

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2018 Annual Action Plan was the City's final program year of Redmond's 2014-2018 Consolidated Plan. The City received \$266,625 in CDBG funding for the program year that ran from July 1, 2018 through June 30, 2019. In addition the City also had a rollover of \$250,862.03 of Neighborhood Stabilization Program grant program income to CDBG and \$51,477.30 from the repayment of excess public service expenditures in prior program years. Major accomplishments and highlights are below.

Administrative: City staff and the Redmond Housing and Community Development Committee (HCDC) spent the 2018 program year working through policies and applications for the allocation of funds. In addition, the 2019 - 2024 Consolidated Plan was drafted, edited, submitted and approved. Redmond has undergone staffing shortages and changes in this program and hopes to have stable funding for a full time position beginning in next fiscal year. Currently Redmond is staffed with a limited duration, part time employee.

Public Services: For the program year, funds were awarded to one subrecipient, THRIVE Central Oregon, for connecting LMI individuals to resources such housing, healthcare, employment, education and other basic needs through the 'Social Worker in the Library' program.

Affordable Housing: For the program year, the City awarded \$450,000 to Central Oregon Regional Housing Authority, dba Housing Works, to address the overwhelming need for more affordable housing inventory in Redmond, Housing Works utilized the CDBG funds to acquire land on which they will construct 48-50 units of affordable housing targeted to those earning under 80% AMI.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
ADA & Infrastructure	Non-Housing Community Development		Other	Other	66	0	0.00%			
Affordable housing, homelessness prevention	Affordable Housing Homeless	CDBG: \$	Rental units constructed	Household Housing Unit	25	1	4.00%	48	0	0.00%
Further Fair Housing and Administration	Fair Housing Plan	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	10	7	70.00%			
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	707	601	85.01%	320	38	11.88%

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.

As you can see above, the City did not meet the goals as outlined in their Consolidated Plan. This was in part caused by the over ambitious goals in that plan that did not factor in the limited resources that CDBG could provide to meet those goals. The 2019- 2024 Consolidated Plan has

more realistic goals that factor in limited resources while also looking at current projects that are in "pipeline" for development.

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	352
Black or African American	7
Asian	0
American Indian or American Native	5
Native Hawaiian or Other Pacific Islander	0
Total	364
Hispanic	53
Not Hispanic	311

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

Narrative

Service Providers for the 2018 program year reported assisting clients through June 30, 2019. The racial composition of residents assisted to-date is mostly White and non-Hispanic. Additionally, some people declined to state their race and were therefore listed as white for reporting purposes.

These percentages mirrored, for the most part, Redmonds ethnic makeup. 1.9% of recipients were Black or African American, which is higher than the 0.82% of the population. 1.3% of recipients were American Indian or American Native, which is higher than the 0.44% of the population. 14.8% of recipients were Hispanic, which is higher than the 12.9% of population.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	568,964	26,801

Table 3 - Resources Made Available

Narrative

Redmond went through significant staffing issues in last year that precluded the drawing and development of several projects. At beginning of following fiscal year the majority of the funding approved was drawn.

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

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.

Both of the projects that were funded leveraged significant other resources, most specifically the Housing Works project which leveraged not only state and federal funds, but over \$2.5 million in local Urban Renewal funding.

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	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	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	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

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

Through the five years of the plan one housing unit has been purchased, which occurred in year three of the plan. The City has faced challenges with expending funds for affordable housing projects, therefore the City has set the goal at 0. However, during the final year of the plan property was purchased for development of 48 units of affordable housing. Due to titling issues the funds for this were not quite expended in the 2018 program year, though the project had been planned for that prospect.

Discuss how these outcomes will impact future annual action plans.

The City receives a relative small annual allocation, which has made funding housing projects challenging. However, City staff continue to speak with community partners about possible housing projects as housing remains a strong focus. In addition, the City has an influx of one-time money anticipated in the next program year and is optimistic that the increase in funds available and the revisions to the RFP process will result in an increase in affordable housing.

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

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

Table 7 – Number of Households Served

Narrative Information

Although no units were developed in this program year, one large project was funded for 48 units of affordable housing. That will be completed in the following year.

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

City staff attends meetings of the Homeless Leadership Coalition (governing body of the Central Oregon Continuum of Care) and of the Redmond Service Providers group. These meetings have developed relationships with local agencies that serve homeless persons. The City of Redmond will continue to look for opportunities to support organizations 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

At this time there is no full time emergency shelter within the City of Redmond and transitional housing is limited. However, the City of Redmond was able to provide CDBG funding to THRIVE Central Oregon for assistance in homeless counseling. Interest in using CDBG funds for housing projects have been low. Staff do attend regular meetings of the Redmond Service Providers group the primary discussion is around the need and options for creating a permanent emergency shelter within the City or to expand the current cold weather shelter operated by the group members. Discussions have begun with two separate providers to explore options for a shelter in Redmond.

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

In the program year, the City of Redmond funded THRIVE, an outreach program that works with vulnerable populations, including precariously housed individuals, individuals with barriers, and households to get connected to services, opportunities and other vital resources. The City is also meeting with local Redmond Service Providers to facilitate communication and collaboration in directing services to low-income individuals and families. In addition, the City consulted with the Deschutes County Parole and Probation Office regarding those leaving custody, especially individuals at risk of becoming homeless. The City will continue to partner with service organizations that offer services to these vulnerable populations.

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 addition to THRIVE, an outreach program that works with vulnerable populations, including homeless and precariously housed individuals and households to get connected to services, waitlists for housing opportunities and other vital resources. City staff also attend the Homeless Leadership Coalition meeting where discussions occur around the many definitions of homelessness, where it can be seen and who are the people experiencing homelessness; who are the organizations and service providers in our area that work with these vulnerable populations and the current resources available; the Continuum of Care and Coordinated Entry models that are being implemented in our region to better coordinate the services available and even providing logistics and support to a group of service providers that meet monthly to increase communication, collaboration and awareness. The City will continue to partner with service organizations that offer services to these vulnerable populations.

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

Actions taken to address the needs of public housing

The City of Redmond has a long and productive relationship with Central Oregon Regional Housing Authority, dba Housing Works, which is based in Redmond. We have partnered with them on numerous units over the years with such as leasing/selling homes leases at a minimal cost and direct funding through CDBG projects and other local funds such as the Redmond Urban Renewal Agency. In addition, the City has partnered with Housing Works on a previous Neighborhood Stabilization Program grant that resulted in the purchase of 9 townhomes which are managed by Housing Works and rented to qualifying individuals and an additional 21 Redmond residents received downpayment assistance through the form of a 0% interest loan due upon sale of the home. The City also consults with Housing Works staff on a regular basis on potential projects to increase and enhance the amount of affordable housing in Redmond. In the last year the City has partnered with Housing Works on development of 48 units of affordable housing by providing land at well below market rate, funding to purchase said land, and direct funding of over \$2.5 million for development assistance of these units.

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

The City encourages the involvement of public housing residents in the management of the facilities and the transition of public housing residents to homeownership. Currently, residents of Housing Works properties take part in voluntary family self-sufficiency activities as well as holding a position on Housing Works governing board. Also, many of Housing Works' past rental clients participated the City's past downpayment assistance program that resulted in homeownership.

Actions taken to provide assistance to troubled PHAs

NA

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 along with recommendations from the HCD Committee are working through Affordable Housing strategies. There are a number of Affordable Housing organizations, workgroups and collaborations happening all around Central Oregon and the HCD members as well as city staff are participating in these regional and city specific dialogs.

In January 2017, the City Council adopted an update to the Redmond Development Code that included allowing Accessory Dwelling Units (ADU) in all residential zones. This singular action has allowed for smaller units of housing to be introduced into many areas of the City where they were not before. The ADU's are also allowed to connect to the main dwelling's sewer and water, therefore not incurring those System Development Charges.

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 2018 Annual Action Plan identified the need for services for low income persons and funded programs to provide counseling for at risk and homeless populations as well as land acquisition for development of 48 units of affordable housing.

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)

There were no actions taken in the past year to reduce lead-based paint hazards and no actions are planned in the coming year. However, the City did consult with a local medical clinic and the County

Health Department and both reported no patients with abnormal lead level tests in the past year. Additionally, the majority of Redmond's housing stock was constructed after 1978 so exposure risks are relatively low. The City will act as a resource for agencies and individuals regarding lead-based paint questions.

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

The City actively works with housing and community development providers to help families move out of poverty through the funding and implementation of public service activities, especially those that promote self-sufficiency and job attainment and retention skills. In the past year, the public service funds awarded were focused on housing counseling and homeless services.

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

During the 2018 program year there was significant changes in City staff. Since this time, significant efforts have been made to create policies, procedures and filing methods to increase the operational efficiencies and compliance of the program.

City staff have also continued to network with community partners such as the Homeless Leadership Coalition and the Redmond Service Providers group to facilitate communication and open up future possibilities.

The City is currently staffed by a part-time, limited duration employee, but has solid plans for funding of a full time position to be dedicated specifically to CDBG and housing issues.

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

Beginning in 2016, the City offered to help facilitate a monthly meeting for Redmond Service Providers to come together for collaboration on housing, service needs, and issues in Redmond. This group includes individuals from Housing Works (PHA), Shepherd's House (local nonprofit faith based), NeighborImpact (CAA & COC Lead Agency), St. Vincent de Paul (outreach team), City of Redmond Police, Deschutes County Parole & Probation, State of Oregon Department of Human Services, Redmond School District Homeless Liason, Pacific Source (health insurance), Deschutes County Behavioral Health (Outreach), and other members of the community. The significance of these meetings can not be overlooked, until 2016 this group had little to no interaction on a consistent basis. Housing in Redmond is overwhelmingly tenant based rental assistance and coordination from these meetings have proven to be helpful.

Redmond is no longer the primary facilitator for these meetings as individuals groups have stepped up, cross-pollinating dialogue continues to occur and Redmond staff participate in numerous 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)

Affordable housing conversations are happening at all levels of the State, Region, and City; those conversations have included access to Fair Housing laws for benefit of renters and landlords. Staff attended an education meeting on Fair Housing in Central Oregon. The City's workplan for the upcoming 2018-2019 plan year includes more time dedicated to additional tools that could be used to increase affordable and fair housing.

CR-40 - Monitoring 91.220 and 91.230

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

Each subrecipient receives a report template and is required to submit the report along with invoices for payment. The City's policy is to do one on-site monitoring visit of each subrecipient to ensure that data reported is accurate and goals are being met. The report templates are designed to provide information for both reporting purposes and data helpful to providers, enabling data driven decision making abilities.

No minority businesses were identified in the 2018 program year. Subrecipient agreements require the subrecipients to use their best effort 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 before the Housing and Community Development Committee and to receive citizen input on community development needs that could be addressed in future action plans. The CAPER has a 15-day comment period and public hearing which are publicized through a legal notice in the local papers of record and available on the City's website.

The CAPER is available in print at Redmond City Hall.

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

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.

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

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

CR-45 - CDBG 91.520(c)

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