



# City of Bloomington Common Council

## **Legislative Packet - Addendum**

Issued on Wednesday, 16 November 2022

Wednesday, 16 November 2022

Regular Session at 6:30 pm



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# Housing Report

**HAND Department**

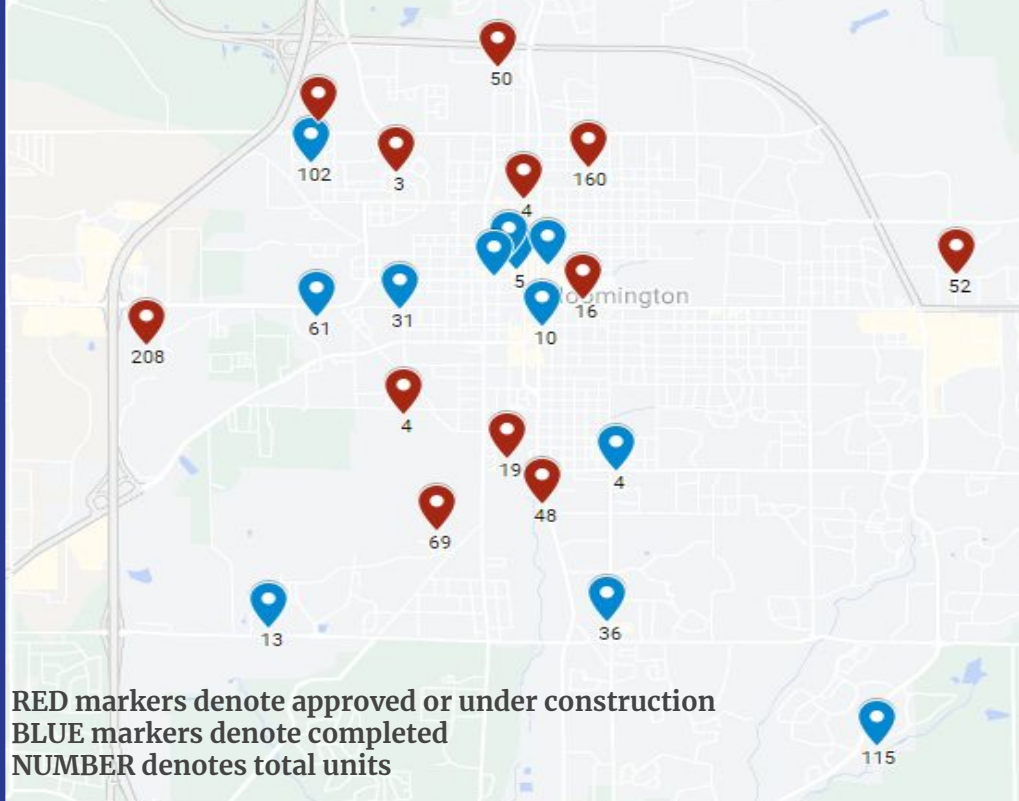
November 16, 2022

Common Council Meeting

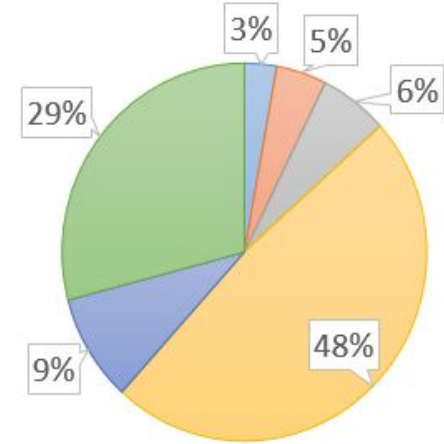
# Affordable Housing: City Efforts

- ❖ Since 2016, the City of Bloomington has engaged community and development partners to tackle the issue of affordable housing:
  - Total housing units: 5,145 units; 10,248 bedrooms
    - Affordable units: 1,121 units; 1,647 bedrooms
      - PLUS - 206 units (Countryview) preserved & 28 new units
- ❖ Unified Development Ordinance (UDO), changes and workforce housing
- ❖ Housing Development Fund
- ❖ ARPA and ED-LIT funds

# LOCATION OF AFFORDABLE UNITS



## Affordability Breakdown



■ 30% AMI    ■ 40% AMI    ■ 50% AMI  
■ 60% AMI    ■ 80% AMI    ■ 80%-120% AMI

# Affordable Housing Focus Areas

## 1. Housing Security

How are we assisting those most at-risk of housing insecurity?

## 2. Rental Housing

How are we increasing the availability of affordable rental housing?

## 3. Home Ownership

How are we increasing the opportunity to own and stay in a home?

# Affordable Housing: Housing Security

## ❖ **Heading Home of South Central Indiana**

- Update to Council on September 21
- Community Foundation/United Way
- Funding from City and County



## ❖ **Community Development Block Grant & Jack Hopkins funding**

- For 2022, \$1.26 M awarded to support local agency work

## ❖ **HOME-ARPA Funds**

- Allocation plan for \$2.045 M due to HUD by March 31, 2023

# Affordable Housing: Rental

- ❖ Rental Permit Program - 2022
  - Equity in housing
  - On track for 1,450 cycle inspections
  - ~28,000 rental units
  - New software system
- ❖ B-Town Neighboring Project
- ❖ BHA Landlord Risk Mitigation Fund (\$319K in ARPA)
- ❖ Fair Housing Resources
- ❖ Monitoring for affordability compliance



# Affordable Housing: Ownership

- ❖ Preserving ownership: rehab programming
  - Federally-funded
  - 20-25 in the pipeline
  - Part-time staffer on board
- ❖ Creating ownership: purchase assistance
  - Shared Appreciation Program
  - Down payment/closing cost assistance
- ❖ Expanding programming and development
  - New HAND Program Manager in 2023
  - Hopewell, vacant lots
  - Arlington Park Drive, Community Land Trust (CLT)





# Housing Development Fund (HDF) Update

- ❖ The HDF is a tool providing solutions for **both affordable rental and ownership** housing - promoting long-term affordability for those at 120% or less of Area Median Income )(AMI.
- ❖ Created in 2017 by ordinance 17-03.
- ❖ Revenue sources:
  - Developer contributions
  - Community Foundation/Housing Trust Fund
  - Interest Income
  - Loan repayments
  - Recover Forward Funds

# Housing Development Fund: Summary

❖ ARPA/other funds spent this year:	\$194,000
➤ Shared Appreciation & vacant lots	
❖ Total spent from HDF (2017–2021):	\$883,875
❖ Total revenue to HDF (2017-2022):	\$3,891,346
❖ Total affordable units created:	267
❖ Investment per unit:	\$3,310
❖ Total appropriated for 2023:	\$2.1 M
➤ End-of-year appropriation pending (\$500K)	
❖ Anticipated revenue (developers):	\$480,000
❖ ED-LIT anticipated revenue to HDF:	\$450,000

# Funding Updates: ARPA, ED-LIT & HUD

- ❖ ARPA for 2022 and 2023: \$3,550,000
  - Housing Security, land, Community land trust, Landlord Risk, HAND programming
- ❖ ED-LIT for 2023: \$1,046,000
  - Program Manager, Housing Development Fund, Shared Appreciation
- ❖ HUD for 2023: ~\$1,000,000
  - CDBG and HOME: rehab programming, community assistance through social service and physical improvement funding

# Major Project Updates

## ❖ Hopewell

- Engaging developer community with Requests for Information (RFIs) pending
- Overlay under consideration
- Infrastructure starting in 2023
- Kohr Building LIHTC application (tax credits)
- READI Grant application



## ❖ New Development on Arlington Park Drive

- Partnership with Summit Hill Community Development Corporation
- 45 lots with R4 zoning
- At least 50% permanently affordable
- Two developers: Clerk Creek Homes & Habitat for Humanity
- Agreements underway

# What Guides Us: Residents in Need!

## Information to help inform us

- ❖ 2018 City Comprehensive Plan (Chapter Five: Housing & Neighborhoods)
- ❖ 2020 Bloomington Housing Study
- ❖ Affordability data (federal guidelines & “Working Hard, Falling Behind” report)
- ❖ Economics, supply chain and property availability
- ❖ **Proactive communication** with community and potential development partners to identify areas for affordable housing development

## Tools

- ❖ Hamilton Administration Affordable Housing Team, Council, Boards & Commissions
- ❖ Financial programs (federal, state and local); UDO incentives and sites for development
- ❖ City-led or owned projects

# Questions?

## Input on HOME-ARPA funds?

[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)



CITY OF  
**BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

## APPROPRIATION ORDINANCE 22-05

### **TO SPECIALLY APPROPRIATE FROM THE GENERAL FUND, PUBLIC SAFETY LIT FUND, ARPA LOCAL FISCAL RECOVERY FUND, PARKS AND RECREATION GENERAL FUND, CC JACK HOPKINS FUND, THE RENTAL INSPECTION PROGRAM FUND, LOCAL ROAD AND STREET FUND, PARKING FACILITIES FUND, SOLID WASTE FUND, FLEET MAINTENANCE FUND, AND HOUSING DEVELOPMENT FUND EXPENDITURES NOT OTHERWISE APPROPRIATED**

**(Appropriating Various Transfers of Funds within the General Fund, Public Safety LIT Fund, ARPA Local Fiscal Recovery Fund, Parks & Recreation General Fund, Local Road and Street Fund, Parking Facilities Fund, Solid Waste Fund, Fleet Maintenance Fund, and Appropriating Additional Funds from the CC Jack Hopkins Fund, Rental Inspection Program Fund, and the Housing Development Fund)**

- WHEREAS, various Departments within the General Fund desire to transfer Classifications – 1, 2, 3 & 4 amounts for Personnel Services, Supplies, Services and Charges, and Capital replacement not included in the adopted budgets and to increase their budgets; and
- WHEREAS, the Police Department Dispatch Division desires to transfer funds from Classification – 1 Personnel Services to Classification – 3 Services and Charges and Classification – 4 Capital in the Public Safety LIT Fund for expenditures not included in the adopted budget; and
- WHEREAS, the Police Department desires to transfer funds from Classification – 1 Personnel Services to Classification – 3 Services and Charges in the ARPA Local Fiscal Recovery Fund for expenditures not included in the adopted budget; and
- WHEREAS, the Parks and Recreation Department desires to transfer funds in the Parks and Recreation General Fund budget from Classification – 1 Personnel Services to Classification – 2 Supplies for expenditures not included in the adopted budget; and
- WHEREAS, the Common Council desires to increase its budget in Classification – 3 Services and Charges in the CC Jack Hopkins Fund for expenditures not included in the adopted budget; and
- WHEREAS, the Housing & Neighborhood Development (HAND) Department desires to increase its budget in Classification – 3 Services and Charges in its Rental Inspection Program Fund for expenditures not included in the adopted budget; and
- WHEREAS, the Public Works – Street Division desires to transfer funds from Classification – 4 Capital to Classification – 2 Supplies in the Local Road and Street Fund for expenditures not included in the adopted budget; and
- WHEREAS, the Public Works – Street Division desires to make an intra-category transfer of \$100,000 or more from Line 54310 to Line 54450 within Classification – 4 Capital in the Local Road and Street Fund to support the purchases of a skid steer with milling head and a backhoe, which would otherwise require Council review and approval pursuant to Bloomington Municipal Code 2.26.200; and
- WHEREAS, the Public Works – Parking Services Division desires to transfer funds from Classification – 2 Supplies to Classification – 3 Services and Charges in the Parking Facilities Fund for expenditures not included in the adopted budget; and
- WHEREAS, the Public Works – Solid Waste Division desires to transfer funds from Classification – 1 Personnel Services to Classification – 2 Supplies in its budget for the Solid Waste Fund for expenditures not included in the adopted budget; and
- WHEREAS, the Public Works – Fleet Division desires to transfer funds from Classification – 3 Services and Charges and Classification – 4 Capital Outlays to Classification – 2 Supplies in its budget for the Fleet Maintenance Fund for expenditures not included in the adopted budget; and
- WHEREAS, the Housing & Neighborhood Development (HAND) Department desires to increase its budget in Classification – 3 Services and Charges in its Housing Development Fund for expenditures not included in the adopted budget; and

WHEREAS, notice of a hearing on said appropriation has been duly given by publication as required by law, and the hearing on said appropriation has been held, at which all taxpayers and other interested persons had an opportunity to appear and express their views as to such appropriation; and

WHEREAS, the Common Council now finds that all conditions precedent to the adoption of an ordinance authorizing an additional appropriation of the City have been complied with in accordance with Indiana law;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. For the expenses of said Municipal Corporation the following additional sums of money are hereby appropriated and ordered set apart from the funds herein named and for the purposes herein specified, subject to the laws governing the same:

	AMOUNT REQUESTED
<b>General Fund (F101)</b>	
General Fund – Animal Care & Control	
Classification – 1 Personnel Services	<u>12,000</u>
Classification – 2 Supplies	<u>(5,000)</u>
Classification – 3 Services and Charges	<u>(7,000)</u>
Total General Fund – AC&C	<u>-</u>
General Fund – Public Works Administration	
Classification – 2 Supplies	<u>4,500</u>
Classification – 3 Services and Charges	<u>(34,000)</u>
Classification – 4 Capital	<u>45,000</u>
Total General Fund – PWA	<u>15,500</u>
General Fund – Economic and Sustainability Development	
Classification – 1 Personnel Services	<u>(60,685)</u>
Classification – 2 Supplies	<u>9,783</u>
Classification – 3 Services and Charges	<u>206,352</u>
Total General Fund – ESD	<u>155,450</u>
General Fund – Engineering	
Classification – 1 Personnel Services	<u>74,904</u>
Classification – 4 Capital	<u>208,123</u>
Total General Fund – Engineering	<u>283,027</u>
General Fund – Fire	
Classification – 1 Personnel Services	<u>30,000</u>
Classification – 3 Services and Charges	<u>(30,000)</u>
Total General Fund – Fire	<u>-</u>



General Fund – Legal

Classification – 1 Personnel Services	<u>(35,109)</u>
Classification – 3 Services and Charges	<u>158,600</u>
Total General Fund – Legal	<u>123,491</u>

General Fund – Office of the Mayor

Classification – 3 Services and Charges	<u>15,000</u>
Total General Fund – OOTM	<u>15,000</u>

General Fund – Human Resources

Classification – 1 Personnel Services	<u>(90,000)</u>
Total General Fund – HR	<u>(90,000)</u>

General Fund – Planning and  
Transportation

Classification – 1 Personnel Services	<u>(122,999)</u>
Classification – 3 Services and Charges	<u>(43,825)</u>
Total General Fund – P&T	<u>(166,824)</u>

General Fund – Police

Classification – 1 Personnel Services	<u>(803,394)</u>
Classification – 2 Supplies	<u>110,000</u>
Classification – 3 Services and Charges	<u>79,000</u>
Classification – 4 Capital	<u>100,000</u>
Total General Fund – Police	<u>(514,394)</u>

General Fund – HAND

Classification – 1 Personnel Services	<u>215,850</u>
Total General Fund – HAND	<u>215,850</u>

General Fund – Facilities Maintenance

Classification – 1 Personnel Services	<u>(20,280)</u>
Classification – 2 Supplies	<u>10,000</u>
Classification – 3 Services and Charges	<u>90,180</u>
Classification – 4 Capital	<u>(60,000)</u>
Total General Fund – Facilities Maint.	<u>19,900</u>

General Fund – Information & Technology Services

Classification – 1 Personnel Services	<u>(45,000)</u>
Classification – 3 Services and Charges	<u>(12,000)</u>
Total General Fund – ITS	<u>(57,000)</u>

<b>Grand Total General Fund(F101)</b>	<b>-</b>
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Public Safety Local Income Tax Fund – Police Department Dispatch Division

Classification – 1 Personnel Services	<u>(34,300)</u>
Classification – 3 Services and Charges	<u>13,000</u>
Classification – 4 Capital	<u>21,300</u>
Total Public Safety LIT – Police Dispatch	<u>-</u>

<b>Grand Total Public Safety Local Income Tax Fund(F151)</b>	<b>-</b>
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ARPA Local Fiscal Recovery Fund

Classification – 1 Personnel Services	<u>(165,000)</u>
Classification – 3 Services and Charges	<u>165,000</u>
Total ARPA Local Fiscal Recovery Fund	<u>-</u>

<b>Grand Total ARPA Local Fiscal Recovery Fund(F176)</b>	<b>-</b>
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Parks & Recreation General Fund – Parks & Rec

Classification – 1 Personnel Services	<u>(50,000)</u>
Classification – 2 Supplies	<u>50,000</u>
Total Parks & Rec General Fund – Parks	<u>-</u>

<b>Grand Total Parks &amp; Recreation General Fund(F200)</b>	<b>-</b>
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CC Jack Hopkins – Common Council

Classification – 3 Services and Charges	<u>22,000</u>
Total CC Jack Hopkins	<u>22,000</u>

<b>Grand Total CC Jack Hopkins Fund(270)</b>	<b><u>22,000</u></b>
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**Rental Inspection Program Fund –  
HAND**

Classification – 3 Services and Charges	306,000
Total Rental Inspection Program Fund – HAND	306,000
<b>Grand Total Rental Inspection Program Fund(F411)</b>	<b>306,000</b>

**Local Road and Street Fund –  
Public Works Street Division**

Classification – 2 Supplies	75,000
Classification – 4 Capital	(75,000)
Intra-Category Transfer Line 54310	(\$252,526)
Line 54450	\$252,526
Total Local Road and Street – PW Street	-
<b>Grand Total Local Road and Street Fund(F450)</b>	<b>-</b>

**Parking Facilities Fund – Public  
Works Parking Services Division**

Classification – 2 Supplies	(45,600)
Classification – 3 Services and Charges	45,600
Total Parking Facilities – PW Parking Services	-
<b>Grand Total Parking Facilities Fund(F452)</b>	<b>-</b>

**Solid Waste Fund – Public Works  
Sanitation Division**

Classification – 1 Personnel Services	(25,258)
Classification – 2 Supplies	25,258
Total Solid Waste – PW Sanitation	-
<b>Grand Total Solid Waste Fund(F730)</b>	<b>-</b>

**Fleet Maintenance – Public Works  
Fleet Division**

Classification – 2 Supplies	228,290
Classification – 3 Services and Charges	(108,290)
Classification – 4 Capital	(120,000)
Total Fleet Maintenance Fund – PW Fleet Division	-
<b>Grand Total Fleet Maintenance Fund(F802)</b>	<b>-</b>

**Housing Development Fund –  
HAND**

	Classification – 3 Services and Charges	500,000
	Total Housing Development Fund – HAND	500,000
<b>Grand Total Housing Development Fund(F905)</b>		<b>500,000</b>
<b>Grand Total All Funds</b>		<b>828,000</b>

SECTION 2. Each of the Mayor and the Controller is hereby authorized and directed, for and on behalf of the City, to execute and deliver any agreement, certificate or other instrument or take any other action which such officer determines to be necessary or desirable to carry out the intent of this Ordinance, including the filing of a report of an additional appropriation with the Indiana Department of Local Government Finance, which determination shall be conclusively evidenced by such officer’s having executed such agreement, certificate or other instrument or having taken such other action, and any such agreement, certificate or other instrument heretofore executed and delivered and any such other action heretofore taken are hereby ratified and approved.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
SUSAN SANDBERG, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

**SYNOPSIS**

This ordinance appropriates various transfers of funds within the General Fund, Public Safety LIT Fund, ARPA Local Fiscal Recovery Fund, Parks and Recreation General Fund, Local Road and Street Fund, Parking Facilities Fund, Solid Waste Fund, and the Fleet Maintenance Fund.

*Note: This ordinance was revised after distribution in the Legislative Packet but before introduction at the Regular Session on November 16, 2022. The revision included the addition of an intra-category transfer within Classification – 4, Capital of the Local Road and Street Fund and a corresponding Whereas clause.*