



# 11 Program Year CAPER

## GENERAL

**GRANTEE: City of Bloomington, Indiana**  
**CON PLAN PERIOD: 06/01/11 to 05/31/11**

### Executive Summary

The Executive Summary is not required. Provide a brief overview that includes major initiatives and highlights how activities undertaken during this program year addressed strategic plan objectives and areas of high priority identified in the consolidated plan.

PY 11 Action Plan Executive Summary:

### Summary of Resources and Distribution of Funds

#### 1) Summary of Resources and Distribution of Funds:

- a. Provide a description of the resources made available

PY 11 CAPER #1a response:

Bloomington received \$761,650 in CDBG funding (CFDA#14.288) and \$38,382.94 in CDBG program income and \$628,356 in HOME funding (CFDA# 14.239) and \$133,191.33 in HOME program income. The City of Bloomington also made available in local funds: \$220,000 (2011) for the Jack Hopkins Funds to assist local not-for-profits; and \$50,000 for Neighborhood Improvement Grants (available to all neighborhoods).

- b. Provide the investment of available resources

PY 11 CAPER #1b response:

Please see chart in 2(a) below.

- c. Provide the geographic distribution and location of investments

PY 11 CAPER #1c response:

See attached map.

d. Provide the number of families and persons assisted (including the racial and ethnic status of persons assisted)

PY 11 CAPER #1d response:

Program	AMI	Household Size	Race	Hispanic Y/N
Emergency Home Repair	31-50%	1	White	N
	0-30%	1	AI/AN	N
	0-30%	1	White	N
	51-60%	4	White	N
	31-50%	3	Asian	N
	31-50%	3	White	N
	0-30%	1	White	N
	31-50%	1	AI/AN & W	N
Home Modifications for Accessible Living	0-30%	1	White	N
	31-50%	1	White	N
	51-60%	2	White	N
Owner Occupied Rehab	31-50%	1	White	N
	61-80%	1	White	N
Tenant Based Rental Assistance	0-30%	1	White	N
	0-30%	3	White	N
	0-30%	1	White	N
	0-30%	1	White	N
	0-30%	2	White	N
	0-30%	1	Asian	N
	0-30%	1	White	N
	0-30%	1	Black	N
	0-30%	1	White	N
	0-30%	3	White	N
	0-30%	2	White	N
	0-30%	1	Black	N
	0-30%	3	White	N
	0-30%	2	White	Y
	0-30%	3	White	N
	0-30%	1	White	N
	0-30%	4	White	N
	0-30%	1	White	N
	0-30%	1	Black	N
	0-30%	1	White	N
	0-30%	2	White	N
	0-30%	1	White	N
	0-30%	3	White	N
	0-30%	1	White	N
	0-30%	1	White	N
	Homebuyer Assistance	61-80%	5	White
61-80%		3	White	N
51-60%		1	White	N
61-80%		1	White	N
31-50%		3	White	Y

	31-50%	3	White	Y
CDBG Public Service				
Middle Way House	98 0-30% 15 31-50% 0 51-80% 0 Over 80%	91-White 19-Black 1-Asian 1-AI/AN 1-Other	4-Hispanic 2-Hispanic	
Boys & Girls Club	117 0-30% 2 31-50% 0 51-80% 3 Over 80%	63-White 36-Black 23-Other	6-Hispanic	
Community Kitchen	1273 0-30% 138 31-50% 24 51-80% 17 Over 80%	1180-White 79-Black 21-AI/AN 2-Asian 19-AI/AN & White 31-Black/AA & White 14-AI/AN & B/AA 106-Other	73-Hispanic	
Hoosier Hills Food Bank	3059 0-30% 613 31-50% 105 51-80% 8 Over 80%	3106-White 268-Black 22-Asian 14-NH/OPI 26-AI/AN & W 2-A & W 41-B/AA & W 2-AI/AN & B/AA 285-Other	55-Hispanic 4-Hispanic	
Stepping Stones	23 0-30% 0 1-50% 0 51-80% 0 Over 80%	22-White 1-Other		
Monroe County United Ministries Daycare	49 0-30% 26 31-50% 14 51-80% 5 Over 80%	55-White 4-Black 1-Asian 2-AI/AN 5-B/AA&White 2-AI/AM & B/AA 25-Other	3-Hispanic 6-Hispanic 9-Hispanic	
Mother Hubbard's Cupboard	3059 0-30% 613 31-50% 105 51-80% 8 Over 80%	3106-White 268-Black 22-Asian 14-NH/OPI 26-AI/AN & W 2-A & W 41-B/AA & W 2-AI/AN & B/AA 285-Other	55-Hispanic 4-Hispanic 4-Hispanic 121-Hispanic	
Big Brothers/Big Sisters	95 0-30% 45 31-50% 7 51-80% 2 Over 80%	106-White 23-Black 1-Asian 1-AI/AN 10-B/AA & W 8-Other	4-Hispanic	
Martha's House	165 0-30%	142-White	2-Hispanic	

	31-50% 51-80% Over 80%	19-Black 3-AI/AN & W 1-Other	
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e. Provide actions taken to affirmatively further fair housing

PY 11 CAPER #1e response:

See below.

f. Provide other actions indicated in the strategic plan and the action plan

PY 11 CAPER #1f response:

See below.

*You are encouraged to include maps in this description. Specifying census tracts where expenditures were concentrated and the percentage of funds expended in NRSAs or local target areas may satisfy this requirement*

General CAPER Narratives:

2) Assessment of Three to Five Year Goals and Objectives

a) Describe the accomplishments in attaining the goals and objectives for the reporting period.

**Assessment of year one goals and objectives:**

<b>Goal</b>	<b>Program/Agency</b>	<b>Amount Allocated</b>	<b>Amount Expended in PY 2011 (may include previous year funds &amp; program income)</b>	<b># of Units of Service/Housing Provided</b>
Increase range of housing options & related services for persons w/ special needs.	Abilities Unlimited Home Modification for Accessible Living	\$75,000	\$10,219.00	3
Improve the quality of affordable rental housing.	Bloomington Housing Authority –	\$290,842.25	\$290,842.25	40
Increase quality and available of affordable	HAND Emergency Home Repair	\$59,000	\$24,692	8

housing.				
Improve the services for low/mod income persons.	Community Kitchen of Monroe County— Facility Improvement	\$48,000	\$68,548	1,452
Improve quality/increase quantity of neighborhood facilities for low-income persons.	Vernal Pike and Crescent Road Infrastructure Improvements	\$262,879	\$262,879.77	Tract 600 – 1, 2, 4 450 ft.
Improve quality/increase quantity of neighborhood facilities for low-income persons.	HAND – Curb and Sidewalk Program	\$45,000	\$26,230.50	Tract 1100 – 3 550 ft.
Improve the services for low/mod income persons.	Mother Hubbard’s Cupboard Food Pantry	\$13,103.81	\$13,103.81	3,785
Improve the services for low/mod income persons.	Community Kitchen of Monroe County Free Meals Program	\$13,407.04	\$13,407.04	1,452
Improve the services for low/mod income persons.	Martha’s House	\$12,496.51	\$12,496.51	165
Improve the services for low/mod income persons.	Big Brothers/Big Sisters	\$12,192.43	\$12,192.43	149
Improve the services for low/mod income persons.	Middle Way House Domestic Violence Shelter	\$12,670.03	\$12,670.03	113
Improve the services for low/mod income persons.	Hoosier Hills Food Bank Food Bank Program	\$13,320.28	\$13,320.28	3,785
Improve the services for	Boys & Girls Club of Monroe County	\$11,932.16	\$11,932.16	122

low/mod income persons.				
Improve the services for low/mod income persons	Stepping Stones	\$13,060.01	\$13,060.01	23
Improve the services for low/mod income persons.	Monroe County United Ministries	\$12,062.72	\$12,062.72	94
Increase the availability of affordable housing.	Tenant Based Rental Assistance	\$11,267	\$33,292	26
Improve the quality of owner housing.	HOME Owner-Occupied Rehab	\$85,000	\$37,705.00	2
Increase the availability of affordable housing	Homebuyer Assistance	\$588,200	\$481,682.50	6
Increase the availability of affordable rental housing	Rental Assistance	\$200,000	\$18,044	0

- b) Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

**\*If not using the CPMP Tool:** Use Table 2A, 2B, 3B, 1C, 2C, 3A

**\*If using the CPMP Tool:** Use Needs Tables, Annual Housing Completion Goals, Summary of Specific Annual Objectives. **(Use of these tables is sufficient, additional narrative is not required.)**

- c) If applicable, explain why progress was not made towards meeting the goals and objectives.

PY 11 CAPER General Questions #2c response:

Progress was made toward meeting the goals and objectives.

3) Affirmatively Furthering Fair Housing

- a) Provide a summary of impediments to fair housing choice.

PY 11 CAPER General Questions # 3a response:

The city of Bloomington coordinates fair housing activities through its Human Rights Attorney, Barbara McKinney and the Bloomington Human Rights

Commission (BHRC). Barbara McKinney provides the annual data for this report. The Bloomington Human Rights Ordinance prohibits discrimination in housing on the basis of sex, race, religion, color, ancestry, sexual orientation, disability, gender identity, national origin or familial status. The Bloomington Human Rights Commission has jurisdiction over cases alleging discrimination in housing pursuant to the Bloomington Human Rights Ordinance. The BHRC also has a responsibility under the ordinance to provide education on the issue of fair housing. From June 1, 2011, until May 31, 2012, there were no new cases alleging discrimination in housing filed with the BHRC.

The City of Bloomington also hosts a number of Boards and Commissions who monitor the status, concerns and needs of subpopulations within the community. Some of these are as follows.

Commission on the Status of Black Males  
Commission on the Status of Women  
Commission on the Status of Children and Youth  
Council for Community Accessibility  
Dr. Martin Luther King, Jr. Commission  
Commission on Hispanic and Latino Affairs  
Commission on Aging

Barbara McKinney, as a representative of the BHRC appears frequently to speak about fair housing issues in our community. The following appearances occurred during the program year and included invitations from surrounding communities.

--BHRC director interviewed by local paper, the Bloomington Herald Times, about legal requirements for accessible housing.

--BHRC director attended presentation on using low-income tax credits program to create affordable housing

--BHRC distributed its brochures, including fair housing brochures, at festivals and community events

--BHRC published six articles about fair housing-related issues in its monthly newsletter, Rights Stuff,

--BHRC director met with planning staff and local developer to discuss accessible housing requirements

Almost five years ago, HAND created an instructional program for those seeking to rent or lease. As an incentive, it provides deposit money and counseling. HAND identified a community of people on Bloomington whose ability to rent has been hampered either by low income or a history of behavioral issues leading to eviction. In the past the program was funded through grants from the Community Foundation and the Housing Trust Fund. It is now supported through the Housing Counseling grant. HAND hosted one session of "R-101 Renting in Bloomington" in September (26-28) of 2012 and provided deposits to three families.

HAND and Barbara McKinney, collaborate to provide thorough coverage of housing information to the Hispanic community. The LEP (Limited English Proficiency) Plan was adopted in June of 2007. Language assistance is coordinated through several departments and most brochures pertaining to Fair Housing issues have been republished in Spanish. City employees attempting to assist non-English speakers are assisted with web-based information. Brochures about Tenants Rights and Responsibilities, Fair Housing and Lead Safe practices are all readily available in Spanish.

- b) Identify actions taken to overcome effects of impediments identified in the jurisdiction's Analysis of Impediments.

HAND identified 7 impediments in its 2010-2011 revision of the Analysis of Impediments:

1. Coordinating accessibility policy through layered regulations

The city is involved in a major streetscape projects on a major thoroughfare leading to downtown. One of the goals of this project is to make the older buildings that line this corridor accessible through their front doors by raising the sidewalk. Barbara McKinney has been continuing this dialogue with Public Works and Engineering as individual designs are implemented.

Planning and Barbara McKinney are discussing an update the city's ADA transition plan, including a survey of public rights of way and devising a schedule for compliance.

Public Works has also installed a number of downtown pedestrian signals that are also audible. Many of these improvements are located in downtown commercial areas, but livability and easy access to retail environments is certainly a component of housing.

2. Fair Market Rents and lack of Affordable Housing

The department collaborates with other departments to implement policy that will advance the cause of fair housing and housing parity. Bloomington is constantly aware of the difficulty of providing affordable housing to its population because of the presence of the University. This is a local issue which cannot be resolved unilaterally. Regarding the regulatory impediments associated with development standards and costs:

A new Growth Policy Plan discussion began this year, at the ten year anniversary of the last adopted Plan. This discussion will take place over several years and is currently headed by a Steering Committee assigned to develop a vision statement for the project. Several community wide focus groups met over the past 12 months. Already a letter supporting the development of more affordable housing for challenged populations has been sent to the steering committee. This letter is signed by 6 City Commissions so far. Their points include that the city housing goals be:

- affordable (including for those with low-incomes)

- accessible (including for those with any disability)
- fully integrated (socioeconomically as well as ethnically)
- mixed purpose (complete neighborhoods with housing and retail)
- multigenerational
- community oriented(not geared specifically towards students to the exclusion of families)
- near public transportation

In February of 2007 Bloomington adopted its Unified Development Ordinance (UDO) and amendments were made in 2010. As a part of this process, it reviewed and revised its regulatory impediments to affordable housing. Out of the extensive public discussions that preceded the new zoning ordinance a multi-faceted approach to encourage the development and sustainability of affordable housing in Bloomington was outlined (Section 20.05.010 AH-01 Affordable Housing Standards in the UDO).

The UDO instigated automatic waivers of some development standards for affordable housing, allowing reduced development costs. Those waivers are listed below:

Required on site parking is automatically reduced to a maximum of one space per dwelling unit when offsite parking is available  
 Minimum lot area requirements may be reduced by 40%  
 Minimum lot width may be reduced by 20%  
 Side building setbacks may be reduced to 5 feet regardless of the number of stories  
 Rear setbacks may be reduced to 15 feet

During the years since the new laws were passed, two LIHTC projects have benefited from these incentives: a senior housing project at Patterson Pointe and single family homes for moderate income occupants at Crescent Pointe:

Another strategy is an interdepartmental policy of waiving fees when they are associated with affordable housing construction:

Fees for the BZA and Plan Commission may be waived by the Planning Director.  
 Right-of-way excavation permits may be waived by the Public Works Director.  
 Sewer hook-on fees may be waived by the Utilities Service Board.

Within the UDO the City has stated a policy of supporting affordable housing by bearing the cost of sidewalks and street trees where deemed appropriate by the directors of Planning and Public Works. HAND has supported sidewalk construction on all BRI and Habitat projects in the last year. Most of those projects require construction to be borne by the developer when developed privately

Nine new affordable owner occupied homes are completed on the near north side of the city at 14<sup>th</sup> Street. Two partners, Monroe County Habitat for Humanity and Bloomington Restorations, Inc. a local CHDO, collaborated on the development. One home was moved from its site and rehabilitated a block away and the lot was further subdivided for a new construction project. This

project used developable land close to downtown and the bus lines. This project received a package of development standard variances including lot size, width, front and rear setbacks and a rezone.

Three more Habitat projects are near completion in the Miller Drive neighborhood and four are underway in Broadview neighborhood. BRI has received approval to move a threatened house owned by the University to a site near Bryan Park. All of these are urban infill projects which will capitalize on and improve existing infrastructure while locating families close to services and schools.

Eight additional units of supportive housing for people with disabilities for LifeDesigns are nearing completion in Miller Drive.

Affordable housing projects participating in a program administered by the local, state or federal government must comply with the income eligibility requirements for the required time period for that program. The new zoning ordinance ensures parity of location, design, quality and proximity to amenities within any market rate development. The past year has been active in regards to developing and locating more access to emergency shelter and, alternatively, ways to keep persons and families that are experiencing homelessness, housed. The HPRP program, in particular, has increased coordination of services between agencies and successfully avoided many new events of homelessness. This program terminated in June, but generated increased awareness of networks of assistance in surrounding counties.

3. Conflicts in funding for emergency providers. Knowledge and coordination of how to access to the system.

The Housing Network, Area 10 Continuum of Care organization received its first funding toward the creation of a Regional Plan to Address Homelessness. The initial \$15,000 awarded through the Jack Hopkins Fund will be used to analyze Area 10's current inventory of affordable housing with the intent to identify gaps and needs. An important part of this effort will be mapping housing for our region. New facilities in surrounding counties need to be more easily accessed for referrals. The Chairman of the Housing Network has also applied for funds from the CSH that will be used to complete a ten year plan in a condensed time. The charrette format, encouraged by CSH, will be led by professionals and should optimally produce a document during the next several months that would have taken several years for the Network to complete by itself.

Over the past four months the HSN has discussed revamping the client intake system with a single point of access and a single form. Members analyzed several other plans to end homelessness including Worcester MA and Denver CO, then set major goals for their own organization. Additionally the mayor's office funded an internship for the HSN. That position surveyed existing agencies and accumulated data towards the plan.

4. Sharing of Local Data for HUD Reports

The recent mayoral internship was tasked to identify funding sources for HSN member agencies. This is an ongoing effort and will be part of the Regional Plan to Address Homelessness. Agencies are now being encouraged to collaborate and share resources, not only by the IHCD and HUD but also by the city. The Jack Hopkins Grant funding round this year prioritized true collaborations, hoping to encourage a better use of existing resources in an environment of diminishing funds.

The HSN has greatly expanded its membership and attendance, including many more faith-based providers, providers out of Monroe County and expanding the use of HMIS. It is imperative that all emergency housing providers share information and resources, so that the overburdened facilities can place people in locations where there are openings in the region.

Another successful collaboration resulted in the CSH award for additional PSH units in Bloomington. A steering committee of the HSN created the application and over several months in 2011 determined that the lead agencies should be the Shalom Center and LifeDesigns. This project is designed to permanently house homeless individuals with disabilities. A single new construction project of 25 units and another 15 scattered site units are also funded. This is a direct result of the cooperative efforts of HSN members.

#### 5. Environmental contamination in development areas

The department continues to invite projects on the west side where redevelopment involves possible clean-ups. However there were no active projects in the reporting period.

#### 6. Transportation

Bloomington Transit has solved easier access to Ivy Tech and the License Branch, two areas of town that were initially separated from public transportation and are key to self-sufficient lifestyles. Today Rural transit provides direct access from the 4th and Washington downtown transportation hub. The license branch is now within 1/8 of a mile of a Bloomington Transit bus stop with sidewalks available.

#### 7. Perception of affordable housing/Section 8

In 2012 Bloomington again funded \$110,000 in exterior rehabilitation to the housing authority facility located on the upper west side. This is the 10<sup>th</sup> sequential time that the Housing Authority has received CDBG funds for exterior upgrades.

- c) Identify actions taken to overcome effects of impediments identified in the jurisdiction's Analysis of Impediments.

PY 11 CAPER General Questions # 3b response:

See above.

- 4) Address Obstacles to Meeting Underserved Needs

Identify actions taken to address obstacles to meeting underserved needs.

PY 11 CAPER General Questions # 4 response:

HAND staff members also attend neighborhood association meetings, teach classes to groups such as the clients of Stepping Stones or the Shalom Community Center, and provides information to organizations such as the Monroe County Apartment Association. All of these efforts are to help educate the citizens of Bloomington about HAND services and lower any perceived barriers to approaching HAND for assistance.

5) Foster and Maintain Affordable Housing

Identify actions taken to foster and maintain affordable housing.

PY 11 CAPER General Questions # 5 response:

The table below outlines the actions taken to foster and maintain affordable housing in Bloomington by program:

<b>Program</b>	<b>Action</b>
Owner-Occupied Rehabilitation Loan Program	A mortgage loan and promissory note is placed against the property of real estate that is either paid in payments over 15 years or is paid off at the time of sale to a new owner.
Purchase-Rehabilitation Program	A mortgage, promissory note and affordability covenants are placed against the real estate for a period of 15 years.
Down Payment & Closing Costs Program	A forgivable mortgage and note is placed against the real estate for a period of 5 years.
Homeownership New Construction	A mortgage, note and affordability covenant is placed against the property for a period of 15 years.
Rental Rehabilitation Loan Program	A mortgage, note and real estate covenant is placed against the property for a period of 10 or 20 years depending upon the amount of funds invested in the real estate. The real estate must be rented at HUD rent rates for the period of affordability to a household at or below 60% AMI.
Rental New Construction	A mortgage, note and real estate covenant is placed against the property for a period of twenty years. The real estate must be rented at HUD rent rates for the period of affordability to a household at or below 60% AMI.
Emergency Home Repair Grant	A grant to applicants, who are at or

	below 60% AMI, in need of repairs that affect the health and/or safety of their home.
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6) Leveraging Resources

- a) Identify progress in obtaining "other" public and private resources to address needs.

PY 11 CAPER General Questions # 6a response:

In Fiscal Year 11, HAND received funding from the following sources to provide housing assistance:

- i. HUD Housing Counseling Grant -- \$\* for counseling services which helped leverage \$\* in private sources;
- ii. HAND used general fund dollars in the amount of \$699 as rental damage deposit loans for eligible successful graduates of R101-Renting in Bloomington. The City of Bloomington allocated \$220,000 to social service agencies under the Jack Hopkins Council Social Service Grant program.
- iii. The City of Bloomington set aside \$55,000 in Neighborhood Grants to be allocated to meet specific neighborhood needs.
- iv. The City of Bloomington allocated over \$3,000 and many city resources (including a sanitation truck for trash disposal, city trucks for pick-up, and staff members to work the clean-up) to assist two neighborhoods with significant neighborhood clean-ups. The clean-ups removed 14.4 tons of trash, 26 tires, 2,140 pounds of metal (which was recycled) and Hazardous Materials (not measured).

- b) Describe how Federal resources from HUD leveraged other public and private resources.

PY 11 CAPER General Questions # 6b response:

The public and private resources leveraged this year are as follows:

- The City of Bloomington uses general funds for salaries for certain employees who do work on CDBG or HOME funded programs estimated at \$30,100 +/-.
- HAND's home purchase programs have leveraged \$263,555 in private mortgages.

- c) Describe how matching requirements were satisfied.

PY 11 CAPER General Questions # 6c response:

Matching requirements:

Address	Type	Amount
1001 E. Thornton	Site preparation, construction materials, donated labor	14,008.50
1001 E. Thorton Drive	Cash	78,323.00
1004 E. Thornton	Cash	28,558.00

1004 E. Thornton	Site preparation, construction materials, donated labor	19,372.00
1008 E. Thornton	Site preparation, construction materials, donated labor	24,091.50
1008 E. Thornton Drive	Cash	65,000.00
2109 Susie Street	Foregone taxes, fees, charges	757.00
2112 Susie Street	Foregone taxes, fees, charges	1,293.00
2113 Susie Street	Foregone taxes, fees, charges	757.00
2116 Susie Street	Foregone taxes, fees, charges	1,306.00
2117 Susie Street	Foregone taxes, fees, charges	1,504.00
2120 Susie Street	Foregone taxes, fees, charges	1,365.00
2121 Susie Street	Foregone taxes, fees, charges	857.00
2125 Susie Street	Foregone taxes, fees, charges	1,268.00
2300 Rockport Road	Foregone taxes, fees, charges	1,204.00
<b>Total</b>		<b>239,664.00</b>

7) Citizen Participation

a) Provide a summary of citizen comments.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

PY 11 CAPER Citizen Participation # 7a response:

The Comprehensive Annual Performance Evaluation Report was posted on the City's web site on July 30, 2011. It was also made available at the Monroe County Public Library's Indiana Room and the City of Bloomington Housing and Neighborhood Development office and its availability was advertised in the Herald-Times on July 30, 2011 for public comment. The public heavily participates in the CDBG allocation process and provides on-going comments/suggestions through the Department's e-mail and the public meetings attended by HAND staff members.

Comments Received: To be completed at the end of the comment period.

The City of Bloomington uses a Citizen Advisory Council (CAC) for distribution of its CDBG funds. For this program year, the calendar of meetings was as follows:

<b>Date</b>	<b>Activity</b>
Sept. 14, 2010	Applications available.
Sept. 14, 2010	CDBG Informational Meeting (for applicants unfamiliar with the CDBG process).
October 1, 2010	Letter of Intent due.
Oct. 18 <sup>th</sup> or Oct. 21 <sup>st</sup> , 2010	Mandatory applicant training on the CDBG application, CDBG requirements, and the Consolidated Plan.
Nov. 8, 2010	Citizen Advisory Council (CAC) organizational meeting (training regarding CDBG requirements and consolidated plan are completed at this meeting). Physical Improvements Sub-committee plans its site visits.
Dec. 3, 2010	Applications due.

Dec. 13, 2010	Citizen Advisory Council meeting to pick up applications, review scoring system, and discuss calendar.
Jan. 6 <sup>th</sup> or Jan. 11 <sup>th</sup> , 2011	Public Hearing for the applicants. Physical Improvements on the 6th, Social Services on the 11th. Public hearings are broadcasted on Bloomington Cable Access Television (CATS).
Jan. 13 <sup>th</sup> or Jan. 18 <sup>th</sup> , 2011	Allocation recommendations meeting. Physical Improvements on the 13th, Social Services on the 18th.
Feb. 21, 2011	CAC recommendations presented to the Redevelopment Commission for approval. (Public meeting )
Feb. 21, 2011	Recommendations approved by the Redevelopment Commission sent to the Mayor for approval.
Feb. 23 & March 2, 2011	Recommendations approved by the Mayor sent to the City Council for final action. (Public meeting which is televised on Cable Access Television.)
June 1, 2011	Start of fiscal year.

The Public Hearings held for each group allows the applicants to make a small presentation and answer questions. These hearings are held in the City Council Chambers where the public is welcome to attend. The public hearings were shown on Cable Access Television (CATS). The presentation of the allocations to the Redevelopment Commission is a public meeting, but it is not broadcasted on CATS; however the City Council meetings are broadcasted on CATS.

- b) Describe how consideration was given to comments or views of citizens, received in writing or orally at public hearings, in preparing the CAPER.

PY 11 CAPER Citizen Participation # 7b response:

To be completed after public comment period.

8) Institutional Structure

Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

PY 11 CAPER Institutional Structure # 8 response:

The staff of the Housing and Neighborhood Department administers federally funded projects and ensures compliance with the goals of the Consolidated Plan. HAND's 18 employees direct a variety of tasks associated with CDBG and HOME. Seven staff members have primary administration of these federal grants and are located in the housing division. Many of them have extensive experience in federally funded projects and programming. Four HAND staff members have received the HOME certification and two have received the HOME Administration certification. HAND also had four certified housing counselors; two of which are also certified in Reverse Mortgage

Counseling. Due to cuts by congress, one counselor was let go effective June 30, 2011. The State of Indiana has its own housing counseling certification process and staff is certified for both pre-homeownership and default. The City of Bloomington is a Certified Local Government for historic and the historic preservation program is administered from the HAND Department. The program manager for historic preservation is a certified planner (AICP) and received training in environmental review. We currently have three Lead Risk Assessors and three Lead Renovators. Our code enforcement staff members hold various certifications in the International Property Maintenance Code, Reiki I – 2008, International Building Code, International Residential Code, and various lead licenses outlined above. For legal expertise, we have access to excellent attorneys such as Ms. McKinney who administers the city's Human Rights Division.

The department also works with 6 Boards and Commissions, many of which have the ability to provide various types of support to federal projects such as the BUEA, Housing Trust Fund, Redevelopment Commission, Historic Preservation Commission, or participate in the public input process which distributes the funding such as the Citizen's Advisory Council. HAND attends the Housing Network's monthly meetings. The Housing Network, a not-for-profit, is made up of community agencies who meet regularly to better coordinate services to the homeless and to develop the Continuum of Care application. The Housing Network created the Triage Team to develop an application for permanent supportive housing through the Permanent Supportive Housing Institute. That application has been submitted to the State for consideration.

Due to cutbacks, the HAND housing counselor who regularly held office hours at the Shalom Community Center; a day center that assists homeless persons by bringing together community resources in one location, is now doing counseling sessions by appointment. She identifies appropriate housing and assists clients in completing housing applications to the Housing Authority or Martha's House emergency shelter, including declarations of homelessness which may increase their opportunities to find housing. The Shalom Community Center also hosts the services of the Social Services Administration, Martha's House, Planned Parenthood, Head Start, Ivy Tech Community College, Job Links, Monroe County Health Department, Indiana Legal Services, and the St. Vincent DePaul Society. The center provides personnel to assist with job searches and training on a daily basis.

## 9) Monitoring

- a) Describe actions taken to monitor the jurisdiction's performance in meeting objectives and outcomes set forth in its strategic plan.

PY 11 CAPER Monitoring # 9a response:

### **Community Development Block Grant:**

Physical improvement projects are monitored as follows:

1. Each project is required to fill out an application to be reviewed by the Citizen Advisory Council (CAC) for allocation recommendation.

- Applications include specific information regarding design of project, cost of project, and beneficiaries.
2. Successfully funded applications are required to sign a funding agreement outlining all of the requirements, regulations and standards.
  3. A program manager from HAND will do site inspections periodically throughout the project.
  4. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.
  5. Davis-Bacon and affirmative action monitoring is completed by the contract compliance officer who is a staff attorney in the City of Bloomington Legal Department.
  6. The HAND program manager will receive copies of all reports from the Monroe County Building Department, City of Bloomington Planning Department, and/or City of Bloomington Fire Department for compliance with all state, city and county regulations. If any other inspections are required or completed, a copy of that report must also be supplied to the program manager.
  7. The HAND program manager will also monitor for beneficiary compliance. Depending upon the project and the agency, monitoring may occur both before and after the project.

Social service programs are monitored as follows:

1. Each project is required to fill out an application to be reviewed by the Citizen Advisory Council (CAC) for allocation recommendation. Applications include specific information about the program funded and the beneficiaries.
2. Successfully funded applications are required to sign a funding agreement outlining all of the requirements, regulations and standards.
3. A program manager from HAND will receive and review all claims for payment. Claims for payment must include beneficiary information.
4. The HAND program manager will monitor for compliance prior to the end of the fiscal year. If needed, monitoring may occur at more regular intervals.

### **HOME Projects:**

There are two categories of HOME projects; HOME projects administered by HAND and HOME projects administered by CHDOs, Non-Profits, or For-Profit entities. HOME projects administered by HAND are monitored as follows:

1. HAND operates a number of housing projects that are funded by HOME. Each client is required to fill out an application to determine eligibility. Each application is processed by the HAND program manager/loan officer to determine income and residency eligibility and project feasibility.
2. The HAND program manager/construction project manager will inspect each project to determine project costs and requirements.
3. Upon approval of a project, funding agreements and/or mortgages are signed by applicant outlining terms and conditions of funds.

4. The HAND program manager/construction project manager will monitor the progress of the project, ensuring compliance with all building codes and HAND construction standards.
5. Claims for payment are reviewed and approved by the program manager/construction project manager monitoring the project.
6. A final inspection at the completion of the project must be completed prior to the final payment. This inspection also includes obtaining the certificate of occupancy from the Building Department.

HOME projects administered by CHDO's, non-profits or for-profit entities are monitored as follows:

1. Applications for funding must include specific details about the project, costs and beneficiaries.
2. Successfully funded applications are required to sign a funding agreement, mortgage and/or covenants outlining all of the requirements, regulations and standards.
3. A program manager from HAND will do site inspections periodically throughout the project.
4. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.
5. Davis-Bacon and affirmative action monitoring, if applicable, is completed by the contract compliance officer who is a staff attorney in the City of Bloomington Legal Department.
6. The HAND program manager will receive copies of all reports from the Monroe County Building Department, City of Bloomington Planning Department, and/or City of Bloomington Fire Department for compliance with all city and county regulations. If any other inspections are required or completed, a copy of that report must also be supplied to the program manager.
7. The HAND program manager will also monitor for beneficiary compliance. Depending upon the project and the agency, monitoring may occur both before and after the project.

HOME rental projects are monitored as follows:

1. Each project is monitored as described above; however, on an annual basis each project is monitored for beneficiary compliance.
2. Documentation is provided to the program manager to ensure compliance with the funding agreement/mortgage/covenants. This documentation shows the number of assisted units, income level of residents, utility allowances, and units receiving Section 8 or units receiving TBRA, if applicable.
3. Program manager will contact tenants to verify information provided.
4. Physical inspections of HOME units are handled through HAND's comprehensive rental inspection program. Those inspections verify the physical condition of each unit and insure that they are in compliance with HOME standards and the City's Housing and Property Maintenance Code.

Tenant Based Rental Assistance projects are monitored as follows:

1. TBRA projects are governed according to their funding agreements.
2. On an annual basis, the HAND program manager meets with the administrator of each TBRA program. The administrator provides the program manager with information program policy and procedures, outreach, participant selection, unit information (including lead-based paint visual and HQS inspections), tenant income documentation, tenant leases, and, if applicable information regarding required self-sufficiency programming.
3. The HAND program manager contacts the tenants to verify information.
4. Claims for payment must be approved by the HAND program manager and must include applicable documentation.

**Monitoring Results and Improvements:**

As most projects are monitored during the project/program process, monitoring results show that projects are in compliance. Social Service allocations are monitored during and at completion and are found to be in compliance.

- b) Describe how and the frequency with which you monitored your activities, including subrecipients (including sponsors or administering agents).

PY 11 CAPER Monitoring # 9b response:

**CDBG:**

- Physical Improvement projects are monitored for compliance throughout the project and at completion. Depending upon the project, legal documents may be recorded against the property for a period of time to ensure compliance.
- Social Service allocations are monitored throughout the funding year and at year end for compliance.

**HOME:**

- CHDO projects are monitored throughout the project and at completion for compliance.
- HOME funded housing projects are monitored throughout the project and at completion for compliance. Mortgages, notes and/or affordability covenants are recorded against the real estate to ensure compliance for the affordability periods.

- c) Describe the results of your monitoring including any improvements made as a result.

PY 11 CAPER Monitoring # 9c response:

All projects were found to be in compliance. Monitoring results for the CDGB Social Service Grants had the following two items noted:

1. Big Brothers/Big Sisters – Add a statement to the self-reported income verification sheet that states that it is a “true and accurate” statement of income.

2. Martha's House – Need to revise evaluation tool and use data collected to evaluate programs. In addition, this information needs to be reported to the Board on a regular basis. Audits need to be completed in a timely basis for each funding year.

- d) Describe actions taken to insure compliance with program requirements, including requirements involving the timeliness of expenditures.

PY 11 CAPER Monitoring # 9d response:

All projects are monitored throughout the project or allocation period for compliance and at completion/year end. Appropriate security documents are recorded against the property to ensure compliance with affordability periods. For construction project, each contract has a required start up period and end period to ensure timeliness of expenditures. All allocations have a period within which all funds must be expended.

- e) Describe steps/actions taken to ensure long-term compliance with housing codes, including any actions or on-site inspections undertaken during the program year.

PY 11 CAPER Monitoring # 9e response:

All projects are monitored throughout the construction period to ensure that they are in compliance with all local building codes. All projects are also inspected for code compliance by the Monroe County Building Department. In addition, HAND's rental inspection program requires that all rental units located within the City limits are inspected on a 3-5 year rotation for compliance with the City of Bloomington's Property Maintenance Code. All HOME funded rental projects are inspected on a 1 -3 year rotation in addition to the inspection required for the property maintenance code. HAND also inspects rental units on complaint. This inspection process insures that all tenants have a safe and habitable place to live.

- f) What is the status of your grant programs?
  - i) Are any activities or strategies falling behind schedule?
  - ii) Are grant disbursements timely?
  - iii) Do actual expenditures differ from letter of credit disbursements?

PY 11 CAPER Monitoring # 9f response:

- i. There are no activities or strategies falling behind schedule at this time.
- ii. Yes, grants are disbursed timely.
- iii. No.

#### 10) Antipoverty Strategy

Describe actions taken during the last year to reduce the number of persons living below the poverty level.

PY 11 CAPER Antipoverty Strategy #10 response:

As noted in the Consolidated Plan, the Bloomington poverty rate for 2007 was 41.6% which is over three times the state average. The average cost of a home in Bloomington in 2009 was \$168,600<sup>1</sup> which is still above the state average at that time of \$123,100 and well beyond the reach of the 2009 family median household income of \$23,772<sup>2</sup> and one of the higher average costs in the state. HAND attempts to fill this substantial gap with an effort to educate the public about housing issues, provide coordination of supporting programs and contact information for partnering social service agencies.

HAND supports a variety of social service agencies which provide services to the neediest members of the community. The Housing Network, an organization described elsewhere, has a key role in identifying gaps in services by annually monitoring homeless statistics and creating community wide goals.

The Shalom Community Center offers basic needs such as showers, laundry, telephones and mailboxes. Shalom Center serves breakfast and serves as a clearing house and point of contact for local agencies. In 2011, they distributed approximately 7,440 bus tickets and 60 monthly passes, 208 birth certificates, state IDs or driver's licenses. Shalom also assisted 272 individuals with either rent or utility bills in 2011. Assistance with seeking and obtaining jobs is a key element in ending the poverty cycle. Job Link held 946 employment counseling sessions at the Shalom site in 2011. The Legal Clinic worked with 241 people for 346 cases of which 332 were resolved and 32 cases were referred. A typical monthly calendar of events last year includes visits by Head Start, New Leaf New Life, Veteran's Administration, Job Links, Positive Link, Social Security administration, PATH, and St. Vincent de Paul Society.

Volunteers in Medicine (VIM) has enrolled 8,500 individuals since their doors opened our doors in 2007. With approximately 19,856 adults in Monroe or Owen County without health insurance, this represents more than half of the potential clients who could utilize their services. In 2010, 3,049 individual patients had 26,398 medical, dental, and mental/behavioral health appointments. The value of the services provided onsite at the clinic through these visits is approximately \$833,293. Also, in 2010, the average number of visits per day increased to 102. Prescriptions filled increased to 25,611 at the clinic in 2011. The average prescription filled is valued at \$117.14 and the total value given to patients in medications is \$3,000,178. Many of these medications are obtained using the Patient Assistance Programs offered through pharmaceutical companies. Additional generic medications are purchased to supplement what can not be obtained through those programs. Prescriptions are dispensed to the patients for a small voluntary handling fee of \$3 each.

HAND's continuing partnership with Habitat for Humanity assisted in the completion of three homes for families all of whom had an AMI between 37 and 68 percent and who signed their mortgage contracts and moved in in FY 2011. Habitat is currently working on five additional homes in the

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<sup>1</sup> <http://www.city-data.com/city/Bloomington-Indiana.html>

<sup>2</sup> <http://www.city-data.com/city/Bloomington-Indiana.html>

Broadview Addition that were assisted by HAND. Purchasing a home, especially through a program such as Habitat, can help stabilize a person's housing expenses and help them move beyond poverty.

## Self-Evaluation

11) Provide an evaluation of accomplishments. This evaluation must include a comparison of the proposed versus actual outcomes of each outcome measure submitted with the strategic plan and explain, if applicable, why progress was not made toward meeting goals and objectives.

***\*If not using the CPMP Tool: Use Table 1C, 2C, 3A***

***\*If using the CPMP Tool: Use Summary of Specific Annual Objectives.***

**(The following IDIS Reports will be reviewed to determine satisfaction of this requirement: PR03, PR06, PR23, PR80, PR81, PR82, PR83, PR84, PR85)**

Consider the following when providing this self-evaluation:

- a) Describe the effect programs had in solving neighborhood and community problems.
- b) Describe the progress made in meeting priority needs and specific objectives.
- c) Describe how activities and strategies made an impact on identified needs.
- d) Identify indicators that best describe the results of activities during the reporting period.
- e) Identify barriers that had a negative impact on fulfilling the strategic and overall vision.

12) Identify whether major goals are on target and discuss reasons for those that are not on target.

13) Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

PY 11 CAPER Self-Evaluation # 11, 12, 13 response:

11) HAND has a number of programs to assist in solving neighborhood and community problems. These include:

Goals & Objectives:

1. Accessibility for the purpose of providing decent affordable housing.

Project	Fund	Output Estimate	Outputs 6/1/11-5/31/12	Status
Abilities Unlimited HMAL	CDBG	13 Households	3	In progress
HAND Emergency Home Repair	CDBG	13 Households	8	In progress
HAND Down Payment & Closing Cost Assistance	CDBG	4 Households	0	In progress
HAND Homebuyer Assistance	HOME	6 Households	6	Completed

HAND Owner Occupied Rehab	HOME	2 Households	2	Completed
HAND Rental Assistance	HOME	12 Households	0	In progress
HAND TBRA	HOME	6 Households	26	In progress

These programs create more stability in the neighborhoods by improving the overall housing stock, keeping established neighborhood members in their homes, and bringing new owner-occupied neighborhood members to the neighborhoods. In addition to these federally funded programs, the City of Bloomington also provides accessibility for the purpose of providing decent affordable housing through technical assistance to local non-profits in the areas of construction, lead based paint, accessibility (ADAA) and a host of other topics.

2. Improve the quality and efficiency of decent affordable housing.

Project	Fund	Output Estimate	Outputs 6/1/11 – 5/31/12	Status
BHA – Exterior Renovations	CDBG	28 Households	40 Households	Completed

The City of Bloomington has assisted the Bloomington Housing Authority in making needed improvements to their public housing units. In addition to the assistance provided through CDBG, the City of Bloomington also helps improve the quality and efficiency of decent affordable housing through its Rental Registration and Inspection Program. Bloomington Municipal Code Title 16 requires that every rental within the city limits be registered and inspected for compliance with our maintenance code. This program is most important for households that do not have the financial resources to have many housing choices. In 2011, HAND inspected 6,477 rental units.

3. Accessibility for the purpose of creating suitable living environments.

Project	Fund	Output Estimate	Outputs 6/1/11 – 5/31/12	Status
Community Kitchen Facility	CDBG	1 Facility	1,452	Complete
HAND Curb & Sidewalk	CDBG	550 linear ft.	3	Complete
Community Kitchen Free Meals	CDBG	1,658 people	1,452	Complete
Hoosier Hills Food Bank Food Program	CDBG	6,825 people	3,785	Complete
Stepping Stones Supportive Services	CDBG	18 people	23	Complete
MCUM – Childcare Program	CDBG	180 people	94	Complete
Boys & Girls Crestmont Club	CDBG	130 youth	122	Complete
Big Brothers One-to-One	CDBG	240 youth	149	Complete
Mother Hubbard’s Cupboard Food Pantry	CDBG	6,825 people	3,785	Complete

Middle Way House Emergency Shelter	CDBG	320 people	113	Complete
Martha's House	CDBG	250 people	165	Complete

In addition to CDBG, the City of Bloomington also provides general fund dollars to help create suitable living environments. The City of Bloomington allocated \$220,000 to 25 agencies in 2011 and \$250,000 to 24 agencies in 2012 through its Jack Hopkins Council Social Service Grant program. These agencies provide services to our community members in need.

To improve the physical environment, the City of Bloomington provides general fund dollars through its Neighborhood Improvement Grant Program (\$50,000) and Small & Simple Grant Program (\$5,000) to neighborhoods to self-direct those improvements. The City also sponsors two neighborhood clean-ups every year. This year, HAND helped Fritz Terrace and Matlock Heights neighborhoods remove 14.4 tons of trash, 26 tires, 2,140 pounds of metal (which was recycled) and Hazardous Materials (not measured).

*Objective 1: Create opportunity for affordable homeownership.*

<b>Activity</b>	<b>Units completed this Fiscal Year</b>	<b>Units completed last Fiscal Year</b>	<b>Units completed Years 1 -3</b>
Provide subsidy and construction loans to for-profit and non-profit developers for the construction and/or rehabilitation of affordable owner-occupied homes.	5	2	7
Provide homeowners direct assistance to purchase and/or rehabilitate existing homes through HAND's Homebuyer programs.	2	2	4
Provide homeowners direct assistance to purchase homes through HAND's Down Payment and Closing Cost Assistance program.	2	4	6
Provide technical assistance and support to potential first time homebuyers through HAND's Homebuyer's Club (10/1/11 - 6/30/12).	23	20	43

*Objective 2: Encourage neighborhood stabilization.*

Provide rehabilitation and historic renovation assistance to existing eligible homeowners.	2	1	3
Provide rental inspections to maintain the integrity of rental properties.	6,477	5,365	11,842

(General fund – 2010)			
Provide existing homeowners with assistance to make emergency home repairs that threaten the health and safety of the occupant or the integrity of the structure.	8	15	
Provide infrastructure assistance (sidewalks, street improvements, water/sewer) in Linear feet.	550	4,200	4,750
Provide neighborhood assistance through the Neighborhood Improvement Grant or the Small & Simple Grant. (General fund - 2011)	8	13	21
Provide two neighborhoods with neighborhood clean-up grants. (General fund)	2	2	4

Homeless Needs – Priorities (Consolidated Plan 2010-2015):

<i>Emergency Housing for Homeless Individuals</i> – HAND provides TBRA to the Bloomington Housing Authority to help house households who are either homeless or at risk of becoming homeless from the Section 8 waiting list.	26	8	34
<i>Emergency Housing for Homeless Families</i> – New Hope Family Shelter opened in 2011.	44	0	44
<i>Chronic Homelessness</i> – HAND participates with the Center for Behavioral Health in a Shelter + Care grant to help house individuals with mental health issues who are either homeless or at risk of becoming homeless (S+C).	10 (S+C)	10 (S+C)	20 (S+C)

Non-Homeless Special Needs Objectives (Consolidated Plan 2010-2015):

<i>Objective 1 – Provide assistance to the elderly or disabled to allow them to remain in their homes. Provide assistance through Home Modification for Accessible Living</i>	3	8	11
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- a) The HAND Department is very active in the community at large and receives a lot of input from citizens regarding the needs of the community. HAND members:
- Attend neighborhood association meetings to discuss our various neighborhood grant programs, concerns of the neighborhood (such as Title 6 – Weeds & Trash which is enforced by HAND), potential ideas of the neighborhood (such as the creation of a conservation district which

is part of the Historic Preservation Commission, a commission of HAND), etc.

- Belong to various committees and boards such as the United Way Board (including the certification and allocations committees), the Housing Network, and various non-profit boards or advisory groups.
- HAND staffs a number of citizen committees such as the Citizen Advisory Council for CDBG, the Redevelopment Commission, Board of Housing Quality Appeals, Historic Preservation Commission, Bloomington Urban Enterprise Association Board of Directors, the Housing Trust Fund Advisory Board, and the Citizen Advisory Council for Neighborhood Grants.

Through our various interactions, the HAND Department receives significant citizen input on community needs. Our programs evolve to meet those needs. This year, our impact includes creating pedestrian linkages in various neighborhoods, housing stock has been increased and improved, historic commercial buildings in the downtown have been renovated and reused as viable businesses, houses have been modified to allow for accessibility, social service agencies have been provided with funds to meet the needs of their clients, and learning opportunities have been provided to meet citizen needs.

- b) Indicators include Service Community Assessment of Needs, information provided by United Way, performance evaluations of social service agencies who have been allocated funds, Census information, surveys, and information tracking systems such as Rentpro (the city's rental inspection database) and Ureport (the city's complaint database).
- c) Barriers to fulfilling strategic vision for the community include availability of funding, availability of buildable land, cost of housing in relation to income, environmental concerns, and perception of the economic forecast.

12) All goals are on target at this time.

13) HAND is always evaluating our services and programs and making adjustments based on our interaction with the community. This past year, HAND worked with the Economic & Sustainable Development Department to do energy audits for 30 households in our community (general fund) and is working on the TIF Team (chaired by HAND) to purchase and redevelop 12 acres of property owned by Indiana University directly north of City Hall to improve economic opportunity for Bloomington residents. A master plan for these acres is underway with an estimated completion date of early 2013. Ideas for this property include improved infrastructure (including water/sewer & roads), subdividing for better development potential, possible affordable senior housing, green space, and structured parking. This project will be financed by a Bond issue backed with TIF dollars.

## HOUSING

### **Affordable Housing**

14) Evaluate progress in meeting its specific affordable housing objectives, including:

- a) Comparison of proposed numeric goals (from the strategic plan and annual plan) with the actual number of extremely low-income, low-income, and moderate-income renter and owner households assisted during the reporting period.

**\*If not using the CPMP Tool:** Use Table 2A, 3B, 2B, 1C, 2C, 3A)

**\*If using the CPMP Tool:** Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.

PY 11 CAPER Affordable Housing # 14a response:

See attached Tables. Other objectives are outlined above in Self-Evaluation.

- b) Report the number of households served meeting the Section 215 requirements of affordable housing (essentially meeting the definitions in 24 CFR 92.252 and 92.254 for renters and owners, respectively).

**\*If not using the CPMP Tool:** Use Table 3A

**\*If using the CPMP Tool: Annual Housing Completion Goals  
(Use of this table is sufficient no additional narrative is required)**

- c) Describe efforts to address worst case needs (defined as low-income renters with severe cost burden, in substandard housing, or involuntarily displaced).

PY 11 CAPER Affordable Housing # 14c response:

Worst-case housing needs are addressed mainly through the Emergency Home Repair Grant and Home Modification for Accessible Living Grant programs. These grant programs deal with emergency health and safety issues (E.H.R.) and disability needs (HMAL). Last fiscal year, HAND did 11 E.H.R. and HMAL projects for a total investment of \$34,911.00. These repairs/modifications included, but are not limited to, roof repairs, electrical repairs, furnace repairs, construction of ramps, and modifications of bathrooms. The City's Rental Inspection program also requires that all rental properties within the City limits be inspected on a 3-5 year rotation or by complaint. This enables the City to ensure that all tenants have a safe and habitable place to live. For worst-case housing needs for individuals/families that are not structural, a HAND housing counselor will assist individuals/families that have lost their housing or are at serious risk of losing their housing. She works with the Bloomington Housing Authority and other housing providers to help them secure housing. In addition, HAND offers a class called R101 – Renting in Bloomington to teach class participants on how to be a good renter. Successful graduates can apply for damage deposit loans. These loan funds were provided the general fund dollars in 2011 and 2012.

- d) Description of efforts to address the accessibility needs of persons with disabilities.

PY 11 CAPER Affordable Housing # 14d response:

HAND works in conjunction with Abilities Unlimited to administer a program called Home Modification for Accessible Living. This program, funded with CDBG, provides structural modifications to fit the accessibility needs of the persons in the household served. This fiscal year, HAND assisted 3 households.

## **Public Housing Strategy**

15) Describe actions taken during the last year to improve public housing and resident initiatives.

PY 11 CAPER Public Housing #15 response:

The Bloomington Public Housing Agency continues to achieve a High Performance rating. The Housing Authority is nearing the end of a substantial remodeling of their units. This remodeling will help them stay competitive within the surrounding affordable apartment market.

The Assistant Director of HAND is a Bloomington Housing Authority Board Member and she is able to offer advice and suggestions to the Board and agency on ways HAND and BHA can partner to better serve the low income community. HAND's Neighborhood Services program manager works directly with the Crestmont Resident Council to help empower them as an association by educating in the areas of operation, organization and planning. The Resident Council has received training in neighborhood grant writing, organization of special events, outreach to other stakeholders and communication with the larger community. HAND is a major supporter of National Night Out through our Neighborhood Services Programs (General Fund).

Under the Section 8 Home ownership program Housing Authority tenants are referred to the HAND Homebuyer's club, where, after completion of the curriculum, they can become eligible for down payment and closing cost assistance. HAND's TBRA funds, established in 1992, are earmarked to assist people on the PHA waiting list for Section 8 housing. HAND assisted 26 households in the last program year.

## **Barriers to Affordable Housing**

16) Describe actions taken during the last year to eliminate barriers to affordable housing.

PY 11 CAPER Barriers to Affordable Housing #16 response:

The Consolidated Plan notes several continuing obstacles to obtaining affordable housing in Bloomington. The tendency to suffer high rents and house payments are due to market pressures associated with living in a large state university town. HAND has either initiated or continued the following responses to these conditions:

1. Down payment and Closing Cost – HAND's Home Buyer Education classes met 3 times throughout the year. Each class is 14 hours long and presents a

- comprehensive view of purchasing and owning a home. Three sessions were held on weekends and one was a 7 week course held on weeknights. All four classes are held on weekends, we no longer do the 7 week course. Through this program, successful income-qualified graduates are eligible for down payment and closing cost assistance. The Homebuyers Club hosted a total of 34 students who completed the course. Seven were awarded down payment and closing costs of \$5,000. Candidates were advised of the Federal Home Loan Bank programs which matched many of these loans. HAND down payment loans are forgiven over 5 years.
2. Security Deposits – The 2005-2010 Consolidated Plan discussion revealed a population of potential renters who have difficulty saving deposits, or who have an eviction history. In 2005 HAND developed "R 101" a class in how to be a more successful tenant. Successful graduates are eligible to apply for security deposit loans. The security deposits are funded through a grant from various sources. This past fiscal year, financial institutions and general fund dollars provided this needed resource. This fiscal year, we provided 5 damage deposit loans for a total investment of \$699.
  3. Rents in Bloomington persist in being extremely high because of the student market. HAND has responded by providing TBRA assistance to families and individuals on the Section 8 Waiting List since 1992. HAND provides assistance until the clients either receive vouchers or find other permanent housing. In the last year, all households assisted with TBRA were at or below 30% AMI.

The Unified Development Ordinance (UDO) became effective on February 12, 2007. This ordinance created a more predictable development path for developers. The UDO includes Affordable Housing Standards and outlines the possible incentives for development of such housing. Those incentives include the waiver of fees, sidewalk construction assistance, reduced parking requirements, and reduced bulk requirements.

## **Lead-based Paint**

- 17) Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

### PY 11 CAPER Lead-based Paint #17 response:

The City of Bloomington Housing and Neighborhood Development Department has been diligent in its work to eradicate lead hazards from the homes of the families we serve. HAND currently has three risk assessors on staff. Since 2001, HAND has completed **107** risk assessments for potential HAND programs, **eight (8)** in this last fiscal year. In addition, HAND has assisted Amethyst House and the New Hope Family Shelter with lead risk assessments for their residential properties.

# HOMELESS

## Homeless Needs

18) Identify actions taken to address needs of homeless persons.

PY 11 CAPER Homeless Needs #18 response:

On a regular basis as well as by referral, HAND counselors meet with clients of the Shalom Center, a day center for homeless individuals/families. Counselors determine the housing needs of the individual/family and what steps must be taken to find shelter for the client. Referrals are made to appropriate housing providers; examples are the local emergency shelters, Housing Authority, and private landlords. Subsidized housing is generally recommended for all clients. Letters of homelessness are provided to clients to help escalate their application for Public Housing/Section 8. Counselors also refer clients to other social service agencies in Bloomington depending on their unique needs. All referrals are made to help the client stabilize their situation.

HAND also works with the Housing Network, a collaborative effort of local housing providers, to provide efficient services for individuals and families with housing needs. The Housing Network works with the Rapid Rehousing Program and, recently, put together a Triage Team to develop an application through the State's Permanent Supportive Housing Institute.

19) Identify actions to help homeless persons make the transition to permanent housing and independent living.

PY 11 CAPER Homeless Need #19 response:

Through the HAND Housing Counseling program, housing counselors work with the homeless to help them achieve their goals of self-sufficiency. Further, the City allocates both CDBG and General Fund resources to agencies that help promote self-sufficiency for this population. Last year, the following agencies received funding:

Agency – Program	Amount
Community Kitchen – Food Program (CDBG)	\$15,608
Hoosier Hills Food Bank – Food Program (CDBG)	\$15,507
Martha's House – Emergency Shelter (CDBG)	\$14,548
Middle Way House – Domestic Violence Shelter (CDBG)	\$14,750
Mother Hubbard's Cupboard – Food Pantry (CDBG)	\$15,255
Stepping Stones – Youth Shelter (CDBG)	\$15,204
Amethyst House (2011 general fund)	\$4,000
Community Kitchen (2011 general fund)	\$10,000
Genesis Summer Shelter (2011 general fund)	\$11,000
Hoosier Hills Food Bank (2011 general fund)	\$10,750
Interfaith Winter Shelter (2011 general fund)	\$10,000
Martha's House (2011 general fund)	\$22,000

Middle Way House (2011 general fund)	\$12,000
Mother Hubbard's Cupboard (2011 general fund)	\$12,575
New Hope Family Shelter (2011 general fund)	\$14,000
Shalom Community Center (2011 general fund)	\$19,000
SCCAP - Circles (2011 general fund)	\$18,500
Stepping Stones (2011 general fund)	\$12,700
Volunteers In Medicine (2011 general fund)	\$2,700
<b>Total</b>	<b>\$250,097</b>

20) Identify actions taken to implement a continuum of care strategy for the homeless and new Federal resources obtained during the program year, including from the Homeless SuperNOFA.

**\*If not using the CPMP Tool:** Use Table 3B, 1C

**\*If using the CPMP Tool:** Use Needs/Homeless, Needs/Non-Homeless, Annual Housing Completion Goals, Summary of Specific Annual Objectives.

PY 11 CAPER Homeless Needs #20 response:

The Region 10 Housing Network meets monthly to oversee and coordinate issues for the homeless. They have named a subcommittee of members to write the Continuum of Care application. The subcommittee meets monthly as well. The Housing Network has incorporated and hopes to seek funds to create a 10-year plan to end Homelessness. Until that time, they assess and coordinate activities among themselves. The following information is summarized from the 2011 Continuum of Care application.

Shelter Plus Care	SCCMHC/Madison Project	10 units	\$65,292
Transitional Housing	Amethyst House WIT		87,054
Transitional Housing	SCCMHC/CBH Hoosier House		\$253,931
Transitional Housing	YSB Stepping Stones		\$78,748
Permanent Housing	Martha's House (Bridges)		\$133,793

The total current funding in 2011 is \$\* for the Continuum of Care. Shelter Plus Care is a separate program.

## Specific Homeless Prevention Elements

21) Identify actions taken to prevent homelessness.

PY 11 CAPER Specific Homeless Prevention #21 response:

HAND provides funding for social service programs that provide homeless prevention services, such as Community Kitchen of Monroe County for prepared meals, Monroe County United Ministries and Mother Hubbard's Cupboard for food, and the Shalom Center for services such as access to Indiana Legal Services, Social Security Administration, Job Links, Planned Parenthood and Office of Family and Children.

- 22) Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

PY 11 CAPER ESG # 22 response:

The Housing Network, of which HAND is a member, coordinates services for homeless individuals and families. This network includes agencies such as Middle Way House (domestic violence shelter), Stepping Stones (youth shelter), Bloomington Housing Authority (assisted rental units), Martha's House (individual shelter), Amethyst House (shelter for those recovering from drug and alcohol abuse), the Genesis Shelter (low-barrier summer shelter), Positive Link (assistance for people with HIV/AIDS), as well as Indiana Legal Services and other supportive services. This Network creates the application for the Continuum of Care. In addition, the Bloomington community has started a dialog on a monthly basis to discuss homelessness.

### **Emergency Shelter Grants (ESG)**

- 23) Assessment of Relationship of ESG Funds to Goals and Objectives

- a) Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

**\*If not using the CPMP Tool:** Use Table 2A, 3B, 2B, 1C, 2C, 3A)

**\*If using the CPMP Tool:** Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.

PY 11 CAPER ESG Evaluate Progress # 23a response:

Not applicable.

- b) Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

PY 11 CAPER ESG # 23b response:

Not applicable.

- 24) Matching Resources

- a) Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

PY 11 CAPER ESG # 24 response:

Not applicable.

- 25) State Method of Distribution

- a) States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.

PY 11 CAPER ESG # 25 response:

Not applicable.

26) Activity and Beneficiary Data

- a) Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESG expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.

PY 11 CAPER ESG # 26a response:

Not applicable.

- b) Homeless Discharge Coordination

- i) As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
- ii) Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

PY 11 CAPER ESG # 26b response:

Not applicable. Note: The Housing Network is working on the Plan to end Homeless and the discharge coordination policy for this Region.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

\*Refer to the Non-homeless Special Needs Table in the Needs.xls workbook or Table 1C.

- 27) Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

PY 11 CAPER Non-homeless Special Needs #26 response:

The City of Bloomington provided CDBG grants for non-homeless special needs this fiscal year including rehabilitation funds Home Modification for Accessible Living for persons who need their homes modified in order to remain in their homes. The City also receives the Shelter + Care grant with Centerstone to provide rental assistance to homeless adult persons suffering from disabilities

and their families. Positive Link continues to provide rental assistance as needed to their clients.

## COMMUNITY DEVELOPMENT

### Community Development Block Grant

28) Assessment of Relationship of CDBG Funds to Goals and Objectives

- a) Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

**\*If not using the CPMP Tool:** Use Table 2A, 3B, 2B, 1C, 2C, 3A)

**\*If using the CPMP Tool:** Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.

PY 11 CAPER CDBG Assessment # 28a response:

		Priority Need Level	Amount Served	Amount Expended
Public Facilities	03 Public Facilities	High	1,452	\$68,548
	03K Street Improvements	High	450 feet	\$262,879.77
	03L Sidewalks	High	550 feet	\$26,230.50
Public Services	05 Public Services (General)	High	9,187	\$52,327.64
	05D Youth Services	High	294	\$37,184.60
	05L Childcare Services	High	94	\$12,062.72
	05G Battered & Abused Spouses	High	113	\$12,670.03

HAND's primary goal is to expand personal economic development through the stabilization of an individual or family's housing cost by providing stable, affordable long-term housing. HAND's Home Buyer's Club provides education and assistance to people interested in buying a home. HAND's assistance programs make those homes affordable. This fiscal year, HAND completed the following:

		Priority Need Level	Amount Served	Dollars Expended
	14A Rehab; Single – Unit Resident.	High	11	\$34,911
	14C Public Housing Modernization	High	40	\$290,842.25
	16A Residential Historic Preservation	High	Included above	Included above

In addition to the above, HAND will also help provide stable, affordable housing by assisting the Bloomington Housing Authority to modernize its units, and by providing Tenant-Based Rental Assistance to individuals and families on the Bloomington Housing Authority waiting list.

- b) Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

**\*If not using the CPMP Tool:** Use Table 2A, 3B, 2B, 1C, 2C, 3A)

**\*If using the CPMP Tool:** Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.

PY 11 CAPER CDBG Progress Evaluation # 28b response:

Progress was made meeting goals for providing affordable housing. See 1(d) for household served.

- c) Indicate the extent to which CDBG funds were used for activities that benefited 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?

PY 11 CAPER CDBG LMI Benefit # 28c response:

Program	% served under 50% AMI
Emergency Home Repair	87.5%
Home Modification for Accessible Living	66.7%
Owner Occupied Rehabilitation	50%
Bloomington Housing Authority Assistance	100%
Big Brothers/Big Sisters	94%
Boys & Girls Club – Crestmont	97.5%
Community Kitchen	97.1%
Hoosier Hills Food Bank	96.8%
Martha’s House	100%
Middle Way House	96%
Monroe County United Ministries	79.1%
Mother Hubbard’s Cupboard	96.8%
Stepping Stones	100%

29) Changes in Program Objectives

- a) Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

PY 11 CAPER CDBG #29 response:

We do not anticipate any changes at this time.

30) Assessment of Efforts in Carrying Out Planned Actions

- a) Indicate how grantee pursued all resources indicated in the Consolidated Plan.

- b) Indicate how grantee provided certifications of consistency in a fair and impartial manner.
- c) Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

PY 11 CAPER CDBG # 30 response:

- a) All resourced outlined in the Consolidated Plan have been pursued.
- b) Certificates of Consistency are signed by the Mayor or his designee after the staff has analyzed if they meet goals outlined in the Consolidated Plan 2010-2014.
- c) The grantee is not hindering Consolidated Plan implementation, but some things have been scaled back due to a reduction in funding sources and an increase in costs.

31) For Funds Not Used for National Objectives

- a) Indicate how use of CDBG funds did not meet national objectives.
- b) Indicate how use of CDBG funds did not comply with overall benefit certification.

PY 11 CAPER CDBG #31 response:

All funds were used to meeting national objectives.

32) Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

- a) Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

PY 11 CAPER CDBG # 32a response:

No activities conducted this fiscal year resulted in anyone being displaced.

- b) Describe steps taken to identify households, businesses, farms or nonprofit organizations that occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.

PY 11 CAPER CDBG # 32b response:

Not applicable.

- c) Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

PY 11 CAPER CDBG # 32c response:

Not applicable.

33) Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons

- a) Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

PY 11 CAPER CDBG # 33a response:

No economic development activities were undertaken using CDBG funds this fiscal year. Other resource such as general fund or Tax Increment Financing funding was utilized to meet this goal.

- b) List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.

PY 11 CAPER CDBG # 33b response:

Not applicable.

- c) If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

PY 11 CAPER CDBG # 33c response:

Not applicable.

- 34) Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit

- a) Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of who are low- and moderate-income.

PY 11 CAPER CDBG # 34a response:

Not applicable.

- 35) Program income received

- a) Detail the amount repaid on each float-funded activity.

PY 11 CAPER CDBG # 35a response:

The City of Bloomington does not do float-funded activities.

- b) Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.

PY 11 CAPER CDBG # 35b response:

See attached Loan Report.

- c) Detail the amount of income received from the sale of property by parcel.

PY 11 CAPER CDBG # 35c response:

See attached Sales Report.

36) Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

a) The activity name and number as shown in IDIS;

PY 11 CAPER CDBG # 36a response:

No adjustments were made this period.

b) The program year(s) in which the expenditure(s) for the disallowed activity (ies) was reported;

PY 11 CAPER CDBG # 36b response:

No disallowed activities were reported.

c) The amount returned to line-of-credit or program account; and

PY 11 CAPER CDBG # 36c response:

The City does not have a line-of-credit or program account.

d) Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

PY 11 CAPER CDBG # 36d response:

Not applicable.

37) Loans and other receivables

a) List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

PY 11 CAPER CDBG #37a response:

This city does not have any float-funded activities at this time.

b) List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

PY 11 CAPER CDBG #37b response:

See attached loan report.

c) List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

PY 11 CAPER CDBG #37c response:

See attached loan report.

- d) Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

PY 11 CAPER CDBG #37d response:

There were no loans in foreclosure or that have been written off as a bad debt this fiscal year.

- e) Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

PY 11 CAPER CDBG #37e response:

The City does not currently have any property that is available for sale that was purchased with CDBG funds.

38) Lump sum agreements

- a) Provide the name of the financial institution.

PY 11 CAPER CDBG #38a response:

Not applicable.

- b) Provide the date the funds were deposited.

PY 11 CAPER CDBG #38b response:

Not applicable.

- c) Provide the date the use of funds commenced.

PY 11 CAPER CDBG #38c response:

Not applicable.

- d) Provide the percentage of funds disbursed within 180 days of deposit in the institution.

PY 11 CAPER CDBG #38d response:

Not applicable.

**NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)**

- 39) Jurisdictions with HUD-approved neighborhood revitalization strategy must describe progress against benchmarks for the program year.

PY 11 CAPER NRSA # 38 response:

Not applicable.

HOME/ADDI

HOME/ American Dream Down Payment Initiative (ADDI)

NA

40) Assessment of Relationship of HOME Funds to Goals and Objectives

- a) Assess the use of HOME funds in relation to the priorities, needs, goals, and specific objectives in the strategic plan, particularly the highest priority activities.

*\*If not using the CPMP Tool: Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

*\*If using the CPMP Tool: Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 11 CAPER HOME Assessment # 40a response:

All HOME funds are used to meet housing needs as outlined in the Consolidated Plan 2010-2014. As the economy has continued to shift, HAND has used its HOME funds to meet the ever changing needs. For this fiscal year, all HOME funds were expended on high priorities.

- b) Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

*\*If not using the CPMP Tool: Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

*\*If using the CPMP Tool: Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 11 CAPER HOME Progress Evaluation # 40b response:

The City of Bloomington HAND partnered with Habitat for Humanity of Monroe County to build 7 homes and Bloomington Restorations, Inc. to create 1 home for low-income homebuyers. These projects are still on-going. HAND has also partnered with two other developers to create 12 rental units for income eligible tenants. These projects are also on-going.

- c) Indicate the extent to which HOME funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

PY 11 CAPER HOME # 40c response:

HOME			
Owner-Occupied	61-80%	1	White
Rehab	51-60%	1	White
TBRA	0-30%	1	White

	0-30%	3	White
	0-30%	1	White
	0-30%	1	White
	0-30%	2	White
	0-30%	1	Asian
	0-30%	1	White
	0-30%	1	Black
	0-30%	1	White
	0-30%	3	White
	0-30%	2	White
	0-30%	1	Black
	0-30%	3	White
	0-30%	2	White
	0-30%	3	White
	0-30%	1	White
	0-30%	4	White
	0-30%	1	White
	0-30%	1	Black
	0-30%	1	White
	0-30%	1	White
	0-30%	2	White
	0-30%	1	White
	0-30%	3	White
	0-30%	1	White
	0-30%	1	White
Home Buyer Assistance	61-80%	5	White
	61-80%	3	White
	51-60%	1	White
	61-80%	1	White
	31-50%	3	White
	31-50%	3	White

41)HOME Match Report

- a) Use HOME Match Report HUD-40108-A to report on match contributions for the period covered by the Consolidated Plan program year.

PY 11 CAPER HOME Rental # 41 response:

[See attached HOME Match Report noted as Exhibit A.](#)

42)HOME MBE and WBE Report, Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

PY 11 CAPER HOME Rental # 42 response:

[See attached HOME MBE and WBE Report noted as Exhibit B.](#)

43)Assessments

- a) Detail results of on-site inspections of rental housing.

PY 11 CAPER HOME Rental # 43a response:

Bloomington Municipal Code Title 16 requires that all rental properties located within the city limits be registered and comply with the standards set forth in the code. Units that are funded with HOME are cycled per HUD requirements but to the standards outlined in Bloomington Municipal Code Title 16 which are more stringent than the Housing Quality Standards outlined by HUD.

b) Describe the HOME jurisdiction's affirmative marketing actions.

PY 11 CAPER HOME # 43b response:

HAND did the following marketing/outreach efforts this fiscal year:

June 2011	Participated in the Ebus on 6/23
June 2011	Homebuyer's Club
September 2011	Home Buyer's Club
September 2011	R101 - Renting in Bloomington class for clients of the Shalom Community Center.
December 2010	Financial stability presentation
January 2012	Predatory Lending class
April 2012	Home Buyer's Club
April 2012	Foreclosure Fair
June 2012	Participated in the Ebus
June 2012	Credit Class for Stepping Stones
June 2012	Predatory Lending class
June 2012	Community development seminar for Congressman Young's program

c) Describe outreach to minority and women owned businesses.

PY 11 CAPER HOME/ADDI # 43c response:

HAND regularly talks to parties interested in providing services to the City.

## HOPWA

### Specific HOPWA Objectives

44) Assessment of Relationship of HOPWA Funds to Goals and Objectives.

a) Assess the use of HOPWA funds in relation to the priorities, needs, goals, and specific objectives in the strategic plan, particularly the highest priority activities.

**\*If not using the CPMP Tool:** Use Table 2A, 1C, 2C, 3A)

**\*If using the CPMP Tool:** Use Need/Housings, Summary of Specific Annual Objectives.

PY 11 CAPER Specific HOPWA Objectives # 44a response:

Not applicable.

- b) Evaluate progress made towards meeting the goals of providing affordable housing using HOPWA funds, including the number and types of households served.

**\*If not using the CPMP Tool:** Use Table 2A, 1C, 2C, 3A)

**\*If using the CPMP Tool:** Use Need/Housings, Summary of Specific Annual Objectives.

PY 11 CAPER Specific HOPWA Objectives # 44b response:

*To report progress under the general and HOPWA specific requirements, the grantee may integrate the HOPWA elements in their standard CAPER report or establish a HOPWA-specific narrative by completing the following information. IDIS Report PR80 has useful financial and accomplishments information for end of year reporting.*

Not applicable.

## **HOPWA EXECUTIVE SUMMARY**

- 45) Provide an executive summary (1-3 pages) and a specific objectives narrative which address the following:
  - a) Grantee and Community Overview.
    - i) A brief description of the grant organization, the area of service, the name of the program contact(s), and a broad overview of the range/type of housing activities, along with information on each sponsor by name, main project site by zip code and related organization information.
  - b) Annual Performance under the Action Plan
    - i) Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
    - ii) Evaluate the progress in meeting the project's objectives for providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
    - iii) Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
    - iv) Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan. Report the number of stewardship units of housing which have been created through acquisition, rehabilitation or new construction with any HOPWA funds.
    - v) Describe any other accomplishments recognized in the community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
    - vi) Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Strategic Plan.
  - c) Barriers or Trends Overview

- i) Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement;
  - ii) Describe any expected trends facing the community in meeting the needs of persons with HIV/AIDS, and provide any other information important in providing services to persons with HIV/AIDS.
  - iii) Note any evaluations, studies, or other assessments of the HOPWA program available to the public.
- d) Project Accomplishment Data:
- i) Complete and submit CAPER Performance Chart 1 Planned Goals and Chart 2 Actual Performance;
  - ii) Complete and submit CAPER Performance Chart 3 for Housing Stability Outcomes, HOPWA Outcomes on Access to Care and Support in conjunction with HOPWA-funded Housing assistance, Monthly Household Income in conjunction with HOPWA-funded Housing Assistance, and HOPWA Outcomes on Access to Care and Support not in conjunction with HOPWA-funded Housing Assistance.

Not applicable.

## OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

PY 11 CAPER Other Narrative response: