

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Bloomington is an entitlement community selected by the U.S. Department of Housing and Urban Development to receive an annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds. As the administering agency of these funds, the Housing and Neighborhood Development (HAND) department enhances the quality of life for Bloomington residents by developing programs, services, and partnerships to preserve community character, promote affordable housing and encourage neighborhood vitality. The programs that are administered through this office are focused on low-moderate income persons and neighborhoods. As a recipient of federal funds, the City of Bloomington is required by HUD to produce a Consolidated Plan and Annual Action Plan (AAP). HAND is responsible for drafting and administering these plans.

Each year, HAND outlines in the Annual Action Plan how it will use the funds to meet the goals outlined in the Consolidated Plan. The current Consolidated Plan 2020-2024 can be found at <https://bloomington.in.gov/grants/community-development-block-grants/consolidated-plans>. This is the third Action Plan under this Consolidated Plan. The project goals outlined in the Action Plan were determined in 2022 after by the City of Bloomington's Citizen Advisory Council (CAC), the City Redevelopment Commission and finally the Bloomington Common Council. This is a citizen-driven decision-making process implemented by HAND in 1997. This process gives citizens an opportunity to weigh in on the use of HUD funds by either being a part of the CAC or attending one of the four public hearings held throughout the CAC process.

Additionally, housing assistance is provided to meet the needs of existing homeowners, renters and new homebuyers through a variety of programs administered by HAND. The housing programs are designed to restore and preserve the City's historic housing stock, support qualified homebuyers and help our senior population age in place.

The 2023 AAP was made available for public review and comment on the City of Bloomington's website, at City Hall in the offices of the Housing and Neighborhood Development Department and the Monroe County Public Library. The public comment period was thirty days, and copies remain available for public review. It was also posted online in a format that will allow for those with visual impairments to access it through reading tools.

In terms of the PJ's Policies and Procedures, the current version is attached. However, we are undergoing a significant amount of revisions as we evaluate our programming guidelines, needs and

processes around our housing programs. We expect those changes to take place later this spring and throughout Summer 2023. This will also include language concerning the new Build America, Buy America (BABA) Act regulations.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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The programs that are part of the Annual Action Plan play a vital part in the City's efforts to sustain neighborhoods stability, prevent homelessness, and ensure affordable housing for people from all walks of life and in all stages of life. These programs will meet the following strategies identified in the 2020-2024 Consolidated Plan.

Strategy 1: Increase the number of affordable housing units.

Strategy 2: Improve existing owner-occupied structures and rental units for low- to moderate-income individuals/families.

Strategy 3: Create or improve infrastructure in target areas.

Strategy 4: Improvement of Public Facilities.

Strategy 5: Public Service Assistance.

In an effort to achieve these strategies, the City's allocation priorities will benefit low to moderate income households across Bloomington. Approximately seventy-one percent (75%) of our CDBG physical improvement funds will be specifically dedicated to projects that directly benefit low-income households. Additional funds will be invested in neighborhood improvements in qualified census tracts. These improvements will include everything from installing a new classroom at a childcare facility, to fire safety systems and home rehabilitation projects in various projects across the community. The Public Housing Authority (PHA) (specifically the Bloomington Housing Authority, or BHA) will once again receive funding, this time for the installation of bike pods and a playground at one of its

properties. Existing housing programs include HAND's Emergency Home Repair grant, HAND's Home Modification for Accessible Living and HAND's Owner-Occupied Rehabilitation loan program. For 2023 public services, food insecurity continued to be a priority with 50% of the funding being awarded to organizations in this area.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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Each year the City prepares a Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted to HUD within ninety (90) days after the start of the new program year. Copies of previous years' CAPERs are available for review at <https://bloomington.in.gov/housing/notices>. The FY 2021 CAPER was submitted to HUD in September 2022 following required public comment. In this report, the City of Bloomington expended one-hundred percent 100% of its CDBG funds to benefit low and moderate income persons. The City expended 15% of its funds during the FY 2021 CAPER period on public services. The City expended remaining CDBG funds on Planning and Administration and on Physical Improvements.

The City uses input from the community during the CAC process and the CAPER as evaluation tools to identify goals and projects each year. Additionally, each grant applicant is required to tie their grant requests back to the goals outlined in the Consolidated Plan. We then use outcomes from each project to track the overall performance of our CDBG and HOME programs.

On the program management side, we are working hard to meet our meet our drawdown ratio as we work through some staff turnover, both at the City and in some of our partnering subrecipients. In addition, many of these partnering organizations are working to spend down pandemic-related dollars such as CDBG-CV and other funds to continue with pandemic recovery.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

The Housing and Neighborhood Development department initiates various mechanisms to engage the community through its Citizen Advisory Council (CAC) and consultation processes for the Consolidated Plan. Community members play an active role in the decision-making process through four public

meetings held during the CDBG allocation process outlined in Section 1 and during the four public meetings held as part of the 2020-2024 Consolidation Plan planning process. Additionally, the draft Annual Action Plan is made available for comment via the HAND website (in a format accessible for those needing reading tools), HAND office and Monroe County Public Library. Citizens are provided a 30-day comment period on the AAP. In Spring 2022, in-person public meetings returned as hybrid meetings, increasing the public's ability to participate in public meetings, including the hearings on 2023 CAC recommendations for CDBG.

While HOME-ARP activities are not directly related to this Annual Action Plan, the City conducted approximately 40 hours of consultation for our HOME-ARP allocation plan, which was submitted to HUD in late March. During this consultation the PJ received a great deal of feedback that will help guide us in future planning, especially as it relates to public service activities covered in our Annual Action Plans.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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City staff have continued to be engaged heavily in community efforts to lift up our social service network during the past year. This includes engagement in the Heading Home of South Central Indiana Initiative in partnership with our local United Way and Community Foundation to tackle housing insecurity in our community. In addition, PJ staff attend and actively participate in board meetings of the PHA and we are working with the PHA's Community Development Corporation on the formation of a Community Land Trust (CLT), funded with ARPA dollars. As mentioned previously, the PJ had a robust consultation process regarding our HOME-ARP Allocation Plan and we look forward to using that information to help guide us in future planning efforts.

For background regarding formation of the Consolidated Plan, the Housing and Neighborhood Development Department did a variety of activities to ensure broad citizen participation in the Consolidated Plan Process. On October 1, 2019, HAND mailed out a survey to 700 random addresses throughout the community. Eighty-two were returned by the Post Office as undeliverable. Two-hundred Seventy-three surveys were completed which is a 44.1% return rate. A survey to 250 Section 8 assisted tenants and Bloomington Housing Authority residents was mailed on October 30, 2014. Thirty-eight were mailed back and 48 were deposited in a sealed box at the Bloomington Housing Authority office which is a return rate of 15%.

HAND conducted series of focus groups on five relevant topics: Community Development, Economic Development, Homelessness, Social Services and Affordable Housing. The focus groups were advertised

through the Herald-Times and on the City's webpage. HAND conducted a series of discussions with key community members.

The PJ is preparing planning steps for the formulation of our next Consolidated Plan, which will need to be submitted in Spring 2025.

6. Summary of comments or views not accepted and the reasons for not accepting them

The public comment period was open from March 10, 2023, to April 10, 2023, immediately following notification of allocations from HUD on February 28, 2023. Any public comments received are listed under AP-12, Participation.

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator		BLOOMINGTON	Housing and Neighborhood Development Department
HOME Administrator		BLOOMINGTON	Housing and Neighborhood Development Department

Table 1 – Responsible Agencies

Narrative (optional)

While the PJ works with a number of other departments within the City of Bloomington and several partners in the community, the lead department is Housing and Neighborhood Development. The department has a full-time staff of 18, with five of those staff fully- or partially-dedicated to HUD programming.

Consolidated Plan Public Contact Information

City of Bloomington

Housing and Neighborhood Development Department

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812.349.3401

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

HAND staff coordinate with numerous boards, non-profit agencies, health and housing service providers, and community members to provide a comprehensive suite of services to the community. We coordinate with a variety of stakeholders to provide input in to our Consolidated and Annual Action Plans, to coordinate various housing services to the homeless, those seeking housing, and providing housing assistance services. This coordination takes on many forms from the sharing of information, to attending each other respective board meetings, to providing statistical information on housing needs within the Bloomington community. A more unique and intentional activity during the past year was our activity surrounding HOME-ARP allocation planning. The department engaged elected officials, non-profit organizations, community volunteers and others to gain input on how qualifying populations at risk of homelessness can be served in the community.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Below are a few of the boards, committees and organizations we coordinate with to better meet the needs of our community:

South Central Housing Network (SCHN) -- SCHN is a consortium of housing providers, of which HAND is a member, that oversee Region 10's Continuum of Care. Approximately 25 organizations are part of the South Central Housing Network and they are currently implementing the Heading Home Plan, a ten year plan to end homelessness that in 2021 culminated in the formation of Heading Home of South Central Indiana, an initiative designed to make homelessness rare, brief and non-repeating. PJ staff, including Mayor John Hamilton, serve on this initiative’s steering committee.

Bloomington Housing Authority (BHA) Board -- At least one HAND staff member attends each monthly BHA board meeting in an effort to better coordinate programs and efforts designed to address affordable housing. This coordination allows both our agencies to address housing and supportive services comprehensively across the city. The HAND Department is also partnering with the BHA’s Community Development Corporation on the formation of a Community Land Trust (CLT) to create an additional vehicle for affordable housing, and the creation of a Landlord Risk Mitigation Fund (LLRMF) to help open opportunities for high-risk renters to obtain housing in our community. As of Spring 2023, the LLRMF is kicking off by reaching out to landlords and property managers to offer incentives to make affordable housing more accessible to tenants. Finally, the BHA is a partner in a potential permanent supportive housing project that, if realized, will be located in a historic building on the site of the former Bloomington hospital, on land that will be owned and developed by the City of Bloomington.

Monroe County Apartment Association -- HAND regularly presents at the Monroe County Apartment Association (MCAA) and has held Landlord Expos and Tenant Fairs to inform landlords about affordable housing and Section 8 programs. Our goal is to put a face to affordable housing and help landlords understand the importance of providing affordable housing in our community. PJ staff also attends events in partnership with Indiana University to ensure the university's student population is aware of housing regulations, as well as their rights as tenants. One of the PJ's programs is a rental occupancy permit program that inspects more than 28,000 rental units in Bloomington. It is our belief that no matter the rent you pay in Bloomington, you are entitled to safe housing.

Homebuyers Club -- HAND provides a homebuyers class three or four times per year. During these classes we coordinate with banks, title companies, realtors, and other housing professionals to provide educational materials for new homebuyers. These classes provide opportunities for people to learn more about becoming a homeowner and qualifies each participant for down payment assistance (income qualifications apply).

R101 – The HAND Department will be restarting its “R101” program to help educate renters in our community. This will be done in partnership with HAND's Neighborhood Services Program staff, as well as the Bloomington Housing Authority to help assist tenants in Landlord Risk Mitigation Fund programming.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

As mentioned previously, the City of Bloomington is heavily involved in the Heading Home of South Central Indiana initiative, which seeks to make homelessness rare, brief and non-repeating. In further efforts to address homelessness in Bloomington, HAND supports several non-profits both financially and in an advisory role. Below is a list of the agencies we support, a description of their services and how HAND supports each organization. Additionally, each of these organizations is a member of the South Central Housing Network. As stated previously, the South Central Housing Network is the local organization which coordinates the Continuum of Care for the area. These organizations were also consulted during the HOME-ARP allocation planning process.

Crawford I & II Apartments/Homes -- HAND provided a HOME subsidy to the construction of Crawford II Apartments which provides permanent supportive housing for individuals experiencing homelessness. Life Designs completed the low-income housing tax credit project in December 2017 that has 35 permanent supportive housing units at the site directly adjacent to the Crawford Apartments. The Crawford development is now under new general partner ownership with new property management in place, and the HAND Department – both through our funding programs and our City rental inspection program, is a partner in efforts to maintain this project and work to make it successful.

Middle Way House, Inc. -- Middle Way House is the local shelter for women who are victims of domestic violence. This non-profit provides both emergency shelter and 24 transitional housing units for its clientele. HAND has provided financial assistance through CDBG and HOME for this organization.

Amethyst House -- Amethyst House provides transitional housing and supportive services for women and men ages 18 and over with chemical dependency and/or gambling addiction. Additionally, Amethyst House provides outpatient treatment. They have received Jack Hopkins Council Social Service funding (general fund) and Community Development Block Grant funds to support these services.

Shalom Community Center, a program of Beacon, Inc. -- Shalom is a day center for individuals and families experiencing homelessness. They have received Jack Hopkins Council Social Service funding and Downtown Outreach funds (general fund) which is administered by HAND.

New Hope for Families -- New Hope is a family shelter located in Bloomington, Indiana. This organization provides temporary shelter for homeless families in Bloomington and Monroe County. HAND has supported this organization with Jack Hopkins Council Social Service funding, Downtown Outreach (general fund) and CDBG funds to rehabilitate two houses as overnight shelters. Additionally, the City will be providing \$250,000 in ARPA funds to support construction of the agency's Supportive Services Suite in its new family shelter and childcare center, set to break ground in April 2022.

Kinser Flats (Centerstone) -- The City, through the HAND Department, provided HOME dollars to support the construction of the Kinser Flats permanent supportive housing development. This 50-unit apartment building is under the ownership of Centerstone, and provides ongoing case management and treatment for residents.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Bloomington does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Bloomington Housing Authority
	Agency/Group/Organization Type	Housing Grantee Department
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HAND coordinates with BHA to gather input from residents of public housing and Section 8 regarding the Consolidated Plan. Their input was incorporated in the goals of the Plan. Additionally, HAND has funded the renovation of several public housing units with CDBG funds and is partnering with the BHA on a Landlord Risk Mitigation fund, as well as the development of a Community Land Trust (CLT).
2	Agency/Group/Organization	Centerstone of Indiana
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Centerstone is part of the South Central Housing Network and as such, provides input on strategies to combat homelessness and housing insecurity. Centerstone also owns and operates the Kinser Flats permanent supportive housing development.

3	Agency/Group/Organization	Middle Way House, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is part of the South Central Housing Network and as such, provide input on the homelessness strategy implemented via the Consolidated Plan and the Region 10's Continuum of Care plan.
4	Agency/Group/Organization	AMETHYST HOUSE
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Amethyst House assists persons struggling with alcohol and drug dependence. As part of the South Central Housing Network, HAND is able to consult with this organization regarding the Region 10's Continuum of Care and the Consolidated Plan.
5	Agency/Group/Organization	Beacon, Inc.
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is part of the South Central Housing Network and as such, provide input on the homelessness strategy implemented via the Consolidated Plan and the Region 10's Continuum of Care plan. Beacon, Inc. provides services ranging from counseling for jobs, housing and health needs, as well as case management at the Crawford permanent supportive housing units in Bloomington.
6	Agency/Group/Organization	Monroe County Community School Corporation
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MCCSC is the largest school district in Monroe County. They share their concerns about serving students from households that live on the move and student issues. MCCSC provided input on the Consolidated Plan regarding children at risk of homelessness. In the past year, the City has discussed the housing needs of the MCCSC workforce, specifically the provision of workforce housing in our community.

7	Agency/Group/Organization	SOUTH CENTRAL CAP
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As part of the South Central Housing Network, SCCAP provides input regarding the Region 10's Continuum of Care and the Consolidated Plan. SCCAP provides housing, housing assistance and childcare services. In 2022, the City hopes to work more with SCCAP on the issue of affordable housing, specifically regarding homeownership (both new and how we can keep people in their homes).
8	Agency/Group/Organization	New Hope Family Shelter, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As part of the South Central Housing Network, New Hope provides input regarding the Region 10's Continuum of Care and the Consolidated Plan. New Hope offers housing opportunities and supportive services to chronically homeless families and individuals. Last year, the agency opened the city's only family shelter, on which the City of Bloomington is a major partner and a funder. New Hope is also receiving CV-3 funding.
9	Agency/Group/Organization	Bloomington Police Department
	Agency/Group/Organization Type	Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Bloomington Police Department's Downtown Resource Officers (DROs) play a critical role in assessing the needs of our unhoused population in Bloomington. The Department is consulted with on a weekly basis as a participant in a group discussion on issues facing this community in our city.
10	Agency/Group/Organization	HABITAT FOR HUMANITY OF MONROE COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provides input regarding affordable housing issues across the city. Habitat for Humanity provides homebuyer opportunities for income eligible households and is a major partner for HOME funds with the City of Bloomington, particularly on the development of Habitat's Osage Place neighborhood (69 homes).
11	Agency/Group/Organization	Meridiam
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meridiam Fiber has an agreement with the City of Bloomington (primarily negotiated by our Legal and Information Technology Services Department) to provide fiber services resulting in high-speed Internet for 85% of residents in the City of Bloomington. This infrastructure is in the process of being deployed now across the City of Bloomington.
12	Agency/Group/Organization	IU Health Bloomington Hospital/Positive Link
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides comprehensive case management services for all residents of HOPWA and Supportive Housing Programs. Part of housing network group that provides input into the homelessness strategy for the community. The City of Bloomington is also purchasing the former IU Health hospital site and will be developing the 24 acres into a new neighborhood, known as Hopewell. There are projects to have approximately 800-1,000 units of affordable housing on this site. IU Health has been an ongoing partner on this project.
13	Agency/Group/Organization	Monroe County Health Department
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Health Services-Education Health Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Monroe County Health Department -- HAND is in regular contact with the local health department on matters ranging from rats to lead to mold to radon. HAND pays particularly close attention to potential lead poisoning as part of this collaboration, and recently trained additional staff on lead practices. Though HAND also conducts its own lead assessments at times, it obtains data from the health department in identifying addresses where children have been lead-poisoned.
14	Agency/Group/Organization	Monroe County Apartment Association
	Agency/Group/Organization Type	Business Leaders Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HAND works with the MCAA throughout the year to identify partnerships to educate tenants and landlords on housing policy in Bloomington primarily as it relates to our ongoing working relationship on the City's Rental Inspection Program. The MCAA is also a helpful resource to disseminate information to tenants in need of housing.

Identify any Agency Types not consulted and provide rationale for not consulting

This screen started giving the PJ error messages (for the second year in a row) when trying to add organizations and Plan Efforts, so they are included in this section:

15. Heading Home of South Central Indiana

Agency: Homeless services (all)

Plan effort: Homeless Strategy

The PJ works closely with HHSCI both as a funding and as a community partner in efforts to make the issue of homelessness rare, brief and non-repeating. This involves coordination with Coordinated Entry (CE), CoC agencies and others to implement the community-based Heading Home Plan.

16. Metropolitan Planning Organization/City of Bloomington Planning & Transportation Department

The MPO exists to provide oversight on future infrastructure improvements projects within the county. We coordinate our future physical improvement projects with the overall MPO needs of the city.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	South Central Housing Network	The South Central Housing Network agencies work across the Region 10 CoC area to coordinate options for those experiencing homeless or need for service. The Department works with a number of these agencies throughout the year as we fund activities and plan. For this year, it should be noted that the CoC was consulted (both as a group and many individually) on our HOME-ARP Allocation Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

This screen started giving the PJ error messages (for the second year in a row) when trying to add organizations and Plan Efforts, so they are included in this section:

17. City of Bloomington Utilities

Organization type: Agency - managing flood prone areas; Agency - management of public water or water resources

Section of Plan addressed: flood mitigation

The City of Bloomington Utilities (CBU) department collaborated with the City Administration, and last year submitted an application for funds for bioretention ponds in four different places in the City of Bloomington. The CBU Director also joined HAND staff on a consultation for an affordable housing community where flood issues have arisen in the past. CBU is the lead agency with which the department would consult on flooding issues.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Every year, HAND convenes the Citizen Advisory Council (CAC) to review Community Development Block Grant (CDBG) applications. The CAC is made up of members from the City Council, the Redevelopment Commission, and community members appointed by the Mayor. Half of the CAC reviews physical improvement applications and other half reviews social service applications. An informational meeting was held in late summer 2022 for interested parties not familiar with the CDBG process. Letters of Intent were due on October 17, 2022, and a mandatory technical assistance meeting was held for all new applicants on October 27, 2022 at 10:00AM. New applicant attendance is mandatory. The CAC held an Organizational meeting on December 8, 2022. The CAC for Physical Improvements received applicant information packets on December 12, 2022. The CAC held public hearings for Physical Improvement applicants on January 5, 2023, and for Pubic Service applicants on January 10, 2023. The allocation recommendations were reviewed by the Redevelopment Commission at a public meeting on February 6, 2023, and by the City Council on March 1, 2023. The City Council meeting on March 1 was also televised on CATS. We received no comments at any of the public hearings.

HAND provides on-going, year-round technical assistance on HOME funded programs. Those programs are outlined on our webpage at www.bloomington.in.gov/housing/loans and in our procedural manual. HAND staff members will meet with HOME applicants individually to review their projects and assist them in developing an appropriate application, if necessary.

As outlined above, the CDBG process is a citizen-driven process and the CDBG allocations are based on the recommendations of that committee. The Redevelopment Commission reviews all program guidelines for approval which provides the community an opportunity to provide input into the development of both CDBG and HOME funded programs. In order to keep updated on various community issues and concerns, HAND staff members attend community meetings and events to provide ample opportunity to engage with members of the public. We also host a list serve of over 700 emails which we use to send out regular HAND Update emails.

The draft Annual Action Plan is made available for public comment via the City website and hard copies of the plan are available at our office and at the Monroe County Public Library. The plan was available from March 10, 2023 to April 10, 2023, (30 days) for public input. Copies remain accessible. Citizens were asked to submit their questions and/or comments via email to hand@bloomington.in.gov or phone at 812-349-

3420. There were no comments received at that time. The public comment period was advertised in the Bloomington Herald Times, and was posted on the City of Bloomington website in a format to help those with accessibility needs.

Allocation notification is not on a set schedule and allocation notices were received ahead of what they normally are for the PJ for the 2023 Program Year. In contrast, for the 2022 Program Year, the PJ was required to hold two rounds of public comments for the AAP due to the timing of allocations. For future Annual Action Plans and Consolidated Plans, the department plans to prepare its plans on a schedule that allows the plan to be submitted to HUD in April prior to the beginning of a program year. These plans will have "contingency" language in them to allow for the plans to be submitted for public comment even if final program allocations have not yet been released by HUD as dictated by Congressional action.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	This was a public meeting open to any person or organization that wanted to learn more about HUD funding from CDBG and HOME funds.	There were no public comments received.	There were no public comments received.	
2	Public Meeting	Technical assistance meeting to educate applicants for CDBG funding.	Technical assistance meeting to educate applicants for CDBG funding.	There were no public comments.	There were no public comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	Availability of the Annual Action Plan was published in the local newspaper, placed on the city's website and a copy placed in the Indiana Room of the public library and their website for public comment. A hard copy was also made available at the HAND office front desk.	No public comments.	No public comments.	
4	Public Hearing	Non-targeted/broad community	Citizens' Advisory Committee (CAC) for CDBG, CDBG applicants and members of the public.	There were no public comments.	There were no public comments.	
5	Public Hearing	Non-targeted/broad community	Bloomington Redevelopment Commission held a public hearing for the 2023 CDBG allocations.	There were no public comments.	There were no public comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/broad community	Bloomington City Council held a public hearing to discuss the 2023 CDBG allocations.	There were no public comments.	There were no public comments.	
7	Public Meeting	Non-targeted/broad community	Public comment period for 2023 AAP was March 10 - April 10, 2023	No comments were received.		
8	Public Hearing	Non-English Speaking - Specify other language: Limited English Proficiency Persons with disabilities Non-targeted/broad community	This was a required hearing as part of our AAP revisions due to omissions in the original public hearing notices. The hearing was held on May 16, 2023. No residents attended this hearing.	No comments were received.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	<p>Non-English Speaking - Specify other language: Limited English Proficiency</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>This was a required hearing as part of our AAP revisions due to omissions in the original public hearing notices. The hearing was held on May 23, 2023. No residents attended this hearing.</p>	<p>No comments were received.</p>		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The PJ will undertake a number of activities in order to expend funds in the 2023 Program Year. Of note is our recent subscription to Neighborly software to increase efficiency with program management, allowing program managers additional time to work with subrecipients. In addition, we anticipate that this software will make things more seamless for subrecipients in the submission of claims and applications.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	855,868	0	0	855,868	919,132	Expected annual allocation of regular CDBG funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	642,907	0	0	642,907	485,741	Annual allocation of the HOME funds, excluding HOME ARP (PJ is in the planning stages of HOME ARP allocation plan).
Other	public - federal	Admin and Planning Public Services	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In addition to activities involved funding covered by this Annual Action Plan, the PJ is heavily involved in two major housing projects, as well as ongoing litigation about whether a proposed annexation of several areas adjacent to the city will be realized.

The redevelopment of the former IU Health Bloomington Hospital location is a 24-acre site in downtown Bloomington that will be completely owned by the City of Bloomington Redevelopment Commission by the end of 2023. A master plan released in 2021 created a vision for the site, which proposes approximately 850 units of housing of varying types. The PJ just released our first request for proposals for one-third of the project, and we are expecting responses back soon. It is our goal to maximize affordable housing at this site.

Website: hopewellbloomington.org

The second major project in which the PJ is involved is in a partnership with the Summit Hill Community Development Corporation (a development arm of the Bloomington Housing Authority) to create a Community Land Trust (CLT). In the coming years, the CLT will be engaged in the development of 45 lots of housing on the north side of Bloomington, where at least 50 percent of the housing is anticipated to be affordable.

Discussion

No further discussion here.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing rehabilitation	2020	2024	Affordable Housing	City-wide CDBG-eligible areas	Improve Access to Affordable Housing	CDBG: \$225,025 HOME: \$163,637	Rental units constructed: 12 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 13 Household Housing Unit
2	Homeownership assistance	2020	2024	Affordable Housing	City-wide CDBG-eligible areas	Improve Access to Affordable Housing	HOME: \$150,000	Homeowner Housing Added: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Affordable rental housing	2020	2024	Affordable Housing	City-wide	Improve Access to Affordable Housing	HOME: \$265,000	Rental units constructed: 38 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Grant administration	2020	2024	Affordable Housing	City-wide	Improve Access to Affordable Housing Public Facilities and Infrastructure Improvement Public Services Homelessness	CDBG: \$171,174 HOME: \$64,270	Other: 84119 Other
6	Improve public facilities	2020	2024	Non-Housing Community Development	City-wide	Public Facilities and Infrastructure Improvement	CDBG: \$217,370	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2120 Persons Assisted
7	Services for community members in need	2020	2024	Non-Housing Community Development	CDBG-eligible areas	Public Services	CDBG: \$106,983	Public service activities other than Low/Moderate Income Housing Benefit: 100380 Persons Assisted
8	Services improving quality of life of residents	2020	2024	Non-Housing Community Development	City-wide CDBG-eligible areas	Public Facilities and Infrastructure Improvement	CDBG: \$113,919	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1014 Persons Assisted
9	Housing/services to the homeless/ near-homeless	2020	2024	Homeless	City-wide CDBG-eligible areas	Homelessness	CDBG: \$21,397	Homelessness Prevention: 300 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing rehabilitation
	Goal Description	Housing rehabilitation is an important function of the HAND Department, both for rental and owner-occupied housing. We will be working with non-profits and individual homeowners for both CDBG- and HOME-funded programs.
2	Goal Name	Homeownership assistance
	Goal Description	An important function of the department are our down payment/closing cost programs that are both federally- and locally-funded. We anticipate helping homeowners acquire housing through payment assistance, as well as working with Habitat for Humanity to add newly-constructed homes.
3	Goal Name	Affordable rental housing
	Goal Description	In partnership with a private developer, the Bloomington Housing Authority and others, we anticipate committing HOME funds to aid in the construction of 38 units of affordable housing at our former hospital site, as well as to assist families with TBRA.
4	Goal Name	Grant administration
	Goal Description	Bloomington will use these funds to offset payroll, supply and program administration expenses for the HOME and CDBG programs.
6	Goal Name	Improve public facilities
	Goal Description	
7	Goal Name	Services for community members in need
	Goal Description	This category encompasses most of the public service funding that will be awarded from CDBG in PY 2023. The number of those benefitted below includes most of the City of Bloomington, as one recipient is a low-barrier food service provider.

8	Goal Name	Services improving quality of life of residents
	Goal Description	Through its Citizens Advisory Committee, with approval from the Bloomington Redevelopment Commission and the Bloomington Common Council, the PJ will be awarding funds to eight organizations performing a variety of activities.
9	Goal Name	Housing/services to the homeless/ near-homeless
	Goal Description	Through both its public service and physical improvement funding, the City of Bloomington will continue to partner with agencies both in terms of funding and in work on helping those who are at risk of being unhoused. This involves work through funding physical improvement and social service programs, as well as working with agencies to increase the affordable housing inventory and to help tenants who may be at risk of losing access to housing due to eviction or another factor. These efforts are further outlined in AP-65.

Projects

AP-35 Projects – 91.220(d)

Introduction

The PJ is undertaking a number of activities that will help fulfill our goals. These projects have been reviewed by the CDBG Advisory Commission for that programs' activities, and the PJ allocates HOME funds on an ongoing, rolling process as projects are presented and evaluated.

Projects

#	Project Name
1	Physical Improvement 2023 Bloomington Cooperative Living 410 W Kirkwood
2	Physical Improvement 2023 Centerstone Fire Sprinklers and Painting
3	Physical Improvement 2023 HAND Rehab Projects
4	Physical Improvement 2023 LifeDesigns Flooring
5	Physical Improvement 2023 MCUM Classroom Flooring
6	Physical Improvement 2023 New Hope For Families Basketball Court and Signage
7	Physical Improvement 2023 SHCDC/BHA Bike Pods/Playground
8	Social Services 2023 - Beacon Inc.
9	Social Services 2023 - Community Kitchen
10	Social Services 2023 - Mother Hubbard's Cupboard
11	Social Services 2023- Hoosier Hills Food Bank
12	Social Services 2023 - Monroe County United Ministries
13	Social Services 2023 - New Hope for Families
14	2023 CDBG Admin
15	HOME Admin
16	CHDO
17	HOME Rental Activities
18	HOME Homeowner Activities

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The 2023 Program Year Citizens Advisory Committee (CAC) process was very thorough. While the demand was higher for public services (above our 15% cap), the CAC decided to evenly award the eligible agencies to better distribute resources evenly. The Bloomington City Council recently made allocation decisions for the 2023 Jack Hopkins Social Service Fund, where public services agencies may apply for additional (non-federal) funds. Bloomington has a robust social service network, and demand

typically exceeds supply regarding this type of funding. In fact, this year Jack Hopkins funding requested exceeded available funding by more than double.

On the CDBG physical improvements front, there was more than \$900,000 in request and just nearly \$570,000 in awards. Bloomington's overall CDBG allocation also went down for the 2023 Program Year, which runs in contrast to the demand for services mentioned above. While we understand this is a formula-based allocation, we have joined with NCDA colleagues to encourage Congress to increase funds for CDBG.

HOME funds are distributed on more of a case-by-case basis, but is done in a thorough manner by following the application checklist that allows for public comment surrounding environmental reviews and provides a snapshot of the housing market in Bloomington through the analysis that is done with each application. With the upcoming redevelopment of the Hopewell (former hospital) Project, there will be many opportunities for distribution of HOME dollars. A barrier to using HOME funds has proven to be the complicated nature of the program.

AP-38 Project Summary
Project Summary Information

1	Project Name	Physical Improvement 2023 Bloomington Cooperative Living 410 W Kirkwood
	Target Area	City-wide
	Goals Supported	Housing rehabilitation
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$50,000
	Description	Funds will be used to renovate the 12 Unit building at 410 W Kirkwood Ave. Eligible Activity: 14B Rehabilitation Multi-Unit Residential Reference: 24 CFR 570.202(a)(1) National Objective: LowMod Housing Benefit (LMH)
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	<p>Total number of clients you plan to serve: The 410 W. Kirkwood property will house 12 new members (clients).</p> <p>Total number of clients with incomes greater than 80% AMI: Estimate <10% or 0-1 members (expected see table below - no more than 5 members in total with Low-Moderate Income combined)</p> <p>Total number of clients with incomes in the Low-Moderate Income range (50<80%): Estimate <20% or 3 clients with no more than 5 members in total with >80% AMI combined.</p> <p>Total number of clients with incomes in the Low Income range (30<50%): Estimate 25-50% or 3-6 clients - no less than 7 members with Extremely Low Income Combined</p> <p>Total number of clients with incomes in the Extremely Low Income range (0<30% AMI): Estimate 25-50% or 3-6 clients - - no less than 7 members with Low Income Combined</p>
	Location Description	410 W Kirkwood Ave.

	Planned Activities	<p>Funds will be used to renovate the 12 Unit building at 410 W Kirkwood Ave.</p> <ul style="list-style-type: none"> • Completing site work and excavation, especially regarding utility connections and utility permit. • Building a new ADA accessible sidewalk on the west and south side of the building, including a ramp and a staircase. • Installing walkway pavers. • Installing sprinklers and fire suppression devices. • Installing new mechanical units for heating and cooling. • Installing all electrical fixtures (after June 2023).
2	Project Name	Physical Improvement 2023 Centerstone Fire Sprinklers and Painting
	Target Area	City-wide
	Goals Supported	Improve public facilities
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: \$183,782
	Description	<p>A) Centerstone Main Office, 645 S. Rogers Street, Bloomington, IN 47403 Repair of 20-year-old emergency fire sprinkler system B) Recovery Engagement Center (REC), 221 N. Rogers Street, Bloomington, IN 47403 Stripping, sealing, and repainting of building exterior Eligible Activity: 03P Health Facilities, 14D Rehabilitation Other Publicly Owned Residential Buildings Reference: 24 CFR 570.201(c), 24 CFR 570.202(a)(2) National Objective: LowMod Clientele (LMC), LowMod Housing Benefit (LMH)</p>
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	<p>Total number of clients you plan to serve: 2,000 Total number of clients with incomes greater than 80% AMI: 0 Total number of clients with incomes in the Low-Moderate Income range (50<80%): 500 Total number of clients with incomes in the Low Income range (30<50%): 500 Total number of clients with incomes in the Extremely Low Income range (0<30% AMI): 1,000</p>

	Location Description	<p>A) Centerstone Main Office, 645 S. Rogers Street, Bloomington, IN 47403</p> <p>Repair of 20-year-old emergency fire sprinkler system</p> <p>B) Recovery Engagement Center (REC), 221 N. Rogers Street, Bloomington, IN 47403</p> <p>Stripping, sealing, and repainting of building exterior</p>
	Planned Activities	<p>A) Centerstone Main Office, 645 S. Rogers Street, Bloomington, IN 47403</p> <p>Repair of 20-year-old emergency fire sprinkler system</p> <p>B) Recovery Engagement Center (REC), 221 N. Rogers Street, Bloomington, IN 47403</p> <p>Stripping, sealing, and repainting of building exterior</p>
3	Project Name	Physical Improvement 2023 HAND Rehab Projects
	Target Area	City-wide
	Goals Supported	Housing rehabilitation
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$93,787
	Description	<p>Funds will be used to assist income qualified homeowner with emergency home repairs, home modifications for accessible living and larger home rehab projects. Funds can also be used on qualified rental properties with the appropriate approvals. Eligible Activity: 14A Rehabilitation Single-Unit Residential</p> <p>Reference: 24 CFR 570.202(a)(1) National Objective: LowMod Housing Benefit (LMH)</p>
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	<p>For Owner Occupied rehabs we will help individuals at or below 80% AMI. For Emergency home repairs and home modifications for accessible living we will help individuals at or below 60% AMI.</p>
	Location Description	The rehab projects must be located within the city limits.
	Planned Activities	<p>Owner Occupied Rehabs</p> <p>Emergency Home repairs</p> <p>Home Modifications for Accessible Living</p>
4	Project Name	Physical Improvement 2023 LifeDesigns Flooring
	Target Area	City-wide

	Goals Supported	Housing rehabilitation
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: \$81,243
	Description	New flooring at their 10 oldest apartments. Eligible Activity: 03B Facilities for Persons with Disabilities Reference: 24 CFR 570.201(c) National Objective: LowMod Clientele (LMC)
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Total number of clients you plan to serve: 18 Total number of clients with incomes greater than 80% AMI: 0 Total number of clients with incomes in the Low-Moderate Income range (50<80%): 4 Total number of clients with incomes in the Low Income range (30<50%): 2 Total number of clients with incomes in the Extremely Low Income range (0<30% AMI): 12
	Location Description	1814-1856 S Covey Ln.
	Planned Activities	Replace flooring in the apartments.
5	Project Name	Physical Improvement 2023 MCUM Classroom Flooring
	Target Area	City-wide
	Goals Supported	Improve public facilities
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: \$33,588
	Description	Funds will be used to put flooring in the new classroom being constructed. Eligible Activity: 03M Child Care Centers Reference: 24 CFR 570.201(c) National Objective: LowMod Clientele (LMC)
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Total number of clients you plan to serve: 120 Total number of clients with incomes greater than 80% AMI: 5% Total number of clients with incomes in the Low-Moderate Income range (50<80%): 30% Total number of clients with incomes in the Low Income range (30<50%): 55% Total number of clients with incomes in the Extremely Low Income range (0<30% AMI): 10%
	Location Description	827 W 14th Ct Bloomington

	Planned Activities	Put flooring in the new classroom area being built.
6	Project Name	Physical Improvement 2023 New Hope For Families Basketball Court and Signage
	Target Area	City-wide
	Goals Supported	Improve public facilities
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: \$32,500
	Description	Funds will be used to construct a half basketball court and install more signage. Eligible Activity: 03Z Other Public Improvements Reference: 24 CFR 570.201(c) National Objective: LowMod Area Benefit (LMA)
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Total number of clients you plan to serve: 150 annually Total number of clients with incomes greater than 80% AMI: 0 Total number of clients with incomes in the Low-Moderate Income range (50<80%): 10 Total number of clients with incomes in the Low Income range (30<50%): 70 Total number of clients with incomes in the Extremely Low Income range (0<30% AMI): 10
	Location Description	1140 S Morton St
	Planned Activities	Build a basketball court and add signage.
7	Project Name	Physical Improvement 2023 SHCDC/BHA Bike Pods/Playground
	Target Area	City-wide
	Goals Supported	Improve public facilities
	Needs Addressed	Public Facilities and Infrastructure Improvement
	Funding	CDBG: \$81,419
	Description	SHCDC is requesting \$80,000 to install bicycle storage pods in the Crestmont affordable housing community. Funds will also be used for a playground at 1020 N. Monroe St. Eligible Activity: 03M Other Public Improvements Reference: 24 CFR 570.201(c) National Objective: LowMod Area Benefit (LMA)
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	<p><i>Total number of clients you plan to serve: After Crestmont renovations are completed there will be a total of 432 bedrooms with potential of housing 864 individuals. The Early Learning Center will serve 22 children at a time. Following are current tenant income levels, however, we have significant vacant units due to renovations. Individuals served through the Early Learning Center are in parenthesis.</i></p> <p><i>Total number of clients with incomes greater than 80% AMI: <u> 0 </u></i></p> <p><i>Total number of clients with incomes in the Low-Moderate Income range (50<80%): <u>5 (16)</u></i></p> <p><i>Total number of clients with incomes in the Low Income range (30<50%): <u>15 (8)</u></i></p> <p><i>Total number of clients with incomes in the Extremely Low Income range (0<30% AMI): <u>89</u></i></p>
	Location Description	The bike pods are in the Crestmont Affordable housing community and the playground is at 1020 N Monroe street.
	Planned Activities	SHCDC is requesting \$80,000 to install bicycle storage pods in the Crestmont affordable housing community. Funds will also be used for a playground at 1020 N. Monroe St.
8	Project Name	Social Services 2023 - Beacon Inc.
	Target Area	City-wide
	Goals Supported	Housing/services to the homeless/ near-homeless
	Needs Addressed	Public Services Homelessness
	Funding	CDBG: \$21,396
	Description	03T Homeless Program
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	300 low income families facing homelessness.
	Location Description	620 S Walnut Street
	Planned Activities	Seeking funding for shelter staffing including program manager, case manager, and three shelter monitors.

9	Project Name	Social Services 2023 - Community Kitchen
	Target Area	City-wide
	Goals Supported	Services for community members in need
	Needs Addressed	Public Services
	Funding	CDBG: \$21,396
	Description	05W Food Pantry Program
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	4100 Low income clients
	Location Description	1515 S Rogers Street
	Planned Activities	Provid free meals both warm and reheatable to those in need six days per week from two locations and various mobile sites.
10	Project Name	Social Services 2023 - Mother Hubbard's Cupboard
	Target Area	City-wide
	Goals Supported	Services for community members in need
	Needs Addressed	Public Services
	Funding	CDBG: \$21,396
	Description	05W Food Pantry Program
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	86,000 individuals at low income and facing food insecurity.
	Location Description	1100 W. Allen Street
	Planned Activities	Provid low barrier client choice access to healthy foods and other essential resources.
11	Project Name	Social Services 2023- Hoosier Hills Food Bank
	Target Area	City-wide
	Goals Supported	Services for community members in need

	Needs Addressed	Public Services
	Funding	CDBG: \$21,396
	Description	05W Food pantry Program
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Hoosier Hills Food Bank does food distribution to 96 agencies serving thousands of members of the Bloomington community. In past years this has equated to at least 10,000 or more.
	Location Description	2333 W Industrial park Dr.
	Planned Activities	Collect food from grocery stores, wholesale companies, restaurants, farms, and their own garden and food drives, supplement with purchased food and distribute it to partner agencies serving people with low-incomes, children seniors and the ill.
12	Project Name	Social Services 2023 - Monroe County United Ministries
	Target Area	City-wide
	Goals Supported	Services improving quality of life of residents
	Needs Addressed	Public Services
	Funding	CDBG: \$21,396
	Description	05L Child Care Services
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	119 low income families with children.
	Location Description	827 West 14th Court
	Planned Activities	Providing full day, full year care to children from ages 1-5 years old utilizing an accredited play-based curriculum to help children prepare for kindergarten. Methods to help encourage emotional intelligence, literacy, communication, and counting skills.
13	Project Name	Social Services 2023 - New Hope for Families
	Target Area	City-wide
	Goals Supported	Services improving quality of life of residents

	Needs Addressed	Public Services
	Funding	CDBG: \$21,396
	Description	05L Childcare services
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	60 children impacted by homelessness.
	Location Description	1140 S Morton Street
	Planned Activities	Early Childhood care and education program targeting children impacted by homelessness. Services also include access to nutritious food and meals served to clients.
14	Project Name	2023 CDBG Admin
	Target Area	City-wide
	Goals Supported	Grant administration
	Needs Addressed	Improve Access to Affordable Housing
	Funding	CDBG: \$171,173
	Description	Funds used for the administration of CDBG activities.
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Proposed activities will benefit families of extremely low to moderate income throughout the city of Bloomington. The current population of Bloomington is estimated at 79,968.
	Location Description	These projects are done all over the city of Bloomington.
15	Project Name	HOME Admin
	Target Area	City-wide
	Goals Supported	Grant administration
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$64,290

	Description	The administration of HOME funds to support the development of decent, safe, affordable housing.
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Proposed activities will help an estimated 31 families of low to moderate income.
	Location Description	There will be newly-constructed homes by Habitat for Humanity. Other households benefitting from TBRA will be clients of the Bloomington Housing Authority. There will be both homeowner and rental housing rehabilitation throughout the city.
	Planned Activities	The administration of HOME funds to support the development of decent, safe, affordable housing.
16	Project Name	CHDO
	Target Area	City-wide
	Goals Supported	Affordable rental housing
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$96,436
	Description	New construction, acquisition, and rehabilitation of homebuyer and rental properties in collaboration with CHDOs.
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	We estimate to help 1 family of low to moderate income.
	Location Description	The CHDO activity will take place within the city limits.
	Planned Activities	One acquisition and rehab of a home to provide homeownership to a qualified family.
17	Project Name	HOME Rental Activities
	Target Area	City-wide
	Goals Supported	Affordable rental housing
	Needs Addressed	Improve Access to Affordable Housing

	Funding	HOME: \$241,089
	Description	New construction, acquisition, and rehabilitation of rental properties.
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	We estimate to benefit 22 families of low to moderate income.
	Location Description	Locations for household assistance are city-wide as 15 of the households will be provided (as a goal) tenant-based rental assistance. More households may be assisted through additional rental unit construction.
	Planned Activities	New construction, acquisition, and rehabilitation of rental properties for 30-50% AMI tenants.
18	Project Name	HOME Homeowner Activities
	Target Area	City-wide
	Goals Supported	Homeownership assistance
	Needs Addressed	Improve Access to Affordable Housing
	Funding	HOME: \$241,092
	Description	New construction, acquisition, and rehabilitation of homebuyer properties.
	Target Date	5/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	We estimate to benefit 15 families of low to moderate income.
	Location Description	Households receiving funding for rehab programming are scattered through Bloomington. Newly-constructed homes will be in the Osage Place neighborhood being constructed by Habitat for Humanity of Monroe County.
	Planned Activities	New construction, acquisition, and rehabilitation of homebuyer properties.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Whenever possible, funding for low income housing projects will be dispersed throughout the community to continue to de-concentrate poverty in Bloomington.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	
CDBG-eligible areas	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Whenever possible, funding for low income housing projects will be dispersed throughout the community to continue to de-concentrate poverty in Bloomington.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Bloomington expects to support 52 households in achieving affordable housing goals. Four activities are planned to support these households:

- The City of Bloomington will be partnering with the Bloomington Housing Authority to help up to 15 households with Tenant Based Rental Assistance.
- Life Designs is rehabbing 10 units of housing for people with disabilities, and Centerstone of Indiana is preparing 10 units for those undergoing treatment for mental health.
- Habitat for Humanity is expecting to start construction on seven new homes.
- In addition, the PJ expects to help up to 10 residents with various types of home rehabilitation.
- The PJ has a goal of assisting three households with down payment/closing cost assistance for acquisition of affordable housing.
- The PJ is also engaged in the redevelopment of a historic property that could involve HOME funds, resulting in the addition of 38 new units of affordable housing, 10 of which will be permanent supportive housing.
- Bloomington Cooperative Living is receiving CDBG funds for adding 12 new units of affordable cooperative housing.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	65
Special-Needs	20
Total	105

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	57
Rehab of Existing Units	30
Acquisition of Existing Units	3
Total	105

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Bloomington Housing Authority (BHA) provides public housing services within the City of Bloomington.

Actions planned during the next year to address the needs to public housing

BHA is firmly committed to improving the quality of life for its residents and providing deeply affordable housing to the extremely low and moderately low-income individuals and families. For the last several years, BHA has been in the process of converting to Project Based Voucher assistance through the RAD program, offering BHA an opportunity to transition from its current public housing funding platform to a more stable, predictable and sustainable funding source, the Project Based Voucher program, administered by HUD.

Through CDBG funds, as well as money through the City of Bloomington's Housing Development Fund, the BHA continues to invest in RAD efforts, as well as the installation of solar panels at one of its facilities and the development of a new child care center near the Crestmont neighborhood, a property of BHA.

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

The BHA has an established resident council. The council has sponsored activities for the residents such as: Food pantry, Christmas party, Green Welcome Buckets, City Neighborhood Fair at City Hall, Family Night Out, and Back to School Bash, Non-food Pantry and Wonder Women Health Fair. In addition, the BHA has a Family Self-Sufficiency program to allow residents to save funds for future needs (including housing), and while not focused on home ownership – the BHA/City of Bloomington Landlord Risk Mitigation Fund is an effort to reduce risk to secure housing in Bloomington for those who need it. This effort will also include tenant education classes that will, to the extent allowable under Indiana law, discuss the landlord-tenant relationship (outside of BHA management).

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Bloomington is part of the Indiana Balance of State Continuum of Care, which is operated by the Indiana Housing and Community Development Authority (ICHDA). The BoS CoC's priorities are listed in place of one-year goals and actions. Also, as has been mentioned previously, the City of Bloomington is a major partner in the implementation of the Heading Home Initiative. This effort involved several community partners to find a solution to making homelessness rare, brief and non-repeating. The entire plan can be found here: https://www.monroeunitedway.org/sites/monroeunitedway.org/files/Heading-Home-2021_FNL-071921.pdf. In addition to CoC goals, the City's goals are shared with those outlined in the Heading Home Plan. One exciting piece of the work Heading Home of South Central Indiana is doing is its involvement in Built for Zero. Bloomington was the first city in Indiana to become a part of this innovative program achieve "functional zero" when it comes to homelessness (www.builtforzero.org).

As mentioned in previous sections, the PJ is receiving \$2,045,237 in HOME-ARP funds and submitted an allocation plan to HUD on March 24, 2023. The proposed use of these funds is for supportive services and rental housing development and rehabilitation. Upon approval of the HOME-ARP allocation plan, the PJ will work with community partners, including many of those consulted in allocation planning, to advance goals in serving the four Qualifying Populations (QPs) needing access to services funding by HOME-ARP.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Indiana BoS CoC administers their program through a competitive awards process. New project applications must fall within the following three categories:

- Permanent supportive housing where 100% of the beds are dedicated to chronically homeless individuals and families or is a Dedicated Plus project.
- Rapid Rehousing projects serving individuals who meet the HUD definition of homelessness.
- Joint TH-RRH (Transition Housing – Rapid Rehousing, where the RRH component must have twice the amount of earmarked resources than the TH component, and eligible participants meet HUD's definition of homelessness

Additionally, bonus funding is provided for projects serving survivors of domestic violence or youth aged 24 and under. Domestic violence projects must be low barrier on entry, use trauma-informed and victim centered approaches, and exclusively serve survivors of domestic violence, dating violence, sexual assault, or stalking that are defined as homeless. Applicants providing youth services must have

provision of youth services as their primary mission. Youth must not be required to provide third part documentation that they meet HUD's definition of homelessness.

Homelessness outreach is conducted through a large network of community partners including homelessness service providers, City departments, universities, and other nonprofit organizations. The City serve as a centralized source of information for housing resources and services while. Homelessness service providers such as Shalom Community Center and New Hope Family Shelter conduct on-the-street outreach to support adults, families, and children. Finally, organizations working closely with homeless or near-homeless individuals, such as hunger-related nonprofits and the police department, also refer and guide homeless individuals to shelter and housing resources. City staff meet with shelter directors each week to help determine immediate needs and evaluate programming that is in place.

In order to implement the Heading Home Initiative, program staff were on board during 2022 and continue the initiative's efforts. The City of Bloomington is a major partner, both financially and through mission, in seeing this plan realized.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelters and transitional housing programs play a major role in homeless housing services provided in Bloomington. In addition to adults without children, homelessness service providers also specifically target families with children and victims of domestic violence. Supportive services are provided to help guide clients into more permanent housing options, including childcare, job and life skill trainings, education services, and more. Through CDBG and ARPA funds, the City of Bloomington is provided significant funding for the development of the New Hope for Families shelter and early childhood education center, which opened in 2022.

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

The Indiana BOS CoC takes a Housing First approach, offering housing to individuals and families experiencing homelessness without preconditions and barriers to entry. Supportive housing is offered to help prepare individuals achieve housing stability in the future. Supportive services include financial assistance to obtain housing, individual case management, childcare, employment, healthcare, and education. The Heading Home Initiative also lays out two major strategies to keep homelessness non-

repeating:

- Enhance opportunities to obtain and maintain employment or income for those experiencing or at risk of homelessness.
- Expand supports for recently homeless individuals with substance use disorder.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Heading Home Initiative, which has been described previously, along with the many social service agencies in Bloomington, provide a safety net with food services, shelter and programming to help those who are housing insecure and at risk of homelessness. There are two projects that have approximately 100 units of permanent supportive housing in our community, along with a newly-constructed family shelter that will open soon. This family shelter also has an early childhood education center. In addition, once the PJ's HOME-ARP allocation plan is approved, a supportive services grant program is planned to assist in case management and "street outreach" services to serve those who are both chronically homeless, as well as those who are at-risk or fall into one of the four qualifying populations as defined in federal regulations and noticed in CPD Notice 21-10 (HOME-ARP).

The 2020 Bloomington Housing Study showed that approximately 60% of renters in Bloomington are cost-burdened, meaning they spend more than 30% of their income on rent. The City's efforts, along with community partners to help those who are housing insecure include the activities above, but also efforts to increase the affordable housing inventory in our community. Rental occupancy in Bloomington is regularly 98%, showing very little availability for those wishing to rent at any price. This is particularly acute for those needing housing in 80% of AMI and below income ranges. The City is working diligently to redevelop our former hospital site, which could add up to 1,000 units of housing (with a goal of at least 20% affordable). In addition, the City continues to work with the Bloomington Housing Authority on the Landlord Risk Mitigation Fund, which seeks to provide insurance and risk reduction to property managers and owners to help house those who may have eviction or other risk factors in rental housing. We believe these efforts and more assist those who are housing insecure obtain housing.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Bloomington engages in several activities surrounding fair housing, including having a staff attorney and an FTE in the Community and Family Resources Department who serves as the City's Civil Rights Commission Director and conducts fair housing outreach to residents, as well as investigations. Something that is also unique to Blooming is our Rental Occupancy Permit program, which monitors more than 28,000 registered rental properties in the city to ensure rental housing in our community is safe - as nearly 65% of Bloomington residents are renters. We have close working relationships with the property owner and management community. Our Neighborhood Services Program Manager is also engaged in an effort with Indiana University students to better connect tenants in core city neighborhoods to neighborhood functions and ongoing activities.

Also, in addition to HOME funds that are able to be used for down payment/closing cost assistance, the City of Bloomington created a locally-funded down payment/closing cost program, as well as a shared equity program called the Shared Appreciation Home Ownership Program. This program can help fund down payment costs for up to 20% of the home's value, working to increase home ownership in the Bloomington housing market.

Actions it planned 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

- Identify and map impacted areas in its local HOME application process to encourage development of new affordable housing options outside of impacted neighborhoods.
- Invest in new affordable housing projects outside of impacted areas by providing additional HOME funds. This might include infill development on land purchased by the City of Bloomington.
- Work with the City Community and Family Resources Department to develop CDBG client forms and information into additional languages, beginning with Spanish.
- Establish and capitalize a community land trust in partnership with local organizations with the purpose of acquiring land for affordable housing development with a long-term period of affordability. This is being established with ARPA funds in partnership with the Bloomington Housing Authority (BHA) and is in progress.
- Identify single-family-centric zoning districts where density can be increased and multifamily housing can be developed.
- Work with the transit authority to develop measures that will adequately capture whether the transit system is adequately serving the most vulnerable populations that depend on it for access to jobs, services, and amenities.
- Update the next Comprehensive Plan to include policies coordinating public transit with existing

and planned affordable housing.

- Engage a qualified housing enforcement organization to conduct paired testing in an effort to identify discriminatory practices in the rental market through the Bloomington Human Rights Commission.
- Add fair housing education elements to the City's landlord registry program, such as training for landlords and provision of educational materials to tenants by landlords.

Discussion:

Specific to 2023 action steps, Bloomington intends to take on at least the following five activities and continuous investment to proactively address barriers to affordable housing:

1) Engage in an affordable housing "mapping" project that will be more intentional about the development of affordable housing across the city. For instance, the City purchased four vacant lots that can be used for infill, incremental development of affordable housing (single-family or duplex). These lots are near a Bloomington Transit stop – illustrating an exercise that the department will undertake in 2022 to better map opportunities for affordable housing. We have also added a new position in the Housing & Neighborhood Development Department: Affordable Housing Program Manager. Of the many duties this FTE will take on, one will be community outreach to advance the PJ's affordable housing goals to increase housing security, get more rental housing online and increase home ownership in our city.

2) Bloomington will continue to leverage HUD funds, as well as American Rescue Plan dollars, to invest in not just affordable housing, but also emergency services, efforts to reduce risk for tenants and landlords, and in the development of a Community Land Trust (CLT) in partnership with the Bloomington Housing Authority (BHA). Bloomington received increased funding for our Housing Counseling program, which will allow us to expand our reach for both home ownership and rental education efforts.

3) PJ staff will attend Fair Housing training in Spring 2023, as well as a host of other training sessions on housing policy.

4) Investment in fair housing and other educational outreach activities continues as well. In addition to the Assistant City Attorney and Community & Family Resources staff mentioned above, approximately one quarter of the HAND Departments FTE Neighborhood Services Program Manager's time is spent on tenant outreach and education. Outreach material and event costs have traditionally cost approximately \$2,500. We do expect an increase in that this year, as we are created magnets for rental occupants that help them understand their rights and responsibilities as tenants in Bloomington. We just started this initiative in February 2023, and have already had more than 2,500 magnets requested by landlords and property managers throughout Bloomington.

5) Working with agencies, primarily the Bloomington Housing Authority, to ensure we are compliant with the new Affirmatively Furthering Fair Housing (AFFH) rule.

AP-85 Other Actions – 91.220(k)

Introduction:

Over the next year, Bloomington plans the following actions to help address the housing and community development needs of City residents, especially low and moderate-income residents.

Actions planned to address obstacles to meeting underserved needs

Almost all homeless service providers listed in MA-30 provide homelessness prevention services and most supportive services. Street outreach programs are delivered by Shalom Community Center for homeless adults, New Hope Family Shelter for families with children, HealthNet, and the Bloomington Police Department Downtown Resource Officers (DROs). It is also important to note that these outreach efforts are made possible through a large network of community partners that do not solely provide services addressing homelessness.

Bloomington's HIV/AIDS population is primarily served through IU Health Positive Link. Positive Link provides a continuum of services for those impacted by HIV in Indiana. Services include a weekly primary care and PrEP clinic, prevention services such as education, testing and counseling, and referrals to partnering organizations for necessities such as housing, emergency assistance, and nutrition assistance.

Actions planned to foster and maintain affordable housing

In PY 2022, CDBG funds are allocated toward rehabilitation of rental units and homeowner housing. HOME funds are set aside for new construction, acquisition, and rehabilitation of homebuyer properties, currently and primarily in partnership with Habitat for Humanity.

HAND will also continue to foster and maintain affordable housing through a variety of housing programs such as Emergency Home Repair, Home Modification for Accessible Living and Owner Occupied Rehabilitation. HAND will continue to provide subsidy and direct assistance to create and/or maintain affordable units for income eligible households. HAND will inspect rental units within the city limits (more than 28,000) to maintain the integrity of those units and to provide safe, sanitary and affordable units for all citizens. In Fall 2022, the Department will also be hired a Part-Time Employee (PTE) to assist with home rehab programming to help preserve homeownership and increase the quality of the housing stock in Bloomington.

Actions planned to reduce lead-based paint hazards

The City of Bloomington will continue to support the efforts of the Indiana State Department of Health (ISDH) and Monroe County Health Department to address lead-based paint exposure through activities such as lead abatement programs and education. Abatement activities include, but not limited to, the

replacement of building components, the complete removal of lead paint, encapsulation of lead-based paint hazards, enclosure of lead-based paint hazards, and other permanent measures to eliminate lead-based paint hazards.

The City of Bloomington Housing and Neighborhood Development Department (HAND) has four (3) Lead Risk Assessors that provide risk assessments and visual assessments, as appropriate, in all HAND funded housing projects or programs under the CDBG and HOME programs, as needed. In addition, HAND inspects every rental unit (more than 28,000) within the city limits on a 3, 4, or 5 year rotation basis and any peeling, chipping, flaking or abraded paint is required to be encapsulated in order to achieve compliance for permitting.

All homeowners who receive assistance under the department's housing programs are provided a brochure titled, "Protect Your Family From Lead IN Your Home". The homeowner is required to sign an acknowledgement form that they received the brochure and a staff member has explained to them the dangers of lead based paint.

Actions planned to reduce the number of poverty-level families

The City of Bloomington's Anti-Poverty Strategy is modeled after the United Way of Monroe County's goals and strategies for improving people's lives and mobilizing the community. The three goals include education, earnings, and essentials.

Education serves to help children, youth, and adults through early childhood education and preparation, youth development, and job and life skills buildings. Strategies include providing affordable childcare, after-school programs, and healthy habits and mentoring; promoting the development of children under the age of five; and support youth efforts to graduate high school with a viable plan for the future.

Earnings is summarized by helping hard working families get ahead through maintaining employment, increasing and retaining income, and building savings and assets. Strategies include increasing financial literacy and stability, tax preparation assistance, and job-related supports.

Finally, essentials help individuals and families meet basic needs with access to food, shelter, healthcare, and emergency crises. Strategies include investing in programs providing these essentials, supporting programs that increase health and wellness, and ensuring the community is ready to help people recover from natural disasters.

In Spring 2022, the City Administration and the City Council enacted an increase in the Economic Development Local Income Tax (ED-LIT). As a part of this investment, nearly \$1 million was dedicated toward housing efforts for 2023, as well as approximately \$1 million toward the creation of an Economic Equity Fund. This fund, which is still in development, is designed to alleviate economic impacts from the

tax on certain residents of Bloomington.

Actions planned to develop institutional structure

Because the primary gaps are related to a lack of resources for service delivery, the City of Bloomington will continue to collaborate with human and social service agencies, the Continuum of Care and the Heading Home Initiative to identify potential resources for meeting the service needs of City residents. The City will support the efforts of service agencies to obtain any available resources. The City will also continue to support and encourage the development of new affordable housing units.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Bloomington encourages public communication and agency consultation to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions include the provision of affordable housing and human services to low- and moderate-income households and persons. These stakeholders were invited to participate in group interviews held for the purpose of developing the Con Plan. The list of stakeholders is included in the Citizen Participation Comments section.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

We have one recipient who pays \$70 per month, which totals \$840 for the Program Year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	840
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	840

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Homebuyer Assistance

For both recapture & resale provisions, the document to be used by all entities will be supplied by the city.

Recapture Option

Used in HAND's programs where a homebuyer is receiving direct financial assistance to buy a home.

- **Down payment & Closing Cost Programs;** For HAND's Down Payment and Closing Cost program the recapture option is used to recapture HOME funds if the property is transferred during a 5 year period. The maximum HOME funds allowed for this program is \$10,000. Each year, 20% of the funds are forgiven during the five year period.
- **Purchase Rehabilitation Program:** For HAND's purchase-rehabilitation program, the following will be instituted based on the HOME investment. HOME Investment less than \$15,000, 100% of HOME funds are recaptured if the property is transferred before year 5 and then 20% of the funds are forgiven yearly for years 6-10. HOME Investment equal to or in excess of \$15,000, 100% of HOME funds are recaptured if the property is transferred before year 5 and then 10% of the funds are forgiven yearly for years 6-15.

In all recapture events, the maximum amount of HOME funds will be limited to the greater of the calculation above or the net sale proceeds. Additionally, 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.

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 / (home subsidy + homeowner investment) x Net Proceeds = Home Recapture

RESALE option

Used in HAND's rehabilitation programs where there is no direct subsidy (only a development subsidy) and all new construction homebuyer program requiring the subsequent buyer to make the unit affordable to a low moderate income household.

Buyers: The home must be sold to a household to a low income household (household income is less than or equal to 80% area median income. The homebuyer fixed cost of purchasing the home (loan payment) is not more than 30% of their income, and total debt is not more than 41%. The recapture or resale provision is outlined in an agreement produced and provided by HAND.

Sales Price: The home must be sold at a price that is affordable to a reasonable range of low-income buyers as determined by the percentage change in the Consumer Price index over the period of ownership.

Fair Return—HAND defines a fair return as the homeowner's initial investment (down payment) plus the cost of capital improvements. Capital improvements are defined as a 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.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
 1. The City of Bloomington utilizes mortgages and covenants to protect its affordability interest in HOME subsidized properties.
 2. The affordability period is terminated should any of the following events occur: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD.
 3. During the period of affordability, the property must be sold to another income qualified person/household.
 4. The purchaser must occupy the property as their primary residence. They will need to sign an annual affidavit that must be notarized to this effect.
 5. The original homeowner is guaranteed a fair return on their investment. If the homeowner wants to sell the property during the period of affordability, he/she must contact HAND with information for HAND to calculate the fair return on investment.

6. Title 20 of the Bloomington Municipal Code provides that rental housing in the City of Bloomington have an occupancy limit of no more than three unrelated adults. This applies to market rate and affordable housing.
 7. The City of Bloomington complies with all non-discrimination housing policies and includes such provisions in City-sponsored (non-HUD) programming, such as our workforce housing program.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Applicants for HOME funding are accepted on a rolling basis across programs. Website and word-of-mouth marketing on the developer end has tended to bring in adequate applicant numbers. The City pays particular attention to potential CHDO-eligible applicants and urges them to seek CHDO project status and apply. On the individual end of applicants for items such as rehabilitation, social service agencies are regularly communicated with by City staff and often are the driving force in bringing in applicants via referral. These agencies include Centerstone, for instance, but most direct HAND programming for low-income clients is done through CDBG. The low-income clients must be at 80% or less of the area median income for eligibility.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

In #2 above under "Other CDBG requirements" concerning overall benefit, the programs awarded to residents in Bloomington via CDBG (both Physical Improvements and Public Services) and HOME in Program Year 2023 will service exclusively Low-Mod populations.

Attachments



Policies and Procedures Manual for Funding Programs

Community Development Block Grant (CDBG)

HOME Investment Partnership Program (HOME)

Bloomington Housing Development Fund (HDF)

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Housing and Neighborhood Development Department
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Updated by HAND June 2023

NOTE: This document is subject to change upon updating of program guidelines and procedures. Please contact HAND staff at hand@bloomington.in.gov or 812.349.3420 with any questions.

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Introduction

The City of Bloomington, Indiana, administers two main sources of funding from the Housing and Urban Development (HUD) Department's Housing and Community Development Program; Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). In addition, the HAND Department provides staffing and programming for the Bloomington Housing Development Fund.

This manual sets forth policies and procedures for administration of programs and projects funded through and by the City of Bloomington (this includes federal and local funds). CDBG and HOME are governed by complex and involved federal regulations and policies, but this manual will summarize the major elements for proper program operations.

The Consolidated Plan is the City's five-year strategic plan required by HUD which identifies the City's overall needs for affordable housing, community development, economic development, homeless services and services to persons with special needs.

Each year, HUD also requires the City to file an Annual Action Plan outlining the program activities to be undertaken for that year. In addition, HUD requires that the City file a Comprehensive Annual Performance Evaluation Report (CAPER) outlining the activities accomplished for the past program year (typically June 1 – May 31). Those reports are also public documents and can be found with the City of Bloomington's Annual Action Plans mentioned above. The City also has a Citizen Participation Plan (CPP) that sets out procedures for how the public can be engaged in the planning processes for the City's federally-funded housing and community development programs. All of the plans mentioned above (Consolidated Plan, Annual Action Plan, Citizens Participation Plan, the CAPER and this Policies & Procedures document) can be found at <https://bloomington.in.gov/housing/notices>.

This manual is not intended to be all-inclusive nor so restrictive that it cannot be amended. If you are utilizing funding from one of the programs in this manual and have questions, please contact the City of Bloomington, Housing and Neighborhood Development Department (HAND) at 812.349.3401 or at hand@bloomington.in.gov.

Tips for making a funded program process smoother:

1. Learn the process and requirements. Start by reading this manual. To avoid unnecessary missteps that might cause you delays, you need to understand the various processes and application pathways.
2. Read your agreements and contracts. The details and requirements of your specific project are outlined in your agreements and contracts. You must know your obligations to avoid complications.
3. Submit forms, reports and requested data in a timely manner. You report to HAND. We report to HUD. It is important that we are able to report to HUD in a timely manner. And, it is important to close out your project as soon as possible in order to start your compliance period. We cannot close out your project until we have all of the required information. Documentation of your program activities, participants and costs is critical. It is required by HAND for accurate financial and program accounting, and in turn may be required by HUD during their monitoring processes.
4. Attend training sessions. HAND hosts informational and training sessions for CDBG. It is important for the person who is actually writing the application and will handle the project to attend the meeting.
5. Familiarize yourself with the federal requirements. Ask us questions. We want to help. We know the federal requirements are complicated. It is easier on everyone to understand what is required up front.

General Program Management

A. Segregation of Financial Duties

The segregation of duties function within the HAND Department operates similarly regardless of funding source in order to maximize accountability and transparency when managing public dollars. The description of duties below includes steps that include federal databases (IDIS and ProLoan) in order to communicate how federal funds are managed for CDBG and HOME.

Receipt of Payments, Deposits and System Inputs

1. Payments from loans that are received by the department are processed by two members of the staff, both Rental Specialists.
2. One of the staff members receives the payment and creates a receipt, and the other completes the bank deposit form and sends it to the Office of the Controller.
3. Receipts are given to the Financial Specialist to enter into IDIS as program income. The Financial Specialist also tracks payment in ProLoan.

Financial Claims, Federal Funding Draw-downs and Vouchers

1. Invoices are sent to the department, either to a specific staff person or generally to the "HAND Department".
2. Once received, they are reviewed by the appropriate program management staff member and then given to the Director for review and signature. If the claim is for a project reimbursement, it should have a cover sheet summarizing the amount being claimed, as well as any remaining funds on the project with the IDIS number and fund source.
3. The Director then reviews and signs the claim, and gives them to the Financial Specialist for processing into the City of Bloomington's financial system (New World). Through this process, Purchase Order are created or updated and routed to the Director for approval (through the system).
4. Once Purchase Orders are approved by the Director and the claims are processed by the Financial Specialist, both are routed to the Office of the Controller for processing.
5. The Controller's Office then processes the claims as a "batch" in the New World system, and then routes to the Director for approval.
6. Once claims are processed by the Office of the Controller, a report (by fund) is sent to the Financial Specialist, who then creates payment vouchers from the report to enter into IDIS in order to draw down funds. Vouchers are processed 48 hours prior to the date of the check being issued (which occurs every other Friday). Once a voucher is entered into IDIS by the Financial Specialist, it is given to the Program Manager for Physical Improvements for approval in IDIS.
7. Once vouchers are entered and approved by both the Financial Specialist and the Program Manager for Physical Improvements, they are printed and initialed, and then signed by the Director.
8. Once the wire for a payment is received by the Office of the Controller, receipts are printed and attached to the voucher.

Disbursements

1. Once received by the Office of the Controller, payments are made to the appropriate party on a rolling, two-week basis, usually occurring every other Friday (as noted above).

NOTE: In the Director's absence, the Assistant Director may approve claims and perform other duties as noted above. In the case of any other staff absence during this process, the department will work with the Office of the Controller to maintain timely financial processing.

B. Project Management and Steps Needed BEFORE a Project Can Begin

The many different projects that result from the funding sources within this manual are managed by HAND Department leadership, financial and program management staff.

Each specific project or activity utilizing funding from a program in this manual involves an application process that goes through a method of approval, which varies based on the program. Once a project is approved for funding, there are several steps that need to be taken before the project or program can begin, such as:

- **Notification of eligibility/commitment of funds**
 - Activity meets program eligibility
 - Subsidy limit thresholds are met (ex., per unit)
 - Post-project value threshold is met (ex., home rehab)
 - Income requirements are met
 - Necessary documentation is received by program staff
 - Subsidy limit thresholds are met
 - Post-rehab/project value threshold is met
- Environmental review (Part 58) (see checklist in this document)
- Lead clearance, testing and/or remediation
- Verifying eligibility of funds for specific project/program
 - For example, on individual home rehabilitation projects, determining what changes should be made under program guidelines, what changes may occur during the project and whether the home must be brought up to building codes with the project work (i.e. a home rehab funded through the HOME program must be brought up to all building codes as part of the project's scope).
 - Is the project subject to prevailing wage laws, such as Davis-Bacon?
 - Is the project subject to other regulations, such as Build America, Buy America (see next section)?
- Creation and signature of all funding agreements, mortgages and other documents
- Issuance of Formal Notice to Proceed

Please note this list may not be all-inclusive, and subrecipients should work with program staff to ensure all necessary steps are followed before a program or project commences.

Program and other department staff will work with subrecipients on these steps by working through project checklists used for many departmental program. These include the above steps and more to ensure projects are carried out and closed correctly once completed.

It is important that any recipient of funds covered in this manual contact staff with any questions about these and additional steps covered under the program detail further in this manual.

C. *Housing Counseling and Personally Identifiable Information (PII)*

The HAND Department maintains a HUD-sponsored housing counseling program and is a certified housing counseling agency. Housing counseling can offer resources for owners and renters, is free of charge, and can help make residents aware of their best housing options in the following areas and more:

- Creating a management budget
- Setting realistic financial goals
- Improving your credit score
- Avoiding delinquency on debt.

As a certified housing counseling agency, HAND must maintain the confidentiality and privacy of client information, including credit reports. As such, HAND practices a method of limited collection of Personal Identifying Information (PII), which includes not collecting without authorization, and only collecting it for specific and necessary purposes. This includes verbal, written and electronic communication. Housing counseling staff also work in a securable space where files are contained, and sensitive information can be redacted when necessary. More information on how these procedures can be followed can be found at:

https://www.hud.gov/sites/documents/OHC_PII081214.PDF

Any loss of data must be reported to HUD immediately at 1-888-297-8889. Questions may be directed to privacy@hud.gov.

Build America, Buy America Act (BABA)

Enacted by the federal government as part of the 2022 Infrastructure Investment and Jobs Act, BABA establishes the Buy America Preference (BAP), which provides that all iron, steel, manufactured products and construction materials used in covered infrastructure projects must be produced in the United States. This applies to all expenditures by a federal agency to a non-federal entity for an infrastructure project, including:

- Construction
- Alteration
- Maintenance or Repair

In terms of funding, BABA will apply to certain CDBG and HOME projects over \$250,000, with certain waivers possible depending on project specifics. Each project funded by CDBG or HOME will need to be reviewed for BABA compliance. Subrecipients will need to work with HAND staff to ensure this review is completed.

Community Development Block Grant (CDBG) (federal funds)

A. CDBG National Objectives and Eligible Activity Categories

National Objectives

HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. The City of Bloomington is an entitlement, or formula grantee, community (this is a designation that is based on a population of 50,000 or more) and receives an annual allocation of Community Development Block Grant funds to implement local programs and projects that meet a national objective as defined by HUD:

1. To benefit low and moderate income (LMI) persons;
2. To aid in the prevention or elimination of slums or blight;
3. To meet a need having a particular urgency ("urgent need")*

**Please note the "urgent need" national objective is more rarely used and requires the fulfillment of specific criteria. Most programs and projects in Bloomington utilize the first national objective – serving LMI persons or area.*

This link provide further information on the fulfillment of HUD National Objectives:

<https://files.hudexchange.info/resources/documents/Basically-CDBG-Chapter-3-Nat-Obj.pdf>

Eligible activities include but are not limited to:

- Acquisition of real property;
- Relocation and demolition;
- Rehabilitation of residential and non-residential structures;
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- Public services (programming), within certain limits;
- Activities relating to energy conservation and renewable energy resources; and
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

Matrix Codes

In order to better specify program and project activities that fall under one of the three National Objectives, HUD publishes what are known as matrix codes, which are required as part of the application and funding process. Each program or project activity is identified by a code. For instance, code "05L" is the code for "child care services". The link below provides a listing and definitions of each matrix code. Matrix codes help determine the eligibility of a potential program or project, which is an important first step in the CDBG process.

Matrix Code definitions: <https://files.hudexchange.info/resources/documents/Matrix-Code-Definitions.pdf>

B. Application Process

In order to achieve the national objectives, the City of Bloomington allocates CDBG funds on an application basis each year. A Subrecipient is a public or private nonprofit agency, authority or organization that receives CDBG funds from the City (known in HUD terms as the "Grantee") to undertake eligible activities. Subrecipients can apply for either physical improvement projects (example: acquisition, construction, rehabilitation, etc.) or public service funding (example: programming to benefit LMI persons such as child care, youth services or food assistance). Unless otherwise noted, "Subrecipient" will be used throughout this manual to denote all entities receiving CDBG funds.

1. Applications

Applications are released annually in late August or early September and are available on the City's website. Starting in Program Year 2024, a notice of the release of applications should be printed in the Bloomington *Herald-Times*. Individual notices are not always sent to agencies, but when they are, they will likely come via e-mail. Subrecipients can apply for physical improvement funding, public service funding or both. Only one application will be accepted from a Subrecipient for each funding type. Information regarding required letters of intent, funding maximums or minimums, mandatory training, site visits (COVID permitting) and application deadlines are updated annually when the applications are released and can be found during that time on the HAND department website: <https://bloomington.in.gov/housing>.

2. Requirements to note:

1. Applicants must state what HUD National Objective and Matrix Code the desired program or project meets as part of the CDBG application. In addition, applicants will be asked to provide details about the population the program or project is intended to serve. If funded, demographic information about program participants will be required as part of the reporting process to HAND.
2. Agencies must have an approved Affirmative Action Plan on file with the City of Bloomington's Human Rights Commission/Legal staff prior to application. You may call 812-349-3429 to discuss this with City staff.
3. Agencies must adhere to the City of Bloomington's Living Wage ordinance. If you have questions regarding the Living Wage ordinance, contact Matt Swinney at 812.349.3401.
4. Applications must include the agency's Tax ID, DUNS and Unique Entity ID numbers.
5. Agencies must register and maintain its status in the System for Award Management (SAM). Information regarding the process to register or update information in the SAM can be obtained at www.sam.gov.
6. Agencies must document ability and commitment (e.g. provide proof of adequate insurance coverage) to preventing loss, damage or theft of any property connected to CDBG funding of public facility improvements.
7. Environmental Review clearance, including lead testing, must be achieved for all CDBG-funded projects prior to work commencing on a project. This is done in collaboration with HAND program staff.

3. Citizens Advisory Committee

CDBG allocation recommendations are made by the Citizens Advisory Committee (CAC). The Citizens Advisory Council is made up of two (2) members of the Redevelopment Commission, (2) members of the Common Council and a number of appointees by the Mayor. The CAC reviews all applications, hosts a public hearing for each funding type, and makes allocation recommendations. Those recommendations are then approved by the Redevelopment Commission (public meeting), the City Administration and the City Council (public meeting).

4. CDBG Home Rehabilitation Programs and Emergency Repair Justifications (from 24 CFR 58.34 and by HAND Director)

The CDBG program gives communities who receive these funds some flexibility in determining what types of programs work best for their needs. In Bloomington, the HAND Department administers three home rehabilitation programs funded by CDBG:

- Owner-occupied Rehab (OOR)
- Home Modifications for Accessible Living (HMAL)
- Emergency Home Repair (EHR)

Those who are interested in these programs should contact HAND staff for the most updated program guidelines and eligibility criteria.

Under federal regulation 24 CFR 58.34(a)(10), **certain** conditions **may** apply to conduct emergency home repairs under CDBG if a host of criteria are met. Most notably, provision 10 may allow for an emergency repair to be made if:

“Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration.”

This provision should only be used sparingly, and ideally with the consultation of Bloomington HUD Community Planning & Development (CPD) Representative. Even in these cases, a very basic environmental review may be started by staff (see checklist in this manual).

For all other Emergency Home Repair (EHR) projects, a statement by the HAND Director noting the emergency need should accompany the project files.

5. Environmental Review and Lead Testing

The City of Bloomington cannot commit or expend federal funds until environmental clearance has been achieved. Individual household environmental reviews will be completed in-house with the application. It is imperative that the environmental review process start as soon as possible. The length of time to complete an environmental review will depend on the type of project, the specific property and any potential testing times. In order to expedite the process, please note the following steps:

1. Identify all sources of federal funding for the project. Provide a Phase I Environmental Site Assessment (Phase I ESA) for any project involving five or more units on one site or within 2000 feet of one another. For more information on Phase I assessments, please contact HAND staff.
2. Identify the project type:
 - a. Define your HAND funding request – what is the eligible activity under CDBG?
 - b. Will this project require City Department of Planning and Transportation approval?
3. Define the scope of the project:
 - a. Provide a map of the area. This can be a GIS map.
 - b. Provide a legal description if possible or a copy of the property deed.
4. Other helpful information:
 - a. Provide copies of any other environmental studies that have been completed.
 - b. Provide copies of title work if available.

HAND will determine the level of review; submit documents to applicable agencies, review comments from those agencies, make the environmental determination and the appropriate public notice. Once the review is complete, HAND will complete the Environmental Review Record and can move forward with funding agreements and funding commitments. Please note that some environmental reviews require a public comment period that can be up to 30 days. **Checklists included in this manual should be used for Environmental Reviews.**

For lead testing, HAND Department staff have certification in lead testing and can help provide resources, or testing and clearance for certain projects.

Please also note Section 4 above as it relates to emergency repairs.

6. Funding Agreements

Funding agreements are approved by the Redevelopment Commission at a public meeting following the receipt of annual contracts from HUD. Funding Agreements will outline the funding amounts, scope of services, expected service numbers, reporting requirements, and other obligations. One example obligation is to retain and provide to the City all collected bids for the work entailed. It is the responsibility of the Subrecipient to read and understand all elements of the funding agreement.

7. Reimbursement of staff time and fringe benefits

Project receiving CDBG funding that involve public/social service programming may be approved for expenses related to subrecipient staff time to be reimbursed on at least a quarterly schedule. Subrecipients may submit financial reimbursement claims for the percentage of staff time spent on the awarded program. These reimbursements may also include pro-rated amounts for fringe benefits (including PTO and holiday pay) in accordance with the following HUD regulation:

Please note that bonuses and additional compensation not otherwise outlined by the regulations below are not eligible for reimbursement.

HUD Regulation [2 CFR Part 200.431](#)

(b) Leave. The cost of fringe benefits in the form of regular compensation paid to employees during periods of authorized absences from the job, such as for annual leave, family-related leave, sick leave,

holidays, court leave, military family leave, administrative leave, and other similar benefits, are allowable if all the following criteria are met:

1. *They are provided under established written leave policies;*
2. *The costs are equitably allocated to all related activities, including Federal awards; and*
3. *The account basis (cash or accrual) selected for costing each type of leave is consistently followed by the non-Federal entity or specific grouping of employees.*

(c) Fringe benefits. The cost of fringe benefits in the form of employer contributions or expenses for social security; employee life, health, unemployment, and worker's compensation insurance (except as indicated in [§ 200.447](#)); pension plan costs (see [paragraph \(i\)](#) of this section); and other similar benefits are allowable, provided such benefits are granted under established written policies. Such benefits, must be allocated to [Federal awards](#) and all other activities in a manner consistent with the pattern of benefits attributable to the individuals or group(s) of employees whose salaries and wages are chargeable to such [Federal awards](#) and other activities, and charged as direct or indirect costs in accordance with the [non-Federal entity's](#) accounting practices.

For the complete regulation, please follow the link to [2 CFR Part 200.431](#), or search for this regulation in your browser.

C. Project Close out

Following completion of the project, a period of compliance begins. The compliance period does not start until the project has been closed out with HUD. In order to close out the project, the Agency must provide HAND with all required information as outlined in the Funding Agreement. After receipt of all required information, HAND will issue the final payment and close the project out in the Integrated Disbursement & Information System (IDIS). HAND will issue a close-out letter to the Agency stating the date the project was closed out and information regarding the compliance period.

D. Annual Action Plan

The Annual Action Plan is drafted by HAND staff after the CDBG approval process is complete, and will include goals outlined in the applications and funding agreements. When drafted, the plan is posted for public comment as part of the City's stated Citizen Participation Process. To gain public input, the plan is noticed in the *Herald-Times*, and copies are on hand both virtually (on City and Library websites), and in person at City Hall in the front atrium, as well as at the Monroe County Public Library on E. Kirkwood Avenue. The most current Annual Action Plan is also available on the HAND website at www.bloomington.in.gov/hand.

E. Comprehensive Annual Performance Evaluation Report (CAPER)

The HUD Comprehensive Annual Performance Evaluation Report (CAPER) is written after the completion of the fiscal year on May 31 and is usually due to HUD in August, or ninety days after the end of the May 31 program year. The CAPER will include the achievements of all of the CDBG recipients as obtained from their required reports and monitoring. The CAPER is posted for public comment and, like other reports, is noticed in the *Bloomington Herald-Times*, with copies of the report being available online and at City Hall and the Monroe County Public Library. The most current CAPER is report is available on the HAND website at www.bloomington.in.gov/housing/notices.

HOME Investment Partnership Program (HOME) (federal funds)

A. HOME Objectives and Eligible Activities

The National Affordable Housing Act of 1990 created the HOME Investment Partnerships Program. This federal program is designed to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing.

HOME funds are used to achieve the following objectives:

- To provide decent affordable housing to lower-income households.
- To expand the capacity of non-profit housing providers.
- To strengthen the ability of state and local governments to provide housing.
- To leverage private sector participation.

Eligible activities are defined in accordance with the following categories:

- Housing construction and rehabilitation.
- Homebuyer activities.
- Rental housing activities.
- Tenant-based Rental Assistance (TBRA).

Individual households, non-profit and for-profit developers may apply for HOME funding. HOME funds must be committed by HAND within 24 months of receipt.

B. Application Process

HAND accepts applications on a year-round basis for projects that address the stated objectives and are for eligible activities.

Individual households can apply for Owner-Occupied Rehabilitation Loans, Purchase-Rehabilitation Conditional Loans, and Down Payment & Closing Cost Conditional Loans. Guidelines for those individual programs follow this manual. Process for Individual Households:

- a. Applications can be obtained from the HAND office.
- b. Households must meet current HUD income guidelines which can also be obtained from HAND.
- c. HAND will use the income definition in HUD's regulations at 24 CFR part 5 for each HOME-assisted program and project.
- d. If HAND determines the household to be eligible, a HAND staff member will come out to do an assessment of the house. This assessment will include code related items, energy efficiency, lead based paint, etc. A Section 106 Review (for historic purposes), as well as local HPC and all required Part 58 Environmental Reviews will also be conducted by staff (see checklists in this manual).
- e. Rehabilitation of single-family homes must not exceed the HOME affordable homeownership limits for the Bloomington Fair Market Rent (FMR) as issued by HUD.

- f. The write up from the project assessment will be sent to bidders for pricing. Acceptable bids will be reviewed with the household, and any contractor whose bid is accepted must be fully vetted by the City of Bloomington.
 - g. Approved projects will be sent an Agreement to sign. See Required Agreements in Section G below.
8. Process for Non-profit and For-profit Developers:
- a. Applications can be obtained from HAND Department Staff.
 - b. HOME requires that 15% of the City's annual allocation be set aside for Community Housing Development Organizations (CHDO). A CHDO is a private non-profit organization whose mission includes providing decent housing that is affordable to low- and moderate income persons as evidenced in its charter, articles of incorporation, resolutions or by-laws. The CHDO "qualifications checklist" is outlined below. If a non-profit developer would like to be a CHDO, they must fill out a CHDO application and submit it with all required documents.
 - c. If the City of Bloomington accepts your proposal, a Letter of Commitment will be sent to the applicant. This Letter of Commitment only states that the City of Bloomington is interested in pursuing the project should it meet all of the required elements. **This is not a notice to proceed and the City will not be held responsible for any work completed prior to the execution of the required agreements as defined in Section G below. A Notice to Proceed will be issued by HAND when the project is able to commence.**
 - d. **Upon commitment construction must commence within twelve (12) months and project must be completed within forty-eight months (48).**

C. Selecting a contractor

Any contractor selected to perform work under **any** agreement with HAND must be eligible as defined by the SAM System for Award Management. Interested contractors can check their eligibility by going to <https://www.sam.gov/portal/public/SAM/##11>. The City of Bloomington will check eligibility prior to the signing of any contract or agreement. A copy of the SAM will be kept in the individual project files.

D. Environmental Review and Lead Testing (Non-profit & For-Profit Developers)

The City of Bloomington cannot commit or expend federal funds until environmental clearance has been achieved. Individual household environmental reviews will be completed in-house with the application. It is imperative that the environmental review process start as soon as possible. The length of time to complete an environmental review will depend on the type of project, the specific property and any potential testing times. In order to expedite the process, please note the following steps:

1. Identify all sources of federal funding for the project. Provide a Phase I Environmental Site Assessment (Phase I ESA) for any project involving five or more units on one site or within 2000 feet of one another. For more information on Phase I assessments, please contact HAND staff.
2. Identify the project type:
 - c. Define your HAND funding request – is it acquisition of land, construction money, or infrastructure?
 - d. Is the project new construction, reconstruction, rehabilitation?
 - e. Provide number of units.

- f. Will this project require City Department of Planning and Transportation approval?
- 3. Define the scope of the project:
 - c. Provide a map of the area. This can be a GIS map.
 - d. Provide a legal description if possible or a copy of the property deed.
- 4. Other helpful information:
 - c. Provide copies of any other environmental studies that have been completed.
 - d. Provide copies of title work if available.

HAND will determine the level of review; submit documents to applicable agencies, review comments from those agencies, make the environmental determination and the appropriate public notice. Once the review is complete, HAND will complete the Environmental Review Record and can move forward with funding agreements and funding commitments. Please note that some environmental reviews require a public comment period that can be up to 30 days.

For lead testing, HAND Department staff have certification in lead testing and can help provide resources, or testing and clearance for certain projects.

For projects needing HAND staff assistance, environmental review checklists are included in this manual.

E. Affirmative Marketing

Developers must adopt affirmative marketing procedures and requirements for all HOME assisted units. Those procedures must include:

- Methods for informing the public, owners and potential tenants about fair housing laws and the City non-discrimination requirements. Developers must use the Fair Housing logo or equal opportunity language.
- A description of what owners will do to affirmatively market housing assisted with HOME funds.
- A description of what owners will do to inform persons not likely to apply for housing without special outreach.
- Maintain records to document actions taken to affirmatively market HOME assisted units and to assess marketing effectiveness.
- A description of how efforts will be assessed and corrective action taken, if necessary, where requirements are not met.

F. CHDO Requirements

Organizations must meet the following criteria to qualify as CHDO:

1. Must be organized under state/local law;
2. Have a purpose/mission to provide decent housing that is affordable to low- and moderate-income persons/households. This must be evidenced in the organization's charter, articles of incorporation, by-laws or a resolution by the board of directors;
3. No part of the organization's earnings may benefit any members, founders, contributors or individuals;
4. Must have a clearly-defined services area;
5. Must have received tax-exempt status from the IRS under Section 501 (c) of the Internal Revenue code of 1986.

6. Must have a board composition that is at least one-third representatives of the low-income community and no more than one-third may be public officials; and
7. Must have demonstrated that it has at least one year of experience serving the community where it intends to develop the HOME assisted housing.
8. For each specific project the PJ will document that the CHDO has the capacity to own, develop or sponsor housing.

Additional CHDO HOME requirements for all CHDO projects effective August 2013:

Initial steps for EACH CHDO project

- (1) Certify that a nonprofit organization meets the definition of "community housing development organization."
- (2) Document that the nonprofit organization has the capacity to own, develop, or sponsor housing (as required by the revised definition of CHDO in §92.2) each time HAND commits CHDO funds to an organization for a specific project.
- (3) Once 1 and 2 are completed, HAND may reserve funds for the CHDO specific project.

Owner of rental housing.

A CHDO that is an "owner" of rental housing is required to own (in fee simple absolute or long-term ground lease) multifamily or single-family housing that is rented to low-income families, in accordance with 92.252. The CHDO must own the HOME project during development and throughout the period of affordability, and is required to oversee all aspects of the development process. At a minimum, the CHDO can own the property and hire a project manager or contract with a development contractor to oversee all aspects of the development.

A CHDO is permitted to acquire housing that is in standard condition (and meets the property standards at §92.251) provided it owns the housing throughout the affordability period.

Developer of rental housing.

A CHDO that is a "developer" of rental housing is defined at §92.300(a)(3). The CHDO is the owner (in fee simple absolute or long-term ground lease) and developer of the project and must be in sole charge of all aspects of the development process, including obtaining zoning, securing non-HOME funds, selecting contractors, overseeing the progress of work, and determining reasonableness of costs. The CHDO must own the HOME-assisted housing during the development process and throughout the period of affordability.

Sponsor of rental housing.

It is required for a CHDO to maintain effective project control when acting as "sponsor" of rental housing. A CHDO "sponsors" rental housing when the property is "owned" or "developed" by:

- a. A subsidiary of the CHDO (in which case the subsidiary, which may be a for profit or nonprofit organization, must be wholly owned by the CHDO);
- b. A limited partnership (in which the CHDO or its wholly owned subsidiary must be the sole general partner); or
- c. A limited liability company (in which the CHDO or its wholly owned subsidiary must be the sole managing member). If the limited partnership or limited liability company agreement permits the CHDO to be removed as sole general partner or sole managing member, respectively, the agreement must require that the removal be "for cause" and that the CHDO must be replaced by another CHDO. In addition, HOME funds must be provided to the entity that owns the project

in HOME assisted rental housing in situations in which the CHDO owns and develops the housing and agrees to convey the housing to a private nonprofit organization (that does not need to be a CHDO but cannot be created by a governmental entity) at a pre-determined time after completion of the project development. Such arrangements typically occur when a CHDO has development expertise and the nonprofit organization has the capacity to own and operate the housing. The CHDO is required to own the property before the development phase of the project and is required to select the nonprofit organization before entering into an agreement with the PJ that commits HOME funds to the project. The nonprofit organization assumes the CHDO's HOME obligation (including any repayment of loans) for the project. If the property is not transferred to the nonprofit organization, the CHDO sponsor remains liable for the HOME assistance and the HOME project.

Developer of housing for homeownership.

The housing is "developed" by the CHDO if it is the owner (in fee simple absolute) and developer of new housing that will be constructed or existing substandard housing that is owned or will be acquired by the CHDO and rehabilitated for sale to low income families, in accordance with §92.254. To be the "developer," the CHDO must arrange financing for the project and be in sole charge of construction. As part of its set aside funds, the CHDO can provide direct down-payment assistance to a buyer of the housing it has developed with HOME funds in an amount not to exceed 10 percent of the amount of HOME development funds. In this role, the CHDO is not a subrecipient.

CHDO may not be a sponsor for homeownership.

CHDO SET-ASIDE

The written agreement between the Participating Jurisdiction ("PJ" – in this case, the City of Bloomington) and the CHDO must state the actual sales prices of the housing or describe the method that will be used to determine the sales price.

The written agreement must state whether the proceeds of sale must be returned to the PJ or may be retained by the CHDO, and whether the proceeds must be used for HOME eligible activities or other housing activities to benefit low-income families.

Funds that are recaptured during the period of affordability [because housing no longer meets the affordability requirements under §92.254(a)(5)(ii)] must be reinvested in HOME assisted activities in accordance with §92.503. The 2013 Rule does not change the requirement that CHDO set-aside funds may only be used for housing owned, developed, or sponsored by a CHDO. When a CHDO administers a Tenant-Based Rental Assistance (TBRA), direct homebuyer assistance (except in conjunction with development activity, as defined above), or a homeowner rehabilitation program, it is serving as a subrecipient and cannot use CHDO set aside funds for those activities.

For more information on CHDOs, contact John Zody, Director, Housing and Neighborhood Development at 812-349-3401.

G. Required Agreements

Every HOME funded project will be required to have written agreements outlining the responsibilities of the individual parties. It is the responsibility of the person to thoroughly read and understand all elements of the agreements. Those agreements include, but are not limited to:

1. Partnership Agreement – The funds are reserved when the City of Bloomington enters into a written agreement with the CHDO or other subrecipient of HOME funds describe previously in this section.
2. This agreement will include, but not be limited to, the following:
 - a. Activities to be carried out;
 - b. How they are funded; and
 - c. Responsibilities and options of the parties.
 - d. Form of assistance-grant or loan.
 - e. Specify HOME eligible or other activity to benefit low-income families
 - f. Resale and recapture provisions
 - g. State the actual sales price of housing or describe the method that will be used to determine the sales price of the housing.
3. Mortgage – The mortgage evidences the funding for the project using the property as collateral. This document will have an amount that may not be exceeded when completing the project. Depending on the program, the mortgage may or may not be released upon completion as defined in the Partnership Agreement and Promissory Note.
4. Promissory Note – The Promissory Note is a promise of the City of Bloomington to pay a certain amount of funding for a project and the mortgagee's promise to meet the conditions outlined in the Mortgage and Note.
5. Affordability Covenants – Affordability Covenants may be required for some projects as defined by HUD. The Affordability Covenants specifies that the property will remain affordable by setting certain terms and conditions related to its long-term use. The Affordability Covenants cannot be released until the terms outlined in them have been met. The length of time that the Covenants will be in place is defined by the program and the amount invested in the project.

Upon execution of the required agreements, funds will be committed and may be disbursed for projects allowing all other project requirements have been met.

H. Housing Counseling Requirement

All homebuyers that receive HOME funded down-payment and closing cost assistance and/or purchase a unit or property developed with HOME funds must receive housing counseling from a source approved by HAND. Documentation of the homebuyer's completion of housing counseling must be provided to HAND prior to the homebuyer's purchase of the HOME assisted unit or property.

I. Housing Value or Price Limit Requirement

The HOME program statute requires that no HOME-assisted house have a purchase price or after-rehabilitation value that exceeds 95 percent of area median purchase price, in order to ensure that HOME-assisted housing is modest and non-luxury. HAND will follow the HUD-issued annual limits for newly constructed and existing single family housing units. This data is distributed by HUD annually and is available at HAND as well. Please contact staff to be sure the most updated numbers are being used.

J. HOME Per-Unit Subsidy Limitations

Additionally, the per-unit subsidy limit for HOME projects may not exceed a certain per-bedroom threshold established by annual limits published by HUD. This number is based first in the number of bedrooms and has a multiplier associated with it. For instance, as of April 7, 2023 the HOME Maximum Per-Unit Subsidy for a three bedroom home is \$312,004.

K. Underwriting and Subsidy Layering

1. Income – HAND determines household income using HUD’s definition of annual income.
 - a. Gross income of all adults living in the home.
 - b. types of income to count
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/training/web/calculator/definitions/part5#types
 - c. Assets inclusion and exclusion:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/training/web/calculator/definitions/treatment/inclusions
2. Debt – All loans, leases and credit cards.
3. Credit History- not defaulted on any federal loans.
4. Savings - Savings accounts current balances multiplied by the current interest rate applicable to the account.
5. Debt vs Income Ratio maximum 29/41

In accordance with the 2013 HOME Final Rule, before HAND invests HOME funds in a project, it will follow underwriting and subsidy layering guidelines to determine the project is financially sustainable and that an appropriate amount of HOME funds is being invested. The following will be undertaken:

1. The project’s development budget or pro-forma that is submitted as part of the application will be reviewed by the program manager to determine the project’s rate of return to the applicant. A reasonable rate of return will be viewed as 6%.
2. The Sources and Uses Statement for the project that is submitted as part of the application will be reviewed.
 - a. Program management staff will:

- i. Determine the reasonableness of costs when compared to costs of similar projects or costs published by an industry cost index.
 - ii. Determine that the total proposed funding that includes HOME funds does not exceed the total development costs.
 - iii. Verify the Uses and the Sources through obtaining appropriate documentation
 - iv. Calculate the Loan to Value that includes the HOME funds to assess the level of project debt,
3. A market analysis on the location of the project will be obtained from the applicant and reviewed by program management staff to consider the findings of the market analysis.
 4. Program management staff will also review the applicant's last 10 year history of past projects, and will review the applicant's provided proof of financial capacity (profit/loss, bank statements, etc.)

For projects seeking to combine HOME assistance with Low-Income Housing Tax Credits, HAND may decide to rely upon the State's Indiana Housing and Community Development Authority (IHCDA) evaluation of the project. HOME funds awarded by HAND to such a project will be conditional upon receipt of a copy of the evaluation by IHCDA.

For documentation purposes each project file will contain the application, project development budget or pro-forma, Sources and Uses Statement, market analysis, and supporting documents as requested by HAND for the underwriting and subsidy layering of the project.

Additional information for this section

- As previously mentioned, there is a cap associated with the value of a resident following HOME investment: 95% of Area Median Purchase Price Limitation on Sales Price and after-rehabilitation value.
- There may also be a provision for the conversion of units not sold in nine months following completion into affordable rental housing.
- Depending on the scope of the project, HOME-assisted buyers may receive housing counseling through completion of the Home Buyers Club. See <http://bloomington.in.gov/homebuyersclub>.

L. Recapture and Resale Provisions

Homebuyer Assistance

For both recapture & resale provisions, the documents to be used by all entities will be supplied by the city.

Recapture Option

Used in HAND's programs where a homebuyer is receiving direct financial assistance to buy a home.

- **Down payment & Closing Cost Programs;** For HAND's Down Payment and Closing Cost program the recapture option is used to recapture HOME funds if the property is transferred during a 5 year period. The maximum HOME funds allowed for this program is \$10,000. Each year, 20% of the funds are forgiven during the five year period.

- **Purchase Rehabilitation Program:** For HAND's purchase-rehabilitation program, the following will be instituted based on the HOME investment. HOME Investment less than \$15,000, 100% of HOME funds are recaptured if the property is transferred before year 5 and then 20% of the funds are forgiven yearly for years 6-10. HOME Investment equal to or in excess of \$15,000, 100% of HOME funds are recaptured if the property is transferred before year 5 and then 10% of the funds are forgiven yearly for years 6-15.

In all recapture events, the maximum amount of HOME funds will be limited to the greater of the calculation above or the net sale proceeds. Additionally, 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.

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 / (home subsidy + homeowner investment) x Net Proceeds = Home Recapture

RESALE option

Used in HAND's rehabilitation programs where there is no direct subsidy (only a development subsidy) and all new construction homebuyer program requiring the subsequent buyer to make the unit affordable to a low moderate income household.

Buyers: The home must be sold to a household to a low income household (household income is less than or equal to 80% area median income. The homebuyer fixed cost of purchasing the home (loan payment) is not more than 30% of their income, and total debt is not more than 41%. The recapture or resale provision is outlined in an agreement produced and provided by HAND.

Sales Price: The home must be sold at a price that is affordable to a reasonable range of low-income buyers as determined by the percentage change in the Consumer Price index over the period of ownership.

Fair Return—HAND defines a fair return as the homeowner's initial investment (down payment) plus the cost of capital improvements. Capital improvements are defined as a 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.

1. The City of Bloomington utilizes mortgages and covenants to protect its affordability interest in HOME subsidized properties.
2. The affordability period is terminated should any of the following events occur: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD.
3. During the period of affordability, the property must be sold to another income qualified person/household.
4. The purchaser must occupy the property as their primary residence. They will need to sign an annual affidavit that must be notarized to this effect.

5. The original homeowner is guaranteed a fair return on their investment. If the homeowner wants to sell the property during the period of affordability, he/she must contact HAND with information for HAND to calculate the fair return on investment.
6. Title 20 of the Bloomington Municipal Code provides that rental housing in the City of Bloomington have an occupancy limit of no more than three unrelated adults. This applies to market rate and affordable housing.
7. The City of Bloomington complies with all non-discrimination housing policies and includes such provisions in City-sponsored (non-HUD) programming, such as our workforce housing program.

Housing Development Fund (HDF) (local funds)

A. Objectives and Eligible Activities

Introduction

The Bloomington Housing Development Fund (HDF) is an affordable housing fund established by the City of Bloomington to increase the supply of decent, affordable housing for Bloomington residents who earn 120% or less of the area median income and whose monthly rental housing costs shall not be less than 20% of their monthly income. The HDF provides low cost loans and grants for the development of affordable housing. The fund is administered by the Department of Housing and Neighborhood Development of the City of Bloomington.

Eligible Applicants

Developers, for-profit and not-for-profit organizations, local units of government, public housing authorities, individuals or partnerships between any of these are eligible.

Types of Eligible Activities Financed by the HDF

Land and/or structure acquisition, new construction, rehabilitation of existing structures, down payment and closing cost assistance and leverage of other public/private funds are eligible activities.

Threshold Criteria

Each proposed project must meet six (6) basic threshold criteria to be considered for funding. Projects not meeting all six criteria may not be considered. They are:

1. The project is financially viable, meaning that affordability is maintained and operations and reserves are funded over time using standards and assumptions acceptable to the HDF Administrator.
2. There is a demonstrated need for the type of housing provided.
3. The project will improve overall affordability in the city.
4. Housing must be located within the corporate limits of the City of Bloomington.
5. All units funded must serve households with incomes at or below 120% of area median income.
6. Application must be complete, meeting all criteria.

Types of Financing Provided by HDF

1. Mortgage Loans up to 80% of the property's loan value to ratio, typically 15 years or less.
2. Bridge Loans with loan terms typically two years or less.
3. Special Conditional Loans which are loans that may be forgiven if certain circumstances occur.
4. Grants
5. Lines of Credit

Application Funding Criteria

1. Community Need and Impact: the number and type of affordable housing units, the input of the community relating to the proposed development, and the type of units proposed (including whether serving populations with special needs, such as elderly, disabled, unhoused, etc.).
2. Affordability and Targeting: the level of affordability and the ratio of affordable units to the overall number of units proposed and what type of services and amenities the development proposes.
3. Applicant Capacity and Project Plan and Design: the extent to which the project design accounts for innovative design which includes green building features and greenspace and blends in esthetically with surrounding buildings' architectural features. The project's access to needed services, i.e. bus line, groceries, etc.
4. Financial Structure: construction cost per unit, financial strength of the project, project development cost, type of funding request (loan vs. grant), readiness to proceed
5. Other Factors that may be considered: consistency with Comprehensive Master Plan and Unified Development Ordinance. The level of city funding through various city programs being requested in relation to the overall cost of the project.
6. For Rental Workforce Housing – Monthly rent as a percentage of the income shall be at 20% or above.

B. Application Process

Those interested in applying should contact John Zody, HAND Director, at 812.349.3401 or john.zody@bloomington.in.gov.

General Requirements

A. Disbursement of Funds

The City of Bloomington must follow disbursement procedures that are required by the State Board of Accounts as well as HUD. Please note the following:

1. Process for Individual Households Projects:
 - a. Inspectors will be on-site during the project to monitor the work completed. Written assessments of those inspections will be reviewed with the household/contractor and placed in the file. Additional documentation regarding costs incurred may be requested by the inspector and added to the file. Reports will be sent to subrecipient.
 - b. Claims for payment can be submitted by the contractor every other week in accordance with the claims schedule posted by the City of Bloomington's Controller Office.
2. Process for Developer Projects:
 - a. Inspectors will be on-site during the project to monitor the work completed. Written assessments of those inspections will be reviewed with the developer and placed in the file. Additional documentation regarding costs incurred may be requested by the inspector and added to the file. Reports will be sent to subrecipient.
 - b. Claims for payment can be submitted by the developer every other week in accordance with the claims schedule posted by the City of Bloomington's Controller Office.
3. Process for CDBG Social Service Providers:
 - a. Reports and forms as required by the Funding Agreement must be filed with HAND to request payment. Additional documentation regarding costs incurred may be requested by the HAND program manager and added to the file. Reports will be sent to subrecipient.
 - b. Claims for payment can be submitted by the Social Service Provider every other week in accordance with the claims scheduled posted by the City of Bloomington's Controller's Office, but must be done at least quarterly.
4. Process for CDBG Physical Improvement Projects:
 - a. Program staff will be on-site during the project to monitor the work completed. Written assessments of those inspections will be reviewed among HAND staff and placed in the project file. Additional documentation regarding costs incurred may be requested by the program staff and added to the file. Reports will be sent to subrecipient.
 - b. Claims for payment can be submitted by the project manager every other week in accordance with the claims schedule posted by the City of Bloomington's Controller Office, and must be done at least quarterly.

B. Financial Audit

All subrecipients receiving CDBG or non-profit developers receiving HOME funds will be required to have an audit of all Federal funds received from all sources, unless exempted in writing. The audits are to be performed in compliance with OMB Circular A-133. The audits must comply in all respects with the generally accepted auditing standards of the American Institute of Certified Public Accounts. Copies of

audits must be provided to HAND prior to the execution of the CDBG Funding Agreement or the HOME Partnership Agreement.

For-profit developers may be required to provide tax returns, financial statements or other documentation showing financial stability in addition to any documentation required by the application upon request.

C. Procurement Procedures

If you intend to use CDBG or HOME dollars to acquire items or services not expressly outlined in your application, please contact Matt Swinney or Cody Toothman at 812-349-3401. When using federal funds, regulations such as 2 Code of Federal Regulations (CFR) Part 200 may apply, so it is important to consult with HAND staff before you embark on a procurement process.

Please note that HOME funds may not be used to directly or indirectly employ, award contracts to, or otherwise engage the services of any contractor or subrecipient during any period of debarment, suspension or placement of ineligibility status.

D. Non-Discrimination and Equal Access

The City of Bloomington requires all program participants to adhere to Bloomington Municipal Code 2.21.020 that states "It is the policy of the city that it does not discriminate in the provision or implementation of its programs and services on the basis of race, religion, color, sex, national origin, ancestry, sexual orientation, gender identity, or disability. It is the public policy of the city to provide all citizens equal opportunity for education, employment, access to public accommodations and acquisition through purchase or rental of real property, including, but not limited to housing, and to eliminate segregation or separation based on race, religion, color, sex, national origin, ancestry, sexual orientation, gender identity, or disability, since such segregation is an impediment to equal opportunity. Equal education and employment opportunities and equal access to and use of public accommodations and equal opportunity for acquisition of real property are hereby declared to be civil rights."

In addition, all program participants must comply with all of the Federal laws, executive orders and regulations pertaining to fair housing and equal opportunity. They are: 1) Title VI of the Civil Rights Act of 1964, As Amended; 2) The Fair Housing Act; 3) Equal Opportunity in Housing (Executive Order 11063, as amended by Executive Order 12259); and Age Discrimination Act of 1975, As Amended.

When notices are made for public hearings and meetings, the following language will be included:

The City of Bloomington will make reasonable accommodations and services necessary for citizens with disabilities at the public meeting, as well as provide meaningful access to participation by limited English proficient (LEP) residents. Interpretation services will be offered upon request and availability for those who may have limited English proficiency as required by Code of Federal Regulation (24) 91.105 and 91.115. Persons requiring such accommodations/services should contact the City at least three working days in advance of a scheduled meeting by calling 812.349.3420 or e-mailing hand@bloomington.in.gov.

E. Accessibility

Program participants who received CDBG or HOME funds must adhere to regulations governing the accessibility of federally assisted buildings, facilities and programs. Those include:

1. Americans with Disabilities Act – Provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, state and local government services and telecommunications. The Act (ADA) states that discrimination includes failure to design and construct facilities that are accessible to and usable by persons with disabilities. ADA also requires the removal of architectural and communication barriers that are structural in nature in existing facilities. For more information, contact the City of Bloomington Human Rights Division at 812-349-3429.
2. Fair Housing Act – Multi-family dwellings must also meet the design and construction requirements at 24 CFR 100.205 which implement the Fair Housing Act.
3. Section 504 – This Act prohibits discrimination in federally assisted programs on the basis of handicap. Specific requirements for the removal of physical barriers include:
 - a. For new construction of multi-family projects, at least 5% of the units in the project, but not less than one unit, must be accessible to individuals with mobility impairments, and an additional 2% of the units, but not less than one unit, must be accessible to individuals with sensory impairments.
 - b. For substantial rehabilitation of multi-family projects includes construction in a project with 15 or more units for which the rehabilitation costs will be 75% or more of the replacement cost. In such developments, at least 5% of the units in the project, but not less than one unit, must be accessible to individuals with mobility impairments, and an additional 2% of the units, but not less than one unit, must be accessible to individuals with sensory impairments.
 - c. For less extensive rehabilitation projects, alterations must, to the maximum extent feasible, make the unit accessible to and usable by individuals with handicaps until at least 5% of the units are accessible to people with mobility impairments. Alterations to common spaces must, to the maximum extent feasible, make the project accessible.
 - d. Accessible units must be, to the extent feasible, distributed throughout the project and sites and must be available in a sufficient range of sizes and amenities so as to not limit choice. Owners and managers of projects with accessible units must adopt suitable means to assure that information regarding the availability of accessible units reaches eligible individuals and households with individuals with handicaps. They must also take reasonable non-discriminatory steps to maximize use of such units by eligible individuals.
 - e. When an accessible unit becomes vacant, before offering the unit to a non-handicapped individual, the owner/manager should offer the unit: 1) to a current occupant of the project requiring the accessibility features; and 2) to an eligible qualified applicant on the waiting list (if applicable) requiring the accessibility features.

Specific requirements for providing program accessibility include:

- a. Individuals with handicaps must be able to find out about, apply for and participate in federally assisted programs or activities.

- b. Special communication systems may be needed for outreach and ongoing communication (i.e. telecommunication devices for the deaf such as TDD, materials on tape or in Braille, accessible locations for activities & meetings, etc.).
- c. Policies and procedures must be non-discriminatory (i.e. housing providers may not ask people with handicaps questions not asked of all applicants, screen individuals with handicaps differently or assess an individual's ability to live independently).

F. Employment and Contracting

The City of Bloomington requires that all program participants comply with the laws governing Equal Employment Opportunity including the Equal Employment Opportunity, Executive Order 11246 and Section 3 of the Housing and Urban Development Act of 1968. Please note that Section 3 requires, to the greatest extent feasible, opportunities for training and employment arising from HOME will be provided to low-income persons residing in the program service area. For questions regarding Section 3, please contact Matt Swinney at 812-349-3401.

Program participants must also comply with certain regulations on wage and labor standards. Please contact Matt Swinney at 812-349-3401 for questions regarding these standards.

G. Relocation

Due to the complexity of the Uniform Relocation Action, if you are considering a project that may require relocation of individuals or households, please contact Matt Swinney at 812-349-3401 to schedule an appointment.

H. Opportunities for Women Owned and Minority Owned Businesses

Program participants must make every feasible effort to contact minority owned and women owned business enterprises to respond to initiations to bid. In addition, all program participants must submit a Minority Business Report to the City of Bloomington to report the number of minority and women-owned businesses that worked on projects federally funded projects.

Resources

While this Policies and Procedures document provides a good deal of information on the federal programs administered by HUD, federal regulations have many requirements. The following resources may also be helpful to staff and subrecipients in learning more information about CDBG, HOME and how funded projects are administered:

HUD Exchange (main HUD website with many different resources)

- www.hudexchange.info

Basically CDBG (program materials that also include online training)

- <https://www.hudexchange.info/resource/19/basically-cdbg-training-guidebook-and-slides/>
- <https://www.hudexchange.info/trainings/basically-cdbg/>

CDBG Matrix Codes (referenced earlier in this document)

- <https://files.hudexchange.info/resources/documents/Matrix-Code-Definitions.pdf>

Building HOME (program materials that also include online training)

- <https://www.hudexchange.info/trainings/building-home/>

Build America, Buy America Act (BABAA)

- https://www.hud.gov/program_offices/general_counsel/BABA
- HAND staff also have a helpful slide presentation to understand these new requirements.

The Privacy Act of 1974

- <http://usdoj.gov/opcl/privstat.htm>

The E-Government Act of 2002

- http://www.whitehouse.gov/omb/memoranda_m03-22/

Federal Information Security Management Act of 2002, Title 3 of e-Gov Act of 2002

- <https://csrc.nist.gov/topics/laws-and-regulations/laws/fisma>

Program Documents

This section of the Policies and Procedures document should contain a list of various documents necessary for the operation and monitoring of HAND housing programs. All of these documents can be found in the HAND Department online document files. Please contact HAND staff with any questions at 812.349.3420 or at hand@bloomington.in.gov. Program information can also be found at www.bloomington.in.gov/hand/housing.

- Applications (HOME, CDBG and Housing Development Fund) (contact HAND staff)
- Program Guidelines (HOME, CDBG and Housing Development Fund) (contact HAND staff)
- Staff Project Management Checklists (**on following pages**):
 - Environmental Reviews Through HEROS Standard Operating Procedure (SOP)
 - Home Rehabilitation Project Staff Checklist (for HOME and CDBG)
 - Approving HOME funds Checklist
 - HOME Project Approval Checklist
 - HOME Down Payment/Closing Cost Checklist

Environmental Reviews through HEROS

"An environmental review is the process of reviewing a project and its potential environmental impacts to determine whether it meets federal, state, and local environmental standards. The environmental review process is required for all HUD-assisted projects to ensure that the proposed project does not negatively impact the surrounding environment and that the property site itself will not have an adverse environmental or health effect on end users. Not every project is subject to a full environmental review (i.e., every project's environmental impact must be examined, but the extent of this examination varies), but every project must be in compliance with the National Environmental Policy Act (NEPA), and other related Federal and state environmental laws ([HUD Exchange webpage](#))."

Staff

- Historic Preservation Program Manager – Gloria M. Colom Braña
- HAND Assistant Director
- Program Manager Housing and Construction Projects
- Program Manager for Social Services

Process

You always need the following information to start a review in HEROS. First get this information from the people who requested the review.

- Grant/Project ID Number
- Program Name
- Estimated Total Project Cost
- Estimated amount funded by HUD
- Does this project anticipate the use of funds or assistance from another Federal agency in addition to HUD?
- Project Description/ Scope of Work. *This is very important and should be as detailed as possible.

1. Once you understand and have entered the project description then you can determine the level of review that is needed. Level of review is based upon the nature of the project.
2. Levels of Review: The level of review determines everything about the review, from the type of documentation that is required to public notice, consultation, and mitigation measures.

Exempt

This is typically for projects that only involve a financial transaction. Examples are consultants fees like engineering and design or environmental/ pay for testing/ admin fees/ etc.

Categorically Excluded Not Subject To (CENST)

Examples are projects that are considered "soft costs" and include rental assistance/ supportive services/ activities to assist homebuyers/ Operating costs including maintenance, security, operation, utilities, furnishings, equipment, supplies, staff training.

The only laws and authorities you will need to check is Flood Insurance, Coastal Barrier Resources, and Runway Clear Zones requirements.

Categorically Excluded Subject To (CEST)

Most common ER that you will do. Anything that involves physical changes to the environment such as maintenance/repair/ rehabilitation/ limited new construction and demolition. Also the acquisition of property.

You must check all 15 of the laws and authorities for compliance. HEROS will walk you through this. You will need to build a bookmarked list of resources in your browser. The following sites/resources are vital:

- NEPA Assist: <https://nepassisttool.epa.gov/nepassist/nepamap.aspx?wherestr=bloomington+IN>
- FEMA Flood Map Center: <https://msc.fema.gov/portal/home>
- Wetlands Mapper: <https://www.fws.gov/wetlands/data/mapper.html>
- US Census Data: <https://tigerweb.geo.census.gov/tigerweb/>
- INDOT Traffic Data: <https://indot.ms2soft.com/tcds/tsearch.asp?loc=Indot&mod>
- Tribal Directory for Section 106: <https://egis.hud.gov/tdat/>

If you find that the project complies with all the laws and authorities and it can convert to EXEMPT, then you are done! If it can't convert to exempt then you must publish a Request for Release of Funds (RROF) and a Notice of Intent (NOI) in the Herald Times for a minimum of 10 business days. The RROF is called the 7015.15 form and must be signed by the Mayor so send that upstairs along with a memo explaining what it is he is signing.

Environmental Assessment (EA)

Here you must consult the full statutory checklist and issue a determination of either Finding of No Significant Impact (FONSI) or Finding of Significant Impact (FOSI). In addition to the 15 laws and authorities that are checked as part of CEST/EA reviews, you must also complete Environmental Assessment Factors, Environmental Assessment Analysis, and Mitigation Measures and Conditions. These are pretty comprehensive and you will likely need an engineer or project manager to complete this for you. Don't be afraid to instruct them to get you those answers.

What to do if it is a FONSI?

Publish a combined NOI/RROF and FONSI statement for 15 days. Once this is complete then you upload the RROF (7015.15 form) into HEROS and assign the review to your regional HUD office. Currently it is Jeanette Hammel in Indianapolis. This is done in the HEROS software. HUD holds the document for 10 days after which they reassign the review to you and issue the Authority to Use Grant Funds (AUGF). This is simply a page in the review and will be completed by Regional HUD office. You can then archive and complete.

What to do if it is a FOSI?

The EA is now converted into an Environmental Impact Statement. Get started on that.

Environmental Impact Statement (EIS)

WORKFLOW for HUD Funded Programs

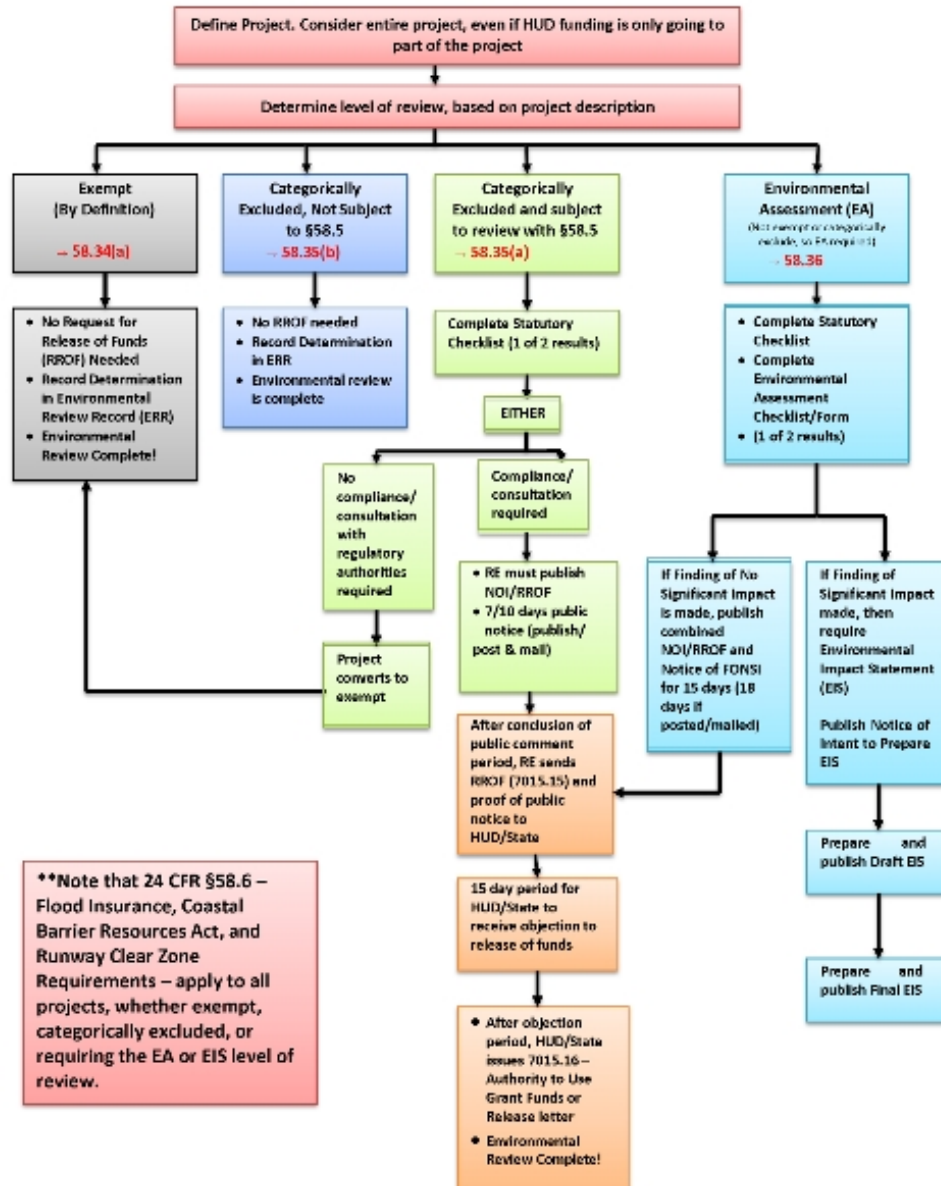
HMAL/ OOR/ EHR/ Down Payment Assistance

Program Managers involved:

Social Services (SS), Housing and Construction Projects (HCP), Financial Specialist (FS)
Historic Preservation (HP)

- ☐ Step 1: Process the program application (SS).
- ☐ Step 2: Create the work write up and bid out the project (HCP).
- ☐ Step 3: Accept Bid (HCP). Make sure the contractor is vetted! Ask FS.
- ☐ Step 4: Conduct the Environmental Review (HP). Works with FS for public notice requirements if necessary
- ☐ Step 5: Write up the contract and send to legal (SS).
- ☐ Step 6: Enter project into IDIS (SS)
- ☐ Step 7: Contract must be signed by Dept. Director, Mayor, Contractor , and Property Owner (owner & contractor signatures must be notarized).
- ☐ Step 8: Enter project into ProLoan (SS)
- ☐ Step 9: Contact contractor and notify property owner to schedule work (HCP).
- ☐ Step 10: Verify work is complete (HCP)
- ☐ Step 11: Contractor submits invoice to (SS) who then fills out claim form.
Dept. Director sign it and passes to (FS) for processing and payment.
- ☐ Step 12: Get beneficiary information and close out project in IDIS (Completed by owner of the program)

Environmental Review Process (To Be Conducted by Responsible Entity)



Home Rehabilitation Project Staff Checklist
(for HOME and CDBG)



Home Rehabilitation Checklist
HOME & Community Development Block Grant (CDBG) Programs
Emergency Home Repair (EHR)
Owner-Occupied Rehab (OOR)
Home Modifications for Accessible Living (HMAL)

Helpful reference materials

- o HOME: "Building HOME" Guide, Ch. 4: https://www.hud.gov/sites/documents/20653_CH04.PDF
- o CDBG: "Basically CDBG" Guide, Ch. 4: <https://files.hudexchange.info/resources/documents/Basically-CDBG-Chapter-4-Housing.pdf>

Client Eligibility and Project Details

****Work cannot begin until the following steps are completed****

<u>Task</u>	<u>Date</u>	<u>Staff Last Name</u>
o Application received	_____	_____
o HAND Program identified	_____	_____
o EHR		
o OOR		
o HMAL		
o Program funding source: HOME _____ CDBG _____ Local/other _____		
o If EHR, documentation of emergency is in file	_____	_____
o National Objective identified (CDBG only)	_____	_____
o Income verification:		
o Current income household: _____		
o Last date of certification: _____		

- Loan to value ratio: _____ Grant? _____
- Client is income-eligible: Y _____ N _____
- Homeowner documentation: _____
 - Proof of insurance
 - No tax delinquency
- Truth in Lending documents : _____
 - Acknowledged/signed by client and in file
- Project budget and initial scope of work completed
(think about how this impacts Environmental Review and lead-based paint steps). _____
 - Project budget/scope of work in file?
- Are funds available from the appropriate program and program year? _____

Program _____ Program Year _____ Project Cost _____
- Does the project require review by the RDC due to cost limits or another issue? _____
- Project Timeline: _____
 - Projected start date _____
 - Projected end date _____

Required Testing, Reviews & Value Limits

- Initial inspection

- to determine work scope: _____
 - NOTE: HOME-assisted projects must include bringing the home up to code.
 - Are all scope of work activities eligible To be funded under the program?
- Appraisal/post-rehab value determined: _____
 - Project meets 95% value threshold (HOME)
- Lead-based paint testing done? Y _____ N/A _____
 - Pre-1978 construction
 - More than \$5,000
 - "Target housing"
 - Paint being disturbed

- Exemption form in project file
- Blower door testing required/completed? _____
- Is HPC review required? (consult HPC Manager) _____
Y _____ N _____
- Does Section 106 apply? (consult HPC Manager) _____
Y _____ N _____
- Environmental Review(s): _____
 - Initial ER completed for original scope and in file?
 - Noise mitigation/flood plain issue?
 - Additional work scope requiring further ER and in file?

Legal/Contractor

- Legal Documents: _____
 - Drafted
 - Signed
 - Client
 - HAND Director
 - Mayor (if required)
- Contractor chosen: _____
 - Procurement process followed
- Is the contractor a vetted vendor by the City? _____
- Contractor agreements signed _____
- Final scope of work determined _____
- Amendment to Env. Review required? _____

Signature of HAND Director (for work to begin)

- Notice to proceed issued _____
- Project opened in IDIS/other necessary software _____
- Project funded in IDIS _____

Financial

****Claims cannot be paid until these things are completed****

- Items above are satisfied _____

- Invoice/receipts received: _____
 - Any executed change orders must accompany invoices

- Did any change orders require the project cost to increase/decrease?
 Yes _____ No _____
 Amount _____

- Did the financial staff confirm funds were available for changes?
 Yes _____ No _____

- Claims submitted with invoices/receipts & contracts _____

- Final inspection/punch list (last claim cannot be paid until this is done) _____

- Lead clearance documentation in file _____

- Checklist reviewed by HAND Director _____

 Signature of HAND Director (for funds to be spent)

Project Closeout

- Any stop work or change orders completed and in file _____

- Contact sheet in file updated _____

- Any documents/liens recorded _____

- All project documentation in project file _____

- Closed in IDIS _____

o HAND file location: _____

Signature of HAND Director (for closeout)

Committing HOME Funds Checklist

Commitment Checklist for “Specific Local Projects”

Purpose: This checklist is a tool to determine whether or not the HOME requirements for committing funds to a specific local project have been met, in accordance with the definition of commitment at 24 CFR 92.2 and the subsidy layering and underwriting requirements at 24 CFR 92.250(b).

Applicability: This checklist applies to HOME commitments made to rental and homebuyer housing development projects, including acquisition of standard housing.

While funds are committed when the PJ has executed a legally binding written agreement with a State recipient or subrecipient to undertake a program, the commitments that State recipients and subrecipients make to specific local projects must comply with the requirements in this checklist.

How to Use: PJs and Field Office staff can use this checklist to help ensure that commitments of HOME funds meet HUD’s minimum requirements. HOME written agreements for specific local projects must reflect all of the requirements contained in §92.504(c).

Requirements for Committing HOME Funds to “Specific Local Projects”

Project Name: [Click here to enter text.](#)

IDIS Activity Number: [Click here to enter text.](#)

Commitment Date: [Click here to enter the date the HOME written agreement was executed](#)

Requirement	Documentation / Basis of Qualification	Comments
-------------	--	----------

Association with an approved Action Plan

The HOME project is associated with one of the PJ's approved Consolidated Plan/Annual Action Plan projects	Program year: Click here to enter year		Yes <input type="checkbox"/>	No <input type="checkbox"/>
--	--	--	---------------------------------	--------------------------------

Environmental Review (ER)

The ER review requirements have been met	<input type="checkbox"/> The ER is complete (receipt of an Authority to Use Grant Funds form from HUD or the State) OR <input type="checkbox"/> The ER is not complete, but the written agreement is a "conditional commitment" pending environmental review		Yes <input type="checkbox"/>	No <input type="checkbox"/>
--	---	--	---------------------------------	--------------------------------

The Project

There is an identifiable project	<input type="checkbox"/> Address OR <input type="checkbox"/> Legal description of property		Yes <input type="checkbox"/>	No <input type="checkbox"/>
----------------------------------	---	--	---------------------------------	--------------------------------

Assessment of Market Demand

There is an assessment that identifies market demand for the project	<input type="checkbox"/> PJ documented assessment of market demand Date the PJ reviewed, documented, and approved assessment: Click here to enter date <input type="checkbox"/> assessment was performed not more than 12 months prior to commitment		Yes <input type="checkbox"/>	No <input type="checkbox"/>
--	--	--	---------------------------------	--------------------------------

Requirement	Documentation / Basis of Qualification	Comments		
	<input type="checkbox"/> assessment is based on current, reliable data: Click here to enter data source and date <input type="checkbox"/> assessment identified appropriate neighborhood target area <input type="checkbox"/> proposed pricing for project (rents, sales prices) is appropriate for neighborhood and within HOME requirements			
Financing				
Project budget	Total HOME funds: Click here to enter amount Total project costs: Click here to enter costs The budget is in sufficient detail to determine total project development costs and funding— <input type="checkbox"/> Yes <input type="checkbox"/> No		Yes <input type="checkbox"/>	No <input type="checkbox"/>

Requirement	Documentation / Basis of Qualification	Comments																												
All necessary financing has been secured	<p>Firm commitments from all project funders. List each funding source below. Total sources must equal total development costs identified in project budget:</p> <table border="1"> <thead> <tr> <th>Funding Source</th><th>Amount</th><th>Type of Documentation</th></tr> </thead> <tbody> <tr><td></td><td>\$</td><td></td></tr> <tr><td></td><td>\$</td><td></td></tr> <tr><td></td><td>\$</td><td></td></tr> <tr><td></td><td>\$</td><td></td></tr> <tr><td></td><td>\$</td><td></td></tr> <tr><td></td><td>\$</td><td></td></tr> <tr><td>Total:</td><td>\$</td><td></td></tr> <tr><td>Total Development Costs:</td><td>\$</td><td></td></tr> </tbody> </table>	Funding Source	Amount	Type of Documentation		\$			\$			\$			\$			\$			\$		Total:	\$		Total Development Costs:	\$		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Funding Source	Amount	Type of Documentation																												
	\$																													
	\$																													
	\$																													
	\$																													
	\$																													
	\$																													
Total:	\$																													
Total Development Costs:	\$																													
Subsidy layering and underwriting	<p>PJ has reviewed, documented, and approved:</p> <p><input type="checkbox"/> Appropriateness of the HOME assistance—</p> <ul style="list-style-type: none"> the developer's/owner's profit/return on investment is appropriate and complies with PJ policies the HOME funds are reasonable and necessary (to provide quality affordable housing that is financially viable for at least the period of affordability) HOME funds are needed to fill a funding gap <p><input type="checkbox"/> Sources and uses statement—</p> <ul style="list-style-type: none"> costs are reasonable, eligible, and within PJ guidelines development cost statement adequately reflects the costs of the project there are sufficient funding sources to pay all anticipated development costs developer fee is appropriate and within PJ guidelines 	Yes <input type="checkbox"/>	No <input type="checkbox"/>																											

Requirement	Documentation / Basis of Qualification	Comments		
	<p>For <u>multi-unit</u> housing only:</p> <p><input type="checkbox"/> Cost allocation—</p> <ul style="list-style-type: none"> • determined number # of HOME units • HOME funds are within per unit subsidy limits <p>For <u>rental</u> housing only:</p> <p><input type="checkbox"/> Operating pro forma—</p> <ul style="list-style-type: none"> • covers entire period of affordability • assumptions about anticipated revenue and expenses are reasonable and complete • anticipated revenues are sufficient to pay debt service and other projected costs • projected rents are supported by a market assessment and meet HOME rent restriction requirements • underwriting ensures sustainability and financial feasibility through period of affordability (through sufficient capital reserves, conservative revenue trending, etc.) <p>For <u>homebuyer</u> housing only—</p> <p><input type="checkbox"/> Projected sales analysis based on reasonable range of low-income buyers</p> <ul style="list-style-type: none"> • price appropriateness for income-eligible buyers • anticipated closing costs reasonable (projected for sale) • reasonable estimates of how much HOME funding is being used for direct assistance to buyer(s) 			

Requirement	Documentation / Basis of Qualification	Comments			
Developer Capacity					
There is an assessment of the developer's financial capacity	<input type="checkbox"/> The PJ has documented its assessment <input type="checkbox"/> Date of determination is prior to commitment date: Determination date: Click here to enter date Commitment date:		Yes <input type="checkbox"/>	No <input type="checkbox"/>	
There is an assessment of the developer's experience	<input type="checkbox"/> The PJ has documented their assessment <input type="checkbox"/> Date of determination is prior to commitment date		Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Project Schedule					
There is a completion schedule for the project			Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Construction is expected to start within 12 months	<input type="checkbox"/> The feasibility of the project commencing within 12 months is documented in the file		Yes <input type="checkbox"/>	No <input type="checkbox"/>	
For CHDO Set-Aside Projects ONLY					
The CHDO meets the CHDO qualification requirements at §92.2	<input type="checkbox"/> Date of determination is prior to commitment date Determination date: Click here to enter date Commitment date:		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
The CHDO has the capacity to undertake this specific local project (relative to their role as owner, developer, sponsor)	<input type="checkbox"/> Date of determination is prior to commitment date Determination date: Click here to enter date Commitment date:		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
The CHDO meets the definition of (select one): <input type="checkbox"/> Owner <input type="checkbox"/> Developer <input type="checkbox"/> Sponsor			Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Requirement	Documentation / Basis of Qualification	Comments		
Legally Binding Written Agreement				
Identifies all parties to the agreement			Yes <input type="checkbox"/>	No <input type="checkbox"/>
Provides dated signatures for each party			Yes <input type="checkbox"/>	No <input type="checkbox"/>

ATTACHMENT B

Page 31 of 33

Commitment Checklist for Programs (undertaken by State Recipients or Subrecipients)

Purpose: This checklist is a tool to determine whether or not Participating Jurisdictions (PJs) have met the HOME requirements for committing funds to a State recipient or subrecipient to undertake a HOME program to produce affordable housing, provide downpayment assistance, or provide tenant-based rental assistance. The checklist reflects the minimum requirements that must be met, in accordance with the definition of commitment at 24 CFR 92.2 and the definitions of subrecipient and State recipient at 24 CFR 92.2 and 92.201(b)(2), respectively.

Applicability: This checklist applies to HOME commitments made to State recipients or subrecipients to undertake a HOME program to produce affordable housing, provide downpayment assistance, or provide tenant-based rental assistance. While funds are committed when the PJ has executed a legally binding written agreement with a State recipient or subrecipient, the commitments that State recipients and subrecipients subsequently make to specific local projects must comply with the requirements contained in the "Commitment Checklist: Specific Local Projects."

How to Use: PJs and Field Office staff can use this checklist to help ensure that commitments of HOME funds meet HUD's minimum requirements. HOME written agreements for programs must reflect all of the requirements contained in §92.504(c)(1) and (2).

**Requirements for Committing HOME Funds to
“Programs” (undertaken by a State Recipient or
Subrecipient)**

Requirement	Documentation / Basis of Qualification	Comments	Yes	No
Association with an approved Action Plan				
The HOME program is associated with one of the PJ's approved Consolidated Plan/Annual Action Plan projects	Program year: Click here to enter year		<input type="checkbox"/>	<input type="checkbox"/>
State Recipient/Subrecipient Eligibility				
The entity is eligible as a State recipient or subrecipient	For State recipients: <input type="checkbox"/> it is a unit of general local government For subrecipients: <input type="checkbox"/> it is a public agency or nonprofit organization <input type="checkbox"/> the subrecipient is not controlled by the PJ (such as another department under the PJ's jurisdiction, or an authority that is part of the local government)		<input type="checkbox"/>	<input type="checkbox"/>
Legally Binding Written Agreement				
Identifies all parties to the agreement			<input type="checkbox"/>	<input type="checkbox"/>
Provides dated signatures of each party			<input type="checkbox"/>	<input type="checkbox"/>

Page 33 of 33

HOME Project Approval Checklist

HOME PROJECT CHECKLIST			
	Completed	Date	Initials
Application submitted.			
Letter of Commitment Sent.			
Review and verify it is an eligible activity - Complete the Committing HOME Fund Checklist.			
Committing HOME Funds Checklist Reviewed and Signed by Director.			
SAM search and verified the Subrecipient.			
Start environmental review.			
Send notice of approved funding.			
Environmental review must be completed before work begins.			
Prepare agreements and send to Legal for review.			
Affirmative Marketing Plan received.			
Execute funding agreement between HAND and Applicant with appropriate attachments.			
Pre-construction meeting; include MBE-WBE reports; Section 3 reports.			
Site visits/Progress meetings.			
Receive, review and verify invoices for payment.			
Subrecipient's proof of payment to their contractor, agent, supplier, etc.			
Proof of Housing Counseling.			

May 2023

Withhold 15% until all work has been completed, inspected, Building Dept inspections if applicable and if required beneficiary information provided.			
Once funds are expended and beneficiary information entered into IDIS, complete the activity in IDIS.			

HOME Down Payment/Closing Cost Checklist

HOME Monitoring Checklist 5-B	Documentation: Homebuyer Project
----------------------------------	---

Buyer Name: _____	Project ID: _____
Reviewer: _____	Date: _____

ITEMS IN PROJECT CASE FILE?	ANSWER		NOTES
	Y	N	
1. Program Application			
2. Relocation Notice (if applicable)			
3. Income and Asset Verification Forms			
4. Initial Inspection Form			
5. Homebuyer Written HOME Agreement			
6. Sales Price. (if rehabilitation, use estimated property value)			
7. Environmental Clearance			
8. Written Recapture or Resale Agreement			
9. HHS Set-Up			
10. Work Write-Up/Cost Estimate			
11. Payment Certifications			
12. Progress Payment Authorizations			
13. Contractor Bid Documents			
14. Contractor Eligibility Form			
15. Contractor Approval Form			
16. Pre-Construction Conference Report			
17. Lead-Based Paint Compliance Documentation (including copies of notices, lead hazard evaluation and clearance reports)			
18. Rehabilitation Contract (if applicable)			
19. Notice to Proceed			
20. Approved Change Orders (if applicable)			
21. Documentation of Final Inspection			
22. Final Invoice from Contractor			
23. Waiver of Liens from General Contractor, Subcontractors, and Suppliers			
24. Warranties (if applicable)			
25. Receipt of Final Payment Form			
26. Project Completion Form			
27. Applicant File Checklist			

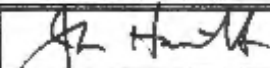
May 2023

Additional Program Guidelines (if needed)

Grantee SF-424's and Certification(s)

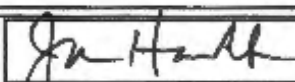
View Burden Statement		OMB Number 4060-0004 Expiration Date: 11/30/2025	
Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="radio"/> Preapplication <input checked="" type="radio"/> Application <input type="radio"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="radio"/> New <input type="radio"/> Continuation <input type="radio"/> Revision	
		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received:		4. Applicant Identifier:	
<input type="text"/>		<input type="text"/>	
5a. Federal Entry Identifier:		5b. Federal Award Identifier:	
<input type="text"/>		<input type="text"/>	
State Use Only:			
6. Date Received by State:		7. State Application Identifier:	
<input type="text"/>		<input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: <input type="text" value="City of Bloomington, Indiana"/>			
* b. Employer/Taxpayer Identification Number (EIN/TIN):		* c. UEI:	
<input type="text" value="35-6008911"/>		<input type="text" value="9XJXCLR45JUG3"/>	
d. Address:			
* Street1:	<input type="text" value="P.O. Box 100"/>		
Street2:	<input type="text"/>		
* City:	<input type="text" value="Bloomington"/>		
County/Parish:	<input type="text" value="Montgomery"/>		
* State:	<input type="text" value="IN: Indiana"/>		
Province:	<input type="text"/>		
* Country:	<input type="text" value="USA: UNITED STATES"/>		
* Zip/Postal Code:	<input type="text" value="47402"/>		
e. Organizational Unit:			
Department Name:		Division Name:	
<input type="text" value="Housing & Neighborhood Develop"/>		<input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:	<input type="text"/>	* First Name:	<input type="text" value="John"/>
Middle Name:	<input type="text"/>		
* Last Name:	<input type="text" value="Reddy"/>		
Suffix:	<input type="text"/>		
Title: <input type="text" value="Executive Director"/>			
Organizational Affiliation:			
<input type="text"/>			
* Telephone Number:	<input type="text" value="812-345-3423"/>	Fax Number:	<input type="text"/>
* Email:	<input type="text" value="john.reddy@bloomington.in.gov"/>		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
<input type="text" value="City or Township Government"/>		
Type of Applicant 2: Select Applicant Type:		
<input type="text"/>		
Type of Applicant 3: Select Applicant Type:		
<input type="text"/>		
* Other (specify):		
<input type="text"/>		
* 10. Name of Federal Agency:		
<input type="text" value="U.S. Department of Housing & Urban Development Department"/>		
11. Catalog of Federal Domestic Assistance Number:		
<input type="text" value="14.218"/>		
CFDA Title:		
<input type="text" value="Community Development Block Grant"/>		
* 12. Funding Opportunity Number:		
<input type="text" value="N/A"/>		
* Title:		
<input type="text" value="N/A"/>		
13. Competition Identification Number:		
<input type="text" value="N/A"/>		
Title:		
<input type="text" value="N/A"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>
<input type="button" value="View Attachment"/>		
* 15. Descriptive Title of Applicant's Project:		
<input type="text" value="2023 Annual Action Plan"/>		
Attach supporting documents as specified in agency instructions.		
<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	01-0
* b. Program/Project	
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date	10-01-2022
* b. End Date	09-30-2023
18. Estimated Funding (\$):	
* a. Federal	\$55,868
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	\$55,868
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="radio"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="radio"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="radio"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="radio"/> Yes <input checked="" type="radio"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement of agency specific instructions.	
Authorized Representative:	
Prefix:	* First Name: John
Middle Name:	
* Last Name:	Fenilton
Suffix:	
* Title:	Mayor of Bloomington, Bloomington, Indiana
* Telephone Number:	812-343-3401
Fax Number:	
* Email:	mayor@bloomington.in.gov
* Signature of Authorized Representative:	
* Date Signed:	Mar 2, '23

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="radio"/> Preapplication <input checked="" type="radio"/> Application <input type="radio"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="radio"/> New <input type="radio"/> Continuation <input type="radio"/> Revision		
* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>		
* 3. Date Received: <input type="text"/>		* 4. Applicant Identifier: <input type="text"/>
* 5a. Federal Entity Identifier: <input type="text"/>		* 5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
* 6. Date Received by State: <input type="text"/>		* 7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Bloomington, Indiana"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="35-5000554"/>		* c. USE: <input type="text" value="NYDCLEA0000000000"/>
d. Address:		
* Street1:	<input type="text" value="P.O. Box 100"/>	
* Street2:	<input type="text"/>	
* City:	<input type="text" value="Bloomington"/>	
* County/Parish:	<input type="text" value="Montgomery"/>	
* State:	<input type="text" value="IN: Indiana"/>	
* Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="47402"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Housing & Neighborhood Develop"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="John"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Zody"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Executive Director"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="012-345-6789"/>		* Fax Number: <input type="text"/>
* Email: <input type="text" value="john.zody@bloomington.in.gov"/>		

Application for Federal Assistance SF-424		
* 8. Type of Applicant 1: Select Applicant Type:		
C: City or Township Government		
Type of Applicant 2: Select Applicant Type:		
Type of Applicant 3: Select Applicant Type:		
* Other (Specify):		
* 10. Name of Federal Agency:		
U.S. Department of Housing & Urban Development Department		
11. Catalog of Federal Domestic Assistance Number:		
14,239		
CFDA Title:		
HOME INVESTMENT PARTNERSHIPS PROGRAM		
* 12. Funding Opportunity Number:		
N/A		
* Title:		
N/A		
13. Competition Identification Number:		
N/A		
Title:		
N/A		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
	Add Attachments	Delete Attachments
View Attachments		
* 15. Descriptive Title of Applicant's Project:		
2023 Annual Action Plan		
Attach supporting documents as specified in agency instructions:		
Add Attachments	Delete Attachments	View Attachments

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	TEC-3
* b. Program/Project	
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	10-01-2022
* b. End Date:	09-30-2023
18. Estimated Funding (\$):	
* a. Federal	642,907
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	642,907
19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="radio"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="radio"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="radio"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="radio"/> Yes <input checked="" type="radio"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	* First Name: John
Middle Name:	
* Last Name:	Harilion
Suffix:	
* Title:	Mayor of Bloomington, Bloomington, Indiana
* Telephone Number:	812-349-5401
Fax Number:	
* Email:	mayor@bloomington.in.gov
* Signature of Authorized Representative:	
* Date Signed:	3/2/23

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

2/27/23
Date

MAYOR
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan – It is following a current consolidated plan that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023 (a period specified by the grantee of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

2/27/23
Date

MAYOR
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.


Signature of Authorized Official

2/27/23
Date

MAYOR
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature of Authorized Official

2/27/23
Date

MAYOR
Title

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0340-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

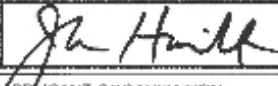
As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents relative to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. 504725-4753) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 920, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 554001 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681, 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 5794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6551C1-6137), which prohibits discrimination on the basis of age; (e) the Drug Abuse Control and Treatment Act of 1972 (P.L. 92-755), as amended relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended relating to non-discrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. 55260 et seq. and 290 et seq.), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VII of the Civil Rights Act of 1968 (42 U.S.C. 555001 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other non-discrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other non-discrimination statute(s) which may apply in the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	MAYOR
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Bloomington	02/28/2023

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Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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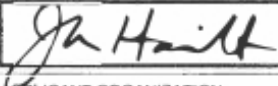
As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
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4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
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7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4729-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	MAYOR
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Bloomington	02/28/2023

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Dated: March 03, 2023

PUBLIC NOTICE

Pursuant to the Housing and Community Development Act of 1974, as amended, the City of Bloomington is required to publish a Final Statement of Community Development Objectives and Projected Use of Funds and invite citizens to examine this statement and submit comments on the proposed statements and on the community development performance of the City (via the City's 2023 HUD Annual Action Plan).

The statement is printed below. Copies of the complete document can be viewed on the City's website at www.city.bloomington.in.gov/hand or a copy may be obtained at the Housing and Neighborhood Development Department at 401 N. Morton Street, Suite 130. Copies are also available at the Monroe County Public Library in the Indiana Room. Any interested party who desires to comment on this proposed STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTED USE OF FUNDS or on the community development performance of the City may submit their comments in writing to John Zody, Director, Department of Housing and Neighborhood Development, P.O. Box 100, Bloomington, IN 47402 on or before April 10, 2023.

CITY OF BLOOMINGTON OBJECTIVES

Bloomington's general strategy for community development is to strengthen Bloomington's neighborhoods, as outlined in the Consolidated Plan 2020-2024, and to provide stability to economically disadvantaged populations through housing and services. Major objectives that have been identified toward implementing this strategy include:

1. Increase the number of affordable housing units.
 - Assist for-profit and non-profit developers with cost of creating affordable housing units by subsidizing the construction/rehabilitation costs for low income individuals/ families and by providing low cost construction financing.
 - Acquire real property with or without structures for the construction or reconstruction of affordable housing.
 - Provide down payment and closing cost assistance to income eligible applicants.
 - Provide technical assistance to for-profit and non-profit developers.
2. Improve existing owner occupied structures for low income individuals/families.
 - Assist low income city residents who own homes with structural need through a variety of HAND programs:
 - Owner Occupied Rehabilitation Loan Program
 - Emergency Home Repair
 - Home Modifications for Accessible Living
3. Create or improve infrastructure in target areas.
 - Provide funding for the creation or repair of water/sewer lines, street improvements (including curb improvement), and sidewalks (including ADA compliant improvements).
 - Provide technical assistance to Street Department, Utilities Department, or developers.
4. Improvement of Public Facilities.

- Provide funding to non-profits for the improvement of public facilities that are primarily used by HAND target populations.
5. Public Services Assistance.
 - Provide funding to non-profit organizations that serve low income individuals/ families with their basic emergency need: food, shelter, and health care.
 - Provide funding to non-profit organizations that provide valuable community services to improve the quality of life.
 6. Encourage neighborhood stabilization.
 - Provide rehabilitation and historic renovation assistance to existing eligible homeowners
 - Provide rental inspections to maintain the integrity of rental properties.
 - Provide existing homeowners with assistance to make emergency home repairs that threaten the health and safety of the occupant or the integrity of the structure.
 - Provide infrastructure assistance (sidewalks, street improvements, water/sewer).
 - Provide neighborhood assistance through the Neighborhood Improvement Grant or the Small and Simple Grant.
 - Provide neighborhoods with neighborhood clean-up grants.
 - Conserve the existing housing stock through rehabilitation loans and grants, and code enforcement.
 7. Provide assistance to the elderly or persons with disabilities to allow them to remain in their homes.
 - Provide financial and technical assistance directly to eligible homeowners, tenants and agencies that serve low- and moderate-income households or low- and moderate-income persons, to make accessibility modifications to the homes of eligible applicants or facilities of eligible agencies. Both owner-occupied and rental (with permission from owner) are eligible.
 8. Provide financial assistance to low-income individuals and families in need of housing.
 - Provide financial assistance in the form of Tenant-Based Rental Assistance, through a partnership with the Bloomington Housing Authority or other appropriate entity, to help individuals/families who are waiting for rental assistance.
 9. Provide financial assistance for the creation of accessible housing.
 - Provide subsidy to for-profit and non-profit developers to create affordable rental units that are accessible.
 - Provide subsidy for for-profit and non-profit developers to create affordable owner-occupied units that are accessible.
 10. Provide financial assistance to organizations that serve special needs groups.
 - Provide financial assistance to organizations so their clients can make their homes more accessible.
 - Provide financial assistance to organizations that provide housing to special needs groups so that their facilities are accessible, safe and efficient for their clients' living needs.
 - Provide technical assistance to organizations that serve special needs groups on how to make accessibility modifications.
 - Provide financial assistance for operations to organizations that serve special needs groups that include victims of domestic abuse, persons experiencing homelessness, or individuals struggling with substance abuse.

11. Provide financial and technical assistance to increase infrastructure accessibility to persons with disabilities.

- Provide financial assistance to create or repair sidewalks that comply with ADA requirements.
- Provide technical assistance to developers and other City departments on creating infrastructure needs, such as sidewalks, sidepaths, multi-use trails and curb cuts, that meet ADA requirements.

The City will receive \$875,000 for 2023 CDBG eligible activities with 75% or \$131,250 going towards public service activities, 20 % or \$175,000 toward administration and 65% or \$568,750 towards physical improvement projects.

The City will receive \$564,324 for 2023 HOME eligible activities. The City may allocate up to 10% of 2023 HOME program income to Administration and other approved activities.

CDBG PROJECTED USE OF FUNDS PUBLIC SERVICES

Program Name: Friends Place Emergency Shelter

Implementing Agency: Beacon

Service Provided: Emergency Shelter for people experiencing homelessness.

Location/Population Served: Provide services to low, low-moderate income persons.

Funding: \$21,875

Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Compass Early Learning Center

Implementing Agency: Monroe County United Ministries

Service Provided: Staff Support for youth services program.

Location/Population Served: Low-income children up to 5 years of age.

Funding: \$21,875

Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Free Meals Service

Implementing Agency: Community Kitchen of Monroe County, Inc.

Service Provided: Provides free meals to those in need.

Location/Population Served: People who do not have enough to eat.

Funding: \$21,875

Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Hoosier Hills Food Bank

Implementing Agency: Hoosier Hills Food Bank, Inc.

Service Provided: Provides low cost food to area social service and shelter providers who serve low-moderate income persons.

Location/Population Served: Bloomington shelters and service providers

Funding: \$21,875

Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Food Pantry
Implementing Agency: Mother Hubbard's Cupboard
Service Provided: Operates a food pantry and community garden.
Location/Population Served: Provide free food to low-moderate income persons.
Funding: \$21,875
Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Ready Kids
Implementing Agency: New Hope for Families
Service Provided: Early Learning program for children
Location/Population Served: Low-income children impacted by homelessness.
Funding: \$21,875
Eligibility Cite: 570.201(e) and 570.208(a) (2)

CDBG PHYSICAL IMPROVEMENTS

Implementing Agency: Bloomington Cooperative Living Inc.
Service Provided: Funds will be used to rehabilitate 410 W. Kirkwood Ave.
Location/Population: Low/Mod Income Households living in rental housing
Funding: \$50,000
Eligibility Cite: 570.202 (a)(1)

Implementing Agency: Centerstone of Indiana
Service Provided: Funds will be used to repair the fire sprinkler system at 645 S Rogers and exterior paint at 221 N Rogers.
Location/Population: City-Wide
Funding: \$190,000
Eligibility Cite: 24 CFR 570.201(e), 24 CFR 570.202(a)(2)

Implementing Agency: City of Bloomington (IAND) Department
Service Provided: To help prevent and contain flooding within the city.
Location/Population Served: City-Wide
Funding: \$100,000
Eligibility Cite: 24 CFR 570.202(a)(1)

Implementing Agency: LifeDesigns Inc.
Service Provided: Funds will be used to replace flooring at Housing Options 1.
Location/Population Served: Housing Option 1 group home 1814-1856 S Covey Ln.
Funding: \$81,243
Eligibility Cite: 24 CFR 570.201(e)

Implementing Agency: Monroe County United Ministries
Service Provided: Funds will be used to create another classroom, and rehab the front office area at 827 W 14th St.
Location/Population Served: Low/Mod Income Families City-Wide
Funding: \$33,588
Eligibility Cite: 24 CFR 570.201(e)

Implementing Agency: New Hope for Families

Service Provided: Funds will be used to build a half-size basketball court and put up signage on the west side of their building.

Location/Population Served: City-Wide

Funding: \$32,500

Eligibility Cite: 24 CFR 570.201(c)

Implementing Agency: Summit Hill Community Development Corporation

Service Provided: Funds will be used to construct Early Learning Center playground and Crestmont sidewalk/bike pod installation.

Location/Population: Low/Mod Income Households living in public housing

Funding: \$81,419

Eligibility Cite: 24 CFR 570.201(c)

Program Name: Administration

Implementing Agency: City of Bloomington Housing and Neighborhood Development Department

Service Provided: Administration of CDBG activities.

Location/Population: City-wide CDBG projects

Funding: \$175,000

Eligibility Cite: 570.206

HOME HOUSING IMPROVEMENTS

Program Name: Homebuyer Assistance New Construction, Property Acquisition, Rehabilitation and Down Payment and Closing.

Implementing Agency: City of Bloomington Housing and Neighborhood Development Department

Service Provided: Funds can be used to construct, reconstruct or acquire existing structures or build new, housing for first-time homebuyers. Funds can be used to acquire vacant land or land that has an existing structure on it. Funds can be used for down payment and closing costs.

Location/Population: Income eligible residents within the city limits of Bloomington.

Funding: \$163,654

Eligibility Cite: 92.205 and 92.206

Program Name: Rental-New Construction, Rental-Acquisition & Rehabilitation and Tenant Based Rental Assistance

Implementing Agency: City of Bloomington Housing and Neighborhood Development Department

Service Provided: Funds can be used to leverage the acquisition, new construction and rehabilitation of single and multi-family rental housing. Funds can be used for Tenant Based Rental Assistance.

Location/Population: Income eligible residents within the city limits of Bloomington.

Funding: \$259,589

Eligibility Cite: 92.205 and 92.206

Program Name: Community Development Housing Organization (CHDO)-Set Aside

Implementing Agency: City of Bloomington Housing and Neighborhood Development Department

Service Provided: Funds can be used to provide assistance to Community Development Housing Organizations to provide affordable housing within the city limits of Bloomington.

Location/Population: CHDOs.

Funding: \$84,649

Eligibility Cite: 92.205 and 92.206

Program Name: Administration

Implementing Agency: City of Bloomington Housing and Neighborhood Development Department

Service Provided: Funds can be used for administering HOME activities by the Housing and Neighborhood Development Department.

Location/Population: City-wide HOME projects

Funding: \$56,432

Eligibility Cite: 92.207 and 92.205

LOCALiQ

South Bend Tribune | The Herald Times | The Times-Mail | Evening World | The Reporter Times
PO Box 630485 Cincinnati, OH 45263-0485

PROOF OF PUBLICATION

Christina Finley
City - Controller
PO BOX 100
BLOOMINGTON IN 474020100

STATE OF INDIANA, COUNTY OF MONROE

The Herald Times is a public newspaper of general circulation, printed in the town of Bloomington, in said County and State, that the notice, of which the annexed is a true copy, was published in regular edition of said paper, issued upon the following dates, to wit:

03/03/2023

Sworn to and subscribed before on 03/03/2023

Melissa Verbeuren

Legal Clerk

Vicky Felty

Notary, State of WI, County of Brown

My commission expires:

Publication Cost: \$247.45

Order No: 8490741

Customer No: 552305

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VICKY FELTY
Notary Public
State of Wisconsin

☐

Page 1 of 7

To: BLM Herald Times

(Government Unit)

County, Indiana

505 lines, 1,000 columns wide which equals 505 equivalent lines at \$0.49 per line @ 1 days \$247.45

Acct #: 552305

Ad #: 8490741

Website Publication \$0.00

DATA FOR COMPUTING COST

Charge for proof(s) of publication \$0.00

Width of single column 1.53 in

Number of insertions 1

TOTAL AMOUNT OF CLAIM \$247.45

Size of type 7 point

Claim No. _____ Warrant No. _____

IN FAVOR OF

Herald Times
1900 S Walnut
Bloomington, IN 47402I have examined the within claim
and hereby certify as follows:

That it is in proper form.

That it is duly authenticated as required by law.

That it is based upon statutory authority.

That it is apparently (correct)

(incorrect)

\$

On Account of Appropriation For

FED ID

83-2810977

Allowed _____, 20____

In the sum of \$ _____

I certify that the within claim is true and correct, that the services there-in
itemized and for which charge is made were ordered by me and were
necessary to the public business.

Dated: May 4, 2023

This notice should appear in the Herald-Times on May 9, 2023

PUBLIC NOTICE

Pursuant to the Housing and Community Development Act of 1974, as amended, the City of Bloomington is required to publish a Final Statement of Community Development Objectives and Projected Use of Funds and invite citizens to examine this statement and submit comments on the proposed statements and on the community development performance of the City (via the City's 2023 HUD Annual Action Plan).

The statement is printed below. Copies of the complete document can be viewed on the City's website at www.city.bloomington.in.gov/hand or a copy may be obtained at the Housing and Neighborhood Development Department at 401 N. Morton Street, Suite 130.

Notice is hereby given that a Public Hearing will be held by the Housing and Neighborhood Development Department at 5:00 p.m. on May 16, 2023 in the Dunlap Conference Room, Showers City Hall at 401 N. Morton Street in Bloomington, IN. The purpose of the hearing is to hear comments on the proposed activities mentioned below for the HOME Investment Partnerships Program (HOME), as well as the activities below resulting from the recommendations of the Citizen's Advisory Committee, the Redevelopment Commission and the Mayor for expenditures for the Program Year 2023 Community Development Block Grant funds from the U.S. Housing and Urban Development Department (HUD) in accordance with the City's Consolidated Plan. The public is encouraged to attend.

The public can also attend via Zoom at the link below:

<https://bloomington.zoom.us/j/85014047580?pwd=NUFmSEQzNUhLeldlcHVJcFJ3QWVnZz09>

Any interested party not attending the public hearing who desires to comment on this proposed STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTED USE OF FUNDS or on the community development performance of the City may submit their comments in writing to John Zody, Director, Department of Housing and Neighborhood Development, P.O. Box 100, Bloomington, IN 47402 on or before June 1, 2023.

The City of Bloomington will make reasonable accommodations and services necessary for citizens with disabilities at the public meeting, as well as provide meaningful access to participation by limited English proficient (LEP) residents. Interpretation services will be offered upon request and availability for those who may have limited English proficiency as required by Code of Federal Regulations (24) 91.105 and 91.115. Persons requiring such accommodations/services should contact the City at least five working days in advance of a scheduled meeting by calling 812.349.3420 or by emailing hand@bloomington.in.gov. Residents may also visit in person to ask questions at City Hall, located at 401 N. Morton St., Bloomington, 47404.

CITY OF BLOOMINGTON OBJECTIVES

Bloomington's general strategy for community development is to strengthen Bloomington's neighborhoods, as outlined in the Consolidated Plan 2020-2024, and to provide stability to economically disadvantaged populations through housing and services. Major objectives that have been identified toward implementing this strategy include:

1. Increase the number of affordable housing units.
 - Assist for-profit and non-profit developers with cost of creating affordable housing units by subsidizing the construction/rehabilitation costs for low income individuals/ families and by providing low cost construction financing.
 - Acquire real property with or without structures for the construction or reconstruction of affordable housing.
 - Provide down payment and closing cost assistance to income eligible applicants.
 - Provide technical assistance to for-profit and non-profit developers.
2. Improve existing owner occupied structures for low income individuals/families.
 - Assist low income city residents who own homes with structural need through a variety of HAND programs:
 - Owner Occupied Rehabilitation Loan Program
 - Emergency Home Repair
 - Home Modifications for Accessible Living
3. Create or improve infrastructure in target areas.
 - Provide funding for the creation or repair of water/sewer lines, street improvements (including curb improvement), and sidewalks (including ADA compliant improvements).
 - Provide technical assistance to Street Department, Utilities Department, or developers.
4. Improvement of Public Facilities.
 - Provide funding to non-profits for the improvement of public facilities that are primarily used by HAND target populations.
5. Public Services Assistance.
 - Provide funding to non-profit organizations that serve low income individuals/ families with their basic emergency need: food, shelter, and health care.
 - Provide funding to non-profit organizations that provide valuable community services to improve the quality of life.
6. Encourage neighborhood stabilization.
 - Provide rehabilitation and historic renovation assistance to existing eligible homeowners
 - Provide rental inspections to maintain the integrity of rental properties.
 - Provide existing homeowners with assistance to make emergency home repairs that threaten the health and safety of the occupant or the integrity of the structure.
 - Provide infrastructure assistance (sidewalks, street improvements, water/sewer).
 - Provide neighborhood assistance through the Neighborhood Improvement Grant or the Small and Simple Grant.
 - Provide neighborhoods with neighborhood clean-up grants.
 - Conserve the existing housing stock through rehabilitation loans and grants, and code enforcement.
7. Provide assistance to the elderly or persons with disabilities to allow them to remain in their homes.

- Provide financial and technical assistance directly to eligible homeowners, tenants and agencies that serve low- and moderate-income households or low- and moderate-income persons, to make accessibility modifications to the homes of eligible applicants or facilities of eligible agencies. Both owner-occupied and rental (with permission from owner) are eligible.
8. Provide financial assistance to low-income individuals and families in need of housing.
 - Provide financial assistance in the form of Tenant-Based Rental Assistance, through a partnership with the Bloomington Housing Authority or other appropriate entity, to help individuals/families who are waiting for rental assistance.
 9. Provide financial assistance for the creation of accessible housing.
 - Provide subsidy to for-profit and non-profit developers to create affordable rental units that are accessible.
 - Provide subsidy for for-profit and non-profit developers to create affordable owner-occupied units that are accessible.
 10. Provide financial assistance to organizations that serve special needs groups.
 - Provide financial assistance to organizations so their clients can make their homes more accessible.
 - Provide financial assistance to organizations that provide housing to special needs groups so that their facilities are accessible, safe and efficient for their clients' living needs.
 - Provide technical assistance to organizations that serve special needs groups on how to make accessibility modifications.
 - Provide financial assistance for operations to organizations that serve special needs groups that include victims of domestic abuse, persons experiencing homelessness, or individuals struggling with substance abuse.
 11. Provide financial and technical assistance to increase infrastructure accessibility to persons with disabilities.
 - Provide financial assistance to create or repair sidewalks that comply with ADA requirements.
 - Provide technical assistance to developers and other City departments on creating infrastructure needs, such as sidewalks, sidepaths, multi-use trails and curb cuts, that meet ADA requirements.

The City will receive \$875,000 for 2023 CDBG eligible activities with 15% or \$131,250 going towards public service activities, 20 % or \$175,000 toward administration and 65% or \$568,750 towards physical improvement projects.

The City will receive \$564,324 for 2023 HOME eligible activities. The City may allocate up to 10% of 2022 HOME program income to Administration and other approved activities.

CDBG PROJECTED USE OF FUNDS PUBLIC SERVICES

Program Name: Friends Place Emergency Shelter

Implementing Agency: Beacon
Service Provided: Emergency Shelter for people experiencing homelessness.
Location/Population Served: Provide services to low, low-moderate income persons.
Funding: \$21,875
Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Compass Early Learning Center
Implementing Agency: Monroe County United Ministries
Service Provided: Staff Support for youth services program.
Location/Population Served: Low-income children up to 5 years of age.
Funding: \$21,875
Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Free Meals Service
Implementing Agency: Community Kitchen of Monroe County, Inc.
Service Provided: Provides free meals to those in need.
Location/Population Served: People who do not have enough to eat.
Funding: \$21,875
Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Hoosier Hills Food Bank
Implementing Agency: Hoosier Hills Food Bank, Inc.
Service Provided: Provides low cost food to area social service and shelter providers who serve low-moderate income persons.
Location/Population Served: Bloomington shelters and service providers
Funding: \$21,875
Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Food Pantry
Implementing Agency: Mother Hubbard's Cupboard
Service Provided: Operates a food pantry and community garden.
Location/Population Served: Provide free food to low-moderate income persons.
Funding: \$21,875
Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Ready Kids
Implementing Agency: New Hope for Families
Service Provided: Early Learning program for children
Location/Population Served: Low-income children impacted by homelessness.
Funding: \$21,875
Eligibility Cite: 570.201(e) and 570.208(a) (2)

CDBG PHYSICAL IMPROVEMENTS

Implementing Agency: Bloomington Cooperative Living Inc.
Service Provided: Funds will be used to rehabilitate 410 W. Kirkwood Ave.
Location/Population: Low/Mod Income Households living in rental housing

Funding: \$50,000
Eligibility Cite: 570.202 (a)(1)

Implementing Agency: Centerstone of Indiana
Service Provided: Funds will be used to repair the fire sprinkler system at 645 S Rogers and exterior paint at 221 N Rogers.
Location/Population: City-Wide
Funding: \$190,000
Eligibility Cite: 24 CFR 570.201(c), 24 CFR 570.202(a)(2)

Implementing Agency: City of Bloomington HAND Department
Service Provided: To help prevent and contain flooding within the city.
Location/Population Served: City-Wide
Funding: \$100,000
Eligibility Cite: 24 CFR 570.202(a)(1)

Implementing Agency: LifeDesigns Inc
Service Provided: Funds will be used to replace flooring at Housing Options 1.
Location/Population Served: Housing Option 1 group home 1814-1856 S Covey Ln.
Funding: \$81,243
Eligibility Cite: 24 CFR 570.201(c)

Implementing Agency: Monroe County United Ministries
Service Provided: Funds will be used to create another classroom, and rehab the front office area at 827 W 14th St.
Location/Population Served: Low/Mod Income Families City-Wide
Funding: \$33,588
Eligibility Cite: 24 CFR 570.201(c)

Implementing Agency: New Hope for Families
Service Provided: Funds will be used to build a half-size basketball court and put up signage on the west side of their building.
Location/Population Served: City-Wide
Funding: \$32,500
Eligibility Cite: 24 CFR 570.201(c)

Implementing Agency: Summit Hill Community Development Corporation
Service Provided: Funds will be used to construct Early Learning Center playground and Crestmont sidewalk/bike pod installation.
Location/Population: Low/Mod Income Households living in public housing
Funding: \$81,419
Eligibility Cite: 24 CFR 570.201(c)

Program Name: Administration
Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
Service Provided: Administration of CDBG activities.
Location/Population: City-wide CDBG projects
Funding: \$175,000
Eligibility Cite: 570.206

HOME HOUSING IMPROVEMENTS

Program Name: Homebuyer Assistance New Construction, Property Acquisition, Rehabilitation and Down Payment and Closing.
Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
Service Provided: Funds can be used to construct, reconstruct or acquire existing structures or build new, housing for first-time homebuyers. Funds can be used to acquire vacant land or land that has an existing structure on it. Funds can be used for down payment and closing costs.
Location/Population: Income eligible residents within the city limits of Bloomington.
Funding: \$163,654
Eligibility Cite: 92.205 and 92.206

Program Name: Rental-New Construction, Rental-Acquisition & Rehabilitation and Tenant Based Rental Assistance
Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
Service Provided: Funds can be used to leverage the acquisition, new construction and rehabilitation of single and multi-family rental housing. Funds can be used for Tenant Based Rental Assistance.
Location/Population: Income eligible residents within the city limits of Bloomington.
Funding: \$259,589
Eligibility Cite: 92.205 and 92.206

Program Name: Community Development Housing Organization (CHDO)-Set Aside
Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
Service Provided: Funds can be used to provide assistance to Community Development Housing Organizations to provide affordable housing within the city limits of Bloomington.
Location/Population: CHDOs.
Funding: \$84,649
Eligibility Cite: 92.205 and 92.206

Program Name: Administration
Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
Service Provided: Funds can be used for administrating HOME activities by the Housing and Neighborhood Development Department.
Location/Population: City-wide HOME projects
Funding: \$56,432
Eligibility Cite: 92.207 and 92.205



Christina Finley <finleyc@bloomington.in.gov>

Public Notice

1 message

Christina Finley <finleyc@bloomington.in.gov>

Wed, May 10, 2023 at 1:32 PM

To: CATS@mcpl.info, "HT" - government@heraldt.com" <GOVERNMENT@heraldt.com>, Marlin O'Neill <moneill@monroe.lib.in.us>

Please advertise the attached notice on May 16, 2023.

Send Bill:
Account # 552308

Thank you,
Christina

 2023 Annual Action Plan Public Notice - NEW HEARING 5-23-23.docx
30K

Dated: May 10, 2023

This notice should appear in the Herald-Times on May 16, 2023

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The public can also attend via Zoom at the link below:

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Implementing Agency: Beacon
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Location/Population Served: Provide services to low, low-moderate income persons.
Funding: \$21,875
Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Compass Early Learning Center
Implementing Agency: Monroe County United Ministries
Service Provided: Staff Support for youth services program.
Location/Population Served: Low-income children up to 5 years of age.
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Program Name: Free Meals Service
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Service Provided: Provides free meals to those in need.
Location/Population Served: People who do not have enough to eat.
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Program Name: Hoosier Hills Food Bank
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Service Provided: Provides low cost food to area social service and shelter providers who serve low-moderate income persons.
Location/Population Served: Bloomington shelters and service providers
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Program Name: Food Pantry
Implementing Agency: Mother Hubbard's Cupboard
Service Provided: Operates a food pantry and community garden.
Location/Population Served: Provide free food to low-moderate income persons.
Funding: \$21,875
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Program Name: Ready Kids
Implementing Agency: New Hope for Families
Service Provided: Early Learning program for children
Location/Population Served: Low-income children impacted by homelessness.
Funding: \$21,875
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Implementing Agency: Bloomington Cooperative Living Inc.
Service Provided: Funds will be used to rehabilitate 410 W. Kirkwood Ave.
Location/Population: Low/Mod Income Households living in rental housing

Funding: \$50,000
Eligibility Cite: 570.202 (a)(1)

Implementing Agency: Centerstone of Indiana
Service Provided: Funds will be used to repair the fire sprinkler system at 645 S Rogers and exterior paint at 221 N Rogers.
Location/Population: City-Wide
Funding: \$190,000
Eligibility Cite: 24 CFR 570.201(c), 24 CFR 570.202(a)(2)

Implementing Agency: City of Bloomington HAND Department
Service Provided: To help prevent and contain flooding within the city.
Location/Population Served: City-Wide
Funding: \$100,000
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Service Provided: Funds will be used to replace flooring at Housing Options 1.
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Service Provided: Funds will be used to create another classroom, and rehab the front office area at 827 W 14th St.
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Service Provided: Funds will be used to build a half-size basketball court and put up signage on the west side of their building.
Location/Population Served: City-Wide
Funding: \$32,500
Eligibility Cite: 24 CFR 570.201(c)

Implementing Agency: Summit Hill Community Development Corporation
Service Provided: Funds will be used to construct Early Learning Center playground and Crestmont sidewalk/bike pod installation.
Location/Population: Low/Mod Income Households living in public housing
Funding: \$81,419
Eligibility Cite: 24 CFR 570.201(c)

Program Name: Administration
Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
Service Provided: Administration of CDBG activities.
Location/Population: City-wide CDBG projects
Funding: \$175,000
Eligibility Cite: 570.206

HOME HOUSING IMPROVEMENTS

Program Name: Homebuyer Assistance New Construction, Property Acquisition, Rehabilitation and Down Payment and Closing.
Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
Service Provided: Funds can be used to construct, reconstruct or acquire existing structures or build new, housing for first-time homebuyers. Funds can be used to acquire vacant land or land that has an existing structure on it. Funds can be used for down payment and closing costs.
Location/Population: Income eligible residents within the city limits of Bloomington.
Funding: \$163,654
Eligibility Cite: 92.205 and 92.206

Program Name: Rental-New Construction, Rental-Acquisition & Rehabilitation and Tenant Based Rental Assistance
Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
Service Provided: Funds can be used to leverage the acquisition, new construction and rehabilitation of single and multi-family rental housing. Funds can be used for Tenant Based Rental Assistance.
Location/Population: Income eligible residents within the city limits of Bloomington.
Funding: \$259,589
Eligibility Cite: 92.205 and 92.206

Program Name: Community Development Housing Organization (CHDO)-Set Aside
Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
Service Provided: Funds can be used to provide assistance to Community Development Housing Organizations to provide affordable housing within the city limits of Bloomington.
Location/Population: CHDOs.
Funding: \$84,649
Eligibility Cite: 92.205 and 92.206

Program Name: Administration
Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
Service Provided: Funds can be used for administrating HOME activities by the Housing and Neighborhood Development Department.
Location/Population: City-wide HOME projects
Funding: \$56,432
Eligibility Cite: 92.207 and 92.205

LOCALiQ

South Bend Tribune | The Herald Times PO Box 630485 Cincinnati, OH 45263-0485
The Times-Mail | Evening World
The Reporter Times

PROOF OF PUBLICATION

Christina Finley
City-Housing Neighborhood Dev
PO BOX 100
BLOOMINGTON IN 47402

STATE OF INDIANA, COUNTY OF MONROE

The Herald Times is a public newspaper of general circulation,
printed in the town of Bloomington, in said County and State, that
the notice, of which the annexed is a true copy, was published in
regular edition of said paper, issued upon the following dates, to
wit:

05/09/2023

Sworn to and subscribed before on 05/09/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$294.00

Order No: 8796053

Customer No: 552308

PO #:

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VICKY FELTY
Notary Public
State of Wisconsin

101

Page 1 of 5

To: BIM Herald Times

(Government Unit)

County, Indiana300 lines, 2,000 columns wide which equals 600 equivalent
lines at \$0.49 per line @ 1 days \$294.00

Acct #: 552308

Ad #: 8796053

Website Publication \$0.00

DATA FOR COMPUTING COST

Charge for proof(s) of publication \$0.00

Width of single column 1.53 in

Number of insertions 1

TOTAL AMOUNT OF CLAIM \$294.00

Size of type 7 point

Claim No. _____ Warrant No. _____

IN FAVOR OF

Herald Times
1900 S Walnut
Bloomington, IN 47402I have examined the within claim
and hereby certify as follows:

That it is in proper form.

That it is duly authenticated as required by law.

That it is based upon statutory authority.

That it is apparently (correct)

(incorrect)

\$ _____

On Account of Appropriation For

FED ID

83-2810977

Allowed _____, 20____

In the sum of \$ _____

I certify that the within claim is true and correct, that the services there-in
itemized and for which charge is made were ordered by me and were
necessary to the public business.

PUBLIC NOTICE

Pursuant to the Housing and Community Development Act of 1974, as amended, the City of Bloomington is required to publish a Final Statement of Community Development Objectives and Projected Use of Funds and invite citizens to examine this statement and submit comments on the proposed statements and the community development performance of the City (i.e. the City's 2023 HUD Annual Action Plan).

The statement is printed below. Copies of the complete document can be viewed on the City's website at www.city.bloomington.in.gov and a copy may be obtained at the Housing and Neighborhood Development Department at 401 N. Morton Street, Suite 30. Notice is hereby given that a Public Hearing will be held by the Housing and Neighborhood Development Department at 5:00 p.m. on May 16, 2023 in the Dunlap Conference Room, Showers City Hall at 401 N. Morton Street in Bloomington, IN. The purpose of the hearing is to hear comments on the proposed activities mentioned below for the HOME Investment Partnership Program (HOME), as well as the activities below resulting from the recommendations of the Citizen's Advisory Committee, the Redevelopment Commission and the Mayor for expenditures for the Program Year 2023 Community Development Block Grant funds from the U.S. Housing and Urban Development Department (HUD) in accordance with the City's Consolidated Plan. The public is encouraged to attend. The public can also attend via Zoom at the link below:

<https://bloomington.zoom.us/j/45014547580?pwd=VUFmSEQ4NjNldldlcHVjcFJJQWVnZWZkdz09>
Any interested party not attending the public hearing who desires to comment on this proposed STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTED USE OF FUNDS or on the community development performance of the City may submit their comments in writing to John Zody, Director, Department of Housing and Neighborhood Development, P.O. Box 180, Bloomington, IN 47402 on or before June 1, 2023.

The City of Bloomington will make reasonable accommodations and services necessary for citizens with disabilities at the public meeting, as well as provide meaningful access to participation by limited English proficient (LEP) residents. Interpretation services will be offered upon request and availability for those who may have limited English proficiency as required by Code of Federal Regulations (24 C.F.R. 91.105 and 91.115). Persons requiring such accommodations/services should contact the City at least five working days in advance of a scheduled meeting by calling 812.329.1420 or by emailing hand@bloomington.in.gov. Residents may also visit in person to ask questions at City Hall, located at 401 N. Morton St., Bloomington, 47404.

CITY OF BLOOMINGTON OBJECTIVES

Bloomington's general strategy for community development is to strengthen Bloomington's neighborhoods, as outlined in the Consolidated Plan 2020-2024, and to provide stability to economically disadvantaged populations through housing and services. Major objectives that have been identified toward implementing this strategy include:

1. Increase the number of affordable housing units.
 - Assist for-profit and non-profit developers with cost of creating affordable housing units by subsidizing the construction/rehabilitation costs for low income individuals/families and by providing low cost construction financing.
 - Acquire real property with or without structures for the construction or reconstruction of affordable housing.
 - Provide down payment and closing cost assistance to income eligible applicants.
 - Provide technical assistance to for-profit and non-profit developers.
2. Improve existing owner occupied structures for low income individuals/families.
 - Assist low income city residents who own homes with structural need through a variety of HAND programs: Owner Occupied Rehabilitation Loan Program, Emergency Home Repair, Home Modifications for Accessible Living.
3. Create or improve infrastructure in target areas.
 - Provide funding for the creation or repair of water/sewer lines, street improvements (including curb improvement), and sidewalks (including ADA compliant improvements).
 - Provide technical assistance to Street Department, Utilities Department, or developers.
4. Improvement of Public Facilities.
 - Provide funding to non-profits for the improvement of public facilities that are primarily used by HAND target populations.
5. Public Services Assistance.
 - Provide funding to non-profit organizations that serve low income individuals/families with their basic emergency need: food, shelter, and health care.
 - Provide funding to non-profit organizations that provide valuable community services to improve the quality of life.
6. Encourage neighborhood stabilization.
 - Provide rehabilitation and historic renovation assistance to existing eligible homeowners.
 - Provide rental inspections to maintain the integrity of rental properties.
 - Provide existing homeowners with assistance to make emergency home repairs that threaten the health and safety of the occupant or the integrity of the structure.
 - Provide infrastructure assistance (sidewalks, street improvements, water/sewer).
 - Provide neighborhood assistance through the Neighborhood Improvement Grant or the Small and Simple Grant.
 - Provide neighborhoods with neighborhood clean-up grants.
 - Conserve the existing housing stock through rehabilitation loans and grants, and code enforcement.
7. Provide assistance to the elderly or persons with disabilities to allow them to remain in their homes.
 - Provide financial and technical assistance directly to eligible homeowners, tenants and agencies that serve low- and moderate income households or low- and moderate-income persons, to make accessibility modifications to the homes of eligible applicants or facilities of eligible agencies. Both owner-occupied and rental (with permission from owner) are eligible.
8. Provide financial assistance to low-income individuals and families in need of housing.
 - Provide financial assistance in the form of Tenant-Based Rental Assistance through a partnership with the Bloomington Housing

Authority or other appropriate entity, to help individuals/families who are waiting for rental assistance.

9. Provide financial assistance for the creation of accessible housing.

- Provide subsidy to for-profit and non-profit developers to create affordable rental units that are accessible.

- Provide subsidy to for-profit and non-profit developers to create affordable owner-occupied units that are accessible.

10. Provide financial assistance to organizations that serve special needs groups.

- Provide financial assistance to organizations so their clients can make their homes more accessible.

- Provide financial assistance to organizations that provide housing to special needs groups so that their facilities are accessible, safe and efficient for their clients' living needs.

- Provide technical assistance to organizations that serve special needs groups on how to make accessibility modifications.

- Provide financial assistance for referrals to organizations that serve special needs groups that include victims of domestic abuse, persons experiencing homelessness, or individuals struggling with substance abuse.

11. Provide financial and technical assistance to increase infrastructure accessibility to persons with disabilities.

- Provide financial assistance to create or repair sidewalks that comply with ADA requirements.

- Provide technical assistance to developers and other City departments on creating infrastructure needs, such as sidewalks, sidewalks, multi-use trails and curb cuts, that meet ADA requirements.

The City will receive \$375,000 for 2023 CDBG eligible activities with 5% or \$11,250 going towards public service activities, 20% or \$75,000 toward administration and 45% or \$168,750 towards physical improvement projects.

The City will receive \$564,324 for 2023 HOME eligible activities. The City may allocate up to 10% of 2022 HOME program income to Administration and other approved activities.

CDBG PROJECTED USE OF FUNDS

PUBLIC SERVICES

Program Name: Friends Place Emergency Shelter

Implementing Agency: Reacon

Service Provided: Emergency Shelter for people experiencing homelessness.

Location/Population Served: Provide services to low, low-moderate income persons.

Funding: \$21,875

Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Campus Early Learning Center

Implementing Agency: Monroe County United Ministries

Service Provided: Staff support for youth services program.

Location/Population Served: Low-income children up to 5 years of age.

Funding: \$21,875

Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Free Meals Service

Implementing Agency: Community Kitchen of Monroe County, Inc.

Service Provided: Provides free meals to those in need.

Location/Population Served: People who do not have enough to eat.

Funding: \$21,875

Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Hoosier Hills Food Bank

Implementing Agency: Hoosier Hills Food Bank, Inc.

Service Provided: Provides low cost food to area social service and shelter providers who serve low-moderate income persons.

Location/Population Served: Bloomington shelters and service providers.

Funding: \$21,875

Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Food Pantry

Implementing Agency: Mother Hubbard's Cupboard

Service Provided: Operates a food pantry and community garden.

Location/Population Served: Provide free food to low-moderate income persons.

Funding: \$21,875

Eligibility Cite: 570.201(e) and 570.208(a) (2)

Program Name: Ready Kids

Implementing Agency: New Hope for Families

Service Provided: Early Learning program for children.

Location/Population Served: Low-income children impacted by homelessness.

Funding: \$21,875

Eligibility Cite: 570.201(e) and 570.208(a) (2)

CDBG PHYSICAL IMPROVEMENTS

Implementing Agency: Bloomington Cooperative Living Inc.

Service Provided: Funds will be used to rehabilitate 410 W. Kirkwood Ave.

Location/Population: Low/Med Income Households living in rental housing.

Funding: \$90,000

Eligibility Cite: 570.202 (a)(1)

Implementing Agency: Centerstone of Indiana

Service Provided: Funds will be used to repair the fire sprinkler system at 645 S Rogers and exterior paint at 321 N Rogers.

Location/Population: City-Wide

Funding: \$190,000

Eligibility Cite: 24 CFR 570.201(c), 24 CFR 570.202(a)(2)

Implementing Agency: City of Bloomington Hand Department

Service Provided: To help prevent and contain flooding within the city.

Location/Population Served: City-Wide

Funding: \$100,000

Eligibility Cite: 24 CFR 570.203(a)(1)

Implementing Agency: LifeDesigns Inc.

Service Provided: Funds will be used to replace flooring at Housing Option 1.

Location/Population Served: Housing Option 1 around home 1814-1850 S Cover Ln.

Funding: \$81,245

Eligibility Cite: 24 CFR 570.901(c)

Implementing Agency: Monroe County United Ministries

Service Provided: Funds will be used to create another classroom, and renovate the first office area of 327 W 14th St.

Location/Population Served: Low/Med Income Families City-Wide

Eligibility Cite: 24 CFR 570.201(c)
 Implementing Agency: New Hope for Families
 Service Provided: Funds will be used to build a half-size basketball court and put up signage on the west side of their building.
 Location/Population Served: City-Wide
 Funding: \$32,500
 Eligibility Cite: 24 CFR 570.201(c)
 Implementing Agency: Summit Hill Community Development Corporation
 Service Provided: Funds will be used to construct Early Learning Center playground and Crescent sidewalk/bike path installation.
 Location/Population: Low/Mid Income Households living in public housing
 Funding: \$81,419
 Eligibility Cite: 24 CFR 570.201(c)
 Program Name: Administration
 Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
 Service Provided: Administration of CDBG activities.
 Location/Population: City-wide CDBG projects
 Funding: \$175,000
 Eligibility Cite: 570.206
 HOME HOUSING IMPROVEMENTS
 Program Name: Homebuyer Assistance, New Construction, Property Acquisition, Rehabilitation and Down Payment and Closing
 Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
 Service Provided: Funds can be used to construct, reconstruct or acquire existing structures or build new housing for first-time homebuyers. Funds can be used to acquire vacant land or land that has an existing structure on it. Funds can be used for down payment and closing costs.
 Location/Population: Income eligible residents within the city limits of Bloomington.
 Funding: \$163,654
 Eligibility Cite: 92.205 and 92.206
 Program Name: Rental-New Construction, Rental-Acquisition & Rehabilitation and Tenant Based Rental Assistance
 Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
 Service Provided: Funds can be used to leverage the acquisition, new construction and rehabilitation of single and multi-family rental housing. Funds can be used for Tenant Based Rental Assistance.
 Location/Population: Income eligible residents within the city limits of Bloomington.
 Funding: \$259,585
 Eligibility Cite: 92.205 and 92.206
 Program Name: Community Development Housing Organization (CHDO)-Set Aside
 Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
 Service Provided: Funds can be used to provide assistance to Community Development Housing Organizations to provide affordable housing within the city limits of Bloomington.
 Location/Population: CHDOs
 Funding: \$84,649
 Eligibility Cite: 92.205 and 92.206
 Program Name: Administration
 Implementing Agency: City of Bloomington Housing and Neighborhood Development Department
 Service Provided: Funds can be used for administering HOME activities by the Housing and Neighborhood Development Department.
 Location/Population: City-wide HOME projects
 Funding: \$56,432
 Eligibility Cite: 92.207 and 92.205

HSPAXLP