

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

HAND was able to assist thousands of low and moderate income households in Bloomington during the 2023 program year. All CDBG social service funding that was allocated during the program helped households with food, shelter, and youth and daycare needs. Several physical improvements within low income areas of the city were completed which included: rehab activities at two low income housing facilities, creation of a new classroom at the Compass Early Learning Center, fire safety upgrades at Centerstone's main facility. Housing assistance provided through HOME and CDBG included three single family new construction homes, owner-occupied rehab and down payment assistance.

Also in Program Year 2023, the department continued to fulfill its responsibilities under the CDBG CV-3 program to assist the nine organizations who received funding during Program Year 2021. This includes, and is continuing in PY 2024, working with each of the organizations to be sure 100% of funds are expended by September 2026. HAND staff is currently working with the remaining 5 agencies who have not drawn all of their available funding to ensure the majority is drawn down during PY 2024. The funds remaining are going to agencies that assist with supporting those fleeing domestic violence, food insecurity, child care, and rental assistance. In addition some funding is being reviewed to be potentially reallocated to better serve other program needs.

From Spring of 2023 through 2024 the City of Bloomington has endured 3 HUD monitorings. These monitorings highlighted necessary changes and overhauls needed to maximize compliance but cost significant time, effort and also stalled projects. The most impactful monitoring was the monitoring implemented by the Office of Environment and Energy for Environmental Reviews. This monitoring lasted the majority of the funding year and halted progress on all projects with ground disturbing activity. In January 2024, which is in the middle of the City of Bloomington's 2023 Program Year (June 1st- May 31st), the City of Bloomington went through an administration change with a newly elected mayor and newly appointed department directors. Unfortunately, the program manager responsible for environmental reviews resigned in the middle of the monitoring and prior to the administration change leaving only one staff person directly involved in the environmental review monitorings left in the department also halting progress as new staff got up to speed. We now have new leadership in the Housing & Neighborhood Development department and new staff administering historic preservation and environmental reviews. For the 2023 program year the department staff continued to evolve, with the addition of a part-time Program Specialist to assist us with our home rehab programs, an Affordable Housing Program Manager to help with local and federal housing programs, as well as hiring a new Assistant Director for the department who also

changed positions in the middle of the 2023 PY. A new position was also created to support program administration further adding capacity to accomplish the goals and objectives of the Consolidated Plan. Onboarding of new staff continues but the development of new Policies and Procedures have been incredibly beneficial but extremely time consuming. Undertaking 3 federal monitorings during this time further complicated capacity issues.

In Table 1- Accomplishments, adjustments were made to reflect 12 additional homeowner housing unit accomplishments for activity 1175 per our recent monitoring.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable rental housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	40	0	0.00%	38	0	0.00%
Affordable rental housing	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	10	0	0.00%	15	0	0.00%
Grant administration	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	0	0		84119	0	0.00%

Homeownership assistance	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	5		3	1	33.33%
Homeownership assistance	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	1		0	1	
Homeownership assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%	3	0	0.00%
Housing rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$163637	Rental units constructed	Household Housing Unit	0	0		12	0	0.00%
Housing rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$163637	Rental units rehabilitated	Household Housing Unit	160	42	26.25%	10	10	100.00%
Housing rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$163637	Homeowner Housing Rehabilitated	Household Housing Unit	20	10	50.00%	13	2	15.38%
Housing rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$163637	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Housing rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$163637	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	

Housing/services to the homeless/ near-homeless	Homeless	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	246		0	246	
Housing/services to the homeless/ near-homeless	Homeless	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Housing/services to the homeless/ near-homeless	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	875				
Housing/services to the homeless/ near-homeless	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Housing/services to the homeless/ near-homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	133		0	89	
Housing/services to the homeless/ near-homeless	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

Housing/services to the homeless/ near-homeless	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	2000	0	0.00%	300	0	0.00%
Improve public facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	775	276682	35,700.90%	2120	87173	4,111.93%
Improve public facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	38550	0	0.00%			
Improve public facilities	Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	51		0	51	
Improve public facilities	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Improve public facilities	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Improve public facilities	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				

Improve public facilities	Non-Housing Community Development	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Improve public facilities	Non-Housing Community Development	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Improve public infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8050	4424	54.96%			
Improve public infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	17890	0	0.00%			
Services for community members in need	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	48845	25283	51.76%	100380	7356	7.33%
Services for community members in need	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

Services for community members in need	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Services for community members in need	Non-Housing Community Development	CDBG: \$	Other	Other	465	0	0.00%			
Services improving quality of life of residents	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1014	0	0.00%
Services improving quality of life of residents	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25655	17837	69.53%	0	114	
Services improving quality of life of residents	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

The HAND Department was able to continue filling a need, particularly where it concerns emergency services such as food assistance, as well as both social services and physical improvements to assist those who are most at-risk of or are experiencing homelessness. Community Kitchen, Mother Hubbard's Cupboard, and Hoosier Hills Food Bank provided great relief in food assistance, while organizations such as Beacon, Centerstone, LifeDesigns, and New Hope for Families provided emergency shelter, supportive services and supportive or transitional housing. 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 benefited or will benefit low to moderate income households across Bloomington. Approximately seventy-one percent (71%) of our CDBG physical improvement funds have been 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.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	6,729	25
Black or African American	626	6
Asian	71	0
American Indian or American Native	42	0
Native Hawaiian or Other Pacific Islander	7	0
Total	7,475	31
Hispanic	7	11
Not Hispanic	7,468	20

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

Narrative

The CR-10 Table does not include all races tracked by HAND, which accounts for those identifying with mixed racial identities. Race groups not included are as follows: Asian and White, African American/White, American Indian and White, American Indian/African American, and Other Multi-racial. This accounts for any disparity between CR-05 numbers and the CR- 10 table.

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

2020 U.S. Census Bureau population estimates for the City of Bloomington show a population that is 81.1% White, 9.9% “Asian alone” (as identified under term by the U.S. Census Bureau), 4.4% Black or African American and 4.4% Hispanic or Latino.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	855,868	
HOME	public - federal	642,907	
Other	public - federal	0	

Table 3 - Resources Made Available

Narrative

Bloomington's geographic distribution and location area for the investment of CDBG and HOME funds is citywide, and when applying for funds, organizations are asked to identify beneficiary percentages that will reside in the City of Bloomington. All programs are advertised and available potentially citywide depending on the type of program or activity funded. Bloomington believes in elevating low and moderate income areas but also investing in mobility opportunities for households interested in locating to higher income areas of the city.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG-eligible areas	100		Other
City-wide			

Table 4 – Identify the geographic distribution and location of investments

Narrative

Federal HUD funding under the CDBG and HOME programs for Program Year 2023 are included in the above resources as well as program income received on the respective program for the program year. The City received \$35,529.31 in CDBG program income and \$69,032.27 HOME program income that was made available to be used for eligible program and activities during the fiscal year. The City also received a housing counseling grant in the amount of \$15,000 and continues to provide services to those seeking assistance with housing. The three major funding stream expenditures to the City of Bloomington HAND Department (CDBG, CDBG-CV and HOME) totaled \$674,709.13 in expended by subrecipient organizations benefitting the Bloomington community during the program year months.

These federal sources were bolstered by local funds as well to benefit those in need during Program Year 2024. The Bloomington Common Council's Jack Hopkins Social Service Fund, which the HAND Department helps administer, awarded nearly \$323,000 to 32 local agencies during PY 2023, As such,

public service dollars generated by the municipality continues to outweigh dollars provided through our CDBG allocation which is capped at 15% of the grant.

Local funds also provides for grants to neighborhood associations through its neighborhood grant program which is administered by the HAND Department. Funded projects included neighborhood cleanup and beautification, removal of invasive plants, neighborhood signage and assistance to residents of supportive housing. And, as previously noted in prior year reports, the HAND Department continues to operate its very popular Residents Academy class which provides up to 30 city residents an opportunity to learn about municipal government operations. The department also completed two neighborhood cleanups, removing nearly 12 tons of waste from the neighborhoods and diverting nearly three tons from the landfill.

The continuation of CDBG-CV funding and the addition of HOME-ARP through allocation plan drafting in PY 2022 will continue to help recover from the COVID pandemic and provide ongoing support to those at-risk of or experiencing homelessness.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Bloomington is exempt from providing match contributions. However, when activities are undertaken during the fiscal year which are match eligible, the city provides information on those match projects to continue to add to its match contribution if in the future, a match on future HOME projects is required. Regarding public lands, two CDBG projects, one at the Bloomington Housing Authority for solar panel installation and another to improve city sidewalks, involve public property and rights-of-way. As an update from our PY 2021 CAPER where we initially discussed the development of a community land trust, the City of Bloomington is granting 45 buildable lots in a development to the Summit Hill Community Development Corporation (CDC) for a large site that will contain both land trust homes and market-rate housing. In future CAPERs, we anticipate reporting public land transfers for the benefit of affordable housing involving both a community land trust and for private affordable development. This will surely include updates on the continued development of the Hopewell neighborhood, which is the former site of the IU Health Bloomington Hospital.

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

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	0
Number of Non-Homeless households to be provided affordable housing units	65	0
Number of Special-Needs households to be provided affordable housing units	20	0
Total	105	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	15	0
Number of households supported through The Production of New Units	57	0
Number of households supported through Rehab of Existing Units	30	0
Number of households supported through Acquisition of Existing Units	3	0
Total	105	0

Table 12 – Number of Households Supported

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

these goals.

The COVID pandemic continued having an impact into Program Year 2023 in terms of the development and construction markets catching up in terms of production, building timelines and higher project costs. Related to this, one being some CDBG project timelines related to program expenses, and another with a change in project direction when a location for housing was changed. Additionally, the City and

the Bloomington Housing Authority have been working to figure out next steps for how to provide Tenant-Based Rental Assistance moving forward in a program model that will have more consistent results. Aside from HOME and CDBG program housing goals, a number of projects are on the horizon that made progress in Program Year 2022. The Retreat @ Switchyard Project, which will result in 48 affordable units adjacent to Bloomington’s newest park (Switchyard), began construction in Program Year 2022 and plans to open in 2024. Also in PY 2022, the development of the Hopewell neighborhood continued with infrastructure planning, as well as continued engagement with the development community to discuss future housing plans of upwards of 1,000 units. The historic Kohr Administration building on the site began preparations for the submission of a Low Income Housing Tax Credit (LIHTC) application to IHCD, which if funded will result in the construction 38 units of long-term affordable housing, a portion of which will be supportive housing for clients undergoing medical treatment. The tax credit application was submitted in July 2023.

Discuss how these outcomes will impact future annual action plans.

In future plans, it is likely that the use of HOME funds for the new construction of affordable multi-family rental housing, as well as more single-family home ownership (both construction and down payment assistance) will be a major part of our intended use of HOME funds. In partnership with these federal funds, local funding programs such as the City’s Housing Development Fund and some revenue from the Economic Development Local Income Tax will contribute to affordable housing development.

The outcomes mentioned above will most impact program timelines. Both due to the delay in receiving money, which impacted the construction season. In addition, the environmental review and HOME monitorings that occurred in Summer 2023 significantly impacted the 2023 and 2024 Program Years, having an impact on the Annual Action Plan for Bloomington.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

As part of its mission, HAND works regularly with outside agencies (public, private, and not-for-profit) to increase availability and access to housing for households across all income thresholds, particularly for those at the lowest levels. HAND attends meetings of the South Central Housing Network, as well as the Steering Committee for the Heading Home Initiative Program (formalized with the help of City ARPA funds in prior program years), which is an effort to make homelessness in our community rare, brief and non-repeating.

HAND and other City departments work regularly with organizations involved in the Continuum of Care such as Beacon, Inc., Wheeler Mission and New Hope for Families (our community's family shelter) to identify opportunities for shelter, rental and food assistance (helped by CDBG-CV in PY 2021) for vulnerable populations. In addition, other City of Bloomington departments, namely the Community & Family Resources Department, works frequently with community shelter staff to ensure capacity is in place as the colder months approach each year.

The City of Bloomington and the Bloomington Housing Authority are also partners on the creation of the Landlord Risk Mitigation Fund, which formally kicked off during the Program Year 2022 time period. Assisted with ARPA funds, this program created an insurance pool to guarantee tenants who may have mitigating factors preventing them from being able to get leases. Staff by the Housing Authority, the program has successfully leased a number of tenants. Additionally, the City's Workforce Housing Program is coming online with more workforce units being constructed. As this program evolves, the City is examining how the program might serve those who fall between 50-80% AMI. Like in many places, this is a critical income band where it can be hard to find affordable housing.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Bloomington, primarily through its Housing and Neighborhood Development Department (HAND), provides funding and assistance to a number of City departments and agencies to administer direct services to experiencing homelessness. Unfortunately, recent point in time counts indicate that our homelessness count has more than doubled in the last year. This last fiscal year, HAND provided CDBG funds to two agencies that provide services to those who are experiencing homelessness; Beacon, Inc., and New Hope for Families. Those dollars supported clients at the Friend's Place Emergency Shelter. Funding to New Hope Family Shelter helped provide for a meal program that directly benefited clients whose children are enrolled in The Nest at New Hope, an early childhood care and education program serving homeless and at risk children. Those programs are particularly important in breaking the cycle of homelessness.

Additionally, the City, through HAND, continued its support of Heading Home into PY 2023. More than 2.7 million dollars have been allocated towards the support of the Heading Home initiatives, making homelessness rare, brief and non-repeating. The City has staff on the steering committee and the HAND director and staff regularly meet with the program's administration on various issues that directly impact this population. Heading Home is leading a number of community initiatives including Built for Zero, a national network of more than 100 communities working to end homelessness through a strategic, data-driven approach. To support that effort, Heading Home has worked to create monthly data reports of the region's Homeless Management Information System (HMIS) to measure system outcomes for homeless single adults, families, veterans, and the overall population. Heading Home has also created a Veteran Division Task Force to support veterans at risk of homelessness, provided training to front-line staff who address homelessness and low-income housing, and assisted in the expansion of the landlord risk mitigation fund. The City, through its various departments including HAND, engages community shelter staff to work continuously in service to Bloomington's unhoused population. This includes weekly calls with shelter leadership, as well as engagement with the unhoused community and others through the department's Downtown Ambassador staff position (also noteworthy here will be the addition of another Ambassador position in calendar year 2024). In recent years, the city has added new street social workers to BPD's neighborhood resources specialists' team (formerly the BPD Resource Officer Program). This initiative uses a collective impact model and brings together resources from community justice, mental and physical health agencies, and homeless providers to assess and assist the unhoused population. Funding is also made available to provide bus tickets, housing, and other types of assistance as outlined on an individual basis by the street social workers. From an additional funding perspective, the following programs assist the efforts outlined above with assisting the unhoused population, as well as those who are facing housing insecurity: CDBG, CDBG-CV and Jack

Hopkins Social Service Fund dollars to a host of efforts aimed at providing housing assistance, utility assistance, eviction prevention and increased tenant placement. During the past year, protecting someone's housing status has been critical through efforts to prevent eviction in our community, and the City conducted several outreach activities to disseminate information on Indiana's Emergency Rental Assistance Program through IHEDA.

Addressing the emergency shelter and transitional housing needs of homeless persons

As noted above, HAND provides CDBG funding to agencies for sheltering programming. HAND also continues to provide funding to Middle Way House, Beacon, Inc. and Centerstone to assist in permanent supportive housing at the Crawford Apartments and at the new Kinser Flats Development, as well as day services for those who are homeless for meals, laundry services, and socialization. In addition to these agencies' sheltering programs, these two permanently supportive housing units serve 107 households, not including scattered site housing provided through Beacon.

The City of Bloomington also contributed ARPA funds for the construction of the Supportive Service Suite at the recently opened New Hope for Families shelter and early childhood learning center. Since this new shelter has opened, New Hope continues to be awarded CDBG funding to enhance the shelter site (which also includes an early childhood learning center). In addition, the City of Bloomington will be providing funding for the development of a new homelessness shelter for Beacon. The Beacon Center is 45,000 square foot facility designed to support people experiencing extreme poverty, especially hunger and homelessness, featuring a full range of services to move people from the first moment of crisis back to self-sufficiency. This includes a unique and powerful combination of day shelter, overnight shelter, embedded services, permanent supportive housing for chronically homeless adults, and work exchange housing, all in one space. This solutions-driven hub would feature on its first floor a day center with coordinated entry, meals, showers, laundry, storage, case management, and more, with a special emphasis on co-located services... partnering with HealthNet, Centerstone, the Bloomington Police Department, and others to provide their work on site in spaces specifically designed for them to maximize their output. Coordinated Entry, Street Outreach, Housing First Case Management, and Rapid Re-housing would all operate out of the day center. Beacon will also expand its employment capacities with an employment center, a training kitchen, plus 5 work exchange apartments on the second floor. The first floor would also feature a housing-first year-round overnight shelter driven by the goal of moving people into housing as quickly as possible. The design will specifically create space to overcome some of the biggest barriers for sheltering, including the need for space for pets, rooms that allow couples to stay together. The second will have 25 apartments, 20 for people with disabilities with attached supportive services, and 5 work exchange apartments where residents work on the property

and the neighborhood to support the security and maintenance needs of the facility.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In addition to the above noted funding, the City awarded general fund dollars to agencies such as Community Justice and Mediation Center for an eviction prevention project, the Indiana Recovery Alliance for equipment to improve service provision, Hotels for Hope to fund emergency stays, New Leaf, New Life (previously incarcerated individuals) to fund client housing assistance and case management, and Courage to Change Sober Living for various needs for a men's recovery pilot program, and El Centro Communal Latino to fund a program that helped pay for housing & health related expenses for low income families.

In terms of ESG funding, the City works with Beacon, Inc. (which receives ESG funding) in a number of ways that assists in the prevention of homelessness. In PY 2023, the department worked with Beacon to continue the expenditure of CDBG-CV funding. It should also be noted here that while not every agency who was awarded funding from the City in PY 2023 works to directly prevent homelessness, the formula funds granted to the City assist in bolstering the social service network in our community - both locally and regionally

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 City of Bloomington believes that homelessness, like many wicked problems, do not have a set number of potential solutions. Each effort is an attempt to ameliorate the current situation that will change with circumstances. Therefore, Bloomington's efforts to "solve" homelessness for the community includes a host of partners. The City provides funding through CDBG, HOME, Jack Hopkins Council Social Service Fund (general fund), ARPA and a host of other resources to our agencies partners. Additionally, the City provides staff expertise and assistance through its HAND, Community &

Family Resources and Bloomington Police departments. Bloomington continued its strong partnerships with Middle Way House and Beacon, Inc) in their transitional housing and rapid rehousing programs. Shelter and city staff meet weekly to coordinate efforts, and the Heading Home Initiative continues to expand its scope. Heading Home was an important partner on the development of Bloomington's HOME-ARP allocation plan. The City also continues to work with subrecipients, including Beacon, to spend down our allocation of CDBG-CV3 funding that assists with rental expenses for those most in need and who were impacted by the COVID pandemic.

In terms of facilitating access for homeless individuals and families to affordable housing units, community partners such as New Hope for Families expended CDBG-CV funds to assist in shortening periods of homelessness for families in shelter. In addition, in PY 2022, the City continued conversations to provide potential assistance to the development of approximately 60 new affordable and supportive housing units with Beacon, Inc. and at the former site of the IU Health Bloomington Hospital.

To more specifically address this question, the City believes our most direct impact to assist in this area will be the continued granting of CDBG funding for public services and physical improvements, as well as the deployment of HOME-ARP funding in the coming program years. More directly related to what occurred in PY 2022, the 40 hours of consultation conducted by the City showed that there remains an acute need for both direct assistance for those experiencing homelessness, as well as ongoing supportive services and additional development of rental housing for those who are most housing insecure. This is outlined in great detail in the City's HOME-ARP allocation plan that identifies areas of focus for each of the four qualifying populations. The City's final and approved HOME-ARP plan can be found here: <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP/ALLOCATIONPLANS/BloomingtonINALlocationPlan.pdf>.

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

Actions taken to address the needs of public housing

The City of Bloomington Housing & Neighborhood Development (HAND) department has a very positive working relationship with the Bloomington Housing Authority administering public housing. Through a broad range of partnerships HAND has provided funding and partnership in a number of programs such as providing funding for the Landlord Tenant Risk Mitigation Fund which encourages landlords to rent to voucher holders. The Landlord Risk Mitigation Fund (LRMF) is a special program of the BHA that offers financial incentive & on-going support to landlords who provide housing opportunities to renters with housing barriers (credit issues, past eviction, legal challenges) or who want to explore renting to residents with Section 8 vouchers. Participating landlords receive a \$2000 safety endorsement for reimbursement for any damages (including unpaid rent) beyond the initial deposit. This endorsement is good for up to 2 years and includes quarterly tenant check-ins from BHA staff. The landlord risk mitigation fund is a solution for tenants with barriers in finding affordable, safe, sanitary and decent housing.

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

The HAND Department works very closely with the Bloomington Housing Authority (BHA).. The department has provided CDBG funding for the Rental Assistance Demonstration (RAD) program, a \$70 million investment that is transforming more than 300 BHA rental units. CDBG-CV funds were awarded to the BHA in PY 2022 for infrastructure with solar panels, and continues to provide housing navigation services through the Landlord Risk Mitigation Program. We continue to work together on solutions for utilizing the BHA's CV-3 award to assist with Emergency Housing Vouchers (EHVs), as well as the development of a viable TBRA program.

Through the City's ARPA funds, we are partnering with the BHA to create a Landlord Risk Mitigation Program to assist in the housing of higher-risk tenants. This program will create what amounts to an insurance pool in partnership with landlords who agree to lease to new or additional tenants holding housing vouchers, or to those who may suffer from poor credit history or face other barriers to secure housing.

Actions taken to provide assistance to troubled PHAs

Bloomington Housing Authority is not a troubled PHA. It has been ranked as a high performer for many years and successfully completed a 10-year strategic plan in 2018 with consultant assistance. HAND has provided guidance to the BHA as it worked through its RAD project, providing HOME and CDBG funding, as well as City Housing Development funds. The City is also potentially partnering with the BHA's development arm, Summit Hill Community Development Corporation, on an affordable housing project at the Bloomington Hospital redevelopment site. Summit Hill is also the activating body for a new

community land trust that is supported with City ARPA dollars. We continue to be grateful for our strong partnership with the BHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Indiana state law does not allow for inclusionary zoning, and recent state laws passed have sought to deregulate the relationship between the landlord and tenant. The City of Bloomington has one of the few rental inspection programs in Indiana, managing approximately 31,000 units through a three-, four- or five-year occupancy permitting program. While state law has changed some elements of this program, it is still a major driver of housing equity in that no matter what amount of rent you pay in the City of Bloomington, you are entitled to safe housing. Bloomington is a 65% rental community v. home ownership, and it is critical that we continue to find ways to work within the confines of state and local law to provide safe housing to our residents.

The City's Unified Development Ordinance was updated in 2021 and includes ways to incentivize affordable housing. Those wishing to develop housing may gain expanded building footprint and height if they commit to either including affordable units in the development, or by assisting in the growth of the city's Housing Development Fund.

Additional activities undertaken by the City of Bloomington can be amending zoning when appropriate, tax abatement, additional permitted uses and waiving development standards when appropriate and in support of affordable housing. The updated UDO is also more permissive of creative housing solutions and offers changes to zoning across the City to include more diverse housing types in neighborhoods.

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

Bloomington is fortunate to be a compassionate community with a robust network of social services. We are luckier still to have key initiatives in place to ensure those services are collaborative and focused in order to serve the greatest number in need in an efficient way.

As mentioned before, the City of Bloomington is a major stakeholder in the Heading Home Initiative, as is Monroe County government. Together with our township trustees, all government units that cover the residents within the city of Bloomington have areas of interface that are centralized through our efforts to assist the unhoused, those who are housing insecure and those who have other general needs such as food insecurity. The Heading Home Initiative, in addition to the Continuum of Care partners, are two major vehicles for meeting the needs of the underserved. Importantly for this report, the City's ability to serve as the area's participating HUD jurisdiction put us in a key role of responsibility to make sure the funds we have to allocate are done in a strategic way with the input of these partners, our

Citizens Advisory Committee, our city Administration and Redevelopment Commission, and our Common Council.

The redevelopment of the former IU Health Bloomington hospital site (the Hopewell neighborhood) also stands out as a major community partnership that will result not just in assisting in meeting some of our affordable housing needs, but also working toward ensuring our community is more sustainable and that this opportunity serving downtown Bloomington through a once-in-a-generation development, is done with ALL residents in mind. The project is driven by a Master Plan, which is a result of intense community input and collaboration from a host of city volunteer partners and other community leaders.

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

HAND has maintained four lead-certified staff members for its housing rehabilitation and rental programs. Lead information is distributed to all and remediation is completed as appropriate for all HAND federally funded HMAL, EHR, and OOR programming. Lead information is also distributed through HAND's Housing Counseling program to both renters and buyers. Through Bloomington's rental inspection program, lead testing as necessary or requested also occurs. HAND partners with the Monroe County Health Department for even greater reach, and in PY 2022, the department started a comprehensive review of our department program guidelines, of which lead testing procedures are a part.

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

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

HAND on its own attempts to fill the gap between housing costs and elevated local poverty levels through its housing counseling efforts, and appropriate referrals and information dissemination. We also believe our rental inspection program through Title 16 of the Bloomington Municipal Code, one of the few in the state, is a program that promotes equity through safe housing for tenants in the City of Bloomington.

The City also approaches poverty from an economic-empowerment front through its Economic and Sustainable Development Department and Community and Family Resources Department. By promoting

good paying jobs, a living wage, reducing language barriers, and other efforts, additional avenues out of poverty are provided. In additional partnership with the Planning & Transportation Department (and frankly all city departments), we strive to make sure Bloomington “works” for every type of family in an equitable way to promote a great quality of life.

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

As noted, Bloomington completed a new Comprehensive Plan in 2020 and adopted a new Unified Development Ordinance in 2021. HAND also contracted with national experts to prepare its new HUD Consolidated Plan and Analysis of Impediments, with those fruits to be seen in future years. All of these documents take an enhanced focus on affordable housing by expanding the institutional tool kit available to local officials and partners. The City (through the HAND Department) commissioned a housing study in 2020 that continues to inform us as we move through HUD program years. In 2019, a regional housing study was done and is currently being updated. Additional numbers from that updated regional study will show new housing goal numbers for Monroe County. This gives us one more benchmark from which to work on our housing goals.

Further, the Heading Home Initiative seeks to reduce barriers for the most at-risk populations where housing insecurity is concerned, and the City is a proud partner in that effort. This will also be bolstered by our HOME-ARP funding, which will be distributed in the community from 2024-2029. We are hopeful this will help create a structure of supportive service case management to help fulfill ongoing needs in the community and reduce the risk of homelessness.

On the HAND Department front, our relatively new staff is working hard to use our HUD monitorings for HOME, CDBG and Environmental Reviews to help create new policies and procedures that will institutionalize how we approach our federal programming. Between HUD and other federal funding that has come through our department in the last three years, the HAND Department has seen a major increase on responsibility, giving us the opportunity to evaluate our programs and functions for the long-term.

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

The City, and HAND, maintains relationships with many organizations in the community, including private entities such as the Monroe County Apartment Association, Bloomington Chamber of Commerce, the Bloomington Economic Development Corporation and the Builders Association of South Central Indiana. HAND distributes a regular neighborhood newsletter, utilizes social media, and otherwise communicates effectively with stakeholders. We are also partnering with Indiana University to engage more students in our neighborhoods. This project involves an undergraduate class that is proposing tools and materials to help with student outreach in our residential neighborhoods. The Department also attends several community outreach events each year to share information with potential rental tenants and homeowners.

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

Addressing regulatory barriers to fair housing choice is what was addressed through the Unified Development Ordinance (UDO) adoption in 2021. HAND also works with the City's Human Rights staff in addressing impediments to fair housing. Starting in 2023, the City of Bloomington Human Rights Commission took jurisdiction through an interlocal agreement for Monroe County human rights matters. Additionally, the City of Bloomington Legal Department human rights/fair housing responsibilities were divided between two full-time staff: one Assistant City Attorney and a staff person in the City's Community and Family Resources Department. This seeks to provide greater capacity on issues such as fair housing. These staff members now address fair housing for the City of Bloomington and all of Monroe County. Reporting information for the time period of Program Year 2023 is still being compiled.

On HUD programming, HAND partners with the City's Human Rights Commission and Director to address concerns and proactively educate the community. This includes ensuring that awarded organizations receiving federal funds have affirmative action policies on file with the City, and that they remain current.

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

During PY 2023, HAND staff also attended the Fair Housing Conference sponsored by the Fair Housing Center of Central Indiana, and our new Assistant Director attended the Indiana Civil Rights Conference.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

At the most basic level, the City of Bloomington follows its policies and procedures through administrative decision-making and with the oversight of the City Redevelopment Commission and the Bloomington Common Council. It should be noted, and as has been mentioned previously, that HAND will be responding to our HUD monitoring processes and we will be making changes to our Policies and Procedures accordingly.

HAND monitors all subrecipients regularly through correspondence, inspections, and documentation review. Training and technical assistance is provided to such recipients to minimize possible compliance challenges. This includes assistance prior to the application process starting, as well as after funding awards are made to ensure both compliance with eligibility and to set expectations for what is needed from subrecipients during the various periods of funding agreements.

More specifically, HAND works to clearly communicate with applicants and sub recipients at the beginning of each CDBG funding cycle for what is expected not just during the application process, but also what is to be expected if a project gets funded. We have a package of exhibits for documentation that go with each executed funding agreement, and technical assistance sessions are offered so that organizations know how to use the exhibits to complete necessary legal forms, as well as reporting and information needed for financial claims. When a financial claim is submitted for reimbursement, it must be accompanied by supporting documentation (receipts, etc., for physical improvements and construction), and payroll records or receipts for public services. The claim goes through three staff members in the HAND Department: the Program Manager, the Director and the Financial Specialist prior to processing. There are two full-time program managers for federal programming: one does CDBG public services and housing counseling, while the other does CDBG physical improvements and HOME. In both cases, the department Director and Assistant Director have two meetings each week (one is a program management meeting, the other is a 2:1 with each of them individually) to monitor programming.

All physical improvement projects for CDBG have on-site visits during the CDBG program year, as do any HOME-funded new construction projects prior to occupancy. In addition, the HAND Department monitors affordable housing units in the city that have federal or local funding/incentives, and this includes HOME projects as well. HOME properties are also periodically inspected by HAND staff as part of the City of Bloomington's Rental Occupancy Permit Program.

Bloomington is fortunate to have a number of strong agencies who have been working with our funding programs for a long time. However, pandemic funds that came into the community have provided new opportunities for other agencies to receive funding. This has given us an opportunity to expand our scope, and also work on targeting programs that may need more attention in the community as they are administered during a program year.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Bloomington values the input of our residents on our annual activities with HUD. Drafts of our plans (CAPER and Annual Action Plan) are posted online and hard copies are made available in ADA-accessible public buildings such as City Hall and the Monroe County Public Library, and we welcome requests to assist those with a range of abilities to review our draft plans during the public comment period. In future program years, the City committees to working more closely with the Bloomington Council for Community Accessibility (<https://bloomington.in.gov/boards/community-accessibility>) and other stakeholders to expand the range of options residents have to review and comment on our draft plans.

For non-English speaking residents of Bloomington, some translation resources are available through the City's Community and Family Resources Department. For instance, the department has a Latino Outreach program (<https://bloomington.in.gov/latino>) with bilingual staff who can sometimes assist residents with translation. In future program years, we also commit to working more closely with Indiana University to explore additional translation services that might be available when a resident requests assistance in reviewing and commenting on the draft AAP or CAPER. Presently, however, we want to reiterate that the City of Bloomington is committed to meeting requests and needs of residents when reviewing our draft plans for public comment, and we will work to meet those needs to the best of our ability, whatever they may be. The public notice for this CAPER's public comment period also include the following language regarding Limited English Proficiency (LEP) residents:

The City of Bloomington will make reasonable accommodations and services necessary for citizens with disabilities who wish to comment on the report, 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 the public comment period deadline 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.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Following the COVID pandemic, the City, its residents and our subrecipients were still working through what is now, in some ways, a different environment. Public engagement has changed with the advent of virtual meetings, but overall, community need still exists, and in many ways, continues to be more acute than it might have been before. The addition of CDBG-CV funds provided additional opportunities to provide longer-term supportive services to families in order to begin recovery (CV-3) from the pandemic. CV-3 projects were awarded in 2021, and the monitoring and progress of those projects was ongoing.

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The Bloomington municipal code requires that all rentals within city limits be inspected on a 3, 4 or 5-year inspection cycle, and HOME units must comply with these additional terms and correct any deficiencies. All residents are also allowed to request complaint inspections from HAND if an issue in their rental unit is not being addressed for a certain time period. The HAND Department has also created a program to annually monitor affordable and workforce housing in the city by communicating to properties that have committed to providing this housing. This involves a reporting process to verify the income of tenants at each property. Seven previous HOME properties were inspected in the 2023 program year; 320 S. Washington Street, 1901 S. Rogers Street, 454 S Westplex, 1105 & 1107 W. 3rd Street, 2440 S. Henderson and 2446 S. Henderson. 2440 & 2446 S. Henderson offers permanent housing with supportive services to individuals and families who experience chronic homelessness and disabilities. Unfortunately, this location has had a number of condition issues due to violence and the destruction of units. The property is having difficulties finding funding to repair damaged units. HAND is working with property management and has also created a program to assist with the rehabilitation and security of these units in an effort to preserve much needed housing units.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

HAND operates an Affirmative Marketing Plan in compliance with HOME. To ensure all populations are reached, HAND takes actions to inform populations of available units, encourage populations to apply, and works to ensure equal opportunity ultimately in housing success. The City partners with entities such as the Indiana Fair Housing Center, the Monroe County Apartment Association (MCAA), Helping Bloomington Monroe (run through city government) to advertise and reach such populations.

The HAND department is also working to keep its website updated and enhance its reach to IU students (including working with an undergraduate class as described before and by attending on-campus events such as the Student Housing Fair).

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

HAND administers its down payment and closing cost assistance program, which in 2020 was bolstered with a city-funded down payment and closing cost assistance program. The department continues to have on staff two HUD Certified Housing Counselors, which has allowed us to provide housing counseling services to more residents, and has resulted in increased activity in our down payment assistance programs, as well as the city's Shared Appreciation Home Ownership Program.

The City of Bloomington's Unified Development Ordinance (UDO) also provides incentives to developers who wish to build taller or wider than the UDO permits. If a developer chooses to trigger this incentive they either provide 15% of their total units for Workforce Housing at 80-120% AMI or they can pay a fee per unit into the Housing Development Fund. HAND administers the Housing Development Fund, a local funding source that is utilized to invest in the creation of new units, preserve existing units or aids in the elimination of barriers to affordability. The Housing Development Fund is a truly nimble means to respond to housing needs.

HAND continues to work with the Indiana Housing & Community Development Authority (IHCDA) on a number of LIHTC projects that will be coming to fruition very soon. We have recognized that a number of projects with LIHTC awards have had issues due, in part, to inadequate capital stacks. Unfortunately, these issues were recognized, for many projects, several years following completion. Other troubled LIHTC properties include projects that were awarded in 2019, prior to the COVID pandemic. Due to the rise in construction costs and staffing shortages large funding gaps were created. HAND has provided a portion of gap funding and worked with our economic partners in the City to provide low cost loans through the Indiana Finance Authority.

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative