

RESOLUTION 76-9

WHEREAS, the City of Bloomington, Indiana is eligible for a Community Development Block Grant of \$1,004,000.00 for fiscal year 1976 pursuant to the 1974 Housing and Community Development Act and,

WHEREAS, the national objectives of the program are as follows:

- (1) The elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally to persons of low and moderate income;
- (2) the elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities;
- (3) the conservation and expansion of the Nation's housing stock in order to provide a decent home and a suitable living environment for all persons, but principally those of low and moderate income;
- (4) the expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for the development of viable urban communities; and
- (5) the reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhood through the spatial de-concentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods to attract persons of higher income; and

WHEREAS, the programs recommended by the Mayor with input from the Workable Program Committee and the Redevelopment Commission meet the local and national objectives of the Program and the Housing and Community Development Act of 1974.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA,

SECTION I. That the following programs be approved as follows:

COMMUNITY DEVELOPMENT PROGRAMS--FY76-77

HOUSING PACKAGE

Modified Rehabilitation Grants	\$ 150,000
Modified Acquisition/Rehabilitation	80,000
Rehabilitation Loan Program	80,000
Relocation	50,000
Utility Service Grants	10,000
Code Enforcement	7,600
Sub-total...	<u>\$ 377,600</u>

RESOLUTION 76-9

PLANNING AND MANAGEMENT DEVELOPMENT

Engineering West Sixth Streets	\$15,000
Engineering Westside (North of Tracks)	15,000
Engineering (Streets, Sidewalks) Miller Dr.	50,000
Sub-total....	<u>\$80,000</u>

PUBLIC SERVICE PROGRAMS

Child Care Voucher Program	\$35,000
Week-end Community	12,000
Summer Day Care	6,600
Prescription Drug Program	22,554
Sub-total....	<u>76,154</u>

HISTORIC PRESERVATION

Lindley House	Sub-total....	\$55,300
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PUBLIC FACILITIES, SITE IMPROVEMENTS

Miller Drive Sewers Phase II	Sub-total....	\$ 218,000
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<u>ADMINISTRATION</u>	Sub-total....	\$ 119,500
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<u>CONTINGENCIES</u>	Sub-total....	\$ 77,446
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TOTAL....	\$1004,000
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SECTION II. This Resolution will be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, State of Indiana, this 19 day of February, 1976.

  
Clem J. Blume, President  
Bloomington Common Council

APPROVED this 23 day of February, 1976, by  
the Mayor.

  
FRANCIS X. McCLOSKEY, MAYOR  
City of Bloomington

76-9

COMMUNITY DEVELOPMENT PROGRAMS--FY76-77

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS - FY1976-77  
Recommendations of Mayor Frank McCloskey submitted for A-95 Clearinghouse  
Review February 5, 1976

<u>HOUSING PACKAGE</u>	
Modified Rehabilitation Grants	\$ 150,000
Modified Acquisition/Rehabilitation	80,000
Rehabilitation Loan Program	80,000
Relocation	50,000
Utility Service Grants	10,000
Code Enforcement	7,600
Sub-total...	\$ 377,600
<u>PLANNING AND MANAGEMENT DEVELOPMENT</u>	
Engineering West Sixth Streets	\$ 15,000
Engineering Westside (North of Tracks)	15,000
Engineering (Streets, Sidewalks) Miller Drive	50,000
Sub-total...	\$ 80,000
<u>PUBLIC SERVICE PROGRAMS</u>	
Child Care Voucher Program	\$ 35,000
Week-end Community	12,000
Summer Day Care	6,600
Sub-total...	\$ 53,600
<u>HISTORIC PRESERVATION</u>	
Lindley House	Sub-total... \$ 55,500
<u>PUBLIC FACILITIES, SITE IMPROVEMENTS</u>	
Miller Drive Sewers Phase II	Sub-total... \$ 218,000
<u>ADMINISTRATION</u>	
	Sub-total... \$ 119,500
<u>CONTINGENCIES</u>	
	Sub-total... \$ 100,000
TOTAL.....	\$ 1,004,000

## HOUSING PROGRAMS

\$377,600

1. Utility Service Grants

\$ 10,000

The utility service grant program provides assistance to eligible owner occupants for installation of facilities required to hook on to public sanitary sewer. Projected delays in completion of the Miller Drive Sewer Project (Phase I and II) resulted in the decision to reduce the proposal funding level recommended by Workable Program Committee. Rollover of funds programmed in FY 75 in conjunction with the funded level is expected to meet demand for hook up during this program year. Rules and Regulations for the program have been duly promulgated by the Redevelopment Commission and ratified by the City Council.

2. Modified Acquisition/Rehabilitation Program

\$ 80,000

This program is designed to acquire deteriorating structures that are for sale and that are feasible for rehabilitation, to rehabilitate those structures and to return the property to private ownership through sale or through the Urban Homesteading Option. All properties considered for this program shall be voluntarily placed on the market by the owners or referred to the Department. The acquisition process and procedures shall correspond to guidelines published by Department of Housing and Urban Development, as applicable. Units may be utilized as emergency housing stock while in public ownership.

3. Modified Rehabilitation Grant Program

\$150,000

This program provides rehabilitation grants to owner occupants

having an income of \$5,000 or less or a housing expense of 25 percent or more of income. The program was funded at \$180,000 in FY 75.

Rules and regulations were duly promulgated by the Redevelopment Commission and ratified by the Bloomington City Council. It is anticipated that \$80,000 will roll over from FY 75 making possible the rehabilitation of 55 homes between May, 1976 and May, 1977. Cumulative results of NDP plus CD rehabilitation grants are projected at approximately 140 publicly assisted rehabilitation and in excess of 100 private rehabilitations. This program has demonstrated effectiveness in achieving goals of neighborhood stabilization and preservation.

4. Rehabilitation Loan Program

\$ 80,000

This program encourages private rehabilitation efforts and the direct involvement of local financial institutions through both direct and guaranteed loans at below market interest rates.

5. Relocation Program

\$ 50,000

- A. Homeowner relocation involves the acquisition, clearance of deteriorated structures and reconstruction of new homes on owners lots or relocation to standard existing homes.
- B. Relocation of tenants - provides benefits with option for down payment assistance or rental assistance to tenants displaced. Program would include acquisition of deteriorated rental property, clearance of the structure and relocation of tenants to standard housing.

6. Code Enforcement

\$ 7,600

Additional staff support for code enforcement division consisting of salary for one inspector (11 months) is programmed. The inspector will be assigned to the code enforcement division of the Engineering Department to work in target areas.

PUBLIC SERVICE PROGRAMS

\$53,600

Child Care Voucher Program

\$35,000

The Child Care Voucher Program is designed to aid Bloomington low and middle income families residing in the high priority areas of the city. Applicants must be City of Bloomington residents, and the child care facilities must be located within the city limits. Two types of facilities are designated: child care centers and child care homes. Centers requires state licensing; child care homes are licensed by the Monroe County Public Welfare Department. Eligibility requirements state that the family income must be \$163.00 per week or less. Each parent residing in the family home must work at least 20 hours a week. Families can realize reimbursement of 50% to 90% of the total weekly cost, depending on income, family size and cost of the facility cost. The program has been in operation since September, 1975, and has met the needs of 28 low income families.

Summertime Day Care Project

\$6,600

The 13-week Summertime Day Care Project will assist low and middle income families residing in the high priority areas of the city in meeting the cost of child care services for elementary age children. The program is directed toward an area within Bloomington which has been scheduled for federal housing assistance. That area represents the greatest number of low income families, and the largest concentration of poor quality housing. The program will emphasize instructional and recreational activities and will serve approximately 30-35 children. In addition, the Human Resources Department will conduct research to determine the economic and sociological impact of the program on both the parents and children.

Weekend Community for Youth

\$12,000

The Weekend Community for Youth is a weekend residential setting for young people ages 13 through 17. The yearly program is based on four, twelve-week cycles with approximately 12 participants in each cycle. The principal program objective is to aid adolescents in experiencing the personal growth necessary to handle problems encountered at home, in school and in peer relationships. Professional staff live with the youth and supervise activities which include arts, crafts, recreation and housekeeping responsibilities. Counseling is offered to both participants and their families. Referrals are received from social service agencies, schools, the Probation Department, and individuals.

Previous experience with the Weekend component demonstrated the need for youth to have a learning situation which helps them cope with a variety of problems. Participants frequently lived in a turbulent home environment where everyday challenges were compounded by substance abuse, low income and problems attendant to single parent families. School authorities attested to a lower school drop-out rate after the program became available, and juvenile justice officials have commended the Weekend model.

In its first year of operation 41% of the participants were residents of the high priority areas of the city. As a public service program, the Weekend Community meets a variety of recreational, crime prevention, and social needs experienced by low and moderate income youth and their families. Additional sources of funding include Division of Addiction Services, the Criminal Justice Planning Agency, and private contributions.

PUBLIC FACILITIES, SITE IMPROVEMENTS - \$218,000

Miller Drive Sewers, Phase II

Completion of Phase I of the Miller Drive Sewer Project is estimated for May 1, 1976. Construction of Phase II is anticipated by August 1, 1977. A total of \$218,000 from Community Development Block Grant and \$55,000 from the 1976 City Utility Budget has been programmed for completion of Phase II. Phase II will complete the Miller Drive Sewer System. (See attached sheet for Miller Drive Sewer Project Schedule.)

ADMINISTRATION

a) Staff Support

The administrative budget includes salaries and supportive administrative costs for operation of the Redevelopment Department. A relatively small tax-base budget will be proposed during budget preparation for additional support. Additionally, it is anticipated that the \$15,000 rollover from FY75 will be utilized for citizen participation.

b) Emergency Housing

The City recognizes that residents may at times experience extraordinary circumstances which necessitate the need for emergency housing. In response to this need the City is attempting to formulate an interdepartmental policy which is both effective and reasonable. As an interim step the City will provide sleeping accommodations to individuals and families in the Human Resources Department building, 221 N. Rogers Street. This facility is located on the west side and thus far has served predominantly low-income clients. This service will be offered in conjunction with the Crisis Care Center which is located at the same address.

PLANNING AND MANAGEMENT DEVELOPMENT - \$80,000

Funds are programmed for advanced planning and engineering projects to be identified as a result of FY75 neighborhood planning studies in the area east of Adams Street, south of 11th Street and north of the tracks on the City's west side; potential reconstruction of West Sixth Street; and comprehensive street and sidewalk engineering for the Miller Drive area. It is further anticipated that neighborhood planning of the area west of Adams Street between 5th and 8th streets will be accomplished as a part of the work program in the Planning Department.

HISTORIC PRESERVATION (LINDLEY HOUSE) - \$55,300

Lindley House is located at the corner of 8th and Rogers Streets. The one-quarter block lot stands in the Westside Neighborhood Development Program Area and has been a source of concern since the properties on this lot are the worst remaining blight in that neighborhood. \$55,300 has been programmed for purchase of the property and the clearing of dilapidated structures which would be in conformance with the Community Development grant goals of eliminating blighted conditions and historic preservation. The economic and physical improvement of the neighborhood

would result from eventual restoration of Lindley House.

There are presently seven structures on the lot--one is Lindley House, three are occupied as residences, one is a furniture store, and two are vacant.

CONTINGENCIES - \$100,000

Projects with high priority for funding from the contingency reserve may include construction of improvements to the storm drainage system in the Dyer Watershed A area. Use of funds for construction depends on an appropriation from the City Council to undertake detailed engineering design and cost estimates. Use of CD contingency funds will be considered, depending on overall project costs and alternative funding schemes. Additionally, with the expansion of administrative capability in the housing assistance programs use of the contingency fund to enlarge these programs would be considered.

MILLER DRIVE SEWER PROJECT SCHEDULE

- I. Phase I Sewer Project Completion Date: May 1, 1976
- II. Phase II Sewer Project Schedule:
  - A. Design Phase
    1. Proposals for Design/Contract: August 1, 1976
    2. Design Completion Date: February 1, 1977
  - B. Construction Phase
    - (a) Permit Process } March 1, 1977
    - (b) Legal }
  - C. Bidding Process: April 15, 1977
  - D. Lead Time for Construction: May 1, 1977
  - E. Construction: Start August 1, 1977

COMMITTEE REPORT SHEET

COMMITTEE Planning/Community Development  
 LEGISLATIVE NUMBER Resolution 76-9  
 SUBJECT MATTER Community Development Block Grant Fund  
 ORIGIN Mayor's Office  
 DATE OF MEETING 10 February 1976  
 READING Second Reading

RECOMMENDATION:        DO PASS   ✓   NO RECOMMENDATION AT THIS TIME  
       TENTATIVE DO PASS; SUBJECT TO CONDITIONS BELOW  
 MINORITY REPORT        FILED        NONE

COMMITTEE DISCUSSION

24517 24510

John F. Richardson *Jeff*  
R.W. O'Leary *Ray*  
W.C. Middleton *Tom*  
April J. ... *...*

SIGNATURES OF COMMITTEE MEMBERS

Jack Manning Jack  
 Chairperson  
Robert ... Robert  
... ...