

# Executive Summary

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

### 1. Introduction

The City of Bloomington is the entity responsible for implementing the 2015-2019 Consolidated Plan and all annual Action Plans submitted under the five-year plan. Community Development staff has been responsible for managing the City's housing and community development efforts for more than 40 years. This Action Plan outlines programs to be funded under the Program Year 2019/45 Community Development Block Grant (CDBG) program. The project year will run from May 1, 2019 - April 30, 2020.

Geographically, the City of Bloomington encompasses 27.22 square miles of land area within McLean County, the largest county in Illinois. Census data from July 2016 estimates Bloomington's population at 78,005 or 45.2% of the total population of McLean County. It is served by 3 interstates, 2 major freight railroads, Amtrak and the Central Illinois Regional Airport. The majority of the County's social services are located in Bloomington, primarily in or near the downtown area. Bloomington is divided into three zip codes. The 2016 Community Health Needs Assessment (CHNA) has identified 61701 as one of four zip codes within McLean County with the greatest socioeconomic needs. 61701 was the top ranked zip code with the other two Bloomington zip codes 22nd and 23rd out of 23 total codes. Through the CHNA, housing was identified as one of five social determinants influencing the health of those residing in the 61701 zip code.

Bloomington is considered a twin-city to the Town of Normal as the two are directly adjacent. The twin-cities are home to two universities, two community colleges, two hospitals, a convention center, one indoor mall, one open air mall and a vast network of banks and churches. Data gathered for the McLean County Regional Planning Commission's Regional Housing Study indicates Business and Financial Services, Education and Knowledge Creation, Information Technology, Agribusiness, Logistics and Warehousing are the key strategic industries in McLean County. Since 2000, Bloomington-Normal has seen an increase in white collar jobs while blue collar jobs have remained flat or decreased depending on the type, thus creating a large split in household income levels. The number of lower income families (annual income below \$25,000) has increased from 14,000 to 16,000 when a decrease is the desirable outcome. Meanwhile, the number of households with an annual income above \$75,000 increased from 15,000 to 26,000 during the same time period. The increase in lower income households means there is a greater need than ever for assistance provided through CDBG programs as more families are income qualified than in the past.

## **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.

Please refer to *Section AP-20 Annual Goals and Objectives* for an overview of the goals and objectives to be met during Program Year 2019/45.

## **3. Evaluation of past performance**

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

## **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

In November 2018, the City adopted an updated, joint Citizen Participation Plan (CPP) with the Town of Normal. The new CPP was utilized during the community outreach and consultation process for this Annual Action Plan. A notice was published in the Pantagraph on Monday, March 25th. It announced the availability of the Annual Action Plan for review and comment through close of business on Thursday, April 25th. It also announced the public hearing at the City Council meeting on Monday, April 22nd at 6:00 pm.

Sections 5 - 7 will be updated after the conclusion of the public comment period.

## **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.

Sections 5 - 7 will be updated after the conclusion of the public comment period.

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

Sections 5 - 7 will be updated after the conclusion of the public comment period.

## 7. Summary

Sections 5 - 7 will be updated after the conclusion of the public comment period.

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**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	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Bloomington's Community Development Department administers the Community Development Block Grant (CDBG). The Grants Coordinator, housed in the Code Enforcement Division, is responsible for preparing and submitting the Consolidated Plan, Action Plan, Consolidated Annual Performance Evaluation Report (CAPER), Environmental Review Record and other required reports. Additionally, the Grants Coordinator is responsible for overall financial monitoring of grant funds, sub-recipient monitoring and community outreach and involvement. The division houses an Inspector III/Rehabilitation Specialist and part-time support staff position who also work on CDBG programs. The Rehabilitation Specialist coordinates rehabilitation projects for low and moderate income households. The Rehabilitation Specialist's duties include preparing environmental review documents for Tier 2 projects, conducting initial home inspections, coordinating the project bidding process, awarding contracts, preparing loan documents and conducting final inspections. Support staff duties include entering bills for payment, accepting loan applications and setting up homeowner files. The Code Enforcement Division Manager provides support to staff through general program oversight, assisting with Tier 2 environmental reviews and approving vouchers in IDIS for payment.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

In 2014, United Way of McLean County conducted a community needs assessment. This assessment utilized a variety of tools including direct mail surveys, focus groups, key informant interviews and secondary data collection. The 2014 Community Assessment was utilized in the preparation of the 2015-2019 Consolidated Plan, which was consulted frequently throughout the development of this Action Plan. Other plans consulted included the 2008 Buildings and Conditions Report, West Bloomington Neighborhood Plan, the City's 2015-2035 Comprehensive Plan and 2010 Strategic Plan, 2017 McLean County Regional Housing Study, the Community Health Needs Assessment, 2015 Master Plan for Sidewalks and the 2016 Dimmitt's Grove Neighborhood Plan. Additionally, the City offered an opportunity to provide input/comments on this Plan to stakeholders through a notice in the local newspaper, City website, PATH-O-Gram, email, direct mail and in-person contacts.

### **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))**

The City has a long history of participation in advisory committees and working groups comprised of a wide variety of stakeholders. Involvement allows staff to keep apprised of community needs and consult providers on issues their clients face on a regular basis. It also provides City staff with information on local programs and services available to its own program beneficiaries. Currently, Community Development provides representation on the Regional Housing Staff Committee and Affordable and Supportive Housing Committee. The Regional Housing Staff Committee is comprised of staff from the City of Bloomington, Town of Normal, McLean County, Bloomington Housing Authority, Providing Access To Help (PATH) and McLean County Regional Planning Commission. The Affordable and Supportive Housing Committee has an expanded membership base including representatives from many social service agencies, township offices, and legal aid.

Additionally, the City is active on the local Invest Health Team, formed as a result of funding provided through the Robert Wood Johnson Foundation + Reinvestment Fund for planning. The Invest Health Team brings together representatives from the City, OSF St. Joseph, Advocate BroMenn Medical Center, Chestnut Health Systems, McLean County Health Department and Mid Central Community Action to look at the social determinants of health that affect our county residents. As a result of the planning process, the Invest Health Team identified two health outcomes for West Bloomington (61701), access to healthy foods and access to appropriate primary care. The Bloomington City Council serves as the Trustee to the John M. Scott Health Trust. In July 2018, the City's Grants Coordinator was appointed Staff Administrator to the Trust. In 2019, the John M. Scott Health Care Commission will implement a

new grants program for McLean County providers administering programs that address the health care needs of the underserved. Collaboration among agencies will be strongly encouraged in the 2019 Request for Proposals.

**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.**

The City will continue to serve as a co-lead agency with PATH for the McLean County Continuum of Care. The City is the fiscal agent while PATH provides Continuum coordination and direct services to clients. The Continuum of Care seeks to address the current homeless client base as well as any additional demands on the homeless system through these primary goals:

- Increase the stock of affordable and/or subsidized housing throughout McLean County for homeless and chronically homeless;
- Improve supportive services for the homeless;
- Increase public awareness and support for plans to end homelessness;
- Increase the focus on prevention;
- Identify the chronically homeless population and work towards the ten year plan to end homelessness;
- Increase the percentage of people moving into permanent housing.

On March 12, 2019, the City received formal confirmation from the United States Interagency Council on Homelessness, Department of Housing and Urban Development and Department of Veterans Affairs that the Bloomington/Central Illinois Continuum of Care has effectively ended homelessness among veterans. This successful endeavor was the result of multi-agency collaboration across 11 Central Illinois counties.

**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 ESG office charges the COC with setting priorities for funding and to provide planning guidance for the regional applications. The COC consults with ESG recipients to ensure that all applications are in alignment with funding requirements. ESG recipients submit the application to the COC for approval. The COC evaluates the merit of each proposals based on a preference for rapid re-housing, past performance and relevance to the overall goals of the COC strategic plan. Under performing organizations will not receive recommendation from the COC for funding.

Once funding is successfully achieved, the recipients' performances is supervised through the project monitoring process, during which each recipient's progress towards goals are evaluated. The City is responsible for monitoring each project's financial documentation to ensure all expenses are eligible and in line with the approved budget. PATH reviews programmatic documentation to ensure compliance with those guidelines. If a compliance issue is discovered during monitoring, the COC Board will discuss the issue with the recipient. A plan for corrective action is put in place and reviewed frequently to ensure progress towards compliance.

**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**

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	PATH
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As lead organization for the Central Illinois/McLean County Continuum of Care, PATH is the agency most informed on the needs of those experiencing homelessness and the services available within the community. PATH was consulted to identify any gaps in service that could be closed with CDBG assistance. PATH indicated that the City's role is sufficient at this time and will remain in regular contact to notify the City if other needs arise. The City is the fiscal agent for several Supportive Housing Program grants of which PATH is a recipient.
2	<b>Agency/Group/Organization</b>	WEST BLOOMINGTON REVITALIZATION PROJECT
	<b>Agency/Group/Organization Type</b>	Housing Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Neighborhood Revitalization

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff work closely with the West Bloomington Revitalization Project (WBRP) on several ongoing projects. WBRP members are able to provide input on City programs such as the Housing Rehabilitation Program and the City, in return, provides input on WBRP programs. This partnership will continue throughout the period covered by this Action Plan, allowing for open, on-going discussion on how to move revitalization efforts in West Bloomington forward.
3	<b>Agency/Group/Organization</b>	BLOOMINGTON HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A discussion with Housing Authority of the City of Bloomington's (BHA) regarding current needs was held prior to the development of this Action Plan. BHA requested funding for its Job and Life Skills training program, which the City has supported for many years. The training program serves public housing residents and Housing Choice Voucher recipients and assists both the City and BHA with meeting HUD's Section 3 requirement. BHA also requested funding to support roof replacement at one of its public housing buildings. The City serves on the Regional Housing Staff Committee with representatives from BHA. This committee is currently developing a robust set of housing-related data points to outline a path for future affordable housing development in Bloomington-Normal.

4	<b>Agency/Group/Organization</b>	McLean County Regional Planning Commission
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The McLean County Regional Planning Commission (MCRPC) was the lead organizer for the City's award-winning 2015-2035 Comprehensive Plan, which was consulted frequently throughout the development of this Action Plan. Additionally, MCRPC was the lead for the 2017 Regional Housing Study which resulted in the formation of the Regional Housing Staff Committee. MCRPC currently serves as lead for the Affordable and Supportive Housing Committee as well. The City of Bloomington and Town of Normal have both entered into agreements with MCRPC to develop the 2020-2024 Consolidated Plan with a regional focus. As a first step in the 2020-2024 Consolidated Plan outreach process, the City and Town adopted a joint Citizen Participation Plan in November 2018. MCRPC was instrumental in its development.

5	<b>Agency/Group/Organization</b>	MID CENTRAL COMMUNITY ACTION, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Victims of Domestic Violence Services-Education Services-Employment Regional organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works closely with Mid Central Community Action (MCCA) on several projects related to neighborhood revitalization and housing issues. Program consultation is an ongoing process between the two organizations. Both seek ways to improve coordination of local housing programs so that collaboration continues to be the norm and agency dollars are leveraged to make the greatest impact for the community. MCCA is the lead organization of the West Bloomington Housing Collaborative, of which the City is a member. The goal of the Collaborative is to stabilize a targeted neighborhood in West Bloomington by increasing homeownership, addressing safety issues and engaging the community stakeholders to make change.
6	<b>Agency/Group/Organization</b>	Habitat for Humanity of McLean County
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City partners with Habitat by providing cleared lots with new City sewer and water connections. The City also utilizes CDBG funding for demolition services at sites donated directly to Habitat by private owners. The City frequently consults with Habitat re: upcoming properties suitable for these projects as well as other partnership opportunities. This year, Habitat identified a need for funding to support its A Brush with Kindness program.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

No agency types were purposefully removed from the consultation process during the development of this Plan. See the *2015-2019 Consolidated Plan-Section 10 Consultation* for a complete listing of agencies that participated in the Consolidated Plan development. A list of all agencies and organizations invited to review and comment on this Action Plan can be found in the Appendix section.

**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	PATH	The Continuum of Care works to support homeless individuals to self-sufficiency. These goals closely align with this Plan's housing and public service goals. The City utilizes CDBG funding to support these goals.
West Bloomington Neighborhood Plan	WBRP	The goals of the Neighborhood Plan closely align with those of this Plan. The Neighborhood Plan prioritizes safety, housing, youth, education and economic development specific to West Bloomington. West Bloomington is an identified target area for programs outlined in this Plan and designated as a Regeneration Area in the City's Current Comprehensive Plan.
Public Housing Comprehensive Plan	Bloomington Housing Authority	CDBG has goals aligning with BHA and HUD's housing goals for the community.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2015-2035 Comprehensive Plan	City of Bloomington	The Comprehensive Plan, adopted August 2015, identified West Bloomington as a Regeneration Area in need of an infusion of resources. West Bloomington is one of two target areas identified for programs and services through this Plan. The second is the Dimmitt's Grove Neighborhood, located in the designated Preservation Area.
2016 Dimmitt's Grove Neighborhood Plan	McLean County Regional Planning Commission	Side walk improvements were identified as a need for this neighborhood. This Action Plan provides funding for a sidewalk improvement project in the Dimmitt's Grove Neighborhood.
2015 Master Plan for Sidewalks	City of Bloomington	The Master Plan for Sidewalks outlines the methodologies used to rank the condition of sidewalks and prioritize replacement. The plan also addresses the preservation of trees, ADA compliance and replacement costs.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The City has made every reasonable effort to meet its due diligence in regards to consultation. Evaluation of performance is a process that must be ongoing, thus the consultation process will continue throughout this Action Plan. Information gathered and lessons learned during the entire year will be utilized to make improvements in the program so funding can be used in a manner that best serves the community.

**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**

The City of Bloomington adopted a new Citizen Participation Plan (CPP) in November 2018. This plan was created jointly with the Town of Normal through collaboration with the McLean County Regional Planning Commission as a first-step in development of the 2020-2024 Consolidated Plan. Through this Plan, the City is required to make the draft Annual Action Plan available for public comment for at least 30 days and hold at least one public hearing. The table below outlines the outreach efforts conducted during the public comment period for this Plan.

During the public comment period for the new CPP, many residents provided input on CDBG programs rather than the CPP itself. The comments received indicated that the City has allocated its CDBG funding in the areas the community feels are important.

**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	Newspaper Ad	Non-targeted/broad community				
2	Public Hearing	Non-targeted/broad community				
3	PATH-O-GRAM	Social Service Providers				

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)
4	Internet Outreach	Non-targeted/broad community				
5	Direct Mail	Minorities Persons with disabilities Faith-based organizations				
6	Internet Outreach	Neighborhood Organizations				
7	Direct Mail	Indian Tribes				
8	Flyer	Residents of Public and Assisted Housing				

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City will utilize CDBG funds, program income, City general funds and other grant sources of funding to support its programs conducted throughout this Action Plan. CDBG funds will be utilized to support the projects outlined in this Plan under Section AP-35. The City will also manage funding from several Illinois Housing Development (IHDA) grants to support demolition/clearance and rehabilitation projects. The City continues to serve as the fiscal agent for HUD's Supportive Housing Program, which provides grant funding to several of the McLean County Continuum of Care agencies. The Supportive Housing Program award for the upcoming year will be \$340,026 split between five agencies. The City receives a small amount of the funding for administrative costs. The Grants Coordinator frequently searches for grant opportunities that will

help the City further its community development efforts.

**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	552,428	31,001	100,000	683,429	0	2019 is the final year for the 2015-2019 Consolidated Plan. The City anticipates it will utilize all available funding.

**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**

The City currently has awards through two grant programs from the Illinois Housing Development Authority (IHDA). The City will receive \$378,000 in funding through the Single Family Rehabilitation (SFR) program. SFR will support homeowner rehabilitation for at least eight income-eligible homeowners. The City can expend up to \$45,000 at each property. IHDA offers program beneficiaries a 5-year, forgivable mortgage for the amount of hard costs only. SFR is a two-year grant with 2019 being the first year of this funding cycle. IHDA's Abandoned Property Program (APP) also runs on a 2-year funding cycle. However, a new APP cycle is awarded annually so it is not unusual for the City to

have funding available from more than one round of funding at a time. APP eligible activities include demolition, mowing, board-ups, fencing and removal of trees, garbage and pests. The City typically expends at least 50% of APP funding on property maintenance activities not eligible under CDBG. In Program Year 2019, the City anticipates expending \$60,000 in APP Round 3 funding. An additional \$75,000 in APP funding was requested for Round 4 funding. The City has applied for funding through IHDA's Home Accessibility Program (HAP). This is the City's first time applying for HAP funding. HAP allows for housing accessibility improvements for income-qualified, elderly and disabled residents. HAP-eligible properties include both single-family and multi-family dwellings. For all IHDA grants, CDBG funds are leveraged for eligible expenses when the project exceeds the limitations of the IHDA funding. IHDA programs do not currently require a local match.

The City continues to serve as the fiscal agent for HUD's Supportive Housing Program grants to McLean County Continuum of Care agencies. The award allocation for the upcoming year will be \$340,026 split between five agencies. The City receives a small amount of the funding for administrative costs. In Program Year 2019, the City will award \$23,860 to Providing Access To Help (PATH) that will be used towards the match requirement for the Families and Individuals with Disabilities and McLean County Core Services grants. The Grants Coordinator frequently searches for grant opportunities that will help the City further its community development efforts.

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

The City acquires approximately 6-8 properties a year through code violations and/or abandonment. When the property is rehab-eligible, it is generally donated to a local not-for-profit such as YouthBuild of McLean County or Mid Central Community Action for rehabilitation. The not-for-profit then sells the newly rehabilitated home to a low or moderate income household and reinvests the proceeds (if any) in other projects for the same purpose. If the property is too dilapidated to repair, the City will demolish and clear the property and provide new water and sewer connections if necessary. The property is then donated to either Habitat for Humanity, YouthBuild or another not-for-profit for construction of new, affordable housing. Recently, the City has been approached by several developers interested in properties for scattered-site affordable housing projects. The City will take these requests into consideration when determining the best use of each individual property.

When properties are not considered “buildable” they are demolished under the slum/blight spot national objective and donated to local non-profits as green space or sold at fair market value when possible. The City typically does not use CDBG funds for acquisition of property.

**Discussion**

Staff will continue to seek additional funding opportunities and partnerships to further leverage CDBG funding and meet the goals and objectives outlined in this Action Plan.

## 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	Decent Housing - Rehabilitation	2015	2019	Affordable Housing	WEST BLOOMINGTON REVITALIZATION PROJECT AREA Low and moderate income areas outside of West Bloomington Revitalization Project	Affordable Housing	CDBG: \$275,050	Rental units rehabilitated: 13 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Sustainable Living Environment - Demolition	2015	2019	Affordable Housing	WEST BLOOMINGTON REVITALIZATION PROJECT AREA Low and moderate income areas outside of West Bloomington Revitalization Project	Affordable Housing Non-Housing Community Development	CDBG: \$146,749	Buildings Demolished: 5 Buildings
3	Suitable Living Environment - Infrastructure	2015	2019	Non-Housing Community Development	Low and moderate income areas outside of West Bloomington Revitalization Project	Non-Housing Community Development	CDBG: \$80,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Suitable Living Environment - Public Facilities	2016	2019	Non-Housing Community Development	Low and moderate income areas outside of West Bloomington Revitalization Project	Non-Housing Community Development	CDBG: \$22,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
5	Suitable Living Environment - Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	WEST BLOOMINGTON REVITALIZATION PROJECT AREA Low and moderate income areas outside of West Bloomington Revitalization Project	Non-Housing Community Development	CDBG: \$57,280	Public service activities other than Low/Moderate Income Housing Benefit: 2550 Persons Assisted
6	Creating Economic Opportunity - Job/Life Skills	2015	2019	Non-Housing Community Development	WEST BLOOMINGTON REVITALIZATION PROJECT AREA Low and moderate income areas outside of West Bloomington Revitalization Project	Non-Housing Community Development	CDBG: \$10,000	Other: 50 Other
7	Sustainable Living Environments - Emergency Grant	2015	2019	Affordable Housing Homeless			CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	West Bloomington Revitalization Project	2015	2019	Affordable Housing Non-Housing Community Development	WEST BLOOMINGTON REVITALIZATION PROJECT AREA	Affordable Housing Non-Housing Community Development	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted Homeowner Housing Rehabilitated: 8 Household Housing Unit

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Decent Housing - Rehabilitation
	<b>Goal Description</b>	<p>The City will utilize CDBG funds to preserve its older housing stock by providing rehabilitation loans and grants to single-family, owner-occupied households with low and moderate income. Individual projects are typically limited to \$25,000 or less in funding in the form of a 0% interest, deferred loan. The City provides accessibility grants to disabled residents through a partnership with AMBUCS. Other grants may be offered on a very limited basis. Through this goal, the City anticipates completing 20 homeowner rehabilitation activities. It will provide a grant for roof replacement at a 13 unit multi-family housing property owned by the Bloomington Housing Authority. Habitat for Humanity will receive a grant to support its A Brush with Kindness program. Rehabilitation service delivery costs will be higher in Program Year 2019/45 than in the past. Every five years the City hosts a Renovation, Repair and Painting (RRP) training for all approved contractors. The next training will be held at the end of the Program Year 2019/45. The overall funding for this goal is broken down as follows: rehab service delivery costs at \$27,550, rehab loans and grants at \$247,500.</p> <p>The WBRP Facade Program is funded under the Strategic Plan Goal - West Bloomington Revitalization Project.</p>

2	<b>Goal Name</b>	Sustainable Living Environment - Demolition
	<b>Goal Description</b>	The City will utilize CDBG funds to eliminate slum and blight conditions caused by deteriorated structures through this project. Demolition and clearance are typically limited to single-family dwellings and accessory structures. Properties considered buildable will be donated to organizations such as YouthBuild or Habitat for Humanity for new construction of affordable housing when possible. CDBG funding for this goal includes both demolition hard costs and soft costs such as environmental testing, utility disconnects, etc.. IHDA funding will be leveraged to cover maintenance costs at properties before and after demolition in addition to assisting with demolition expenses. The City will utilize CDBG funds for demolition and clearance of 6 properties. IHDA APP funding will be utilized for maintenance at an additional 15-20 abandoned properties awaiting demolition and/or disposition.
3	<b>Goal Name</b>	Suitable Living Environment - Infrastructure
	<b>Goal Description</b>	The City will utilize CDBG funds to preserve and rehabilitate its infrastructure systems (water, sewer, sidewalks and streets) located in low and moderate income areas. In Program Year 2019, the City will dedicate up to \$80,000 for sidewalk replacement in the Dimmitt's Grove neighborhood. The majority of the sidewalk system in this area has been identified as failing in the City's Sidewalk's Master Plan. Dimmitt's Grove is comprised mostly of census tract 17/block group 2 and 3. The percentage of low-mod residents is 97.32 and 59.84 respectively.
4	<b>Goal Name</b>	Suitable Living Environment - Public Facilities
	<b>Goal Description</b>	Throughout the Consolidated Plan, the City will utilize CDBG funding to make improvements to Public Facilities such as buildings owned by local not for profit organizations or City parks serving low and moderate income residents. In Program Year 2019, CDBG funding will be utilized to assist Mid Central Community Action (MCCA) to install an exterior security system. MCCA is continually adding new programs and services for the benefit of the community, many of which occur after hours and on weekends. This creates a safety concern for not only the agency's clients but also its staff. Services that are provided after normal business hours include but are not limited to: counseling for survivors of domestic violence, legal fairs, housing counseling, and financial and employment coaching. Many of MCCA's programs are open to residents of any income level. However, the majority of its clients are individuals meeting the low/mod income criteria. The City will also provide funding to support improvements to the entrance of Heartland Head Start's main office. The improvements will increase accessibility for program clients and staff and create a safer access for all.

5	<b>Goal Name</b>	Suitable Living Environment - Public Services
	<b>Goal Description</b>	The City will utilize CDBG funds to assist local organizations that enhance the quality of life of Bloomington residents through Public Service projects. All projects must provide services to low and/or moderate income individuals. Projects do not have to be housing-related. Agencies assisting the City with meeting its goal this year include Peace Meals/Sarah Bush Lincoln Health Center, Providing Access to Help (PATH), Recycling Furniture for Families and the West Bloomington Revitalization Project. The goal outcome indicators below do not include estimates for the PATH's Emergency Grant program or WBRP's Tool Library as those programs have their own Strategic Plan goal. Funding for the Emergency Grant program is included under its Strategic Plan goal as well.
6	<b>Goal Name</b>	Creating Economic Opportunity - Job/Life Skills
	<b>Goal Description</b>	The City will utilize CDBG funds to support job and life-skills training for Bloomington Housing Authority's (BHA) public housing residents and Housing Choice Voucher program participants. Previous trainings have helped to increase participant proficiency in commonly used software programs such as Microsoft Office, improve job interviewing skills, assist with resume building and educate on money management and budgeting. The training opportunities provided through this goal help both the City and BHA meet HUD's Section 3 requirements. For the past several years, BHA has been providing a job fair for residents and voucher holders in conjunction with its Residents Week in June. BHA will track the number of residents obtaining better employment as a result of the training and job fair activities. Funds are obligated under the Administration and General Management project. Accomplishments will be reported in the narrative section since IDIS does not provide an avenue for tracking beneficiary data under Administration.
7	<b>Goal Name</b>	Sustainable Living Environments - Emergency Grant
	<b>Goal Description</b>	The City will utilize CDBG funds to provide assistance to low and moderate income households with payments, not to exceed 3 months, for items such as food, clothing, housing (rent/mortgage), utilities or emergency shelter. The project will be administered through PATH. Payments made on behalf of the household will be made directly to the provider. A portion of the funding is used to support a case management position for the Self-Neglect program. Funds are obligated under the Public Services project.

8	<b>Goal Name</b>	West Bloomington Revitalization Project
	<b>Goal Description</b>	The City will utilize CDBG funds to revitalize its Westside neighborhoods through support of the West Bloomington Revitalization Project's Tool Library, Facade Program and community workshops. The City will continue to fund a part-time Project Leader position as a Public Service activity. The Project Leader is responsible for coordinating community workshops, extending Tool Library and Bike Co-Op operation hours, recruiting and maintaining the organization's volunteer base and serving as the community contact for WBRP. The City will also fund WBRP's Facade Program under the Low Mod Income Housing National Objective. The Facade program provides minor exterior rehabilitation to low and moderate income households within the WBRP's service area. The Facade Program typically serves 6-8 households a year.

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# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The overarching goal of all projects and activities completed with CDBG funding is to strengthen the quality of life for Bloomington residents and their neighborhoods. The City will continue to utilize CDBG and other funding sources to support activities that will meet this goal. The following projects have been selected for implementation during Program Year 2019/45.

### Projects

#	Project Name
1	Rehabilitation Grants and Loans
2	Rehabilitation Service Delivery
3	Administration and General Management
4	Demolition and Clearance Program
5	Public Services
6	Infrastructure and Public Facilities
7	West Bloomington Revitalization Project

Table 7 - Project Information

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

HUD requires CDBG recipients to expend a minimum of 70% of available funding on programs and activities benefitting low and moderate income residents. The City has selected the projects outlined in this Action Plan with that requirement in mind. The majority of the projects for PY2019/45 will occur in the 61701 zip code as most of the City's low/mod census tracts are in that area.

**AP-38 Project Summary**  
**Project Summary Information**

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<b>1</b>	<b>Project Name</b>	Rehabilitation Grants and Loans
	<b>Target Area</b>	WEST BLOOMINGTON REVITALIZATION PROJECT AREA Low and moderate income areas outside of West Bloomington Revitalization Project
	<b>Goals Supported</b>	Decent Housing - Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$247,500
	<b>Description</b>	This project will provide funding to low and moderate income households for necessary/emergent home repairs. The majority of homeowners will receive assistance in the form of a 0% interest, deferred loan with the repayment deferred as long as the beneficiary remains the owner-occupant of the home. Grants to homeowners will be provided on a very limited basis. The City will continue its partnership with AMBUCS, providing grants to disabled individuals for accessibility ramps. Bloomington Housing Authority (BHA), West Bloomington Revitalization Project (WBRP) and Habitat for Humanity will receive grants as well. BHA will receive a grant for a roof replacement at Irvin-South, a public housing building which houses 13 individuals with disabilities. WBRP and Habitat will receive grants to assist low/mod income homeowners with minor exterior repairs. WBRP's program will be limited to the WBRP service area while Habitat's program will focus on the remainder of the community. The \$10,000 grant to WBRP is included under the WBRP Project's budget. The budget breakdown is \$187,500 for loans and \$60,000 for grants. If the estimated allocation, carry-forward funds or program income are more or less than anticipated (AP-15), the difference will be added/subtracted from this project unless otherwise noted in this Plan.
	<b>Target Date</b>	4/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Each year the City endeavors to assist at least 20 low/mod income households through the homeowner rehabilitation program, 2-3 of which are projects providing accessibility ramps for elderly/disabled residents. Habitat's A Brush With Kindness program will assist an additional 5-6 low/mod households. The Bloomington Housing Authority project will benefit 13 disabled individuals residing at Irvin-North. All Irving-North residents are at or below 30% or AMI. This is the only multi-family project planned for the 2019 program year.
	<b>Location Description</b>	Homeowner projects are TBD once the application process begins. Irvin-South is located at 823 W. Oakland.

	<b>Planned Activities</b>	The majority of the funding for this project will be spent on minor to moderate rehabilitation at single-family, owner-occupied homes. Homeowners receiving assistance through CDBG are offered a 0% interest, deferred loan. Loan repayment is not required as long as the beneficiary remains the owner-occupant. Homeowners interested in paying off the loan are allowed to make payments under the 0% interest loan terms. Grants to homeowners through the City's program will be provided on a very limited basis, primarily for elderly and disabled residents seeking assistance with exterior ramp(s). Habitat will offer minor exterior rehabilitation through a grant to low/mod homeowners outside of the West Bloomington Revitalization Project Area. Bloomington Housing Authority will complete roof replacement at Irvin-South, located in West Bloomington.
<b>2</b>	<b>Project Name</b>	Rehabilitation Service Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	Decent Housing - Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$27,550
	<b>Description</b>	This activity will fund expenses the City incurs while operating the Housing Rehabilitation Loan Program. Examples of expenditures include but are not limited to: rehabilitation staff training, license renewal fees and refresher courses, grants management software expenses, environmental testing, and credit check for loan applicants. For this program year, this project also includes funding to provide the Renovation, Repair and Painting training for all CDBG-approved contractors.
	<b>Target Date</b>	4/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Numbers for this activity will be reported under individual housing rehabilitation activities.
	<b>Location Description</b>	TBD

	<b>Planned Activities</b>	Any training the Rehabilitation Specialist attends that relates to CDBG, environmental review, lead, etc. will be allocated to this project. Lead testing and credit check costs will be drawn on this project as well as any other expenses related to operation of the Homeowner Rehabilitation Program. The City will provide a Renovation, Repaire and Painting Lead training at no cost to approved constructors.
<b>3</b>	<b>Project Name</b>	Administration and General Management
	<b>Target Area</b>	
	<b>Goals Supported</b>	Decent Housing - Rehabilitation Sustainable Living Environment - Demolition Sustainable Living Environments - Emergency Grant Suitable Living Environment - Public Services Creating Economic Opportunity - Job/Life Skills Suitable Living Enviroment - Infrastructure Suitable Living Environment - Public Facilities West Bloomington Revitalization Project
	<b>Needs Addressed</b>	Affordable Housing Homelessness Non-Housing Community Development
	<b>Funding</b>	CDBG: \$71,850
	<b>Description</b>	This activity is used for expenditures required for general administration of the grant and all its projects. Examples of expenses covered under this project include but are not limited to: postage, advertising, professional development, office supplies, and contracted services. Funding for job and life-skills training for Bloomington Housing Authority (BHA) residents and Housing Choice Voucher participants is included in this project. The partnership between the City and BHA meets the Section 3 requirements for HUD-funded agencies. The City will also provide funding to the McLean County Regional Planning Commission (MCRPS) to support a staff position dedicated to implementing the regional housing plan as it relates to the City's Comprehensive Plan and the 2017 Regional Housing Study. The MCRPC staff member will also be responsible for assisting with the development of the 2020 - 2024 Consolidated Plan. The City will dedicate funding to Prairie State Legal Services for the development and implementation of a fair housing program as well.
	<b>Target Date</b>	4/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	BHA anticipates serving at least 50 public housing residents and Housing Choice Voucher program participants through its Job and Life Skills training and job fair program. These program beneficiaries will be reported to HUD in the CAPER narrative sections since IDIS does not allow users to report accomplishment numbers for administrative activities. The number of beneficiaries for the fair housing program is unknown at this time. The number will likely be low for the first year as the program will be under development for most of the year.
	<b>Location Description</b>	Training session locations are to be determined. Prairie State Legal Services is located at 201 W. Olive St, Bloomington. McLean County Regional Planning Commission is located at 115 E. Washington, Bloomington.
	<b>Planned Activities</b>	General management of the CDBG program will occur throughout the year. BHA typically holds its job fair during Strong Families Resident Celebration Week in June and the weeklong classroom-style training the following April. Both of these activities are designed to increase the residents' marketability in the local workforce with the ultimate goal of self-sufficiency. The City will provide CDBG dollars to partially fund a fair housing program through Prairie State Legal Services. Through this program, the City will increase its efforts to Affirmatively Further Fair Housing.
<b>4</b>	<b>Project Name</b>	Demolition and Clearance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Decent Housing - Rehabilitation Sustainable Living Environment - Demolition
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$146,749
	<b>Description</b>	This project will help eliminate slum and blight conditions of deteriorated structures by funding demolition and clearance of dwellings and accessory structures. Buildable lots will be donated to non-profit organizations such as YouthBuild and Habitat for Humanity or local developers for construction of new, affordable housing. Non-buildable lots will be donated to not-for-profit organizations for use as green space or equally divided and deeded to adjacent land owners. In some occasions, the property may be offered for sale to the general public.
	<b>Target Date</b>	4/30/2020

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p> <p>Habitat typically builds 3-4 homes a year on properties donated by the City. Habitat's program is limited to households with an annual income at or below 60% Area Median Income (AMI).</p>
	<p><b>Location Description</b></p> <p>Demolition and clearance activities for 2019 will include the following:</p> <p>707 W. Locust</p> <p>515 W. Oakland</p> <p>811 W. Grove St.</p> <p>Additional demolitions will occur as properties become available.</p> <p>Demolition projects that will result in affordable housing for low and moderate income residents are not closed in IDIS until construction is complete. The City has several demolition activities open in IDIS that will likely be closed out this project year. Habitat plans to offer the following Bloomington lots to homeowners for the 2019 build season:</p> <p>509 N. Mason</p> <p>705 S. Evans</p> <p>812 W. Washington</p> <p>822 E. Monroe</p> <p>1107 N. Morris</p> <p>1628 Iowa St.*</p> <p>*Only property that was not demolished with CDBG or IHDA funds prior to donation to Habitat.</p>
	<p><b>Planned Activities</b></p> <p>The City will complete 4-6 demolition and clearance activities to eliminate conditions of slum and blight and create affordable housing opportunities for residents with low to moderate income.</p>
5	<p><b>Project Name</b></p> <p>Public Services</p> <hr/> <p><b>Target Area</b></p> <p>WEST BLOOMINGTON REVITALIZATION PROJECT AREA  Low and moderate income areas outside of West Bloomington Revitalization Project</p> <hr/> <p><b>Goals Supported</b></p> <p>Sustainable Living Environments - Emergency Grant  Suitable Living Environment - Public Services</p> <hr/> <p><b>Needs Addressed</b></p> <p>Homelessness  Non-Housing Community Development</p>

<b>Funding</b>	CDBG: \$77,280
<b>Description</b>	Activities under this project will assist local organizations to enhance the quality of life for residents of Bloomington through Public Service projects. Activities funded under this Action Plan include Peace Meals Senior Nutrition, counseling and case management services through Providing Access to Help (PATH) for the prevention of homelessness, assistance with moving expenses through Recycling Furniture for Families and neighborhood revitalization efforts through the West Bloomington Revitalization Project.
<b>Target Date</b>	4/30/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	PATH estimates it will be serve roughly 325 unduplicated services to clients at or below 50% Area Median Income (AMI) through the Homeless Service and Emergency Services programs. Partners for Community estimates it will serve 350 clients through its Recycling Furniture for Families program. At least 25% of the clients served will be exiting homelessness. Sarah Bush Lincoln Health Center will provide senior residents the opportunity to receive a hot meal via congregate site meals and in-home meal delivery through its Peace Meals program. Peace Meals anticipates serving 165 unduplicated Bloomington residents through congregate sites and 285 through in-home delivery. WBRP offers a variety of services that benefit West Bloomington residents. Throughout the year, 1500 income eligible residents will participate in at least one of WBRP's outreach programs or Tool Library services.

<p><b>Location Description</b></p>	<p>Peace Meals provides in-home meal delivery throughout the City and congregate meals at the following Bloomington locations: Woodhill Towers, Lincoln Towers and Phoenix Towers.</p> <p>PATH provides services through its office at 201 E. Grove, Bloomington. PATH staff also provide street outreach and other outreach services through the Salvation Army's Safe Harbor Shelter, located at 601 W. Washington.</p> <p>WBRP's Tool Library, Bike Co-op, Veggie Oasis and other community workshops occur at the WBRP office located at 724 W. Washington, Bloomington. WBRP also provides programs at off-site locations throughout Bloomington and Normal.</p> <p>The Recycling Furniture for Families office is located at 515 N. Center, Bloomington. Clients pick out their furniture and home goods at the office. Recycling Furniture for Families provides delivery services to the client's home at no cost.</p>
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<p><b>Planned Activities</b></p>	<p>Peace Meals Senior Nutrition Program - Congregate and in-home meal service for residents age 60 and older. CDBG funds will be utilized to cover the cost of food.</p> <p>PATH - Counseling and case management services for extremely low and low income individuals experiencing homelessness or in imminent danger of becoming homeless. PATH will also provide small emergency grants to individuals in need of assistance with utilities, emergency home repairs, rent/mortgage relief, etc. in order to maintain housing. Payments are made directly to the service provider and cannot exceed 3 months of assistance. PATH typically limits assistance to \$500 or less. CDBG funds will be utilized to cover staff expenses and emergency payments to providers.</p> <p>Recycling Furniture for Families - Moving assistance to extremely low and low income households. Clients are able to select new and gently used furniture and home goods at no cost. Service is limited to once in a lifetime unless extenuating circumstances such as a fire occur. Recycling Furniture for Families transports the goods at no cost to the client. CDBG funds will be utilized to assist with program staffing.</p> <p>West Bloomington Revitalization Project - The WBRP Tool Library provides free tool loans to both homeowners and renters. The Tool Library inventory is vast with items ranging from screwdrivers to lawn mowers and everything in between. WBRP conducts educational workshops designed to teach members about DIY home repairs, tool safety, gardening and landscaping, etc. WBRP also conducts programs for children to increase their knowledge related to STEM areas. One of the biggest projects of the year is the Bed Blitz. Through this program, WBRP builds beds for children without a bed to call their own. WBRP partners with local businesses and organizations so that the children not only receive a new bed but also a new mattress and new bedding. Last year, the program provided beds to more than 50 children. CDBG funds will be utilized to fund a part-time Project Leader to oversee WBRP programs.</p>
<p><b>Project Name</b></p>	<p>Infrastructure and Public Facilities</p>

<b>6</b>	<b>Target Area</b>	Low and moderate income areas outside of West Bloomington Revitalization Project
	<b>Goals Supported</b>	Suitable Living Environment - Infrastructure Suitable Living Environment - Public Facilities
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$102,500
	<b>Description</b>	This project will support improvements to local infrastructure and property owned by local not-for-profits. CDBG funding will be leveraged with City general funds to complete a sidewalk project in the Dimmitt's Grove Neighborhood. The project will also provide partial funding to support site improvements at Heartland Head Start's Bloomington campus and at Mid Central Community Action's main office.
	<b>Target Date</b>	4/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Dimmitt's Grove Neighborhood sidewalk project will directly impact more than 50 single- and multi-family dwelling units. However, the entire neighborhood will benefit from the creation of a more walkable neighborhood providing connection to local schools, the public library, City Hall, social services and downtown businesses. The activity will be entered into HUD's system as a LowMod Area (LMA) benefit. Heartland Head Start provides a comprehensive child and family development program for women receiving prenatal care, children ages birth to five and their families. Approximately 300 families at or below the federal poverty line benefit from the program annually. Mid Central Community Action provides a wide array of services for low and moderate income residents. MCCA served 14,000 unduplicated individuals in the past year. At least 60% of these individuals are meet the low/mod income criteria.
<b>Location Description</b>	Dimmitt's Grove is just southeast of Downtown and is bordered by Washington St. to the north, Gridley to the west, Oakland to the south and Clinton to the east.  Heartland Head Start is located at 206 Stillwell, Bloomington, IL  Mid Central Community Action is located at 1301 W. Washington St, Bloomington, IL	

	<b>Planned Activities</b>	The Dimmitt's Grove sidewalk project will replace the failing, existing sidewalk along sections of McLean, E. Mill, E. Jackson and S. Gridley. Head Start will utilize CDBG funding to create a safer, more accessible entrance for both its staff and families at its main office on Stillwell. Mid Central Community Action will install an exterior security camera system to increase the safety and security of its clients and staff.
7	<b>Project Name</b>	West Bloomington Revitalization Project
	<b>Target Area</b>	WEST BLOOMINGTON REVITALIZATION PROJECT AREA
	<b>Goals Supported</b>	Decent Housing - Rehabilitation
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	This activity will support WBRP's Facade Program which provides minor exterior repairs for low and moderate income homeowners. The program is limited to single-family properties. WBRP anticipates it will complete 8 projects this year.
	<b>Target Date</b>	4/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	WBRP's Facade Program will complete 8 minor to moderate exterior home repair projects for low and moderate income households.
	<b>Location Description</b>	See the WBRP Service Area map in the Appendix. Specific addresses TBD.
	<b>Planned Activities</b>	CDBG will support 8 exterior home repair projects for low and moderate income households within the WBRP service area.

## 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

Although the City's CDBG program is open to all low and moderate income residents, the majority of CDBG assistance will take place in and around the low and moderate income census tracts. Several projects supported through this Action Plan will benefit specific neighborhoods. \$80,000 in CDBG funding will be leveraged with City general funds to complete a sidewalk project in the Dimmitt's Grove neighborhood. Dimmitt's Grove is bounded by Washington St. to the north, Oakland to the south, Gridley St. to the west and Clinton St. on the east. The neighborhood is located within two census tracts - 16/Block Group 2 and 17/Block Groups 2 and 3. The percentage of low and moderate income households are 88.72%, 97.32% and 59.84% respectively. Another target area is the West Bloomington Revitalization Project (WBRP) service area. The WBRP service area is bounded by Locust St. on the north, Roosevelt Ave. on the east, Oakland Ave. on the south and Euclid Ave. on the west. This area includes at least a portion of census tracts 14.03, 15 and 16.

### Geographic Distribution

Target Area	Percentage of Funds
WEST BLOOMINGTON REVITALIZATION PROJECT AREA	
Low and moderate income areas outside of West Bloomington Revitalization Project	

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

In August 2015, the City of Bloomington adopted a new Comprehensive Plan. The Plan identified West Bloomington as a Regeneration Area due to the aged housing stock and infrastructure as well as lower property assessments. The Plan indicates that the City should prioritize spending in this area and create partnerships with other public, private and not-for-profit entities to revitalize West Bloomington comprehensively. By concentrating CDBG rehabilitation, demolition and infrastructure dollars in this area over the next several years and leveraging funds when possible, the City can make great strides in regenerating the area.

Dimmitt's Grove is located in an area identified as a Preservation Area per the Comprehensive Plan. The Preservation Area is home to many properties with local and national historic designation/significance. Dimmitt's Grove is within walking distance to many resources such as the

library, neighborhood parks, downtown businesses, public transportation and social services. Investment in this area is necessary to prevent it from becoming a new Regeneration Area.

## **Discussion**

Although the City makes a concerted effort to support activities in the Regeneration and Preservation areas, programs are not strictly limited to these areas. The City considers all requests for funding as long as the CDBG guidelines and regulations can be met through the individual activity. Therefore, the City has not designated a certain percentage of funding to one location over another in the Geographic Distribution table.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Although the City does not build affordable housing units, it utilizes CDBG to address affordable housing issues in several ways. By donating cleared, vacant properties to Habitat for Humanity, it leverages CDBG dollars that ultimately result in 4-6 new units of affordable housing annually. The Homeowner Rehabilitation Loan program offers homeowners the opportunity to keep the cost of owning a home very affordable. Minor to moderate rehabilitation can be financed through the City at 0% interest with repayment deferred until the home is no longer owner-occupied. Many of the projects provide weatherization improvements such as new windows, exterior doors, and HVAC systems which can greatly reduce monthly expenses. Upgrades to electrical systems are not uncommon to the program due to the average age of homes in the target area. The City funds the Emergency Grant program at PATH which can provide first and last month's rent, security deposits, etc. for income qualified individuals who have secured affordable housing but do not have access to immediate cash to cover the up-front expenses associated with a new rental.

The City serves on the Regional Housing Staff Committee, formed as a result of the 2017 Regional Housing Study. The Staff Committee, coordinated through the McLean County Regional Housing Commission, is currently taking an in-depth look at what affordable housing opportunities in McLean County and how supply is meeting demand.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	5
Non-Homeless	33
Special-Needs	13
Total	51

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	5
The Production of New Units	0
Rehab of Existing Units	46
Acquisition of Existing Units	0
Total	51

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

## Discussion

Through its work with the Regional Housing Staff Committee, the City has participated in development of two white papers addressing issues related to affordable housing: What is Affordable Housing in McLean County and Income Qualified Housing: Area Median Income. The papers are the finished product of months of research conducted by McLean County Regional Planning Commission staff. The papers are available at: <https://mcplan.org/projects-and-programs/bn-home-/research>.

In addition to its Housing Rehabilitation Program, the City utilizes a variety of methods to ensure an adequate supply of safe, quality, affordable housing is available to its residents. The Community Development Department maintains a rental registration program through an ordinance requiring landlords to register their rental properties with the City annually. Two full-time code compliance officers are dedicated to inspecting rental properties for code compliance and following up on renter complaints regarding such. In 2016, the City implemented an administrative court that has helped to expedite code compliance on many of the units.

Note: The breakdown for the "One Year Goals for Number of Households Supported Through:" is as follows:

- Homeless: 5 formerly homeless individuals provided rental assistance at Mayor's Manor through the Shelter Plus Care Grant;
- Non-Homeless: 20 City Rehab projects/5 A Brush with Kindness projects/8 WBRP Facade Program projects;
- Special Needs: 13 units at Irving North, Bloomington Housing Authority property for individuals with a disability.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City and Bloomington Housing Authority (BHA) will work together on various projects throughout the Action Plan period.

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

CDBG funds will be utilized to assist BHA to provide job and life-skills training for its residents and Housing Choice Voucher program participants. Through this training opportunity, participants will learn job skills that will assist with obtaining employment. BHA also offers an annual job fair to its residents and voucher program participants as another avenue to access new job opportunities. Additionally, this Action Plan will provide assistance for roof replacement at Irving Apartments - South, a public housing complex which houses 13 individuals with disabilities. The City will support the development of new affordable housing/public housing supported units by providing a Certificate of Consistency with the Consolidated Plan and letters of support when appropriate.

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

The Bloomington Housing Authority has established a Program Coordinating Committee (PCC) to help achieve the goals and fulfill the purpose of the Family Self Sufficiency Program. The goal of the program is to have one family purchase a home in the next year. The Housing Authority also hopes to increase tenant engagement in the coming year by re-establishing Resident Councils at the various public housing sites. The West Bloomington Housing Collaborative is working with the Bloomington Housing Authority to identify potential homeowners for its homes rehabilitated through the Illinois Attorney's General grant as well

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

Bloomington Housing Authority is designated as a standard performer.

### **Discussion**

The City and BHA both serve on the Regional Housing Staff Committee and the Affordable and

Supportive Housing Committee. The Staff Committee is working to develop a regional housing plan that includes affordable housing as a primary focus.

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

### **Introduction**

The City will continue to serve as a co-lead agency with PATH for the McLean County Continuum of Care. The City is the fiscal agent while PATH provides Continuum coordination, HMIS management and direct services. The Continuum of Care seeks to address the current homeless client base as well as any additional demands on the homeless system through these primary goals:

- Increase the stock of affordable and/or subsidized housing throughout McLean County for homeless and chronically homeless;
- Improve supportive services for the homeless;
- Increase public awareness and support for plans to end homelessness;
- Increase the focus on prevention;
- Identify the chronically homeless population and work towards the ten year plan to end homelessness;
- Increase the percentage of people moving into permanent housing.

### **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**

The City will receive funding from the US Department of Housing and Urban Development (HUD) in the amount of \$340,026 in 2019. These funds will be divided among five separate grants that support counseling services, child care, moving assistance, case management, rental assistance and prevention education for the homeless population as well as those in imminent danger of becoming homeless. Several agencies beyond the City receive funding through HUD and other sources to provide additional services to the homeless such as emergency shelter, food and medical care.

In addition, the City plans to provide CDBG funds for the following activities:

- \$20,000 to PATH for Emergency Services Grant which aids in the prevention of homelessness by assisting with emergency rent, utilities, emergency repairs and self-neglect (hoarding) issues;\$23,680 to PATH for Continuum of Care matching funds in support of rapid rehousing and homeless outreach services;\$5,000 to Recycling Furniture for Families in support of moving

assistance for individuals and families exiting homelessness and/or fleeing domestic violence.

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

The Salvation Army operates a shelter that helps fill a need for single, homeless women. There remains a shortage of shelter beds for families with children, however. Funding for additional beds is not looking to be an option at this time. When the shelters in Bloomington are full, PATH can bus homeless individuals/families with children to shelters throughout the state if there are beds available. Unfortunately, the shelter system in the state is often overtaxed resulting in full capacity throughout. YWCA Labrynth provides transitional housing for women exiting incarceration. Mid Central Community Action provides 26 units of permanent supportive housing through Mayor's Manor and scattered site transitional housing. Chestnut Health Systems provides HUD-funded rental assistance at 19 units at scattered sites.

**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, in conjunction with the Continuum of Care, utilizes several strategies for helping low income families avoid becoming homeless:

- Referring clients to PATH's information and referral phone lines to gain knowledge of services available and to access PATH's Homeless Services, if necessary;
- Providing emergency funds to be administered by PATH to help families avoid eviction or condemnation (\$20,000 CDBG funding);
- Working with the Bloomington Township office, which provides emergency and general assistance to residents;
- Providing assistance to local organizations seeking continuation of homeless prevention funds from the State of Illinois, including but not limited to writing letters of support;
- Assisting various social service organization offering services to this population as necessary;
- Advocating that the State Legislature provide more emergency assistance to potential homeless

clientele.

**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.**

**Health Care Discharge Planning:** Facilities are charged with not releasing patients to the streets or McKinney-Vento funded beds. Social work departments within the hospital must initiate and implement discharge planning.

**Foster Care Discharge Planning:** DCFS case workers create service plans for those exiting the foster care system. The plans include making referrals to the Youth Housing Assistance Program rather than McKinney-Vento funded beds. Housing advocacy is provided for youth at least age 17 1/2 and less than 21.

**Corrections Discharge Planning:** IDOC programming prepares offenders for successful community re-entry without placement in McKinney-Vento programs. TRAC (Trained Reformed and Capable) begins at intake and extends throughout the length of stay. A successful re-entry plan identifies the offender's housing needs, works to obtain appropriate housing and mandates a verifiable address before release. YWCA Labrynth works with incarcerated women to create a plan, which includes housing, prior to transition back to the community.

**Mental Health Discharge Planning:** State protocols do not include referrals to McKinney-Vento programs as people exiting mental health institutional care are ineligible for assistance. Community mental health agencies access half-way houses, boarding facilities, transitional housing funded through non-HUD sources and housing vouchers to serve the population coming from an institution.

## **Discussion**

The City's Economic Development Department has been charged with finding creative solutions to address homeless issues as they relate specifically to Downtown Bloomington. Staff are working closely

with local service providers, downtown business owners and Continuum members on this initiative.

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

### **Introduction:**

In 2017, the City entered into an agreement with the Town of Normal, McLean County Regional Planning Commission and Bloomington Housing Authority to complete and submit a regional Assessment of Fair Housing to HUD with the 2020-2024 Consolidated Plan. However, in January 2018, HUD announced that the Assessment would not be due until submission of the 2025-2029 Consolidated Plan. Updating the current Analysis of Impediments to Fair and Affordable Housing, last approved in 2014, will be included in the planning process for the 2020-2024 Consolidated Plan.

### **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**

In August 2015, the City of Bloomington adopted its current Comprehensive Plan with goals aimed at reducing barriers to affordable housing. While the Plan is not policy, it serves as a guide for policy decisions. In 2016, the City began the process of updating the Zoning Ordinance, adopted in 1960, to incorporate recommendations from the Comprehensive Plan. The ordinance regulates development and protects the health, safety and welfare of the public. During the update process, the City evaluated lot sizes, densities, and uses that may influence a buyer's ability to finance a home, the quality of housing stock in the City, and resident proximity to resources. The updated code allows for mixed-use developments and promotes walkable neighborhoods and multimodal connectivity. The Comprehensive Plan encourages future infill-development opportunities and provides a tiered system for prioritizing development. In 2018, the City established the Downtown East Washington TIF District. Through this District, the City will promote affordable housing and infill development through several potential projects. One project is the conversion of a high school, built in 1914, being repurposed as affordable housing for senior residents.

### **Discussion:**

Low Income Housing Tax Credits (LIHTC) are one tool developers use to keep the cost of developing housing affordable. The application process for LIHTC is very competitive as the Illinois Housing Development Authority (IHDA) approves a limited number of projects annually. The Regional Housing Staff Committee has met with the Local Initiatives Support Corporation (LISC) and IHDA to discuss ways we can assist developers with the LIHTC application process to increase the likelihood of LIHTC awards in our community. When a LIHTC application is selected to move to Step 2 of the approval process, the developer must obtain a Certificate of Consistency with the Consolidated Plan from the City's Community Development Department. If requested, the City may also provide a mayoral letter of support for the project. In addition to assisting developers move through the LIHTC application process, the Staff Committee is working with LISC to develop a plan to preserve existing LIHTC and Project-Based

Rental Assistance (PRBA) units.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City endeavors to plan its annual program based on how to best meet the needs of the community while staying within the federal regulations for the Community Development Block Grant. When services are needed but cannot be provided directly by the City, partnerships are created/maintained to ensure the services are available to those most in need.

### **Actions planned to address obstacles to meeting underserved needs**

Funding remains the City's primary obstacle to meeting the needs of its underserved. With the annual CDBG allocation reduced to approximately 30% of its original amount, cuts to the state budget for services, flat city sales tax revenues and declining local fundraising efforts, local agencies are forced to reduce or cut services to those who are already being underserved. As resources become scarce, social service agencies and other City departments such as public works and parks and recreation look to CDBG for financial assistance with their projects. At the end of the day, there simply is not enough money to meet the community's growing needs. HUD caps annual funding for public service projects at 15% of the current year's allocation and the previous year's program income. The City has traditionally used 13-15% of its annual allocation to fund public service projects and will continue to do so in an effort to meet community needs.

Additionally, the late release of annual allocations and access to funds can be a fairly significant obstacle to meeting annual goals for projects such as homeowner rehabilitation and demolition. Fortunately, the City has been fairly successful in obtaining non-HUD funding in recent years to assist with these types of projects. These sources provide funding for rehabilitation and demolition until the annual CDBG allocation can be accessed via the US Treasury. This practice will continue in an effort to serve the needs of the community as best we can with limited dollars. The City will also partner with local non-profits for grants unavailable to local government, when appropriate.

Staff will continue to serve on committees and work groups that address the housing needs of low and moderate income families. The City will remain the fiscal agent for the McLean County Continuum of Care, which addresses the needs of the City's homeless. The John M. Scott Health Care Trust provides funding to local service providers to ensure individuals without adequate, affordable healthcare have access to quality health services. The City's Grants Coordinator serves as the Staff Administrator to the Trust, a liaison between the John M. Scott Commission and the City. In FY2019, the Commission, with Trustee approval, awarded \$305,000 in grants to local agencies providing health care services to the underserved.

### **Actions planned to foster and maintain affordable housing**

The City will continue to partner with organizations such as YouthBuild, Habitat for Humanity and Mid Central Community Action for the construction and rehabilitation of affordable housing units. The City's partnership with Habitat for Humanity will also continue and likely result in at least four new affordable housing units. Additionally, the City will look for other opportunities to foster partnerships that will help maintain or increase the current stock of affordable housing units as well as support rehabilitation efforts designed to allow low and moderate income families remain in their homes. The City will support requests from developers seeking Low Income Housing Tax Credits (LIHTC) from the Illinois Housing Development Authority, when appropriate. Through its partnership with the City and Town of Normal, the McLean County Regional Planning Commission (MCRPC) is currently reviewing the list of LIHTC and Project-Based Rental Assistance (PRBA) units in McLean County. Several projects in the area are nearing the end of the required affordability period. If these projects are allowed to expire, there will likely be a significant loss of income qualified housing units in the area. MCRPC is working with the Local Initiative Support Corporation (LISC) to determine the best methods for preserving these valuable resources in our community.

### **Actions planned to reduce lead-based paint hazards**

All CDBG contractors are required to maintain Renovation, Repair and Painting (RRP) certification. The City offers all CDBG approved contractors the opportunity to attend the RRP certification training every five years at no cost to the contractor. The next training will be held in April 2020 and is supported with funding through this Action Plan. Additionally, the City's Rehab Specialist will obtain and maintain all necessary licenses and certifications to ensure that lead-based paint safety practices and regulations are being strictly adhered to on all CDBG projects.

### **Actions planned to reduce the number of poverty-level families**

The City will continue to support the Bloomington Housing Authority's job and life-skills training program annually. The program offers job training and a job fair each year for public housing residents and Housing Choice Voucher recipients. Past training topics have included Microsoft Office Suite, how to write a resume, interview skills, and money management and budgeting. The training(s) and job fair are designed to foster job and life skills required for the local workforce and increase facetime with the

businesses most likely to employ individuals with those skills.

Homeownership is traditionally the greatest source of an individual's wealth. The City's Homeowner Rehabilitation Program provides low and moderate income homeowners the opportunity to preserve their greatest asset. Income-qualified households can receive assistance through a 0% interest, deferred loan allowing the family to increase the value of their home without increasing their monthly bills. The City also offers housing rehabilitation through the Illinois Housing Development Authority's (IHDA) Single Family Rehabilitation program. Through this program, homeowners can receive up to \$45,000 in assistance through a 5-year forgivable loan.

Mid Central Community Action provides career and personal finance services through its NextStep program. NextStep helps participants create healthy spending and saving habits, repair bad credit and develop financial and personal goals. When the goal is homeownership, MCCA works with the family to help them become mortgage-ready. As the lead organization for the West Bloomington Housing Collaborative, MCCA is in the unique position to be able to provide additional benefits to its clients such as down-payment assistance and a portfolio of newly rehabilitated homes with updated mechanicals and other features updated with affordability in mind.

### **Actions planned to develop institutional structure**

The City is a member of the local Invest Health Team, formed to look at the built environment and how it affects the health and well-being of City residents. Through this project, the team is looking at a variety of issues affecting the health of residents in the City's 61701 zip code. This area is classified as a food desert and has limited options for healthcare. Housing has been identified as an area of concern by the Invest Health team as well. Currently, the team is exploring options for increasing access to fresh, healthy foods. The City has applied for a technical assistance grant through the Healthy Food Financing Initiative (HFFI). If approved, the City will conduct a feasibility study and develop a business plan for a permanent, indoor farmer's market that will provide access to fresh, healthy foods year-round.

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

The City will continue to serve as the fiscal agent for the McLean County Continuum of Care. Additionally, staff will continue to participate in various working groups and committees comprised of staff from local social service agencies, business, churches and governments. Staff will serve on the Regional Affordable and Supportive Housing Committee, comprised of public and private housing

providers as well as social service organizations.

**Discussion:**

The City will continue to seek additional funding to support local programs in ways that CDBG is unable to do so. Interagency collaboration has been referenced throughout this Plan and will remain a key component of the City's strategy to meet the needs of the community.

# Program Specific Requirements

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

### Introduction:

All program income received in Program Year 2018/44 will be receipted into IDIS prior to the start of Program Year 2019/45. When possible, program income will be expended within the same year it is received. In HUD's response to the 2017 CAPER submission, concern was identified in regards to timeliness in the use of program funds. Although the City was in compliance, it maintained a higher balance than in the past. This was due primarily to three factors: the late release of funding in 2017, several projects taking longer to complete than anticipated, and an expired agreement with the State Historic Preservation Office. All three issues caused delays at the start of the 2017 program year and, therefore, a higher than normal carry-forward balance into PY2018. Those issues have been resolved and the City anticipates less carry-forward than usual for the 2019 program year.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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	0
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
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	85
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2019

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.

91.00%

The City's 3-year consecutive designation to determine benefits to persons of low and moderate income concluded with Program Year 2017/43. The City selected a 2-year designation beginning in Program Year 2018/44. This Action Plan will be the second year of the 2-year designation.

