



# City of Bloomington

*Housing and Neighborhood  
Development Department*



## ***DRAFT*** **2016** **Annual Action Plan**

April 11, 2016



# Executive Summary

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

### 1. Introduction

The City of Bloomington is an entitlement community selected by the U.S. Department of Housing and Urban Development to receive an annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds. As the administering agency of these funds, the Housing and Neighborhood Development (HAND) department enhances the quality of life for Bloomington residents by developing programs, services, and partnerships to preserve community character, promote affordable housing and encourage neighborhood vitality. The programs that are administered through this office are focused on low-moderate income persons and neighborhoods. As a recipient of federal funds, the City of Bloomington is required by HUD to produce a Consolidated Plan and Annual Action Plan. HAND is responsible for drafting and administering these plans.

Each year, HAND outlines in the Annual Action Plan how it will use the funds to meet the goals outlined in the Consolidated Plan. The current Consolidated Plan 2015-2019 can be found at <https://bloomington.in.gov/media/media/application/pdf/23103.pdf>. This is the second Annual Action Plan under this Consolidated Plan. The project goals outlined in the plan were determined in 2015 by the City of Bloomington's Citizen Advisory Council (CAC), a citizen driven decision making process implemented by HAND in 1997. This process gives citizens an opportunity to weigh in on the use of HUD funds by either being a part of the CAC or attending one of the three public hearings held throughout the CAC process.

Additionally, housing assistance is provided to meet the needs of existing homeowners, renters and new homebuyers through a variety of programs administered by HAND. The housing programs are designed to restore and preserve the City's historic housing stock, support qualified homebuyers and help our senior population age in place.

### II. The Allocation Process

Community Development Block Grant funds are allocated through the Citizen Advisory Council process. The CAC membership includes two City Council members, two Redevelopment Commission members, representation from the Community and Family Resources Commission and up to eighteen members appointment by the Mayor. The CAC is split into two sub-committees; one to review physical improvement applications and one to review social service applications. The CAC's allocation recommendations are forwarded to the Redevelopment Commission for approval, the Redevelopment Commission forward's the approved recommendations to the Mayor, and the Mayor forwards his

approved recommendations to the City Council. The City Council approves the allocation recommendations over two public meetings. There are four meetings where the public can provide comment on the applications: 1) the agency presentations to the CAC; 2) the CAC allocation recommendations review and approval by the Redevelopment Commission; 3) and the two meetings held by the City Council to review and approve the allocation recommendations from the Mayor.

HOME funds are for projects that directly result in affordable housing units and applications are accepted year-round by the HAND staff.

## **2. Summarize the objectives and outcomes identified in the Plan**

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

The programs that are part of the Annual Action Plan play a vital part in the City's efforts to sustain neighborhoods stability, prevent homelessness, and ensure affordable housing for people from all walks of life and in all stages of life. These programs will meet the following strategies identified in the 2015-2019 Consolidated Plan.

Strategy 1: Increase the number of affordable housing units.

Strategy 2: Improve existing owner-occupied structures for low- to moderate-income individuals/families.

Strategy 3: Create or improve infrastructure in target areas.

Strategy 4: Improvement of Public Facilities.

Strategy 5: Public Service Assistance.

In an effort to achieve these strategies, the City's allocation priorities will benefit low to moderate income households across Bloomington. Approximately sixty-eight percent (68%) of our CDBG physical improvement funds will be specifically dedicated to projects that directly benefit low income households. Additional funds will be invested in neighborhood improvements in qualified census tracts. These improvements will include sidewalk, stormwater and greenspace improvements. HOME funds will be invested in the development of affordable owner-occupied units and rental units. Additional housing programs include HAND's Emergency Home Repair grant, HAND's Home Modification for Accessible Living and HAND's Owner-Occupied Rehabilitation loan program.

## **3. Evaluation of past performance**

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

Each year the City prepares a Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted to HUD within ninety (90) days after the start of the new program year. Copies of previous years CAPERs are available for review at

<https://bloomington.in.gov/media/media/application/pdf/24611.pdf>. The FY 2014 CAPER was submitted to HUD on September 2015. In the FY 2014 CAPER, the City of Bloomington expended one-hundred percent 100% of its CDBG funds to benefit low and moderate income persons. The City expended 13.46% of its funds during the FY 2014 CAPER period on public services, which is less than the maximum of 15% allowed. The City expended 15.48% of its funds during this CAPER period on Planning and Administration, which is below the statutory maximum of 20%. The City was under the required 1.5 maximum drawdown ratio.

The City uses input from the community during the CAC process and the CAPER as evaluation tools to identify goals and projects each year. Additionally, each grant applicant is required to tie their grant requests back to the goals outlined in the Consolidated Plan. We then use outcomes from each project to track the overall performance of our CDBG and HOME programs.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Housing and Neighborhood Development department initiates various mechanisms to engage the community through its Citizen Advisory Council (CAC) and consultation processes for the Consolidated Plan. Community members play an active role in the decision making process through four public meetings held during the CDBG allocation process outlined in Section 1 and during the 5 public meetings held as part of the 2015-2019 Consolidation Plan planning process. Additionally, the draft Annual Action Plan is made available for comment via the HAND website, HAND office and Monroe County Public Library. Citizens are allotted a 30day comment period on the Plan.

#### **5. Summary of public comments**

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

The Housing and Neighborhood Development Department did a variety of activities to ensure broad citizen participation in the Consolidated Plan Process. On October 1, 2014, HAND mailed out a survey to 700 random addresses throughout the community. Eighty-two were returned by the Post Office as undeliverable. Two-hundred Seventy-three surveys were completed which is a 44.1% return rate. A survey to 250 Section 8 assisted tenants and Bloomington Housing Authority residents was mailed on

October 30, 2014. Thirty-eight were mailed back and 48 were deposited in a sealed box at the Bloomington Housing Authority office which is a return rate of 15%.

HAND conducted series of focus groups on five relevant topics: Community Development, Economic Development, Homelessness, Social Services and Affordable Housing. The focus groups were advertised through the Herald-Times and on the City's webpage. HAND conducted a series of discussions with key community members.

In addition, HAND conducted face-to-face surveys with patrons of the Community Kitchen and the Shalom Community Center. Staff members also went out with the Bloomington Police Department Resource Officers to interview unsheltered homeless individuals. Individuals were contacted at city parks, the Monroe County Public Library and along city streets. Interviewees were asked questions about what services they use or have used and what, if any, services are needed but not available.

The input from these interviews, public meetings and community surveys are represented in the goals that have been set for Bloomington in the 2015-2019 Consolidated Plan.

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

**7. Summary**

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

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

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

Agency Role		Name	Department/Agency
CDBG Administrator	BLOOMINGTON		Housing and Neighborhood Development Department
HOME Administrator	BLOOMINGTON		Housing and Neighborhood Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

City of Bloomington

Housing and Neighborhood Development Department

Doris Sims, Director

401 N Morton Street, Suite 130

Bloomington, IN 47404

(812) 349-3420

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

### **1. Introduction**

The Annual Action Plan will be carried out by the Housing and Neighborhood Development (HAND) staff, with assistance from its boards and commissions. Those boards and commissions includes the Bloomington Redevelopment Commission, CDBG Citizen Advisory Council, Board of Housing Quality Appeals, Historic Preservation Commission, and the Housing Trust Fund Advisory Board. HAND works to continually improve staff knowledge and efficiencies by attending appropriate training sessions whenever possible.

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

HAND staff coordinate with numerous boards, non-profit agencies, health and housing service providers, and community members to provide a comprehensive suite of services to the community. We coordinate with a variety of stakeholders to meet this goal. Below are a few of the boards, committees and organizations we coordinate with to better meet the needs of our community:

South Central Housing Network (SCHN) -- SCHN is a consortium of housing providers, of which HAND is a member, that oversee Region 10's Continuum of Care. Approximately 25 organizations are part of the South Central Housing Network and they are currently implementing the Heading Home Plan, a ten year plan to end homelessness. SCHN meets monthly to discuss Regional housing and homeless concerns.

Bloomington Housing Authority (BHA) Board -- At least one HAND staff member attends each monthly BHA board meeting in an effort to better coordinate programs and efforts designed to address affordable housing. This coordination allows both our agencies to address housing and supportive services comprehensively across the city. HAND also attends the Program Coordination Committee meetings which are held quarterly. Numerous non-profits and other community stakeholders attend this meeting to discuss upcoming events, training and service coordination, and general updates from each organization involved.

Landlord Education on Affordable Housing -- HAND regularly presents at the Monroe County Apartment Association (MCAA) and has held Landlord Expos to inform landlords about affordable housing and Section 8 programs. Our goal is to put a face to affordable housing and help landlords understand the importance of providing affordable housing in our community.

Downtown Outreach Advisory Committee -- HAND coordinates efforts and funds the BPD Downtown Outreach Program and Advisory Committee. The Bloomington Police Department manages the BPD Outreach program described below and the Outreach Advisory Committee provides the police officers

with input from business owners, services providers, community members and other key stakeholders. This Advisory Committee, which is co-chaired by BPD and HAND, includes Centerstone (mental health provider), IU Health (Bloomington Hospital), and the faith-based community, Shalom Community Center (day center), Volunteers in Medicine, Monroe County Probation, and the Monroe County Library. The co-chairs also meet quarterly with the members of Downtown Bloomington, Inc. (local businesses membership) to get feedback on the effectiveness of the outreach activities. This committee provides an opportunity for cross coordination between numerous organizations that provide support to homeless individuals.

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

In an effort to address homelessness in Bloomington, HAND supports several non-profits both financially and in an advisory role. Below is a list of the agencies we support, a description of their services and how HAND supports each organization. Additionally, each of these organizations is a member of the South Central Housing Network.

Crawford Apartments/Homes -- HAND provided HOME subsidy to the construction of Crawford Apartments which provides permanent supportive housing for individuals experiencing homelessness. Life Designs has recently received tax credits to build 35 additional permanent supportive housing units at the site directly adjacent to the Crawford Apartments. Crawford II will be subsidized by HOME funds via HAND and will be placed in service in 2017. Additionally, HAND staff sit on the advisory committee for Crawford and provide insight/coordination regarding Continuum of Care efforts across the city.

Middle Way House, Inc. -- Middle Way House is the local shelter for women who are victims of domestic violence. This non-profit provides both emergency shelter and transitional housing for its clientele. HAND has provided financial assistance through CDBG and HOME for this organization.

Amethyst House -- Amethyst House provides transitional housing and supportive services for women and men ages 18 and over with chemical dependency and/or gambling addiction. Additionally, Amethyst House provides outpatient treatment. They have received Jack Hopkins Council Social Service funding (general fund) and Community Development Block Grant funds to support these services.

Shalom Community Center -- Shalom is a day center for individuals and families experiencing homelessness. They have received Jack Hopkins Council Social Service funding (general fund) which is administered by HAND.

New Hope -- New Hope is a family shelter located in Bloomington, Indiana. This organization provides temporary shelter for homeless families in Bloomington and Monroe County. HAND has supported this organization via Jack Hopkins Council Social Service funding (general fund).

Stepping Stones -- Stepping Stones is a non-profit that provides transitional housing and supportive services for homeless youth between the ages of 16 to 20. In the past this organization has received Jack Hopkins Council Social Service funding (general fund) which is administered by HAND.

Downtown Outreach Program -- The City of Bloomington Police Department (BPD) and HAND recently launched an initiative to respond to the challenges related to individuals who appear to be experiencing homelessness and who may need assistance from social services, mental health or medical services. There has been an increase in positive interaction between this demographic and the BPD. Rather than arresting homeless individuals, BPD is working with local providers to coordinate and provide services to those in need.

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

The South Central Housing Network (SCHN) provides oversight for Region 10's Continuum of Care. The SCHN oversaw the development of the Heading Home Plan, a 10 year plan to end homelessness, and is currently setting up subcommittees to assist in the implementation of this plan. ESG is allocated through the State and SCHN works with the State to ensure compliance with State standards. Additionally, SCHN coordinates with the development of policies and procedures for the operation and administration of HMIS. HAND is a member of SCHN and provides guidance to the committee regarding CoC compliance and project funding.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	BLOOMINGTON HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HAND coordinated with BHA to gather input from residents of public housing and Section 8 regarding the Consolidated Plan. Their input was incorporated in the goals of the Plan. Additionally, HAND has funded the renovation of several public housing units with CDBG funds.
2	<b>Agency/Group/Organization</b>	MIDDLE WAY HOUSE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization is part of the South Central Housing Network and as such, provide input on the homelessness strategy implemented via the Consolidated Plan and the Region 10's Continuum of Care plan.
3	<b>Agency/Group/Organization</b>	Centerstone of Indiana, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Centerstone is part of the South Central Housing Network (SCHN) which oversees the Region 10's Continuum of Care. Additionally, HAND gathers input on the Consolidate Plan via the SCHN which means Centerstone was able to provide their expertise regarding homelessness issues addressed in the Plan.
4	<b>Agency/Group/Organization</b>	AMETHYST HOUSE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Amethyst House assists persons struggling with alcohol and drug dependence. As part of the South Central Housing Network, HAND is able to consult with this organization regarding the Region 10's Continuum of Care and the Consolidated Plan.
5	<b>Agency/Group/Organization</b>	SHALOM CENTER
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization is part of the South Central Housing Network and as such, provide input on the homelessness strategy implemented via the Consolidated Plan and the Region 10's Continuum of Care plan. Shalom Center provides services ranging from counseling for jobs, housing and health needs.
7	<b>Agency/Group/Organization</b>	LifeDesigns, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As part of the South Central Housing Network, Life Designs provides input regarding the homelessness strategy outlined in the Consolidated Plan and the Region 10's Continuum of Care. Life Designs provides some housing options and services for persons living with disabilities. HAND is supporting the development of 35 additional affordable units at the Crawford II development.
8	<b>Agency/Group/Organization</b>	Monroe County Community School Corporation
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MSSC is the largest school district in Monroe County. They share their concerns about serving students from households that live on the move and student issues. MSSC provided input on the Consolidated Plan regarding children at risk of homelessness.
9	<b>Agency/Group/Organization</b>	STEPPING STONES
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Stepping Stones serves homeless youths by providing housing and other supportive services. They are a part of the South Central Housing Network and help oversee the Region 10's Continuum of Care.
10	<b>Agency/Group/Organization</b>	South Central Community Action Program
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As part of the South Central Housing Network, SCCAP provides input regarding the Region 10's Continuum of Care and the Consolidated Plan. SCCAP provides housing, housing assistance and childcare services.

11	<b>Agency/Group/Organization</b>	NEW HOPE FAMILY SHELTER
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As part of the South Central Housing Network, New Hope provides input regarding the Region 10's Continuum of Care and the Consolidated Plan. New Hope offers housing opportunities and supportive services to chronically homeless families and individuals.
12	<b>Agency/Group/Organization</b>	Monroe County Probation Office
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization is part of the South Central Housing Network and the Downtown Outreach Advisory Committee. The Monroe County Probation Office offers assistance to agencies that serve homeless and chronically homeless persons.
13	<b>Agency/Group/Organization</b>	Monroe County Public Library
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As part of both the South Central Housing Network and the Downtown Outreach Advisory Committee, this organization provides input regarding the homeless strategy in Bloomington. Monroe County Public Library serves as a gathering place for many homeless and chronically homeless persons.
14	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY OF MONROE COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As part of the South Central Housing Network, this organization provides input regarding affordable housing issues across the city. Habitat for Humanity provides homebuyer opportunities for income eligible households.

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

Not applicable.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	South Central Housing Network	Input from the members of SCHN are incorporated in the Consolidated Plan which was used as a basis for the development of the "Heading Home Plan." This Plan was developed during a Charrette held in 2013. The Heading Home Plan is currently being implemented by the SCHN members and is the guiding plan for Continuum of Care funding projects/programs.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

DRAFT

## **AP-12 Participation – 91.105, 91.200(c)**

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

Every year, HAND convenes the Citizen Advisory Council (CAC) to review Community Development Block Grant (CDBG) applications. The CAC is made up of members from the City Council, the Redevelopment Commission, and community members appointed by the Mayor. Half of the CAC reviews physical improvement applications and other half reviews social service applications. An informational meeting was held on September 3, 2015 for interested parties not familiar with the CDBG process. Letters of Intent were due on October 9, 2015 and mandatory technical assistance meetings were held for all applicants on October 15th and 19th (must attend one). The CAC held public hearings for both physical improvement and social service applicants in early January. Those hearings were broadcast on Cable Access Television (CATS). The allocation recommendations were reviewed by the Redevelopment Commission at an open meeting on February 1, 2016 and by the City Council on February 10 and 17, 2016. We received no comments at any of the public hearings.

HAND provides on-going, year-round technical assistance on HOME funded programs. Those programs are outlined on our webpage at [www.bloomington.in.gov/hand](http://www.bloomington.in.gov/hand) and in our procedural manual. HAND staff members will meet with HOME applicants individually to review their projects and assist them in developing an appropriate application, if necessary.

As outlined above, the CDBG process is a citizen driven process and the CDBG allocations are based on the recommendations of that committee. The Redevelopment Commission reviews all program guidelines for approval which provides the community an opportunity to provide input into the development of both CDBG and HOME funded programs. In order to keep updated on various community issues and concerns, HAND staff members attend community meetings and events to provide ample opportunity to engage with members of the public. We also host a listerv of over 600 emails which we use to send out regular HAND Update emails. We use this listserv to gather input on programs/projects and to notify community members of upcoming public meetings regarding CDBG/HOME funded programs.

The draft Annual Action Plan is made available for public comment via the City website and hard copies of the plan are available at our office and at the Monroe County Public Library. The plan was available from April 11, 2016 to May 11, 2016 (30 days) for public input. Citizens were asked to submit their questions and/or comments via email to [hand@bloomington.in.gov](mailto:hand@bloomington.in.gov) or phone at 812-349-3420. All comments and questions were documented and outlined below. The public comment period was advertised in the Bloomington Herald Times on April 11, 2016.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community				
2	Internet Outreach	Non-targeted/broad community				

**Table 4 – Citizen Participation Outreach**

DRAFT

## Expected Resources

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

#### Introduction

These federal funds are an important part of the resources used to meet the goals outlined in this document; however, as they continue to decline other resources become important in meeting the needs of the community. Some of those resources discussed in this plan include the Jack Hopkins Council Social Service Grant Program (general fund), code enforcement (general fund), historic preservation (general fund), and economic development.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	784,529	30,000	175,000	989,529	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	490,847	50,000	310,000	850,847	0	

Table 5 - Expected Resources – Priority Table

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

The City leverages funds from private and non-federal public sources in several ways: 1) Infrastructure provided by general or enterprise (utilities) funding; 2) Infrastructure provided by private developers; 3) Private mortgages; 4) Infrastructure/projects funded by Tax Increment Financing District(s); 5) Community Revitalization Enhancement District Funds; 6) Certified Technology Park funds; and 7) the Bloomington Housing Trust Fund. Historically, Bloomington has met match requirements with the following: 1) Cash contributions (from non-federal resources); 2) Foregone taxes, fees, and charges; 3) Appraised land/real estate; 4) Non-federal on-site and off-site infrastructure improvements to affordable housing; and 5) donated site preparation, construction material and labor.

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

At this time, the City of Bloomington has no publicly owned land or property located within the jurisdiction that will be used to carry out the

plan. The City is reviewing options for the 12 acres owned by the Redevelopment Commission which will include an affordable housing component.

**Discussion**

DRAFT

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Developer subsidy - owner-occupied	2015	2019	Affordable Housing	City-wide	Affordable Housing Units Improve existing structures Infrastructure improvements	HOME: \$133,628	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit
2	Developer subsidy - rental	2015	2019	Affordable Housing	City-wide	Affordable Housing Units Improve existing structures Infrastructure improvements	CDBG: \$130,811 HOME: \$153,135	Rental units constructed: 4 Household Housing Unit Rental units rehabilitated: 4 Household Housing Unit
3	Direct housing assistance -- owner-occupied	2015	2019	Affordable Housing	City-wide	Affordable Housing Units Improve existing structures	CDBG: \$67,311 HOME: \$15,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Rental assistance	2015	2019	Affordable Housing Public Housing Homeless	City-wide	Affordable Housing Units	HOME: \$40,000	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted
5	Public service assistance	2015	2019	Homeless Non-Housing Community Development	City-wide	Public Service Assistance	CDBG: \$117,679	Public service activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted
6	Improvement of Public Facilities	2015	2019	Affordable Housing Non-Housing Community Development	City-wide	Public Facilities	CDBG: \$217,565	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3905 Persons Assisted
7	Owner-occupied rehabilitation	2015	2019	Affordable Housing	City-wide	Affordable Housing Units Improve existing structures	HOME: \$100,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
8	Create or improve infrastructure	2015	2019	Non-Housing Community Development	City-wide	Infrastructure improvements	CDBG: \$94,258	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11400 Persons Assisted

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Developer subsidy - owner-occupied
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Developer subsidy - rental
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Direct housing assistance -- owner-occupied
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Rental assistance
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Public service assistance
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Improvement of Public Facilities
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Owner-occupied rehabilitation
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Create or improve infrastructure
	<b>Goal Description</b>	

Table 7 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

We estimate the City of Bloomington will provide 20 households with rental subsidies and 8 households with either homeownership opportunities or owner-occupied rehabilitation assistance.

## AP-35 Projects – 91.220(d)

### Introduction

The Annual Action Plan is a one (1) year document based on community participation which addresses how current year HUD grants will be expended. The five year Consolidated Plan identifies priority needs for each of the formula grants and this one (1) year document serves as the guiding document for 2016. Below is a list of projects identified for the 2016 Annual Action Plan.

#	Project Name
1	PUBLIC SERVICES
2	CDBG HOUSING ASSISTANCE
3	FACILITY REHABILITATION
4	INFRASTRUCTURE IMPROVEMENTS
5	CDBG ADMINISTRATION
6	HOME ADMINISTRATION
7	HOME CHDO PROJECTS
8	HOME HOMEBUYER ASSISTANCE
9	HOME OWNER-OCCUPIED REHABILITATIONS
10	HOME RENTAL ASSISTANCE

Table 8 – Project Information

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

Allocating all funds to benefit low to moderate income households is the priority for the City of Bloomington. Approximately 68.2% of our CDBG physical improvement funds will be specifically dedicated to projects that directly benefit low income households this fiscal year. Thirty-one percent (31.8%) of the funds will be used to make needed infrastructure and park improvements in low income neighborhoods. Additionally, several low income rental projects will be constructed and/or renovated during this fiscal year. The impact Indiana University has on the rental market in Bloomington constricts the market and drives up rental prices in the area. Finding developers interested in building affordable rental units is a serious obstacle in Bloomington. During this fiscal year we will focus on supporting the development of more affordable rental properties.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	PUBLIC SERVICES
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public service assistance
	<b>Needs Addressed</b>	Public Service Assistance
	<b>Funding</b>	CDBG: \$117,679
	<b>Description</b>	Funds used to assist local public service organizations with administration expenses for programs that assist income eligible households.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 18,985 persons will benefit from these programs.
	<b>Location Description</b>	The activities take place within the corporate city limits of Bloomington.
	<b>Planned Activities</b>	Provide food to agencies that assist low income households. Provide meals to low income households. Provide access to food items to low income households. Provide affordable after school programming to low income households. Provide emergency shelter and assistance to women and their dependents fleeing abusive relationships.
	<b>Project Name</b>	CDBG HOUSING ASSISTANCE

<b>2</b>	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Developer subsidy - rental Direct housing assistance -- owner-occupied
	<b>Needs Addressed</b>	Affordable Housing Units Improve existing structures
	<b>Funding</b>	CDBG: \$198,122
	<b>Description</b>	Funds used to purchase, rehab, restore, or reconstruct existing housing units for income eligible households.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10 housing units and 4 rental units will be assisted.
	<b>Location Description</b>	2727 N. Dunn St 1300, 1302, 1304 and 1306 W. 12th St. Home Modifications for Accessible Living program is available city-wide.
	<b>Planned Activities</b>	Rehabilitate and renovate existing housing structures for eligible households. Provide direct assistance to income eligible homebuyer.
<b>3</b>	<b>Project Name</b>	FACILITY REHABILITATION
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Improvement of Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$217,565
	<b>Description</b>	Funds used renovate and improve facilities that serve or assist income eligible persons or households.

	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3,905 persons will benefit from these projects.
	<b>Location Description</b>	303 and 409 W. Second St 930 W. Seventh St. 311 S. Lincoln St. 338 S. Washington St.
	<b>Planned Activities</b>	Renovate and restore existing facilities to enhance service and increase the number of beneficiaries.
<b>4</b>	<b>Project Name</b>	INFRASTRUCTURE IMPROVEMENTS
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Create or improve infrastructure
	<b>Needs Addressed</b>	Infrastructure improvements
	<b>Funding</b>	CDBG: \$94,258
	<b>Description</b>	Funds used to improve pedestrian linkages, improve local streets and improve storm water drainage in areas where at least 51% of the area residents are low income based upon block group and census tract information at the time the construction process starts.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These projects have an area benefit that will assist approximately 6,915 persons.
	<b>Location Description</b>	Sidewalk along the Southside of W 17th Street. Sidewalk and accessibility along Elm Street between 7th and 8th.

	<b>Planned Activities</b>	Construction, reconstruction, replacement or the restoration of new or existing sidewalks.
<b>5</b>	<b>Project Name</b>	CDBG ADMINISTRATION
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$156,905
	<b>Description</b>	Funds used to administer and monitor CDBG and HOME eligible activities.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	City wide.
	<b>Planned Activities</b>	Administering the CDBG program.
<b>6</b>	<b>Project Name</b>	HOME ADMINISTRATION
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$49,084
	<b>Description</b>	Funds used to administer and monitor the HOME program and HOME projects.
	<b>Target Date</b>	5/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	City wide.
	<b>Planned Activities</b>	Funds used to administer the HOME program.
<b>7</b>	<b>Project Name</b>	HOME CHDO PROJECTS
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Developer subsidy - owner-occupied
	<b>Needs Addressed</b>	Affordable Housing Units Improve existing structures
	<b>Funding</b>	HOME: \$73,628
	<b>Description</b>	Funds used to assist eligible CHDOs with the development, construction, acquisition, reconstruction and monitoring of eligible CHDO activities or programs.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One household will be assisted with this program.
	<b>Location Description</b>	Not available at this time.
	<b>Planned Activities</b>	The construction, reconstruction or restoration of a new or existing structure or the acquisition of a lot or structure to create an affordable housing unit(s) for an income eligible homebuyer.
<b>8</b>	<b>Project Name</b>	HOME HOMEBUYER ASSISTANCE
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Developer subsidy - owner-occupied Direct housing assistance -- owner-occupied

	<b>Needs Addressed</b>	Affordable Housing Units Improve existing structures
	<b>Funding</b>	HOME: \$75,000
	<b>Description</b>	Funds used for the purchase, rehabilitation, and/or restoration of existing housing units for income eligible homebuyers. Funds may also be used to acquire land for the demolition, reconstruction and restoration of existing housing units or for new construction of housing units for income eligible homebuyers.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 4 homebuyers may be assisted.
	<b>Location Description</b>	Within the city limits.
	<b>Planned Activities</b>	Funds used for the purchase, rehabilitation, and/or restoration of existing housing units for income eligible homebuyers. Funds may also be used to acquire land for the demolition, reconstruction and restoration of existing housing units or for new construction of housing units for income eligible homebuyers.
9	<b>Project Name</b>	HOME OWNER-OCCUPIED REHABILITATIONS
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Owner-occupied rehabilitation
	<b>Needs Addressed</b>	Improve existing structures
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	Funds will be used to rehabilitate, reconstruct, remodel or restore an existing structure for a eligible owner-occupier.
	<b>Target Date</b>	5/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3 households will be assisted with this program.
	<b>Location Description</b>	Projects can take place anywhere in the city limits.
	<b>Planned Activities</b>	Rehabilitate existing homes for eligible homeowners.
10	<b>Project Name</b>	HOME RENTAL ASSISTANCE
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Developer subsidy - rental Rental assistance
	<b>Needs Addressed</b>	Affordable Housing Units
	<b>Funding</b>	HOME: \$193,135
	<b>Description</b>	Funds will be used to acquire, construct, rehabilitate, restore or reconstruct housing units for eligible households. Funds can also be used to fund a Tenant Based Rental Assistance (TBRA) program.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 4 new affordable rental housing units will be created and approximately 12 households will be assisted with tenant based rental assistance.
	<b>Location Description</b>	Housing units can be located anywhere in the city limits.
	<b>Planned Activities</b>	The creation of three affordable rental housing units and assisting ten households with tenant based rental assistance.

DRAFT

## **AP-50 Geographic Distribution – 91.220(f)**

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

The Bloomington jurisdiction includes all areas within the corporate boundaries of the city. The 2016 HUD allocations for CDBG and HOME will be distributed citywide with an emphasis on the Bloomington Urban Enterprise Zone (BUEA). That said, HAND makes support available to all income eligible applicants within the jurisdiction. Whenever possible, funding for low income housing projects will be dispersed throughout the community in an effort to continue to de-concentrate poverty in Bloomington.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-wide	100

**Table 10 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The Bloomington Urban Enterprise Association (BUEA) contributes to economic development efforts in Bloomington's urban core. The Enterprise Zone operates in accordance with Indiana State Code and has created or retained hundreds of jobs and spurred millions of dollar in increased investment. HAND leverages these dollars in the urban core area to support economic development for low to moderate income residents. The City is working holistically to maximize investments, de-concentrate poverty and end homelessness.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

As mentioned previously, the housing market in Bloomington is inflated by the Indiana University student population. Therefore, affordable housing is a foremost priority for the City. The City's goals for the 2016 fiscal year are as follows:

- Increase number of affordable housing units (owner-occupied & rental).
- Provide assistance to improve existing owner occupied units for low income individuals/households.
- Provide assistance to the elderly or disabled to allow them to remain in their homes
- Provide inspections of rental housing for compliance with local housing codes
- Provide assistance to low-income individuals/households in need of housing through Tenant Based Rental Assistance (TBRA)
- Provide assistance to non-profit organizations that serve low income individuals/households and provide valuable community services to improve the quality of life
- Provide rental security deposit loan assistance to low-income individuals/households through HAND's R-101 Renting in Bloomington program

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	35
Non-Homeless	15
Special-Needs	6
Total	56

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	20
The Production of New Units	4
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	28

## Table 12 - One Year Goals for Affordable Housing by Support Type

### Discussion

Households to be supported -Homeless -- HAND will support the development of 35 new units at Crawford II, a supportive housing development with an expected placed in service date of June 2017.

Households to be supported -non-homeless -- HAND will support homeowner occupied renovations and the development of new homeowner occupied unit.

Households to be supported -special needs -- this assistance will be provided through the City's partnership with Life Designs. Approximately 6 households will be assisted this year.

Households to be supported -rental assistance -- this assistance will be provided through the City's Tenant Based Rental Assistance program. Approximately 12 households will be assisted this year.

Households to be supported - production of new units -- this assistance will be provided through subsidies to developers for the creation of new units.

Households to be supported - rehab of existing units -- this assistance will be provided through the City's Owner Occupied Rehabilitation Program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Bloomington Housing Authority's (BHA) mission is to "administer public funds using available resources in a manner which will allow BHA to offer a variety of affordable housing opportunities and supportive services that foster stability and self-sufficiency through creative partnerships while serving our customers with the highest level of professionalism and respect." By collaborating with partnering entities as well with community agencies, BHA assists residents in becoming self-sufficient through a continuum of social services, career training, educational development, financial fitness, and wellness programs.

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

CDBG funds will be used to assist the local PHA to rehabilitate four existing units.

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

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

The Bloomington Housing Authority has a strong history of achieving high ratings for performance in both Public Housing and Section 8. In 2015 the Section 8 Management Assessment (SEMAP) score was 100 and the Public Housing Assessment Score (PHAS) was 93/100. Joint projects to promote affordable housing or improve environmental conditions for low-income individuals and households are completed regularly.

### **Discussion**

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

### **Introduction**

HAND is a member of the South Central Housing Network (SCHN) that includes many of the housing and sheltering agencies for Indiana Region 10 for the Continuum of Care. SCHN meets monthly to discuss ways to improve care to those who are homeless or at risk of homelessness. With the assistance of The Corporation for Supportive Housing (CSH) the group developed a Plan to End Homelessness, now known as the Heading Home Plan. In addition, HAND is a participating member of the Downtown Outreach Program. This program provides alternatives to arrest for individuals who are experiencing homelessness that are in need of services. The homeless individuals are engaged through the use of street social workers who communicate and coordinate with designated outreach officers of the Bloomington Police Department. Partnerships with area social service agencies have been developed to offer available resources to referred homeless individuals.

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

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

As stated above, the City of Bloomington launched the Downtown Outreach program to engage and serve homeless persons, which was initially granted funding through the City of Bloomington's Jack Hopkins Social Service Fund grant program. The pervasive problems of mental illness and substance abuse -- not simply extreme poverty -- often underlie the causes of chronic homelessness. The program continues to enhance collaborations with social service agencies to provide increased opportunities for homeless persons. Additionally, service agencies collaborate to better assess the needs of the homeless individuals. Services offered through the program include general case management and employment related services (special certification training, acquiring personal identification documents, interview or job related equipment, and transportation). In addition, the city will continue to provide financial assistance through various funding mechanisms to other agencies that assist the homeless such as New Hope Family Shelter, Stepping Stones, and Shalom Community Center. This program continues to evolve as we learn the most effective way to serve this population. The Outreach Committee meets monthly to assess its impacts and address concerns.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

"Heading Home," a Regional Plan to make Homelessness Rare, Brief and Non-repeating," was adopted

by the South Central Housing Network in August of 2014.

Life Designs and Shalom Center are again collaborating on additional housing for the chronically homeless by attending the CSH Institute. This was one of the goals of the plan, which credits Crawford Apartments (25 units of housing single site individuals and 15 scattered site families) with significant success. A full 88% of the clients have been retained. The City is dedicating \$400,000 in HOME funds to the development of Crawford II which will be placed in service in 2017.

The Shalom Center, in keeping with HUD "housing first" initiatives has received two grants for HPRP services, which is intended to keep people in their current housing or quickly rehouse them. After an initial small grant of \$58,000 was used in 2014, a new \$180,000 fund will be available for HPRP.

Additionally a new facility, The Recovery and Engagement Center, has opened on the northwest side of the city. It serves as a low barrier community center and clearing house to coordinate services that support addiction recovery. This distributes service provision in a less intense environment than Shalom which welcomes all varieties of homeless individuals in a small building that also serves meals.

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

The City will continue to provide assistance through CDBG and Jack Hopkins Social Service Fund grant program (general fund). The City will continue to provide support for the Shelter + Care program and through Tenant Based Rental Assistance. HAND will also continue to offer its R101 - Renting in Bloomington program where successful graduates of the class can apply for rental damage deposit loans (general fund).

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

The city of Bloomington has a robust social service network that provides assistance to households in need by providing food, shelter, and health care. Examples include:

- Community Kitchen: provides free evening meals to people in need all year long at two locations

- and hosts a backpack buddies program with the local school system;
- Mother Hubbard's Cupboard: food pantry;
- Volunteers in Medicine: provides no cost primary and preventative medical care and education for medically underserved;
- New Hope Family Shelter: emergency shelter for families experiencing homelessness;
- Middle Way House and The Rise: emergency shelter and transitional housing for women experiencing domestic violence;
- Shalom Community Center: day center for people experiencing homelessness or at risk of homelessness;
- Stepping Stones: provide transitional housing and supportive services to homeless youth aged 16-20 years old;
- Indiana Legal Services: legal assistance for low income households

All of these agencies receive or have received financial assistance through the City of Bloomington's various funding mechanisms.

### Discussion

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

### **Introduction**

Construction and development costs in the City continue to increase which drives up the cost of rent. Additionally, “student rentals” increase rental costs creating an unaffordable landscape for low to moderate income renters. In order to combat the cost barriers, HAND will continue to provide:

1. Subsidies to both developers and homeowners/homebuyers.
2. Work with the City's Planning Department to provide incentives for the development of affordable housing.
3. Provide education through its programs such as the Home Buyers Club and R101 - Renting in Bloomington.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

City Departments, HAND and Planning continue to cooperate in the location and development of affordable housing sites in Bloomington. A group of stakeholders spearheaded by Councilpersons Susan Sandberg and Chris Sturbaum are reviewing ways to incentivize the development of affordable rental units. The new Mayor is in support of inclusionary zoning initiatives and/or incentivizing affordable housing development. Several developers have expressed interest in incorporating 5-10% affordable housing in new developments scheduled for construction during this fiscal year.

Currently the Planning Department supports variance and innovative subdivision petitions for the construction of owner occupied affordable housing. In addition, language in the adopted Growth Policy Plan supports the goal of developing more affordable housing. One of the strategies is to provide funding for infrastructure improvements like sewers, paving and sidewalks in low income areas and areas with developable land. HAND will create partnerships with housing developers and provide subsidy through infrastructure upgrades and HOME funding assistance.

The BHA confirmed its commitment to house the chronically homeless within 60 days of application. This clarification has been an improvement in the provision of housing to the neediest population.

Public discussion has expanded recently to include use of TIF funds for affordability, inclusionary zoning, use of the Housing Trust Fund, and permanent affordability. With the recent election of a new City

Council and Mayor, plans not anticipated in this document may develop to reduce barriers.

**Discussion**

DRAFT

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

In addition to the activities discussed earlier, the City plans to do the following:

### **Actions planned to address obstacles to meeting underserved needs**

1. Environmental Hazards: A) Lead Based Paint -- HAND provides low or no-cost risk assessments to affordable housing or sheltering projects. B) Suspected Environmental Contamination -- The City has worked to identify areas where industrial dumping took place and sites in close proximity to those areas are difficult to develop. The City continues to explore ways to have a predictable assessment of brownfield development.
1. A major obstacle expressed in the Service Community Assessment of Need (SCAN) report is that social service agencies dedicate much of their time to fund raising. These fund raising efforts are a managerial concern for the not-for-profits because these activities reduce the amount of time the agency has to deliver their services. The City will continue to provide agencies with technical assistance for grant opportunities. The City will also continue to provide these agencies with funds through CDBG and Jack Hopkins Social Services (general fund) grants.

### **Actions planned to foster and maintain affordable housing**

HAND will continue to foster and maintain affordable housing through a variety of housing programs such as Emergency Home Repair, Home Modification for Accessible Living and Owner Occupied Rehabilitation. HAND will continue to provide subsidy and direct assistance to create and/or maintain affordable units for income eligible households. HAND will also inspect rental units within the city limits to maintain the integrity of those units and provide safe, sanitary and affordable units for all citizens. Additionally, HAND will develop relationships with developers and CHDO's across the state in an effort to identify responsible developers and support the development of affordable housing in Bloomington.

### **Actions planned to reduce lead-based paint hazards**

The City of Bloomington Housing and Neighborhood Development Department (HAND) has four (4) licensed risk assessors on staff. HAND continues to test each project for lead based paint hazards and incorporate appropriate measures into its projects. Additionally, the Residential Rental and Lodging Establishment Programs implemented by our inspectors has not allowed chipping and peeling paint since 1974. This ensures the safety of our rental residents across the city. Each rental unit is inspected

on a 3, 4, and 5 year rotation.

The Monroe County Lead-Safe Coalition is made up of members from IU Health Bloomington Hospital, the City of Bloomington, Head Start, Legal Services, Monroe County Health Department, Monroe/Owen Medical Society, South Central Community Action Program and Women, Infant and Children's Program. The Monroe County Lead-Safe Coalition provides education to interested individuals and groups about lead poisoning. Local testing is available through local pediatricians, WIC or Bloomington Hospital's Community Health Services Walk-in Clinic.

HAND risk assessors are available to assist not for profit organizations with lead testing on properties they have acquired or will be using to serve their clients.

#### **Actions planned to reduce the number of poverty-level families**

1. The City of Bloomington will provide CDBG, HOME, and Jack Hopkins funding to various social service agencies and programs designed to reduce the number of families living in poverty.
2. HAND will continue to work with the SCHN on its implementation of the Plan to End Homelessness.
3. HAND will continue to work closely with the BPD Downtown Outreach program.

#### **Actions planned to develop institutional structure**

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

#### **Discussion**

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

- |   |         |
|---|---------|
| 1. The amount of urgent need activities   | 0       |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

**Owner-Occupied Rehabilitation -- RECAPTURE PROVISION:** These are always loans and 100% of funds are recaptured either through monthly payments or at the time of property transfer (sale). In the case of foreclosure or where the sales price does not support the existing debt of a HOME assisted property; the recapture amount is based on the net proceeds of the sale of the property. See below for how net proceeds of the sale are calculated.

**Homebuyer Assistance -- RECAPTURE PROVISION:** This program encompasses assistance to homeowners in the form of down payment & closing cost assistance, purchase-rehabilitation, new construction, and land acquisition. The recapture option used to recover HOME funds under the down payment & closing cost assistance is 20% of the funds are forgiven each year for five years and under the purchase-rehabilitation program 100% of funds are recaptured if property transferred before year 5. 10% of the funds are forgiven from years 6 to 15.

In the case of foreclosure or where the sales price does not support the existing debt of a HOME assisted property; the recapture amount is based on the net proceeds of the sale of the property.

**Fair Return --** HAND defines a fair return as the homeowners' initial investment (down payment) plus any the cost of capital improvements. Capital improvements are defined as remodel that adds additional square feet to the structure, additional bathroom space and/or a complete kitchen remodel. Questions about what constitutes a capital improvement should be directed to HAND prior to the commencement of said project per the funding/loan agreement.

#### **Net Proceed Calculations**

In the event of foreclosure or where the sales price does not support the existing debt, the

following calculation will be used to determine net proceeds and HOME recapture:

**Step 1:**

Sales price - (1st mortgage + closing costs) = Net Proceeds

**Step 2:**

HOME Subsidy

HOME Subsidy + Homeowner investment X Net Proceeds = HOME Recapture

**Homebuyer Assistance Resale Provision**

Under resale guidelines, the City of Bloomington will ensure that, when a HOME-assisted homebuyer sells his or her property during the period of affordability: 1) the property is sold to another low-income homebuyer; 2) the original homebuyer receives a "fair return" on investment as defined above; and 3) the property is sold at a price that is affordable to the new purchaser meaning that they will not pay more than 30% of their income for principal and interest.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
  1. The City of Bloomington utilizes mortgages and covenants to protect its affordability interest in HOME subsidized properties.
  2. The affordability period is terminated should any of the following events occur: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD.
  3. During the period of affordability, the property must be sold to another income qualified person/household.
  4. The purchaser must occupy the property as their primary residence. They will need to sign an annual affidavit that must be notarized to this effect.
  5. The original homeowner is guaranteed a fair return on their investment. If the homeowner wants to sell the property during the period of affordability, he/she must contract HAND with information for HAND to calculate the fair return on investment.
  
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

The City of Bloomington has no plans to refinance existing debt secured by multifamily housing.

## Discussion

DRAFT

DRAFT