

INFORMATION ON THE HOUSING DEVELOPMENT FUND AS OF 3-9-2020

The Housing Development Fund was created with Ordinance 16-14. Money into the Housing Development Fund to date has come from several sources which include: 1) a developer contribution, 2) housing trust fund monies which was with the Bloomington/ Monroe County Foundation, 3) interest income, and 4) loan repayments from one of the projects that received funding. Funds from the Housing Development Fund are allocated annually as part of the City of Bloomington's budget process into the Housing and Neighborhood Development Department's budget to be used starting the beginning of the next fiscal year.

An application and criteria was developed, and are available on the City of Bloomington's website at: <https://bloomington.in.gov/housing/affordable>. To date, 5 projects have been approved out of the fund. Of the 5 projects, 2 have been completed, 2 are under construction, and 1 is the loan document approval phase. With the funding requests, the Housing Development Fund has been able to preserve 136 affordable housing units and add an additional 131 new affordable units

Below is information on the approved projects:

1. **Mecca Properties** — Union at Crescent located at 1200 North Crescent Road is a 146 unit multi-family LIHTC housing development of 1, 2, and 3 bedroom units. Seventy percent (70%) of the total units or 102 will be affordable for a 30 year period to households whose income is at 60% or less of the area median income, then in year 31, 51 of the units will remain affordable for an additional 69 years. Housing Development Funds in the amount of \$500,000 was awarded to the project with half of the funds being a loan and the half of the funds a grant. Housing Development Fund subsidy per unit is \$4,902.
2. **Bloomington Cooperative Living** – Funds were used to assist with the debt refinancing for Middle Earth, a 20 room cooperative living house located at 404 West Kirkwood. Housing Development funds was used to assist with the re-financing of debt on the property which was due for repayment. The City provided a 2nd loan, the 1st mortgage holder is the IUCU. The loan closed in January 2018 and loan repayment started in

February for a 15 year repayment period. Affordability is for 30 years with a \$7,950 per unit subsidy. The amount of the loan was \$159,000.

3. **South Central Indiana Housing Organization (SCIHO)** – Switchyard Park Apartments is a 16 unit low income housing development of two separate buildings consisting of 2-2 bedroom and 6- 1 bedroom units and a community building and will be near an entry way to Switchyard Park. The project will be built in 2 phases of 8 units per building. The Housing Development Fund will be used for Phase 1. The property is being built on land leased from the City of Bloomington and will have a 99 year affordability period. The project is currently under construction and it is anticipated that it will be available for occupancy in May. The project received a grant for \$35,421 with a subsidy per unit of \$4,428.
4. **1100 West Tenth Street Lot Acquisition** – The City of Bloomington, Housing and Neighborhood Development Department (HAND) has a mortgage in the amount of \$95,000 on the property. The property owner passed away without a will and the property was foreclosed on in order to protect HAND’s interest in the property. The amount disbursed was \$6000 which was the minimum bid amount required at the foreclosure hearing to protect the city’s interest. The funds have been repaid to the Housing Development Fund. The lot will be sold to Habitat for Humanity to build a home for a low/moderate income family.
5. **Bloomington Housing Authority** – Funds will be used to rehabilitate properties located at 1308 West 11th Street known as the Reverend Butler Complex consisting of 56 units and 894 East Miller Drive known as Walnut Woods Development consisting of 60 units. The project received a \$215,000 loan with a subsidy per unit of \$1853. Loan closing will take place in April.

The current balance in the fund as of March 9, 2020 is \$591,329. Below is a chart showing usage of the fund.

AGENCY	REQUEST	GRANT/LOAN	# AFFORDABLE UNITS
Mecca Properties	\$500,000	50%/50%	102
Bloomington Cooperative Living	\$159,000	0%/100%	20
SCIHO	\$35,421	100%/0%	8
1100 West 10 th Street Lot	\$6,000	0%/100%	Vacant lot
Bloomington Housing Authority	\$215,000	0%/100%	116