Works received a 50% SDC credit. Approximately \$46,000 in SDC credits are still available.

Committee concerns included the source of SDC credits, other funding resources, and how the City promotes SDC credit availability (inform new nonprofit developers, Central Oregon Builders Association, City website).

3. NSP3 and CDBG Funding Update

Ms. Burch said the status of the transition of Neighborhood Stabilization Program (NSP) 3 funds to the CDBG (Community Development Block Grant) program was unchanged from what she reported at the April meeting.

Member concerns included the process after the funds have been transitioned, if NSP3 and CDBG timelines would align so funds could be combined to provide a bigger impact, and how the City would track the impact. Chair Swander requested ongoing reports on this topic.

Ms. Burch said she expected Redmond’s CDBG award for fiscal year 2018-2019 to be 19% larger than the one for fiscal year 2017-2018. She outlined HUD’s process timeline. HCDC will review the CAPER (Consolidated Annual Performance and Evaluation Report) at its August meeting. The public comment period for the CAPER will start in September 2018.

4. Draft PY 2018-19 Annual Action Plan

Ms. Burch presented the draft annual action plan for Program Year (PY) 2018-2019 and outlined the City’s review process. The plan will be provided in both English and Spanish. She requested HCDC feedback on the PY 2018-2019 annual action plan so she could update the draft plan before the June 15 HCDC meeting. Council will review the annual action plan on June 26. HUD must receive the PY 2018-2019 action plan by June 30, 2018.

5. Housing Toolkit Work Plan Discussion

Mr. Witcosky suggested the HCDC host panel discussions on creative ways (financial tools, planning models) to increase the affordable housing supply. Council is opposed to a construction excise tax due to the increase in development costs. He said the biggest barrier to affordable housing was having enough government resources to subsidize such housing.

HCDC concerns covered potential panelists, ways to reduce barriers to affordable and low-cost housing, potential funding sources (panelist suggestions, construction excise tax), and working with DURAC (Downtown Urban Renewal Advisory Committee) and the Planning Commission on shared housing priorities (number and diversity of units). Chair Swander e-mailed information to Ms. Burch on “missing middle housing” from a recent speaker at a Bend 2030 meeting.

COMMITTEE COMMENTS

Ms. Hunter said she invited a builder to serve on this committee and was told he was “too busy for that.” Ms. Burch passed around a handout that listed HCDC membership requirements.

Ms. Cao said this was her last meeting. She thanked the City for the opportunity to learn more about how government works. Chair Swander asked how the City could attract more students to serve on this committee as ex officio members. Ms. Cao suggested high school students interested in housing and government with good English skills who were not shy about speaking up. Mr. Curley suggested recruiting student ex officio members from high school students in government and civics classes.

Ms. Barker invited everyone to attend a music event at Windermere this evening, 4-8 p.m. Refreshments will be served.

STAFF COMMENTS

Ms. Burch said she was attending CDBG (Community Development Block Grant) training next week in Dallas, Texas, offered by the National Community Development Association. She met this week with the consultant who will help the City of Redmond prepare its next five-year consolidated plan.

Ms. Burch reminded committee members they were subject to Oregon Public Officials laws and regulations. She will forward an e-mail from the City Recorder regarding their election roles and campaigning during the upcoming election season to the HCDC.

Next HCDC meeting: Friday, June 15, 2018, 3 p.m.

ADJOURN

With no further business, Chair Swander adjourned the meeting at 4:20 p.m.

APPROVED by the Redmond Housing and Community Development Committee and SIGNED by me this _____ day of _____, 2018.

ATTEST:

Whitney Swander
Chair

Jodi Burch
Accounting & Financial Reporting Director



CITY OF REDMOND
Central Services

411 SW 9th St
Redmond, OR 97756
(541) 923-7735
Fax: (541) 548-5790
www.ci.redmond.or.us

STAFF REPORT

DATE: June 20, 2018
TO: Housing & Community Development Committee
FROM: Jodi Burch, Accounting & Financial Reporting Director
SUBJECT: Community Development Block Grant 2018-19 Annual Action Plan Recommendation

Addresses Council Goal:

6. Community Enhancement: Create an image and identity that generates a sense of community pride, ensures a high quality of life and safety for residents, and attracts new residents/businesses and facilitates opportunities for success.

Report in Brief:

This is a public meeting to recommend the 2018-19 Annual Action Plan to City Council for adoption.

Background:

The City of Redmond's CDBG program is governed by the five-year 2014-2018 Consolidated Plan (Con. Plan). The City's Housing and Community Development Committee (HCDC) is assigned the responsibility of advising the Council and staff on the administration of this program.

An Annual Action Plan outlines how the City plans to invest the annual allocation to achieve the five primary goals of the Con. Plan:

- Goal 1: Provide decent affordable housing and work towards prevention of homelessness.
- Goal 2: Increase economic opportunities.
- Goal 3: Support agencies/organizations that serve low-and moderate-income persons and special needs populations by helping them to expand services.
- Goal 4: Further Fair Housing and Administration in Redmond.
- Goal 5: ADA and Infrastructure.

Each CDBG activity must meet one of three national objectives: 1) Benefit low- and moderate- income persons (LMI Area Benefit, LMI Limited Clientele, and LMI Jobs); 2) Aid in the prevention or elimination of slums or blight (urban renewal areas qualify); or 3) Meet other community development needs having a particular urgency that the grantee is unable to finance on its own. Expenditure of CDBG funds is highly structured with specific formulas:

- 70% of all funds needs to be spent to benefit low and moderate-income residents in the community.
- A maximum of 15% of funds can be spent on public services.
- A maximum of 20% of funds can be spent on administration and planning efforts.

Current Year Award:

The City's CDBG allocation for Program Year (PY) 2018-19 is \$266,625.

Background (continued):

In February 2018, a Request for Proposals (RFP) was issued to solicit applications for funds. A total of four applications were received with two applications for public service funds, one application for housing and one for ADA improvements.

City staff reviewed the proposals and determined all met CDBG eligibility in alignment with National Objectives and City Consolidated Plan Goals. On March 14, 2018, all applicants presented their projects to the HCDC Sub-Committee who reviewed and scored the proposals as follows.

PUBLIC SERVICES (Approx. \$30,000 available)					
Applicant	Average Score	Category	Description	Amount Requested	Applicant Performance
JBarJ Youth Services, Inc. – Big Brothers Big Sisters	81	Goal #3: Public Services	Staffing to match bigs and littles	\$30,000	85 Youth Assisted
Thrive	96	Goal #3: Public Services	Staffing to connect persons w/ services	\$30,000	320 Persons Assisted

HOUSING & ADA/INFRASTRUCTURE (Approx. \$145,000 available)					
Applicant	Average Score	Category	Description	Amount Requested	Applicant Performance
NeighborImpact	74	Goal #1: Housing	Downpayment Assistance	\$145,000	4-5 Persons Assisted
City of Redmond	88	Goal #5: ADA	Replace Curb Ramps	\$145,000	N/A

On March 16, 2018, HCDC recommended the following awards based on percentages of the total anticipated award. These awards were estimated as the City had not yet received notification from the U.S. Department of Housing and Urban Development of the entitlement funds available.

<u>Recipient</u>	<u>%</u>	<u>Estimated Amount</u>
Thrive	15%	\$30,000
City of Redmond	65%	\$145,000
Administration and Planning	20%	\$45,000

Discussion:

On May 1, 2018, the City was notified by the U.S. Department of Housing and Urban Development that the City’s entitlement funds in 2018-19 are \$266,625. This is an increase of 19% from the prior year award. The increase in funding resulted in the following award amounts.

<u>Recipient</u>	<u>%</u>	<u>Final Amount</u>
Thrive	15%	\$39,990
City of Redmond	65%	\$173,310
Administration and Planning	20%	\$53,325

City staff drafted the 2018-19 Annual Action Plan with the updated award amounts and made available for public comment in accordance with the public participation plan as described below.

Public Comments:

An important aspect of the CDBG program is the opportunity for public comments. The chart below summarizes the public comments sought and received. The City Council Public Hearing on June 26, 2018 will serve as the final public comment opportunity for citizens on the 2018-19 Annual Action Plan.

Mode of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons
Public Meeting – Subrecipient Workshop	Potential applicants were represented and attended public workshops through this process	All of the applicants utilized these public meetings to advocate the needs and services that they would address with funding.	Not applicable
Public Meeting	All Housing and Community Development Committee meetings are public meetings. Plan was discussed at the March 16 th and May 18 th meetings.	No comments were received to date.	Not applicable
Other-Media releases	Legal notices of solicitation for public comments appeared in in The Redmond Spokesman and The Bend Bulletin	No comments were received to date.	Not applicable
Internet Outreach	Information on CDBG and public meetings were posted on the City’s webpage on May 21, 2018	No comments were received to date.	Not applicable
Direct Contact	Plan was emailed directly to all applicants	No comments were received to date.	Not applicable
Public Meeting (scheduled)	Public hearing before Redmond City Council on June 26, 2018.		

Fiscal Impact:

This is a grant-funded and restricted program and is included in the FY 2018-19 budget.

Next Steps:

The recommendation of the 2018-19 Annual Action Plan (AAP) to City Council is one of many steps in the process to awards funds to subrecipients. The following are upcoming dates in the process:

- Jun 20: HCDC recommends AAP to City Council
- Jun 26: City Council holds public hearing and approves AAP
- Jun 28: City files AAP with HUD (due 6/28)
- Aug 15 (est): HUD approves AAP (within 45 days of submission)

Alternative Courses of Action:

1. Vote to recommend 2018-19 Annual Action Plan to City Council
2. Request additional information
3. Vote not to recommend 2018-19 Annual Action Plan to City Council

Recommendation/Suggested Motion:

“I move to recommend the Community Development Block Grant Program Year 2018-19 Annual Action Plan to City Council for approval.”

Jodi Burch
Accounting & Financial Reporting Director



2018-2019 Annual Action Plan

Resolution No. TBD

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

Prepared by the City of Redmond, Oregon
Central Services Department

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Redmond is an Entitlement Community. The City's CDBG allocation in Program Year 2018 (July 1, 2018-June 30, 2019) will be \$266,625 in Community Development Block Grant funds by the Department of Housing and Urban Development (HUD).

This document, the CDBG Action Plan for Program Year 2018 describes the projects that the City will undertake and the manner in which the projects are consistent with the priorities of the Five-Year Consolidated Plan. Within this document is a table summarizing the projects to be funded by CDBG dollars in Program Year 2018-2019.

The Housing and Community Development Committee has identified \$213,300 in funds available for grant purposes. Of this amount, \$39,990 will be awarded to Thrive to expand the program connecting low and moderate-income individuals and families with access to support services such as housing, health, employment, education and other basic needs. The balance of \$173,310 has been awarded to the City of Redmond for an ADA infrastructure project to repair/replace 66 curb ramps to become compliant.

2. Summarize the objectives and outcomes identified in the Plan

Instructions: This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives of the Annual Action Plan are to carry out the seven goals identified in the 2014-2018 Consolidated Plan: 1) Additional units of affordable housing – work with community partners to increase the supply of affordable housing, especially for Redmond's lowest income residents; 2) Homeless shelters – work with local organizations to establish sustainable shelters for families with children, unaccompanied youth and single adults; 3) Job training/education – expand economic opportunities by expanding education and job training aimed at low- and moderate-income individuals; 4) Affordable childcare for working LMI parents – support efforts to provide affordable childcare to children of low-wage workers, especially during non-traditional work hours; 5) Transportation for LMI workforce – work with community partners to provide transportation to work or reduce barriers for mobility for LMI persons; 6) Support for public services – support agencies that provide public services serving LMI residents; and 7) Develop a Fair Housing Plan – conduct an analysis of impediments to fair housing choice to assess Redmond's fair housing needs and develop a plan to address any impediments.

The outcomes of Goal One will be measured by the number of affordable housing units created – particularly new affordable rental units.

The outcomes of Goal Two will be the number of shelter units created and the increased capacity of homeless providers in Redmond.

The outcomes of Goal Three will be the number of jobs created, the number of individuals who receive employment training, and the number of businesses assisted (that employ low- and moderate-income individuals).

The outcomes of Goal Four will be the number of working families assisted with affordable childcare services.

The outcomes of Goal Five will be the amount of individuals receiving transportation services or barriers removed allowing for increased opportunities for mobility.

The outcomes of Goal Six will be continued support provided to entities that supply necessary public services to extremely low, low and moderate-income families.

The outcomes of Goal Seven is to create a successful Fair Housing Plan.

3. Evaluation of past performance

Instructions: This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Redmond has submitted three CAPERs and has made substantial progress in achieving the program goals and outcomes for subsequent years. The following list reports performance on the City's recent CDBG activities.

Public Services: In the third program year, the City awarded \$10,000 to Thrive to expand services connecting low and moderate-income individuals with resources such housing, healthcare, employment, education and other basic needs. This was a highly successful program with over a hundred contacts with unique individuals. The success of this program shows the value of continuing financial support.

ADA Infrastructure: In the amendment to the fourth year, funds were awarded to the City to repair/replace existing curb ramps to become ADA compliant. The ADA Transition Plan strongly supports the need for increased access for individuals with disabilities through the removal of architectural barriers.

Continuing to serve extremely low, low and moderate-income families is a priority for the CDBG funds.

4. Summary of Citizen Participation Process and consultation process

Instructions: Summary from citizen participation section of plan.

The 2018-19 Annual Action Plan development process followed the published Citizen Participation Plan. The Citizen Participation Plan requires the City to conduct two annual public hearings in order to receive community input about needs, priorities and potential projects as it prepares each one-year Annual Action Plan. In addition to holding these public hearings the City and the Housing and Community Development (HCD) Committee gathered community input through less formal public meetings and outreach with local agencies; input was related to community needs, priorities and projects. The HCD Committee also solicited and evaluated applications for funding.

Staff and HCD Committee members also attended Homeless Leadership Coalition (HLC) meetings. The HLC includes a broad range of service providers, homeless advocates, health providers, and governmental agencies within Central Oregon. Attendance helps coordinate services, prioritize and address Central Oregon's homeless and housing needs, and implement strategies identified in the Central Oregon 10 Year Plan to End Homelessness.

5. Summary of public comments

Instructions: This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public Input/Comment Opportunities:

The following meetings were held to hear public comments on the 2018-2019 Annual Action Plan, hear input on community development needs that can be addressed with eligible CDBG activities, and the City's performance on the use of CDBG funds.

Friday, March 16, 2018 at 3:00 p.m.: Housing and Community Development (HCD) Committee Meeting

Friday, May 18, 2018 at 3:00 p.m.: Housing and Community Development (HCD) Committee Meeting

Tuesday, June 26, 2018, 6:00 p.m.: The Redmond City Council public hearing

Written comments on the Draft Plan were accepted through June 26, 2018 by email to jodi.burch@ci.redmond.or.us; delivered to the Central Services Department in City Hall; or mailed to City of Redmond, 411 SW 9th St, Redmond, Oregon, 97756.

The public is always welcome to attend meetings of the HCD Committee. The HCD meets the third Friday of the month, at 3:00 p.m. in the Conference Room 210 at Redmond City Hall. The HCD agendas

are located online: <http://www.ci.redmond.or.us/government/redmond-housing-and-community-development-committee>

Advance notice is requested for meeting in person.

No comments were received as of the date of this publishing.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

The Annual Action Plan that follows outlines the activities the City of Redmond will undertake or support during the one-year period beginning July 1, 2018 to address identified community needs. Consistent with the current Consolidated Plan, the City's efforts will focus on increasing economic opportunities and supporting efforts to meet the needs of low income and special needs populations.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Instructions: Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Jodi Burch	Central Services / City of Redmond

Table 1 – Responsible Agencies

Narrative (optional)

The City of Redmond Central Services staff is responsible for preparing the Consolidated Plan, Annual Action Plans, administration of each grant program and funding source, and ensuring compliance with HUD regulations both at the entity level and the subrecipient level.

The Housing and Community Development (HCD) Committee reviews and recommends policies, programs, activities, and strategies to the Redmond City Council related to the CDBG programs, the Consolidated Plan, Annual Action Plan, and any substantial amendments proposed to those plans. The HCD evaluates performance of CDBG funded activities.

Consolidated Plan Public Contact Information

Jodi Burch, Accounting & Financial Reporting Director

City of Redmond, Central Services Dept.

411 SW 9th St

Redmond, OR 97756

(541) 923-7735

jodi.burch@ci.redmond.or.us

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

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. Throughout the 5-year Consolidated Planning period, the City will undertake actions that 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.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City has a part-time grant program coordinator dedicated to CDBG and affordable housing to serve as a point of contact and to manage the City's role in addressing housing and community development needs. The Housing and Community Development Committee serves in an on-going capacity. The Committee which is composed of individuals with expertise in the housing development and construction industries, economic development, social service professionals, the public-at-large, representatives in the real estate industry and recipients of housing and social services assistance provides valuable expertise to city staff and the City Council and serves to enhance the coordination of service delivery in the broader community.

Staff and HCD Committee members attend Homeless Leadership Coalition (HLC) meetings. The HLC includes a broad range of service providers, homeless advocates, health providers, and governmental agencies within Central Oregon. Attendance helps coordinate services, prioritize and address Central Oregon's homeless and housing needs, and implement strategies identified in the Central Oregon 10 Year Plan to End Homelessness.

In addition, in 2016 City Staff began coordinating meetings of local Redmond service providers to discuss the unique needs of Redmond's homeless population while opening up communication, collaboration and discussion for Coordinated Entry.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Since the late 1990's, The Central Oregon Homeless Leadership Coalition (HLC) has been tackling this challenging and often dynamic problem. The HLC consists of more than 40 organizations and individuals from Deschutes, Crook and Jefferson Counties. Participants include the faith community, shelter providers, public schools, public health, emergency services, veterans outreach, public safety, mental

health, housing services, public services, private employers and others. The representation is a diverse group of interests, unified by a common focus.

Mission: The Homeless Leadership Coalition is a collaboration of community partners in Crook, Jefferson, and Deschutes counties engaging the community through education, advocacy, planning, prioritization and accountability for services to persons experiencing homelessness.

Based on the Continuum of Care's strategic plan, the focus is on the needs of homeless families with dependent children who require housing and school stability. The Point in Time data supports these efforts. Chronic Homeless families with children increased from 30% in January 2017 from January 2015 (Note: 2018 point in time count data was not yet available at the time of this report). All four shelters in Central Oregon are funded by private and foundation support. The youth services continuum is funded with federal Runaway Homeless Youth (RHY) and state funds.

At the time of the ConPlan creation, the Continuum of Care funded Transitional Housing program was serving 45+ households with children/year. The average stay in transitional housing is eleven months with 83% of the households able to maintain housing at exit. At this time all Permanent Supportive Housing is operated by the regional housing authority and is serving veterans and persons with disabilities. The addition of 15 VASH vouchers brought the area total to 75 housing vouchers and has reduced the number of chronic homeless veterans.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Continuum of Care Homeless Management Information System (HMIS) lead agency is NeighborImpact; they are also the Emergency Solutions Grant (ESG) recipient from the state and administer the funds for Homeless Prevention and Rapid Rehousing categories. The area sub-recipients apply for funding and are reviewed and approved by the Homeless Leadership Coalition's voting members based on the project's ability to align with the program guidelines for ESG funding. The State of Oregon Housing and Community Services (OHCS) requires from the Continuum of Care's ESG recipients quarterly reporting on performance standards. The quarterly reports are then presented to Homeless Leadership Coalition voting members for review and monitoring of ESG performance. All recipients must participate in Service Point (the state mandated HMIS) and are supported by the HMIS lead. The policies and procedures in place are outlined in the contract with each sub-recipient at the start of the funding cycle.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Opportunity Foundation of Central Oregon
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Director of Development highlighted the agency's services to people with disabilities - housing, employment, assisted employment, job training, activities and transportation - as well as the needs of their clients in the community. The City will continue to communicate with Opportunity Foundation on its services and needs of its clients.
2	Agency/Group/Organization	Saving Grace
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>An assistant director described the organizations programs, provided statistics on the number of Redmond people served and discussed needs to serve Redmond better. Information on the need will allow the City to work more closely with Saving Grace to address the needs of domestic violence victims in Redmond.</p>
3	Agency/Group/Organization Agency/Group/Organization Type	<p>NeighborImpact</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment Child Welfare Agency Publicly Funded Institution/System of Care Regional organization Neighborhood Organization</p>

	<p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Economic Development Anti-poverty Strategy Lead-based Paint Strategy Continuum of Care lead agency</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>NeighborImpact, the regional Community Action Program agency, was consulted throughout the creation of this plan. The Executive Director and other staff described the agency's role as the regions food bank and its many antipoverty programs, including Head Start, foreclosure prevention, family homeless shelter, transitional housing, heating and rental assistance, financial education, home weatherization, childcare resources, and others. The City will continue to look to NeighborImpact for information on anti-poverty programs and to work with the agency when appropriate.</p>
4	<p>Agency/Group/Organization</p> <p>Central Oregon Regional Housing Authority/Housing Works</p>
	<p>Agency/Group/Organization Type</p> <p>Housing PHA Services - Housing Service-Fair Housing Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Members of the executive team discussed the agency's role in providing affordable housing, its housing stock and programs to promote home ownership and savings, and educate and certify renters. The City will continue to work with Housing Works on affordable housing issues.
5	Agency/Group/Organization	Boys and Girls Club of Redmond/Terrebonne
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director and staff was interviewed and consulted regarding the services provided to children and teens and the demand to reach all the schools within the Redmond School District. The City will continue to look to Boys and Girls Club for information and need for affordable childcare and services when appropriate.
6	Agency/Group/Organization	Heart of Oregon Corps
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director and Construction Manager discussed operations and program goals as well as other agency partnerships. Heart of Oregon Corps provides education/credits to students, conservation programs, leadership development and construction experience. The City will continue to work with local organizations as appropriate.
7	Agency/Group/Organization	Legal Aid Services of Oregon
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The regional director described the types of services provided and issues related to Fair Housing in Central Oregon. The City will consult with Legal Aid of Central Oregon and utilize their services regarding Fair Housing as appropriate.

8	Agency/Group/Organization	Assistance League of Bend
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Assistance League of Bend was consulted regarding services provided by this organization and their desire to increase services to children in Redmond. The City will continue to work with local organizations as appropriate.
9	Agency/Group/Organization	Love INC of Central Oregon
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director was consulted regarding the agencies role in Central Oregon. The agency is new to Central Oregon and is working on developing coordination between service agencies and churches to network resources to meet community needs. The City will continue to look to Love INC for information and need for a homeless shelter and services when appropriate.
10	Agency/Group/Organization	Jericho Road
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Coordinator was consulted to discuss the needs of Redmond residents experiencing both a temporary housing crisis and chronic homelessness. Jericho Road is pursuing partnerships with other local agencies to find a permanent shelter or other solution for the homeless population. The City will continue to work with Jericho Road for information and need for a homeless shelter and services when appropriate.
11	Agency/Group/Organization	St. Vincent de Paul - Redmond
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. Vincent de Paul of Redmond was consulted regarding services provided by this organization, both Housing services and the Food Bank. St. Vincent de Paul is pursuing partnerships with other local agencies to find a permanent shelter or other solution for the homeless population. The City will continue to work with St. Vincent de Paul for information and need for a homeless shelter and services when appropriate.
12	Agency/Group/Organization	City of Bend
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development CDBG Process
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Affordable Housing Manager in the City of Bend has offered to assist the City of Redmond as needed on all projects related to CDBG and affordable housing in the City. The City will continue to consult with the City of Bend during its years of CDBG entitlement.

13	Agency/Group/Organization	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis CDBG Process
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Much of the data presented throughout the Consolidated Plan and Annual Action Plan was provided to the City through HUD's eCon Planning Suite, the electronic template that forms the basis for Plan development. The data includes both American Community Survey (ACS) information drawn directly from the U.S. Census Bureau, and ACS data that HUD has analyzed more deeply as part of its Community Housing Affordability Strategy compilation. City staff will continue to work closely with HUD's Portland field office to evaluate projects, plans and annual reports to ensure compliance with the regulations of the CDBG program.
14	Agency/Group/Organization	University of Oregon Sustainable Cities Initiative
	Agency/Group/Organization Type	Planning organization Institute of Higher Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Market Analysis Anti-poverty Strategy Affordable Housing

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>As part of a yearlong process the City of Redmond has contracted with the University of Oregon Sustainable Cities Initiative. During the Winter term of 2016 Planning students examined the City's current Affordable Housing plan, interview stakeholders, and government officials. Based on their findings the students will make recommendations to update the Plan. The City will review the recommendations and appropriately implement programs to incentivize and preserve affordable housing. During the Spring term of 2016 a Non-profit class will work with community stakeholders to establish the successful parameters for a non-profit structure and fund-raising plan.</p>
---	--

Identify any Agency Types not consulted and provide rationale for not consulting

None identified.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	NeighborImpact	The goals of the City's Strategic Plan with regard to addressing homelessness are supportive of and align with much of the intent of the local Continuum of Care Plan. The plans are mutually supportive in that both intend to support continued implementation of the Central Oregon Ten Year Plan to End Homelessness.
Central Oregon Ten Year Plan to End Homelessness	Homeless Leadership Coalition	Work to prevent homelessness.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

As part of the consultation process the City reached out to the City of Bend, a neighboring CDBG Entitlement grantee. These discussions have been instrumental in gaining knowledge regarding available services and priorities in Deschutes County and the State of Oregon. The City also contacted other smaller entitlement communities such as the City of Ashland to discuss strategies in making the most meaningful impact with limited CDBG resources.

The Homeless strategy for Redmond is being done through the Central Oregon 10 Year Plan to End Homelessness. For this tri-county plan consultations were done with the largest homeless providers plus the Homeless Leadership Coalition. Representatives of NeighborImpact, Bethlehem Inn, Central Oregon Veterans Outreach, Shepherd's House and other shelter providers, along with service providers all provided content to this document, particularly with regards to information on what services currently are available and what recommendations for this plan should be implemented regarding the homeless.

City staff consulted with area service providers through a public services application cycle to identify needs that could be addressed in the 2018-2019 program year. Additional direct consultation by staff provided an opportunity to clarify and expand on the City's understanding of community needs and funding priorities.

The City will continue to work with these and other agencies as well as other public entities including Deschutes County and the State throughout the implementation of this first Consolidated Plan. The City will participate in regional planning activities related to housing, transportation and economic development.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City followed its published Citizen Participation Plan in carrying out the process to develop this 2018-19 Action Plan. That Citizen Participation Plan calls for the City to conduct two annual public hearings in order to receive community input about needs, priorities and potential projects as it prepares each one-year Action Plan. In addition to holding these public hearings the City practices ongoing but much less formal outreach to social service providers, agency clients, and citizens in general as it carries out and/or monitors each year's Action Plan activities, participates in community and stakeholder meetings, and delivers housing- and other program-related information. In practice the citizen participation process under which the City's current Consolidated Plan and this 2018-19 Action Plan were developed began in early 2014 as the first Consolidated Plan was implemented. Each year's Action Plan hearing will be advertised as an opportunity to influence the Consolidated Plan and its priorities. As noted above, the citizen participation process for this Action Plan combined formal public hearings with less formal meetings and discussions about needs and solutions. The goals in the City's FY 2014-2018 Consolidated Plan are very much reflective of a comprehensive, additive approach to gathering public input, and the actions the City will carry out or support through implementation of its 2018-19 Action Plan are a direct result of the discussions in which City staff have participated, and of the ideas and testimony the City has received through its more formal processes. A public notice, in English and Spanish, of opportunities to review and provide comment on the original draft 2018-19 Action Plan were published in the Bend Bulletin and Redmond Spokesman, the local newspapers of general circulation, on May 27, 2018, more than 30 days prior to the Plan submittal to HUD by June 30, 2018. In addition, the plan was published on the City of Redmond website on May 21, 2018.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community Providers of Affordable Housing	The City held a public workshop for potential applicants. Of those who attended the workshop, four applications were received. Two applications were for public service funding, one was for ADA accessibility, and one for housing assistance.	All of the applicants utilized these public meetings to advocate the needs and services that they would address with funding.	Not applicable	
2	Public Meeting	Non-targeted/broad community	All Housing and Community Development Committee meetings are public meetings.	None	Not applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Media releases	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Legal notices of solicitation for public comments appeared in in The Redmond Spokesman and The Bend Bulletin.		Not applicable	
4	Public Hearing	Non-targeted/broad community	Public hearing before Redmond City Council on June 26, 2018		Not applicable	
5	Internet Outreach	Non-targeted/broad community	Information on CDBG and public meetings were posted on the City's webpage.		Not applicable	www.ci.redmond.or.us
6	City Newsletter	Non targeted/broad community	Information appeared in June 2018 regarding the draft Annual Action Plan and Citizen Participation Outreach		Not applicable	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

HUD has informed the City of Redmond that its CDBG award for FY 2018-19 will be \$266,625. This is a significant increase from the 2017-18 funding level of \$222,670. In addition, the City expects to receive approximately \$250,000 in program income from the rollover of Neighborhood Stabilization Program cash on hand to CDBG funds. This rollover is expected to happen by June 30, 2018 but has not yet been finalized by Oregon Housing and Community Services nor US Department of Housing and Urban Development. Once finalized, the City will recognize the program income and reprogram the funds through an amendment to the 2018-19 Annual Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	266,625	250,000	0	516,625	0	This is the final year of the ConPlan therefore no additional funds are expected in additional years.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

With the limited amount of CDBG funds available to the City, Redmond intends to utilize these funds in conjunction with other resources to meet local housing and community development needs. The City anticipates providing CDBG funding to a variety of programs and activities over the Five-Year Consolidated Plan period. Each program or activity will be assessed for need, performance outcomes, agency capacity, and availability to leverage other resources, and ability to complete the activity.

- Affordable housing supply projects are expected to leverage other local, state, federal and/or private funds, either as gap financing in new construction or as down payment assistance.
- Economic opportunity likely will leverage other state education and federal small business funding.
- Funds allocated for public services likely will be gap financing for a non-profit organization that will provide the balance of funds needed for an activity.

In January 2015, the City formed a new committee, the Housing and Community Development Committee. One of the objectives of this committee is to seek other funding sources; private, local, state, or federal. The Committee will also oversee the City's Affordable Housing Plan and work to move the Plan forward.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time no publically held land has been identified. However, the City continues to evaluate lands that could potentially be used to meet the needs of the plan.

Discussion

The City will use CDBG funds in partnerships with subrecipients to leverage private, state and local funds to address the goals and strategies outlined in the Consolidated Plan. Grants to subrecipients for public services or economic development are anticipated to leverage other funding sources.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support public services for LMI persons	2018	2018	Non-Homeless Special Needs Public Services	Citywide	Support for public services	CDBG: \$39,990	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
2	Further Fair Housing and Administration	2018	2018	Administration	Citywide	Develop a Fair Housing Plan	CDBG: \$53,325	Other: 1 Other
3	ADA Infrastructure	2018	2018	Architectural Barrier Removal	Citywide	Improve access	CDBG: \$173,310	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Support public services for LMI persons
	Goal Description	Funding supportive services from CDBG, allows individuals and households the opportunity to redirect any funds they may expend on acquiring those services to be redirected in the household budget. This Goal supports the City's goal and CDBG goal of ensuring a high quality of life and safety of our citizens by developing viable urban communities.
2	Goal Name	Further Fair Housing and Administration
	Goal Description	Grant Administration, Affordable Housing Plan & Furthering Fair Housing
3	Goal Name	ADA Infrastructure
	Goal Description	Funding the removal of architectural barriers expands access to public program, services, facilities and activities for citizens with disabilities. The removal of barriers also improves safety and independence.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following describes the program activities that will be undertaken with the City of Redmond’s 2018-2019 CDBG allocation. Priority levels are based on the evaluation of needs outlined in the Strategic Plan.

Projects

#	Project Name
1	CDBG Program Administration and Planning
2	Thrive
3	ADA Infrastructure Improvements

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

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. As with all aspects of community development and affordable housing development in Redmond, the number one obstacle is limited resources. Other obstacles include excessive land and housing prices and lack of capacity in local non-profit housing and community service providers.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration and Planning
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$53,325
	Description	This project will partially fund the administration of the City's CDBG program, including the delivery of projects and activities identified in the Action Plan during PY 2018-19; the reporting on activities carried out during PY 2017-18; and preparing and planning for the 2019-2023 Consolidated Plan and PY 2019-20 annual action plan.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Thrive
	Target Area	Citywide
	Goals Supported	Support public services for LMI persons
	Needs Addressed	Support for public services
	Funding	CDBG: \$39,990
	Description	Connects individuals with supportive social services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An anticipated 320 low income individuals are expected to meet with Thrive staff and be connected to resources such housing, healthcare, employment, education and other basic needs.
	Location Description	Thrive operates out of the Redmond library.
	Planned Activities	Expand hours of operation to increase contact opportunities with more individuals.

3	Project Name	ADA Infrastructure Improvements
	Target Area	Citywide
	Goals Supported	ADA Infrastructure
	Needs Addressed	Architectural Barrier Removal
	Funding	CDBG: \$173,310
	Description	Repair/replace 61 existing curb ramps on Quince, Spruce & Teak to become ADA compliant, therefore removing architectural barriers and improving mobility for individuals.
	Target Date	05/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Benefit is to LMI census tract.
	Location Description	Ramps are located in the northern part of Redmond on Quince, Spruce & Teak near an elementary and a middle school.
	Planned Activities	Repair/replace 61 curb ramps to become ADA compliant.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Redmond is located in Central Oregon servicing as the central hub for the region where several major transportation corridors intersect. Redmond is the second largest city in Central Oregon with a population of approximately 29,000.

The primary geographic distribution of the CDBG program will be citywide. After reviewing maps distributing low- and moderate-income residents throughout the community it was clear that the distribution is throughout the city limits.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Redmond has one geographic area where more than 51% of the population earns less than 80% AMI and as of 2016, 20.0% of Redmond households live below the federal poverty line. However, during the Five-Year Consolidated Plan process the Task Force chose to not limit funds to one area, but to use CDBG funds to help LMI persons throughout the city. The task force recognized that low and moderate-residents live, work and attend school throughout the city. Therefore, projects are awarded funds not based on geographic location but rather on how they address Plan Goals and feasibility of projects.

Discussion

Funds are not limited to set geographic regions and are instead spent citywide with a focus on how projects address Plan Goals.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Increasing the supply of affordable housing, especially for residents earning less than 50% AMI, is the top priority in the 2014-2018 Consolidated Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

During the 2018-19 request for proposal year cycle one agency proposed a project, down payment assistance loans, that would have increased the supply of affordable housing by providing an alternative funding source for qualifying low and moderate-income buyers. However, this project was not recommended for funding due to concern that even with a second mortgage, continually rising home prices have outpaced the ability of low and moderate-income home buyers to qualify for the loans without becoming extremely rent/mortgage burdened.

The City of Redmond will work with local agency partners in the upcoming program years to increase awareness of funding availability and actively pursue quality new projects that would increase housing.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Redmond has a long and productive relationship with the local housing authority, Housing Works with a history of successful partnerships over the years. The City also consults on a regular basis with Housing Works staff on potential projects and policies to increase and enhance the amount of housing in Redmond.

Actions planned during the next year to address the needs to public housing

Redmond has no public housing, only units owned or controlled by Housing Works, the local regional housing authority.

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

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The 2017 Point in Time Count tallied 320 Redmond individuals that are unsheltered on a given night. At the time of this draft, the 2018 figures were not yet available.

Redmond has no homeless shelters for any demographic – single adults, families with children or unaccompanied minors. The only exception is a cold weather shelter that is rotated monthly between local churches in Redmond. This shelter is open when overnight temperatures are forecasted below 30 degrees Fahrenheit or severe weather conditions. The nearest shelters are 17 miles away in Bend, making it difficult for Redmond’s homeless to access those facilities.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City will continue to work with are service providers, Central Oregon Homeless Leadership Coalition, and other interested organizations on ways to assess the individual needs of Redmond’s homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to work with organizations interested in establishing homeless shelters in Redmond to create a sustainable model that could receive CDBG funds for construction in subsequent years of the Plan. The City also will work with agencies to increase the supply of transitional housing for people emerging from homelessness.

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

In previous CDBG allocations, the City has funded the Thrive Program. This program was selected for funding again in the PY18-19 year. The program is dedicated to matching homeless or at-risk of homelessness individuals with services and programs in the community. The City of Redmond is currently working with various service providers to improve communication, collaboration and

cooperation to approach homelessness as a system of care rather than each entity working alone.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In three out of the five recent CDBG annual allocations the City directed approximately 15% of CDBG funds to the Opportunity Foundation of Central Oregon to increase opportunities of LMI persons through youth support and access to child care.

Discussion

To assure the issues and concerns of homelessness are part of the community conscience, the Homeless Leadership Coalition, as part of the Continuum of Care has developed a website for the HLC. The local Continuum of Care Committee covers a three county area: Crook, Jefferson and Deschutes counties. This leads to multi-jurisdictional issues that preclude seamless administration by a local governmental jurisdiction. Working with the Homeless Leadership Coalition, the Continuum of Care Committee is responsible for the Continuum of Care planning process, ensuring participation from all segments of the community and coordinates the yearly NOFA process. They are also responsible for preparation of the Continuum of Care application including: assuring community participation (i.e. leverage letters), accuracy of data (housing inventory chart), and review and ranking as needed. The Homeless Leadership Coalition, the Continuum of Care Committee and the City of Redmond recognize the need to reduce the number of unsheltered homeless households with dependent children. These efforts are being done by specific agencies with the support of the Homeless Leadership Coalition. An emergency preparedness plan, under the direction of the HLC and with the cooperation of local jurisdictions, has been developed and was implemented during the winter of 2009. This is put into place during extreme weather conditions and allows for temporary shelter being provided by a local church. During the One Night Homeless Count volunteers from the Count were provided access to the individuals to conduct the survey and help with resource identification.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Redmond commissioned and adopted an Affordable Housing Plan in 2007 that identified barriers to affordable housing in Redmond. After the adoption of the Plan, the City audited its policies and foundational documents to remove any public policies that serve as a barrier, including amendments to the Redmond Development Code and the creation of an Affordable Housing System Development Charge Credit program. Both have been successfully implemented and utilized. Due to the Great Recession the City reduced its staffing resources and was not able to implement the work plan in the Affordable Housing Plan. The Affordable Housing Plan is currently being reviewed and new policy proposals underway.

Actions it planned 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

Section MA-40 of the market analysis in the 2014-2018 Consolidated Plan reviewed any negative effects of public policies on affordable housing and residential investment. The review of City land use and housing policies found that in general, there are not specific barriers to development of affordable housing in Redmond. The primary issue is lack of affordable housing for Redmond's lowest income households and individuals.

Discussion:

In 2012, the City successfully applied for and received a 1.6 million dollar Neighborhood Stabilization Program Round 3 (NSP3) grant from the State of Oregon to implement a housing down payment assistance program and the acquisition of affordable housing rental units for low- and moderate-income residents in Redmond. The program has been very successful placing 23 families in home ownership and acquiring 9 units of low- and moderate-income rental housing.

In FY 2014-15, the City developed a new Housing and Community Development fund that has supported a part-time staff person to manage and implement programs for low- and moderate-income residents in Redmond, including administering the CDBG program and Affordable Housing Plan. In addition, the City formed a new committee, the Housing and Community Development Committee which first met in January 2015. This committee of community representatives will oversee the Housing and Human Service needs of the City's most vulnerable populations and make recommendations and/or advise the Planning Commission and/or City Council as needed. The City of Redmond will dedicate staff resources to implement the Affordable Housing Plan. In addition, the Housing and Community Development committee is committed to updating the Affordable Housing Plan during the 2018-19 program year. The City will continue to address policies that may impact affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Since the City of Redmond is a newer CDBG entitlement grantee, the City has no program income and few other resources to undertake many additional actions in this fifth year of the Consolidated Plan cycle.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle is the lack of financial resources to adequately meet all of the City's housing and community development needs. Despite lack of resources, the City will continue to build relationships with and work with area agencies, the local Continuum of Care agency, other public and governmental entities to identify areas of need and coordinate programming to address those needs.

In addition, to the actions planned to address priority needs, the City will work to identify other sources of funding that can be leveraged with CDBG funding.

Actions planned to foster and maintain affordable housing

The City will partner with local housing agencies and developers to create more units of housing for residents at 50% or less AMI and will continue to assess the effect of city policies on affordable housing.

Actions planned to reduce lead-based paint hazards

The City will distribute lead hazard information pamphlets to any resident seeking information regarding housing repairs to older homes and has links to brochures on the City's resources website. The pamphlets will be available on the City's webpage and at the customer service counter. The City will also require all contractors working on CDBG-funded housing projects or facilities that may have children in them comply with the EPA Renovator, Repair, and Painting (RRP) law. The RRP law requires that any person doing this work get RRP certification and perform additional recordkeeping and site cleanup. The City may consider sponsoring an RRP training or lead safe practices workshop.

Actions planned to reduce the number of poverty-level families

The City actively works with housing and community development providers to help families move out of poverty through the funding and implementation of public service activities, especially those that promote self-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. Most particularly the City will continue to partner with Redmond Economic Development Inc. (REDI) to retain and bring more living wage jobs to the City.

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

In addition, to further develop the institutional structure the City will attend regional planning meetings and agency meetings on a regular basis to foster communication with area agencies, and to remain informed about local and regional programs and needs. The City will work to integrate and coordinate projects within the City that will benefit Redmond's low-income residents that may be eligible for CDBG funding.

Actions planned to enhance coordination between public and private housing and social service agencies

The City recognizes the importance of coordination among the City and the community housing and social service providers in meeting the priority needs in the Consolidated Plan. 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's Deputy City Manager/Community Development Director and Grant Program Coordinator serve as points of contact and to coordinate the City's role in addressing housing and community development needs. The Housing and Community Development (HCD) Committee reviews all CDBG applications and makes recommendations to City Council. The HCD Committee which is comprised of individuals with knowledge and expertise in the housing construction industry, housing development industry, economic development, human services professionals, realtors, as well as recipients of housing and human services assistance. These individuals with experience in addressing housing and community development issues provide valuable expertise to city staff and the City Council and will serve to enhance the coordination of service deliver in the

broader community.

During 2018-19 Plan Year, the City's efforts to enhance coordination will also include:

- Meeting regularly with non-profit affordable and special needs housing developers and providers to assess community needs, identify opportunities to address them, and plan and design affordable housing projects for both short- and long-term implementation; and
- Ensuring that the Housing and Community Development Committee and the Redmond City Council are aware of the types and extent of housing and service needs in the community by coordinating annual public hearings and input processes.
- Holding a joint meeting between the Housing and Community Development Committee and the Redmond Planning Commission and/or the Downtown Urban Renewal Advisory Committee to facilitate dialogue around tools to effectively increase affordable housing.

Discussion:

Redmond has a solid base of agencies and social service organizations that provide assistance to low- and moderate-income residents. The City, through its CDBG entitlement, will help those organizations increase their program capacity, thereby making a greater impact in reducing homelessness and poverty in the City.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This 2018-19 Annual Action Plan is the City of Redmond's fourth year of entitlement. The City has completed three Consolidated Annual Performance Evaluation Reports (CAPERs) and expects to receive approximately \$250,000 in program income from the rollover of Neighborhood Stabilization Program cash on hand to CDBG funds. This rollover is expected to happen by June 30, 2018 but has not yet been finalized by Oregon Housing and Community Services nor US Department of Housing and Urban Development. Once finalized, the City will recognize the program income and reprogram the funds through an amendment to the 2018-19 Annual Action Plan.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$250,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$250,000

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 80.00%

This is Redmond's fifth year as an Entitlement grantee and no program income has been received yet, however \$250,000 in program income is expected in the near future. An estimated 15% of CDBG funds will be used to benefit persons of low- and moderate-income during the original 2018-2019 Annual Action Plan award for public service funds. The remaining funds were allocated in early 2018 which resulting in 80% of all CDBG funds benefiting low & moderate income persons.