

# City of Bloomington

## *Housing and Neighborhood Development Department*



2019

## Consolidated Annual Performance and Evaluation Report

## **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.

HAND was able to assist thousands of low and moderate income households in Bloomington during the 2019 program year. All social service funding was allocated during the program which helped households with food, shelter, and daycare needs. Several physical improvements within low income areas of the city were completed which included: sidewalk installation at 5/3/Adams intersection, sewer installation in Broadview low income neighborhood and installation of handicap accessible ramps within the Bloomington Housing Authority neighborhoods of Crestmont and Rev. Butler. Housing assistance in the form of tenant based rental assistance, homebuyer down payment assistance, emergency home repair, and accessibility rehabs which provided direct assistance to applicants were completed.

Major infrastructure improvements and housing construction projects were either delayed or put on hold due to COVID. The normal calendar of events for HAND programs is to place the project under funding agreements once grant approval is received which is usually late fall. The winter months are used to put together the scope of work and then advertise the program in late winter for a early spring bid. With COVID closing down all activities in March, this delayed several projects to be put out to bid and awarded in early summer which is past the program year. Additionally, the department had to shift gears with the awarding of additional CDBG funds to deal with COVID under the Cares Act.

### **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
Create or Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	0	0.00%	6460	0	0.00%
Developer Subsidy - owner-occupied housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	8	4	50.00%	1	1	100.00%
Developer Subsidy - owner-occupied housing	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		1	0	0.00%
Developer Subsidy - owner-occupied housing	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	8				
Developer Subsidy - rental housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	15	7	46.67%	8	0	0.00%
Developer Subsidy - rental housing	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		7	0	0.00%

Facilities Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	12854	32.14%	10633	3583	33.70%
Facilities Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	11		114	0	0.00%
Facilities Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Facilities Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	5		0	0	
Financial Housing Assistance - owner-occupied	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	1				
Financial Housing Assistance - owner-occupied	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	3	20.00%			

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Financial Housing Assistance - rental	Affordable Housing Public Housing Homeless	HOME: \$	Rental units constructed	Household Housing Unit	2	0	0.00%			
Financial Housing Assistance - rental	Affordable Housing Public Housing Homeless	HOME: \$	Rental units rehabilitated	Household Housing Unit	0	2				
Financial Housing Assistance - rental	Affordable Housing Public Housing Homeless	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	30	9	30.00%			
Financial Housing Assistance - rental	Affordable Housing Public Housing Homeless	HOME: \$	Housing for Homeless added	Household Housing Unit	0	7				
Grant Administration	Grant administration	CDBG: \$ / HOME: \$	Other	Other	0	5		5	0	0.00%
Housing Rehab and Modifications	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	10		2	0	0.00%
Housing Rehab and Modifications	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	60	37	61.67%	5	3	60.00%

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Housing Rehab and Modifications	Affordable Housing	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	78						
Housing Rehab and Modifications	Affordable Housing	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0						
Public Housing Improvements	Public Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		16	0		0.00%	
Public Housing Improvements	Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	15	15	100.00%	0	2			
Public Housing Improvements	Public Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0			
Public Housing Improvements	Public Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0			
Public Housing Improvements	Public Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0			
Social Service Assistance	Homeless Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	62		0	62			

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Social Service Assistance	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	81040	162.08%	23633	0	0.00%
Social Service Assistance	Homeless Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	85				

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.**

The City of Bloomington continued to successfully focus on priority needs and strategies, including creating opportunity for affordable homeownership, development of affordable rental units, encouragement of neighborhood stabilization, assistance to the elderly and disabled, assistance to low-income households, and other means of assistance for special needs populations.

Homebuyer assistance was provided to one households (through HOME). Other forms of rehabilitation and home repairs were provided to another nine households through CDBG, five of the rehabilitation projects were designed specifically to enhance accessibility for person with disabilities and to allow them to age in place. Other housing stabilization included funding improvements to the Bloomington Housing Authority to provide accessibility ramps and Life Designs to improve their group homes. HAND also utilized local funds through its Housing Development Fund to fund affordable housing programs within the community.

## 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	0	8
Black or African American	0	7
Asian	8	0
American Indian or American Native	216	0
Native Hawaiian or Other Pacific Islander	70	0
<b>Total</b>	<b>294</b>	<b>15</b>
Hispanic	786	0
Not Hispanic	0	15

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

### Narrative

The CR-10 Table does not include all races tracked by HAND, which accounts for those identifying with mixed racial identities. Race groups not included are as follows: Asian and White African American/White, American Indian and White, American Indian/African American, and Other Multi-racial. This accounts for any disparity between CR-o5 numbers and the CR- 10 table.

With the presence of Indiana University in Bloomington, city limits incorporate a vibrant dynamic of racial and ethnic diversity less common in other parts of the state. The current Analysis of Impediments in use by the City of Bloomington does not identify any minority concentrations. As part of its 2020 consolidated plan, a new Analysis of Impediments was completed. This Analysis showed a high concentration of Asian population, but attributed the concentration primarily to Indiana University and its push to recruit outside the United States for its international student population.

2010 Census data for Bloomington showed an 83% White, 3.5% Hispanic, and 4.2% Black/African American population. The services to households utilizing CDBG and HOME funds are close to these percentages.



## 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	public - federal	849,105	557,860
HOME	public - federal	549,162	175,669

Table 3 - Resources Made Available

### Narrative

Federal HUD funding under the CDBG and HOME programs for FY 2019 are included in the above resources as well as program income received on the respective program for the program year. The City received \$3,398 in CDBG program income and \$49,010 HOME program income that was made available to be used for eligible program and activities during the fiscal year. The City also received through a HUD Housing Counseling Grant totalling \$10,000 for FY 2019-2021. Under the housing counseling program, 62 rental clients received rental counseling along with security deposit assistance through a city funded program and 55 households received counseling assistance on how to buy a home through individual and group coup counseling sessions with the ability to apply for down payment and closing cost assistance. Under the City's Common Council Jack Hopkins Social Service Program, 27 agencies received funding to provide case management assistance, provide staff to the local low income walk in clinic, to expanding programming for seniors at the local community center. Under the CDBG public service activities, 5 agencies received funding to provide basic services such as food, shelter, and child care. Public service dollars generated by the municipality locally now outweigh dollars provided through our CDBG allocation which is capped at 15% of the grant. Local funds also provides for grants to neighborhood associations through its neighborhood grant program which is administered by the HAND Department. Funded projects included a information kiosk for the public housing authority residents and also back to school backpacks for its residents with hygiene items, the elimination of invasive plants in a neighborhood park, and funding for neighborhood signage. 2019 CDBG projects included sidewalk installation at 5/3/Adams intersection, the installation of sewers in the Broadview low income neighborhood, and assist the local public housing authority with the installation of handicap accessible intersections within the Crestmont and Rev. Butler housing neighborhoods. The HAND Department operated its very popular citizen academy class which provides up to 30 city residents an opportunity to learn about municipal government operations and completed 1 neighborhood clean-up collecting tons of trash, metal, brush and tires from a city neighborhood with the assistance of neighborhood residents.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide	100		

Table 4 – Identify the geographic distribution and location of investments

## **Narrative**

Bloomington's geographic distribution and location area for the investment of CDBG and HOME funds is citywide. All programs are advertised and available potentially citywide. Bloomington believes in elevating low and moderate income areas but also investing in mobility opportunities for households interested in locating to higher income areas of the city.

## 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.

Bloomington is exempt from providing match contribution. However, when activities are undertaken during the fiscal year which are match eligible, this city provides information on those match projects to continue to add to its match contribution if in the future, a match on future HOME projects is required. During the past fiscal year, the City of Bloomington Utilities Department provides fee waivers to Habitat for Humanity in the development of affordable housing by waiving the cost to hooking on to the public utility. Three Habitat homes built during the program year received these waiver at a cost of \$2775 per home for a total value of \$8325. The City of Bloomington is also currently working with RealAmerica out of Indianapolis, Indiana to build an affordable housing development to known as the Retreat at Switchyard. The development has applied for tax credits, if approved, the city will be donating the land for the development at a value of \$677,500 which will be added to the 2020 CAPER as match.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,858,533
2. Match contributed during current Federal fiscal year	8,325
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,866,858
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,866,858

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
807 West Dodds Street	09/29/2019	0	0	0	2,775	0	0	0
908 Moravec Way	09/29/2019	0	0	0	2,775	0	0	0
912 Moravec Way	09/29/2019	0	0	0	2,775	0	0	0

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 beginning 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 \$
86,806	53,924	140,730	31,782	0

Table 7 – Program Income

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

**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	7	2
Number of Non-Homeless households to be provided affordable housing units	94	10
Number of Special-Needs households to be provided affordable housing units	53	0
<b>Total</b>	<b>154</b>	<b>12</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	7	2
Number of households supported through The Production of New Units	10	0
Number of households supported through Rehab of Existing Units	137	9
Number of households supported through Acquisition of Existing Units	0	1
<b>Total</b>	<b>154</b>	<b>12</b>

Table 12 – Number of Households Supported

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

During the past CAPER year, several affordable housing project were completed which include B-line Heights which has 34 units of affordable housing, of which 4 are home assisted units and Union at Crescent which includes 146 units of affordable housing of which 10 are HOME units. Currently under construction is Southern Knolls which includes 31 units and Switchyard Park which includes 8 units of affordable housing of which 3 are HOME units.

TBRA numbers continue to be low because of the BHA having housing choice vouchers available. A meeting was held with the BHA to see what options may be available to increase the number of participants on the TBRA program.

The city continues to promote the development of workforce housing with any new proposed housing developments within the city. Workforce housing is being defined as housing for those income who are at 80-120% of median income. Additionally, to promote workforce housing, the updated UDO discusses incentives for developers who look to develop this type of housing.

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

The projects that are currently under construction such as Switchyard Apartments and Southern Knolls will be completed. In addition, the department is working with BHA to provide HOME funding for its RAD conversion of public housing units. Since the department administers the Housing Development Fund for the city, the department can look strategically at the financials of a project and see how both housing development fund and HOME funding can be utilized to maximize the number of affordable and work force housing units within a project.

**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.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	2
Low-income	7	0
Moderate-income	1	1
<b>Total</b>	<b>9</b>	<b>3</b>

**Table 13 – Number of Households Served**

**Narrative Information**

HAND continues to work with outside agencies (public, private, and not-for-profit) to increase availability and access to housing for households across all income thresholds, particularly for those at the lowest levels. HAND attends meetings of the South Central Housing Network, in addition to donating the space for meetings. HAND works regularly with organizations that attend these meetings such as Shalom Community Center and New Hope Family Shelter.



## **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**

HAND continues involvement with the Bloomington Police Department downtown outreach program. This past year, a social worker was added to its neighborhood resources specialists team. The downtown outreach program team which HAND is a part, meets monthly to discuss and address the needs of Bloomington's homeless population. Local homeless providers, mental health providers, and public health representatives are all part of the team. Funding is also made available to provide bus tickets, housing, and other type of assistance. The program is looking to provide a release center that will be used to house those who are homeless that may be arrested for minor offenses such as public intoxication or public nuisance temporarily without becoming part of the judicial system.

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

The department continues to provide funding to Shalom Center which provides emergency shelter through its Crawford Apartments as well as day services for those who are homeless for meals, laundry services, and socialization.

The city through its Community and Family Resources Department lead a team of local community providers and stakeholders to address the need of the homeless through the pandemic. Members of the team included United Way, Bloomington/Monroe County Foundation, City of Bloomington, IU Health, and IU Foundation along with homeless providers, the local BHA, and other entities. The group met monthly to identify services and housing for the most vulnerable populations of the city which included the homeless. Funds were committed to provide PPE equipment, funding operate a temporary isolation shelter for those who may have COVID, identifying more shelter to promote social distancing, funding for more food assistance, and childcare.

The department continued to utilize its CDBG social service funding to Shalom Center, working with Crawford to private security systems, and with Middle Way Housing for security upgrades and lighting.

**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**

The department continues to provide rehabilitation services to low income families to help them maintain their homes so that do not become homeless. The department provided funding to 4 households for emergency home repairs, 5 households for accessibility modifications so that they can age in their homes and 1 homeowner rehabilitation. In addition, 2 households were provided TBRA assistance which allowed them to access affordable housing.

**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**

Bloomington continued its strong partnerships with Middle Way House and Shalom Center in their transitional housing and rapid rehousing programs. Middle Way House provided 1555 of shelter nights in PY 2019 for 70 city residents. Shalom Center was able to serve 280 during the past fiscal year.

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

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

Four public housing units were rehabilitated during this program year. Bloomington Housing Authority continues to be classified as High Performance. HAND continues attending Board Meetings of the BHA. TBRA funding remains for the BHA as well.

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

The City continued its funding and participation in numerous BHA programs, such as Family Night Out and Wonder Women. HAND provided information at the Family Night Out event and funded empowerment kits for the Wonder Women empowerment conference. BHA and HAND are close and synergistic partners. The BHA Executive Director attends City Cabinet meetings and regular weekly meetings on affordable housing; HAND, Planning, and Economic & Sustainable Development Directors of the City are also at these meetings. The department through its Neighborhood Division works closely with the BHA resident council providing grant funding for back to school backpacks and funded 2 neighborhood kiosks to distribute information to BHA residents.

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

Bloomington Housing Authority is not a troubled PHA. It has been ranked as a high performer for 8 years and successfully completed a 10-year straight strategic plan in 2018 with consultant assistance. HAND has provided guidance to the BHA as it makes its transition to RAD, providing HOME funding and giving information about low-income housing tax credits.

## **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)**

Though State policy unfortunately disallows for several strategies, the City of Bloomington nonetheless is very active in pursuing affordable housing through efforts such as amending zoning when appropriate, tax abatement, additional permitted uses, waiver of development standards, and increasing dwelling unit equivalents. A new Unified Development Ordinance has been developed which provide more permissive of creative housing solutions; that process is ongoing. Future plans include adopting a new zoning map to better move the City toward its Comprehensive Plan, also recently adopted.

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

Noted prior, HAND has been closely partnered with Bloomington Police Department's new neighborhood resource specialists, and to a smaller extent its new social worker. These employees focus not on enforcement but on problem solving at the most local of levels. Funding agreement for 2 affordable housing developments were signed and are underway utilizing HOME funds. Centerstone is a substance abuse and mental health social service. The project of the other developer includes a partnership with LifeDesigns, which focuses on developmental disability. Not only will these projects be affordable, but they will address the additional layers of challenge that low-income populations not infrequently face. The city is also working with RealAmerica, a developer out of Indianapolis to build a affordable housing complex on land owned by the city next to Switchyard Park. RealAmerica has entered into a partnership with Stonebelt which provides services for those who are developmentally disabled. The project is currently seeking low income housing tax credits.

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

HAND has maintained three Lead Risk Assessors and two Lead Risk Renovators on staff for its housing rehabilitation programs. Lead information is distributed to all and remediation is completed as appropriate for all HAND federally funded HMAL, EHR, and OOR programming. This past year, through lead testing, one residence was found to have high lead levels and well radon in the basement of the residence. Through its Emergency Home Repair program, the lead was incapsulated and a barrier installed in the basement to address both issues. Information is also distributed through HAND's Housing Counseling program to both renters and buyers. Through Bloomington's rental inspection program, lead testing as necessary or requested also occurs. HAND partners with the Monroe County Health Department for even greater reach. In 2019, the Health Department reported no lead cases. IU health monitors the children to ensure levels come down over time.

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

HAND provides financial assistance to social service agencies through both the CDBG program and Jack Hopkins local funding. Significant funding from these sources go to local social service agencies directly engaged in reducing poverty-level families in Bloomington. Examples, many cited elsewhere in the narrative, include Middle Way House, Community Kitchen, and Monroe County United Ministries. A full list of CDBG agencies who received funds and the individuals they service can be found in Section CR-05 Goals and Outcomes.

HAND on its own attempts to fill the gap between housing costs and elevated local poverty levels through its housing education efforts (R101, Default Counseling, Predatory Lending), coordination of supporting programs, and appropriate referrals and information dissemination.

The City also approaches poverty from an economic-empowerment front through its Economic and Sustainable Development Department and Community and Family Resources Department. By promoting good paying jobs, a living wage, reducing language barriers, and other efforts, families are lifted out of poverty.

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

As noted, Bloomington recently completed a new Comprehensive Plan and is in the process of working with national consultants in development of a new Unified Development Ordinance. HAND has also contracted with national experts to prepare its new Consolidated Plan and Analysis of Impediments, with those fruits to be seen in future years. All of these documents take an enhanced focus on affordable housing by expanding the institutional tool kit available to local officials and partners.

HAND has had turnover in staff during the past year. Ongoing staff training through online webinars and training modules is taking place during this transition to assist the new staff members in becoming familiar with the federal requirements of the CDBG and HOME programs.

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

HAND maintains active involvement with the Housing Network, primarily consisting of social services with a housing component. However, HAND also partners with private entities such as the Monroe County Apartment Association, Bloomington Chamber of Commerce, and Bloomington Economic Development Corporation. HAND distributes a regular landlord newsletter, a neighborhood newsletter, utilizes social media, and otherwise communicates effectively with stakeholders.

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

Addressing regulatory barriers to fair housing choice is what is being addressed through the UDO update. An affordable housing committee, including HAND's director, meets weekly, with at least monthly Mayoral attendance as well. HAND partners with the City's Human Rights Commission and Coordinator to address concerns and proactively educate the community.

HAND also works with the City's Human Rights attorney in addressing impediments to fair housing. The Human Rights Attorney publishes a monthly newsletter which is distributed to over 100 individuals and organizations discussing discriminatory practices. During the past year, the Human Rights Attorney has spoken to the local apartment association new realtors, and social worker students on fair housing. No housing discrimination cases has been reported over the past year. D. HAND paid for fair housing brochures as well as dedicated staff time to addressing fair housing issues.

The City also operates a Commission on Aging, Commission on the Status of Black Males, Commission on the Status of Children and Youth, Commission on the Status of Black Males, Commission on the Status of Women, Council for Community Accessibility, and other targeted forums.

The department had a social worker intern who worked on and developed questions to utilized in conducting fair housing testing. Unfortunately, COVID hit and we were not able to move forward in conducting face to face interviews with potential landlords. Since most renting now is being done virtually, we have postponed during this type of assessment at this time.

A new AI was completed as part of our consolidated plan at a cost of 19,000.

## **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**

The City of Bloomington follows its policies and procedures outlined in its manual approved by the Bloomington Redevelopment Commission, available at <https://bloomington.in.gov/housing/notices>. Periodic updates are made to meet contemporary challenges and reflect regulatory changes.

HAND monitors all subreipients regularly through correspondence, inspections, and documentation review. No formal findings were made with social service or physical improvement funding recipients. Training and orientation is provided to such recipients to minimize possible compliance challenges.

## **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 Reports are always posted on the City's website, and made available via hard copy at City Hall in the Atrium area and notification on the department's Facebook page directing individuals to email HAND for a copy of the CAPER. Notice is announced in the local newspaper the Herald-Times. For the 2019 CAPER, the draft was printed November 2, 2020, in the newspaper and made available the same day in hard copy form.

**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.**

No changes in program objectives occurred this year. HAND completed a new Consolidated Plan for 2020-2024. This CAPER closes out the current Consolidated Plan for 2015-2019.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[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.

On-site HOME assisted rental properties included: 605 North Monroe, 416 West 4th, 225 East 20th, 636 North Adams, 1403 West 6th, 1405 West 6th, 1050 West 14th, 454 South Westplex, 2446 South Henderson. Items to repair included: broken light fixtures, broken garbage disposal, broken dishwasher window not properly opening on its own, missing smoke detector. furnace documentation to show it has been serviced, and missing exhaust fan.

In addition, Bloomington requires all rentals within city limits to be inspected on a 3,4, or 5-year inspection cycle. HOME units must comply with these additional terms and correct deficiencies. All residents are also allowed to request complaint inspections from HAND should landlords not be appropriately addressing issues. Moreover, though the City no longer administers programs such as Shelter+Care, the City does still conduct these affordable housing inspections.

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

HAND operates an Affirmative Marketing Plan in compliance with HOME. To ensure all populations are reached, HAND takes actions to inform populations of available units, encourage populations to apply, and works to ensure equal opportunity ultimately in housing success. The City partners with entities such as the Indiana Fair Housing Center and Housing 4 Hoosiers to advertise and reach such populations.

The City Also works to continuously update its website and enhance its reach through Next Door and in-person presentations and visits, to support its diverse community.

**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**

Information is included in an attached spreadsheet.

**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)**

HAND administers its downpayment and closing cost assistance program, which in PY2018 was amended to increase maximum funding availability for needy families while also tailoring subsidy to better ensure no excess subsidy is given. Rental subsidy also continues, with now more coordination with local Housing Development Fund. In addition to HAND's down payment and closing cost assistance program, the City of Bloomington through general funds has 2 additional down payment assistance programs to help households purchase a home.

HAND now have on staff 2 HUD Certified Housing Counselor which has allowed us to provide housing counseling services to more residents.

Not noted elsewhere in the CAPER, HAND administers a historic preservation program that can aid in providing advice and resources to help families maintain their historic housing plus an unsafe building program to eliminate neighborhood blight and enhance safety and security.