

## CR-05 - Goals and Outcomes

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

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

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Development -- non-social service	Non-Housing Community Development	CDBG: \$437795	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted		0		1592	3976	249.75%
Community Development -- non-social service	Non-Housing Community Development	CDBG: \$437795	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted		0		222	0	0.00%
Community Development -- non-social service	Non-Housing Community Development	CDBG: \$437795	Facade treatment/business building rehabilitation	Business		0		1	1	100.00%

Create opportunity for affordable homeownership	Affordable Housing	CDBG: \$0 / HOME: \$208707	Homeowner Housing Added	Household Housing Unit	5	3	60.00%	3	3	100.00%
Create opportunity for affordable homeownership	Affordable Housing	CDBG: \$0 / HOME: \$208707	Homeowner Housing Rehabilitated	Household Housing Unit		4			16	
Create opportunity for affordable homeownership	Affordable Housing	CDBG: \$0 / HOME: \$208707	Direct Financial Assistance to Homebuyers	Households Assisted	5	3	60.00%	3	3	100.00%
Create opportunity for affordable homeownership	Affordable Housing	CDBG: \$0 / HOME: \$208707	Housing for Homeless added	Household Housing Unit		0			0	
Create opportunity for affordable homeownership	Affordable Housing	CDBG: \$0 / HOME: \$208707	Housing for People with HIV/AIDS added	Household Housing Unit		0			0	
Create opportunity for affordable rental units	Affordable Housing	CDBG: \$10000 / HOME: \$148000	Rental units constructed	Household Housing Unit	6	11	183.33%	4	11	275.00%
Create opportunity for affordable rental units	Affordable Housing	CDBG: \$10000 / HOME: \$148000	Rental units rehabilitated	Household Housing Unit		0		4	0	0.00%

Create opportunity for affordable rental units	Affordable Housing	CDBG: \$10000 / HOME: \$148000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	15	1	6.67%	4	1	25.00%
Create opportunity for affordable rental units	Affordable Housing	CDBG: \$10000 / HOME: \$148000	Other	Other	10	0	0.00%		0	
Encourage Neighborhood Stabilization	Affordable Housing Neighborhood Stabilization	CDBG: \$105000 / HOME: \$20000	Rental units rehabilitated	Household Housing Unit	1	9	900.00%	8	9	112.50%
Encourage Neighborhood Stabilization	Affordable Housing Neighborhood Stabilization	CDBG: \$105000 / HOME: \$20000	Homeowner Housing Rehabilitated	Household Housing Unit	3	16	533.33%	8	15	187.50%
Encourage Neighborhood Stabilization	Affordable Housing Neighborhood Stabilization	CDBG: \$105000 / HOME: \$20000	Housing for Homeless added	Household Housing Unit		0			0	
Encourage Neighborhood Stabilization	Affordable Housing Neighborhood Stabilization	CDBG: \$105000 / HOME: \$20000	Housing for People with HIV/AIDS added	Household Housing Unit		0			0	
Encourage Neighborhood Stabilization	Affordable Housing Neighborhood Stabilization	CDBG: \$105000 / HOME: \$20000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5000	0	0.00%		0	

Encourage Neighborhood Stabilization	Affordable Housing Neighborhood Stabilization	CDBG: \$105000 / HOME: \$20000	Other	Other	5	0	0.00%		0	
Social Services Funding	Homeless Non-Homeless Special Needs Public Service	CDBG: \$125000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted		61			61	
Social Services Funding	Homeless Non-Homeless Special Needs Public Service	CDBG: \$125000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	3276	6.55%	3358	3276	97.56%
Social Services Funding	Homeless Non-Homeless Special Needs Public Service	CDBG: \$125000	Homeless Person Overnight Shelter	Persons Assisted	375	0	0.00%		0	
Social Services Funding	Homeless Non-Homeless Special Needs Public Service	CDBG: \$125000	Homelessness Prevention	Persons Assisted	720	0	0.00%		0	

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

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,**

**giving special attention to the highest priority activities identified.**

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	2,219	18
Black or African American	531	0
Asian	84	0
American Indian or American Native	13	0
Native Hawaiian or Other Pacific Islander	3	0
<b>Total</b>	<b>2,850</b>	<b>18</b>
Hispanic	14	10
Not Hispanic	2,836	8

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

### Narrative

The presence of Indiana University within Bloomington city limits brings a mix of racial and ethnic groups compared to other cities in Indiana. And due to the University's influence on the racial makeup of Bloomington, there are no identified sections of the city where a concentration of minorities reside. According to the 2010 US Census data for Bloomington, IN 83% of the total population had the race classification of white. This closely aligns with 78% of the families assisted through CDBG and HOME funded projects being the race of white. The same census data shows only 3.5% of Bloomington's population being Hispanic or Latino (of any race). In comparison 1% of the Hispanic or Latino populations in Bloomington were assisted through CDBG. But approximately 44% of the total families assisted by HOME funded projects were of the Hispanic or Latino race. The City of Bloomington has a Latino Outreach Program through the Community and Family Resources Department which may explain why a high percentage of Latino families are aware of HAND's housing programs.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG			226,986
HOME			146,017

Table 3 - Resources Made Available

### Narrative

The City of Bloomington received funding from the following sources to provide housing assistance: i) HAND received a HUD Housing Counseling Grant in the amount of \$14,845 awarded in June 2013. HAND served 256 clients in 2013 under this Comprehensive Housing Counseling Grant. HAND provided \$640.00 of counseling service for the State of Indiana and received contributions of \$1,300. ii) HAND used general fund dollars in the amount of \$1,888 as rental damage deposit loans for eligible successful graduates of R101-Renting in Bloomington. iii) The City allocated \$257,500 to social service agencies under the Jack Hopkins Council Social Service Grant program. iv) The City allocated \$48,291 in Neighborhood Improvement Grants to meet specific neighborhood needs. v) the City 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 20.24 tons of trash, 71 tires, 3,422 pounds of metal (which was recycled) and hazardous materials (not measured).

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City of Bloomington did not identify any geographic areas in the 2013 Annual Action Plan. All programs are advertised and available city-wide.

## Leveraging

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

The City of Bloomington did not use any publicly owned land to address needs identified in the plan. Nor did the City of Bloomington have any property available for sale that was acquired with CDBG funds. The City currently does not have a Match requirement. However the City does maintain a log of Match eligible expenditures on all projects. The City used \$30,400+/- in city general funds for salaries for certain employees who work on CDBG or HOME assisted projects. The City's HOME and CDBG funded homebuyers program have leveraged \$596,933. The City leveraged, through a HOME assisted project, \$400,000 in additional federal funds (via the State), \$380,000 in private loans, \$100 of owner cash contributions and \$5,169,102 in Low Income Housing Tax Credit Proceeds.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	1,640,878
2. Match contributed during current Federal fiscal year	133,864
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,774,742
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,774,742

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
101	08/28/2013	3,000	0	0	0	0	0	3,000
1030	11/08/2013	0	0	0	0	10,653	0	10,653
1050	02/24/2014	0	52	0	0	0	0	52
1403	09/18/2013	0	37	0	0	0	0	37
1405	09/18/2013	0	37	0	0	0	0	37
2300	05/16/2014	0	0	0	0	6,235	0	6,235
2304	05/10/2014	0	0	0	0	10,084	0	10,084
2404	02/27/2014	0	0	0	0	9,524	0	9,524
2408	05/16/2014	0	0	0	0	7,365	0	7,365
2416	05/16/2014	0	0	0	0	7,940	0	7,940
3212	04/30/2014	0	0	0	0	270	0	270
605	09/18/2014	0	52	0	0	0	0	52
612	12/11/2013	0	0	0	0	78,480	0	78,480
820	11/26/2013	0	130	0	0	0	0	130

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,016	39,871	39,871	0	1,016

Table 7 – Program Income



<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	482,134	0	0	0	0	482,134
Number	5	0	0	0	0	5
<b>Sub-Contracts</b>						
Number	29	0	0	0	0	29
Dollar Amount	182,924	0	0	0	0	182,924
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 – Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	2	0	0	0	0	2
Dollar Amount	320,000	0	0	0	0	320,000

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	10
Number of Non-Homeless households to be provided affordable housing units	22	28
Number of Special-Needs households to be provided affordable housing units	10	4
<b>Total</b>	<b>32</b>	<b>42</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	18	19
Number of households supported through The Production of New Units	5	18
Number of households supported through Rehab of Existing Units	9	9
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>32</b>	<b>46</b>

Table 12 – Number of Households Supported

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

Our goals are an estimate of the demand for our various program services. We exceeded our total, but the individual goals were different than assumed.

**Discuss how these outcomes will impact future annual action plans.**

We are in the process of working on our Consolidated Plan 2015-2019. We will base our goals on our surveys and research so they could be significantly different, or not so different, from our current goals. We will be submitting our Consolidated Plan 2015-2019 in April 2015.

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

**the eligibility of the activity.**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	12	11
Low-income	6	1
Moderate-income	8	2
<b>Total</b>	<b>26</b>	<b>14</b>

**Table 13 – Number of Persons Served**

**Narrative Information**

HAND works with other agencies public, private and not-for profit to increase the availability of and access to housing for households and individuals with a range of incomes, from those who are homeless to those in middle-income households. HAND has developed programs and developed partnerships that help maintain the current available units while continuing to increase the number of affordable units.

HAND strives to preserve and expand the supply of good-quality housing units for low income citizens.

HAND has worked in the past year with The Housing Network, Habitat for Humanity, local contractors and tax credit developers to expand the number of affordable units available. As the table indicates HAND contributed to the construction of 10 new apartments for the homeless, 6 newly constructed homes and 1 new family rental unit.

The department also works to make sure that the quality of existing units are affordable. Several of the rehabilitation programs such as Emergency Home Repair (EHR), Owner -occupied Rehabilitation (OOR) and Home Modification for Accessible Living (HMAL) provide grants for our residents to help them maintain their units adequately. These programs improve substandard units and prevent deterioration and/or loss of our existing affordable housing units.

Making affordable rental units available is achieved through programs that offer rental assistance to tenants and assistance to first time homebuyers. . Examples of these programs are the Tenant Based Rental Assistance (TBRA) in conjunction with the Bloomington Housing Authority and the rental deposit assistance program R101. For first time home buyers, the Down Payment and Closing Cost Assistance program assists with the purchase of their home by helping to make the existing housing stock more affordable for them.

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

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

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

The City of Bloomington Police and Housing & Neighborhood Development Departments launched an Outreach Program in April 2014 to reach out to homeless persons to help them access needed assistance. Through the BPD Outreach Program, the City has provided funding to the Shalom Community Center to hire a street social worker to assist the Resource Officers (BPD Officers who volunteered for this program) in their efforts to minimize arrests and provide access to needed services. The BPD Outreach Program also provided funding to Centerstone to do employment training and equipment assistance. Based on our research, this is a long-term project; however, we have already started seeing some results.

In addition, the City has allocated funds through its CDBG Social Service and Jack Hopkins Counsel Social Service grant programs, to agencies who provide services as follows:

Sheltering services: \$58,298.89

Nourishment services: \$45,938.71

Day center services: \$12,996.14

Ex-offender services: \$4,085.71

Medical services: \$12,068.93

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

The South Central Housing Network, Region 10's Continuum of Care group, is charged with developing and implementing the region's Plan to End Homelessness. The plan has been drafted. It is undergoing final editing prior to sharing with community stakeholders. This plan has been drafted to attempt to fill gaps in services in our region and to engage community resources for additional capacity. We expect the Plan to be officially released in the next few months. Already some agencies have started working on action items outlined in the plan.

As outlined above, the City provides annual funding for programs that assist persons experiencing homelessness. In addition to those funds, the City has provide through its CDBG, HOME and Jack Hopkins funding streams, assistance for the development of 25 units of permanently supportive housing for individuals, 61 units of affordable senior housing, and 4 units of special needs housing this fiscal year. HAND also provided financial assistance (CDBG) to renovate/expand Martha's House (individual homeless sheltering) adding 12 beds.

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

- Tenant Based Rental Assistance -- HAND provides funding to its partner, the Bloomington Housing Authority, to provide rental assistance to households in need. Last year, one household was assisted.
- Home Modification for Accessible Living -- HAND assisted 6 households with necessary accessibility modifications to keep people in their homes.
- LifeDesigns -- HAND provided funding for the development of four units of housing for adults with special needs.
- New Leaf-New Life -- the City, through its Jack Hopkins Counsel Social Service Grant program, provided assistance to New Leaf-New Life (an ex-offender service program) funding to a counselor/administrator to work with former inmates reaccumulate them into the general population.
- South Central Community Action Program -- provided assistance through the Jack Hopkins Counsel Social Service Grant program to pay for the construction of green houses for their new employment training program.
- Nourishment programs -- provided assistance through various funding sources to agencies who provide food or meals to individuals or families. Those programs include Community Kitchen, Hoosier Hills Food Bank, and First Christian Church.
- Medical assistance -- provided assistance through various funding sources to agencies who provide medical assistance to low income individuals and families. Those agencies include Volunteers in Medicine and Planned Parenthood of Indiana & Kentucky.

**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**

- Shalom Community Center, a partner in the South Central Housing Network, provides assistance through Rapid Rehousing. Last year, Shalom assisted 32 households.
- Increased VASH vouchers to 74.
- Martha's House, a partner in the South Central Housing Network, sheltered 171 persons in 2013. Eleven percent (11%) of which were veterans. Eighty-eight percent (88%) went on to

maintain housing stability.

- New Hope Family Shelter, a partner in the South Central Housing Network, sheltered 77 persons in 25 families in 2013. Seventy-four (74.5%) of the families at New Hope in 2013 attained self-sufficiency and increased their financial resources.
- Middle Way House, a partner in the South Central Housing Network, sheltered 162 women and 84 children and provided transitional housing for 50 women and 110 children in 2013.
- Stepping Stones, a partner in the South Central Housing Network, provided assistance for 18 clients (between the ages of 16 - 21).
- Developed permanently supportive housing units at Crawford Apartments (25) and scattered throughout the region (15).

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

### **Actions taken to address the needs of public housing**

The Bloomington Public Housing Authority (BHA) continues to achieve a High Performance rating. BHA is close to being finished with substantially remodeling their units. This remodeling will help them stay competitive within the surrounding affordable apartment market.

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

HAND and BHA have a strong partnership that has been built through HAND representatives being diligent in attending all BHA board meetings enabling HAND to listen to and offer advice and suggestions to BHA on ways to partner to better serve the low income community. This partnership will continue forward through HAND continuing to attend BHA board meetings. Additionally, 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 events, outreach to stakeholders, and communication with the larger community. HAND is a major supporter of family oriented activities and programs that take place at BHA through our Neighborhood Services Programs (General Fund).

Under the Housing Choice Voucher (Section 8) family self sufficiency program BHA tenants are referred to the HAND R101-Renting in Bloomington and Homebuyer's Club classes, where, after completion of the course, they can become eligible for rental deposit and down payment closing cost assistance. HAND's TBRA funds, established in 1992, are earmarked to assist people on the BHA waiting list for Section 8 housing. HAND assisted 8 households in the 2013-14 program year.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable.

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

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

The Planning Department is also in the middle of a new Growth Policy Plan discussion. So far Fair Housing issues have been discussed, although no policy decisions have been made. Regarding the regulatory impediments associated with development standards and costs:

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

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

In 2013 Bloomington opened its first permanent supportive housing facility for the chronically homeless. This was the first local facility of its kind in Bloomington and one of the first project in the state for this purpose. Next year will also see the completion of the Housing Networks Plan to End Homelessness, or "Heading Home," which is the culmination of several years of work on community homeless issues. The Police Department now has special officers assigned to this population in order to deter repeated arrests and emergency hospitalization. A coordinating caseworker position has been funded who will work with the police and homeless clients to ensure better outcomes.

- HSN establishes goal of coordinated access to services through Plan to End Homelessness
- New Hope Family Shelter doubles its capacity to 6 units
- Crawford Apartments opened 25 PSH units and 15 scattered sites for the chronically homeless
- VASH increased the number of vouchers for homeless veterans by 25
- Martha's House adds 12 beds.
- 27 families received homebuyer assistance from HANDs Homebuyer Club that is funded with HOME money.

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

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

HAND attempts to fill the substantial gap between housing costs and the elevated local poverty level with an effort to educate the public about housing issues, (R101, Default Counseling, Predatory Lending) to coordinate supporting programs, and share contact information with agencies to assist in better housing choice.

HAND provides funding for a variety of agencies who provide services to the neediest members of the community. It sends a staff member to the Region 10 Housing Network, which plays a key role in identifying and attempting to fill gaps in services for the homeless. In addition, HAND is co-chairing the BPD Outreach Committee. The BPD Outreach program has six officers working with a street social worker to reach out to the homeless population in Bloomington and provide appropriate assistance wherever possible. In addition to the salary and equipment necessary for the Street Social Worker position, the City has funded employment assistance through Centerstone. The committee is currently working with Volunteers in Medicine and Centerstone to provide medical assistance.

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

'Imagine Bloomington' is the vision statement for the Planning Department's New Growth Policy Plan which will go before Common Council for approval in 2015. Goal 4 identifies affordable rental housing is a critical area to explore in the future. Recently Bloomington was identified as the best investment climate for multi-family development in the state of Indiana. The occupancy rate in rental apartments is 97%. It is anticipated that the new zoning ordinance- which will be based upon the Growth Policy Plan- will specifically address affordable housing scarcity with a mixture of regulatory changes and incentives.

As the cost of development continues to climb, HAND has supported sidewalk construction on all BRI and Habitat projects in the last year. Otherwise right-of-way improvements are borne by the developer when developed privately. The department supported the construction of sidewalks for 6 Habitat projects on Milton and Madison. They supported acquisition money for the infill lots.

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

The Housing Network has developed plans to adopt the statewide coordinated access system when it becomes available. The "Heading Home" Region 10 Plan to End Homelessness is implementing a housing first strategy, buoyed by recently obtained HPRP funding will focus on retaining existing housing where possible or connecting people with supported permanent units.

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

Coordinating accessibility policy through layered regulations

The consolidation of the Planning Department with Engineering will reduce the bureaucratic path for people who must make design decisions for development projects that require public accessibility.

Barbara McKinney attorney for the Human Rights Commission monitors all fair housing complaints. There were none in 2013.

Fair Market Rent structure and lack of affordable rentals.

The structure of rents in Bloomington are heavily influenced by the lack of on-campus housing at Indiana University. The actions HAND took to increase the inventory of affordable rentals were to assist Crawford Apartments for the chronically homeless Apartments for the elderly at Patterson Pointe, and a single family rental construction during 2013.

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

The local Housing Network has placed a member on the State Steering Committee for the COC. This should help to expedite the distribution of emergency shelter data from the state. Coordinated access software, being developed by the state should be available for local use in 2014.

Sharing of Local Data for HUD Reports

The Housing Network now has a member who also serves on the COC state steering committee. This should provide additional access to local data collected at the state level. The HSN now conducts programming at their membership meetings which allow agencies to describe their services, by category. For instance in May Of 2013, all affordable rental programming gave presentations and had time for questions about interlocking resources and overlaps in programming.

Data is also being collected for the Plan to End Homelessness. This data includes privately owned affordable units and will assist agencies in locating housing for clients.

Environmental contamination in development areas.

HAND will annually retain an environmental consulting firm to address environmental assessment reports as they arise. After experiencing several complications with large projects, HAND will expedite these more complex development proposals by hiring experts familiar with contamination and clearance methodology.

## **Transportation**

A larger more modern Transit Center will be completed by fall. 2014. The major problems with access to Ivy Tech and the license bureau have been resolved. Bus Passes are widely accessible through Agencies like the Shalom Center and the BHA.

### **Perception of affordable housing/Section 8**

HAND continues to partner with groups like the Community Foundation, Housing Trust Fund and State Farm Insurance to seek funding for their R 101 class, a curriculum that provide rental deposit money on completion. Teaching people to be better tenants can make them more attractive to landlords. HAND graduated 17 students in 2013.

HAND has subsidized upgrades to Public Housing Authority units for over 15 years and will continue this partnership.

## **CR-40 - Monitoring 91.220 and 91.230**

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

HAND regularly talks to various individuals and groups about services that the City can provide service to and about services (such as contractors) can provide to the City.

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.

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.

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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.

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**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.

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. Claims are then submitted to the Director or Assistant Director for their review and approval.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. Claims are then submitted to the Director or Assistant Director for their review and approval.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

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. Claims are then submitted to the Director or Assistant Director for their review and approval.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 CHDOs, 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. Claims are then submitted to the Director or Assistant Director for their review and approval.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**

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

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

The Comprehensive Annual Performance Evaluation Report was posted on the City's web site on August 1, 2014. 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 August 1, 2014 for public comment. It was noted in the August 4, 2014 Redevelopment Commission packet and at their meeting. 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.

The City did not receive any comments.

**CR-45 - CDBG 91.520(c)**

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

There were no changes in the City of Bloomington's program objectives this year.

<b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b>	No
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**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

See attached.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Projects with HOME sponsored units comply with applicable federal and state laws on fair housing and housing accessibility, including the Fair Housing Act, the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 and the Architectural Barriers Act of 1969. As an example Crawford Apartments Project represents a collaboration between several of Bloomington Indiana's most respected and tenured support organizations on behalf of those experiencing homelessness. This project first formed when representatives from the local Continuum of Care region joined to apply to the Indiana Permanent Supportive Housing Institute. The group identified a need for permanent supportive housing in Bloomington as a priority for the Continuum region. Furthermore, the 2011 Point In Time homeless survey identified 42 Chronically homeless individuals living in Bloomington, 24 of which were unsheltered at the time of the survey.

LifeDesign, as the lead agency, worked with local homeless service providers to identify potential tenants for this project. Shalom, Centerstone, IU Health – Positive Link, Genesis Church, the Housing Network, Bloomington Housing Authority and the City of Bloomington were actively involved in designing the project and are committed to its success. The primary referral source for this project has been the Shalom Center, which is Bloomington's day shelter. Shalom has been part of this team since its inception and has been pivotal in development of the service plan, based on their regular interactions with potential residents of Crawford Apartments. In addition, the project receives referrals from Centerstone, the local behavioral support provider.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing).**

## 91.320(j)

### Other actions taken...

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

Program	Recapture Provisions	Owner-Occupied Rehabilitation
These are always loans.	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
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 & 15. The resale option is used for land acquisition and new construction requiring the subsequent buyer to make the unit affordable to a low-income family. 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.	Rental Assistance	
This program encompasses assistance to developers to build housing both new construction and rehabilitation. Under new construction, funds are forgiven after 20 years of affordability. Under rehabilitation, the funds are due at the end of the affordability period. If the developer mirrors the affordability period, the loan is forgiven overtime. As follows:		
	New Construction	Rehabilitation
	>\$15,000 & 5 years mandatory and an additional 5 years forgiveness	\$15,000 - \$40,000 & 10 years mandatory and an additional 10 years forgiveness
		<\$40,000 & 15 years mandatory and an additional 15 years forgiveness

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 (downpayment) 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 + Homeowner Investment x Net Proceeds = HOME Recapture

## CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

### 1. Recipient Information—All Recipients Complete

#### Basic Grant Information

Recipient Name	BLOOMINGTON
Organizational DUNS Number	070711239
EIN/TIN Number	356000954
Identify the Field Office	INDIANAPOLIS
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

#### ESG Contact Name

Prefix  
First Name  
Middle Name  
Last Name  
Suffix  
Title

#### ESG Contact Address

Street Address 1  
Street Address 2  
City  
State  
ZIP Code  
Phone Number  
Extension  
Fax Number  
Email Address

#### ESG Secondary Contact

Prefix  
First Name  
Last Name  
Suffix  
Title  
Phone Number  
Extension  
Email Address

### 2. Reporting Period—All Recipients Complete

**Program Year Start Date** 06/01/2013  
**Program Year End Date** 05/31/2014

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 14 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 15 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 16 – Shelter Information

**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 17 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 18 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 19 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 20 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 21 – Special Population Served**

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

**10. Shelter Utilization**

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

**Table 22 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2011	2012	2013
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 23 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2011	2012	2013
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 24 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2011	2012	2013
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

Table 25 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2011	2012	2013
Street Outreach			
HMIS			
Administration			

Table 26 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2011	2012	2013

Table 27 - Total ESG Funds Expended

**11f. Match Source**

	2011	2012	2013
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

Table 28 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2011	2012	2013

Table 29 - Total Amount of Funds Expended on ESG Activities