

CR-05 - Goals and Outcomes

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

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

The City conducted a variety of activities in Program Year 44 (PY44 - May 1, 2018 - April 30, 2019) designed to meet the needs of our low- and moderate-income residents. Activities were focused on the following areas: rehabilitation of single-family, owner-occupied housing (23), rehabilitation grants for not-for-profit organizations (2); multi-family/SRO (26 units), demolition of blighted and deteriorated structures (3), public service projects (5), public facility improvements, (3) and Section 3 Job Training (1). The numbers above include two public facility improvement projects that carried forward from previous years (1167 and 1211). The City also entered beneficiary data and closed (2) demolition activities that resulted in affordable housing for low- or moderate-income households. The majority of the activities were conducted in the City's low- and moderate-income areas. Overall, progress towards meeting the strategic plan and action plan goals went well in 2018

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Creating Economic Opportunity - Job/Life Skills	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	0	0.00%	75	0	0.00%

Decent Housing - Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0		26		%
Decent Housing - Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	44	44.00%	30	44	146.67%
Suitable Living Environment - Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%	100	0	0.00%
Suitable Living Environment - Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	20	0	0.00%			
Suitable Living Environment - Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	0	0.00%	750	0	0.00%
Suitable Living Environment - Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%	3000	0	0.00%

Sustainable Living Environment - Continuum of Care	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	3500	0	0.00%			
Sustainable Living Environment - Demolition	Affordable Housing	CDBG: \$	Buildings Demolished	Buildings	30	0	0.00%	8	0	0.00%
Sustainable Living Environments - Emergency Grant	Affordable Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		25	0	0.00%
Sustainable Living Environments - Emergency Grant	Affordable Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	150	0	0.00%			
West Bloomington Revitalization Project	Affordable Housing Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4000	0	0.00%	100	0	0.00%
West Bloomington Revitalization Project	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	0	0.00%	8	0	0.00%

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

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

See attached text for Housing Rehabilitation, Demolition Program, Infrastructure, Public Facilities and Public Services.

Housing Rehabilitation

By leveraging CDBG with funding from the Illinois Housing Development Authority (IHDA), the City was able to support 19 rehabilitation projects. Fifteen of the activities were conducted at single-family residences at which the homeowner received assistance in the form of a 0% interest deferred loan. Four homeowners received grants for construction of an accessibility ramp. The West Bloomington Revitalization Project (WBRP) utilized CDBG funding to complete minor, exterior rehabilitation on four additional homes within its service area. Mid Central Community Action (MCCA) finished rehabilitation on a single-family home in West Bloomington. The home is now available and ready to be sold to a low-moderate income household. Catalyst Ministries finished rehabilitation on its transitional housing property. The MCCA and Catalyst projects are both carry-forward projects from 2017. MCCA also received a CDBG grant to support rehabilitation at Mayor’s Manor, a 26-unit supportive housing facility. Funding was utilized to make emergency efficiency improvements that will reduce operating costs. In total, \$250,462.07 was spent on housing rehabilitation activities in Program Year 44/2018.

Demolition Program

Demolition costs under the CDBG program were significantly lower than usual in 2018 due to a variety of factors. First, the City did not receive as many properties eligible for demolition through code enforcement in 2018 as in previous years. Secondly, once the City obtains the title to a property, one of the first steps is to request disconnection/removal of the electrical service. This process takes quite a bit of time, and causes significant delays to the demolition process. Finally, the City received funding dedicated for demolition and maintenance activities at vacant, abandoned properties. This fundin is provided by the Illinois Housing Development Authority. During the program year, the City spent \$44,651.11 of IHDA funding at approximately 25 properties. Of these expenditures, \$30,440 was used for demolition and clearance costs. Program Year 2018 demolition activities are as follows:

- Three new demolition projects were opened in 2018 with activities completed at one location (1245);
- One 2017 demolition project was completed (1207); Two demolition activities from 2016 were closed in IDIS as Habitat completed construction and the homes were sold to low-moderate income households (1172 and 1173);
- Two demolition activities were completed with IHDA funding; and

- IHDA funding was expended on approximately 25 vacant, abandoned properties for maintenance.

Public Facilities and Infrastructure

Public service activities play a very important role in the City's goal to meet the needs of its most vulnerable citizens. Five projects were funded for PY44/2018. Peace Meals provided in-home and congregate meal delivery to 1080 senior citizens in Bloomington, a significant increase from previous years. In-home clients received nearly 600 hours in case management services in addition to their meal delivery. Peace Meals completes an annual satisfaction survey. Nearly all clients rated the program as good, very good or excellent. Recycling Furniture for Families provided furniture and home furnishings to 355 low and/or moderate-income households. Providing Access To Help (PATH) receiving funding through two projects in 2018, Emergency Services and Homeless Services. Through the Emergency Services program, PATH provided emergency assistance to prevent homelessness to 40 extremely-low and low income residents. Thirty-six of those served received assistance due to hoarding issues, a substantial increase over previous years. The annual goal for hoarding clients was four clients. Through the Homeless Services program, PATH completed a homeless assessment on 301 unduplicated clients; assisted 11 households in finding and securing permanent housing; and provided housing information to 119 unduplicated clients. Through both programs, payments are made on behalf of the client and said payments do not exceed 3 months and are made directly to the provider. The Emergency Grant accomplishment data is under the Emergency Grant goal rather than Public Services on the Goals and Outcomes table. The West Bloomington Revitalization Project received funding to support a part-time Project Leader position. Through this project, WBRP provided three community workshops focused on housing maintenance/repair, bicycle repair, and food security; completed more than 2200 tool loans through the Tool Library; opened a new Seed Library; and provided free fresh foods to area residents through the Veggie Oasis. Bloomington Housing Authority (BHA) received \$3,500 to provide Job Development Training to Section 8 and public housing residents. BHA offered a one-week Career and Self-Sufficiency training serving six low-income residents. Participants learned about resume writing, career exploration, interviewing and how to communicate their skills to employers. Speakers from various community organizations were invited to the training to provide discussion on life skills such as: budgeting, nutrition, healthy relationships, and parenting. This activity was funded under the Administration project as Section 3 is a requirement of administering HUD funding.

Public Services

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CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	1,392
Black or African American	435
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	1,827
Hispanic	0
Not Hispanic	1,827

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

Narrative

An additional 156 families should be added to the numbers above (Per PR-23 Report). "Other Multi-race" (75)," Black/White" (76) and "American Indian/Alaskan Native/White" (5) categories are not available for manual entry on this table. The total should be 1746 in order to accurately represent data collected through activities requiring income and race data for program beneficiaries. The City recognizes it needs to do a better job of asking subrecipients to specify "Hispanic" and "Non-Hispanic" for those reported as "White". Most likely more than one beneficiary was of Hispanic heritage. Activities using the Low Mod Area national objective are not included as numbers are not reported by race and income.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	733,429	651,461

Table 3 - Resources Made Available

Narrative

The City had several projects that rolled over from PY43/2017 into PY44/2018 which greatly reduced the amount of unexpended funding.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Low and moderate income areas outside of West Bloomington Revitalization Project			
WEST BLOOMINGTON REVITALIZATION PROJECT AREA			

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City typically does not attempt to estimate a breakdown of percentage of allocations per target area because most of the programs are open to the entire community as long as CDBG income guidelines and program requirements are met. However, as is typical of most program years, the majority of rehabilitation projects occurred in West Bloomington. Nearly all were in low- and moderate-income census tracts.

Leveraging

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

The City's Community Development staff constantly looks for ways to leverage resources in an effort to maintain/increase the current level of service despite budget cuts. The Grants Coordinator continues to pursue non-CDBG funding sources and ways to create new partnerships and enhance those already in existence.

In Spring 2017, the City received funding from the Illinois Housing Development Authority's (IHDA) Abandoned Property Program (APP) and Single-Family Rehabilitation (SFR) programs in the amount of \$311,250. Both programs were funded for a two-year period ending in early 2019. Through the Abandoned Property Program, the City leveraged \$73,634.62 in IHDA funding for demolition, clearance, securing, and maintenance at more than 25 vacant/abandoned properties. CDBG funding in the amount of \$154,972.61 was used on seven of the properties registered with IHDA during the same period. Additionally, Habitat leveraged \$170,300 in construction costs at two of the properties in PY44/2018 alone.

Through the IHDA Single Family Rehabilitation program, the City completed six housing rehabilitation activities totaling \$195,994.04. The City leveraged IHDA funding with CDBG on one project at the rate of 1:2. The City received \$4,135.34 in reimbursed administrative costs. This was Round 1 of funding for this program so it took program staff additional time to get up to speed on implementation. Had it not been a new program, the City could have completed one additional rehabilitation project.

The City applied for and was awarded IHDA funding for Rounds 3 and 4 of the Abandoned Property Program and Round 2 of the Single Family Rehabilitation Program. Between both new APP Rounds, the City will leverage \$132,000 in demolition and maintenance activities at vacant/abandoned properties. The City was awarded \$378,000 through the SFR program, which will provide funding for at least eight single-family rehabilitation projects with completion dates prior to June 2021. CDBG funding will be leveraged on activities for which IHDA funding limits are inadequate.

The City will receive a grant from IHDA for the Home Accessibility Program (HAP) in 2019. Although HAP has been available previously, this is a first-time award for the City. HAP provides up to \$25,000 in rehabilitation assistance for single-family, owner-occupied and/or rental units. Each household must have at least one member who is over 60 years of age with a

physical limitation or a disabled person. Income eligibility is capped at 80% of AMI. The City received \$100,000 for up to four projects.

The City administers the Supportive Housing Program (SHP) grant for the local Continuum of Care. We received funding in the amount of \$336,112 to support five grants with fiscal year start dates ranging from January 1 to October 1. Each of the subrecipients utilizes other private, state and/or federal funding sources to cover program expenses not covered through the SHP.

The City expended \$9,170 through the General fund to provide two grants to low-moderate income homeowners for the removal of dead trees. City General Fund dollars were utilized for code enforcement activities, infrastructure projects and salary and benefits for staff administering the grant program as well. Program staff salaries and benefits total more than \$150,000 annually.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	5	5
Number of Non-Homeless households to be provided affordable housing units	64	51
Number of Special-Needs households to be provided affordable housing units	0	0
Total	69	56

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	5
Number of households supported through The Production of New Units	3	2
Number of households supported through Rehab of Existing Units	61	49
Number of households supported through Acquisition of Existing Units	0	0
Total	69	56

Table 6 – Number of Households Supported

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

Number of Non-Homeless households to be provided affordable housing units – The City anticipated completing twenty activities under the Housing Rehabilitation project and that Habitat would complete three homes. Nineteen single-family activities were completed, and two Habitat homes were completed. Weather played a significant role in Habitat’s ability to complete additional projects during the program year. The City anticipated WBRP completed would complete ten activities through the Façade Program but only four were completed with CDBG funding. WBRP utilized Attorney General grant funding to complete the additional projects. Rehabilitation was completed at all 26 units at

Mayor’s Manor. Habitat’s A Brush with Kindness program was delayed, and no projects were completed. The City had anticipated 5 projects would be completed in the program year.

Number of households supported through the production of new units – Habitat completed two projects instead of three. The City completed nineteen rehabilitation projects. The late release of funding caused a delay in the start of the rehabilitation program for 2018. Also, households that may have applied for assistance under CDBG were awarded funding through the IHDA SFR program. Two of the subrecipients were unable to complete the number of anticipated programs due to staff changes, weather and other complicating factors.

Discuss how these outcomes will impact future annual action plans.

CDBG regulations do not allow the City to fund new construction directly. The City will continue to support affordable housing through the Housing Rehabilitation Program. It will also continue to support new construction of affordable housing through the donation of cleared lots and vacant, rehab-eligible properties to organizations such as Habitat for Humanity, YouthBuild and MCCA. Funding from the Illinois Housing Development Authority’s Single Family Rehabilitation (SFR) program will also help support rehabilitation projects for families at or below 80% AMI in 2018.

In Program Year 2018, the City contracted planning services to the McLean County Regional Planning Commission (MCRPC). Through this partnership, the MCRPC has worked diligently on a regional housing strategy as well as planning for the 2020-2024 Consolidated Plan, both of which will affect future action plans. As work progresses on these projects, CDBG will likely be identified as a potential funding source for rehabilitation projects ultimately resulting in affordable and supportive housing development.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	33	0
Low-income	5	0
Moderate-income	6	0
Total	44	0

Table 7 – Number of Households Served

Narrative Information

Although the City does not utilize CDBG funds to support the construction of new affordable housing, it does provide 0% interest, deferred loans to low and moderate income households for necessary home repairs, which helps keep the cost of living in the home affordable. Homeowner applications are accepted on a first-come, first-served basis for a 60 day period (typically July - August). If a

homeowner's needs are emergent, the City can move them to the top of the list. Each property receives a whole house inspection and the repairs are ranked in order of greatest need based on the health and safety of the occupants. The City accepts applications for emergency water, sewer and HVAC replacement outside of the normal application period with recipients receiving assistance immediately.

In addition to rehabilitation projects completed with CDBG funds, the City utilizes Illinois Housing Development Authority Single Family Rehabilitation (SFR) funds to support homeowner rehabilitation. The City completed Round 1 of SFR funding through which it completed six housing rehabilitation projects. Of the six households, one qualified as extremely low income, two qualified as low income and three qualified as moderate income.

The City provides Shelter Plus Care funding to subsidize rent costs for five residents of Mayor's Manor, which is a permanent supportive housing unit for individuals with at least one disability who are exiting homelessness. Mayor's Manor also received CDBG funding in PY44/2018 to complete rehabilitation focused on energy efficiencies with the goal of reducing overall operating costs for the facility. Mayor's Manor consists of 26 Single Room Occupancy (SRO) units.

The City's demolition program assists with the goal of creating affordable housing. Buildable lots are donated to Habitat for Humanity for new construction of affordable housing. All three of the 2018 demolition projects will ultimately result in affordable housing through Habitat for Humanity. Two demolition projects from previous years were closed after Habitat completed construction and sold the homes to income-eligible households.

The City often receives properties in lieu of fines assessed via code enforcement. When a property is eligible for rehabilitation, it is donated to a local not-for-profit along with a grant to support rehabilitation costs. Once work is complete, the homes are then sold to low-moderate income households. 2017 CDBG funds were utilized to provide Mid Central Community Action with a grant to complete rehabilitation on a property in the West Bloomington Revitalization Project's service area. CDBG was leveraged with NeighborWorks and Illinois Attorney General grant funds to complete the project, currently on the market for sale to a low-moderate income household.

The data for number of individuals served was updated based on the PR-03 report. Data was pulled from all activities for which individual household income was collected at the time of service. Data from activities utilizing the Low Mod Area (LMA) national objective was not included.

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

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

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

PATH (Providing Access to Help) Crisis Center serves as the lead coordinating agency for the Central Illinois Continuum of Care (CICoC). Due the Continuum's large geographic space covered (11 counties), hubs have been implemented to best suit the needs of communities. As such, McLean County is one of the hubs and PATH leads these monthly meetings and the Continuum's bimonthly meetings. These meetings allow for effective planning regarding the CoC's ability to reduce and end homelessness.

Through its Homeless Services Program, PATH reaches out to individuals and families experiencing homelessness. Through referrals from police departments, hospitals, social service agencies, churches, and truck stops, the outreach worker will make the initial contact and begin the process of assessing the needs of the client(s).

The outreach team regularly goes out into the field to known places unfit for human habitation to locate people, initiate relationships, assess needs and help clients navigate the network of resources available in the community.

The outreach worker also responds to people identified through the Coordinated Point of Entry, another role PATH plays in the effort to reduce homelessness. On a 24/7 basis, people on the streets, in shelters, or in transitional housing, can dial 211 and receive immediate support, assessment and are transferred to the Coordinated Point of Entry.

With a vast database, outreach staff can make referrals to obtain local and mainstream resources such as Social Security Income (SSI), Supplemental Nutrition Assistance Program (SNAP) benefits, and employment. This connection process leads individuals and families into permanent housing. Outreach services productively meets the specific objectives for reducing and ending homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Salvation Army Safe Harbor Shelter provides emergency shelter and services for adult women and men who are experiencing homelessness. Safe Harbor provides case management services, a day center, and meals. Showers, washer/dryers, and other amenities are offered to people through the day center when they may not meet the shelter's guidelines for bed space. The shelter also opens a warming center between October and March to provide indoor space when all beds are filled. Safe Harbor also has an employment program on site and provides transportation for job interviews. The Salvation Army's shelter is a strong partner in the Coordinated Point of Entry that helps move people from a

shelter setting into permanent housing.

Home Sweet Home Ministries, another member of the CoC, provides emergency shelter for adult women and men as well as families. There are limitations; families are generally separated to a men's side and a women's side but it is the result of the layout of the facility. The program has been in place for over a century. The shelter started providing Rapid Re-Housing (RRH) services and has enjoyed considerable success in moving people from the shelter into a home. RRH solves the problem of separating families in the shelter facility.

Neville House is a domestic violence shelter that has room for 13 women and children. They participate in the Coordinated Point of Entry.

Finally, there is crisis shelter for children under the age of 6 if there is no family units available and a parent is unable to procure any other housing suitable for young children. They receive children into the facility 24/7.

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

Avoiding homelessness reduces the stress on individuals, families and the homeless service sector. CDBG funds are used to support the Emergency Grant program. This grant is utilized to provide emergency rent/mortgage and utility assistance for individuals in imminent danger of becoming homeless. It also provides payment to local hotels for individuals experiencing homelessness. A portion of the grant assists the Self-Neglect Program by assisting with the rental of dumpsters for cleanup at properties of individuals and families in imminent danger of becoming homeless due to condemnation related to hoarding issues and other code violations.

Other sources for emergency rent or utility assistance that would prevent a family from losing housing are utilized. Townships are a part of the referral process although every Township has different guidelines. Community Action has financial assistance; they administer the LIHEAP program and other programs that address the root issues of the fiscal crisis that puts a family at risk of homelessness.

Policies do exist within the Continuum for people being discharged from institutions and systems of care. The community mental health agency is involved in the transition from a state mental health facility to the community. They provide transitional apartments, a staffed boarding house, and some permanent supportive units. A day center helps with social needs and helps the person build a support system after hospitalization.

Local hospitals work with the homeless outreach program when they release a person who does not have a home to return to.

For young adults aging out of foster care or who no longer have a family to support them, have options with the Continuum. Project Oz has a very successful transitional housing programs where youth are placed into apartments with strong supports and as skills and income increase, supports fade until the youth is no longer in the program but is still in their apartment. Project Oz has a program for homeless youth that provides options when youth are being discharged from any type of facility.

The county government has created programs to meet the needs of people coming out of corrections who were homeless before incarceration. The Frequent User System Engagement (FUSE) program provides intensive case management and funding for permanent supportive housing. The program targets people who meet HUD's definition of being chronically homeless. The CoC works with the county government in providing Homeless Management Information System (HMIS) data to identify those most in need of help (with the appropriate signed consent).

Young Women's Christian Association (YWCA) Labyrinth House provides case management and transitional housing for women entering the community from the correctional system. The City has supported Labyrinth in the past by funding a part-time case manager and assisting with rehabilitation costs for housing units. Labyrinth can house up to ten women at two transitional housing units. Seeds of Hope is an organization focused on providing similar supportive services to men leaving corrections. Currently, the program provides case management only with the goal of offering transitional housing in the future.

Additionally, the Supportive Housing Project (SHP) supports staff positions at Salvation Army, PATH, Crisis Nursery, and Recycling Furniture for Families. These programs help both homeless and those in imminent danger of becoming homeless.

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 main system and infrastructure we have in place to help people experiencing homelessness has been described above.

In terms of moving people to housing in the shortest amount of time, Rapid Re-Housing programs has been the avenue to success. The Coordinated Point of Entry keeps track of all the individuals on the Prioritization List on at least a monthly basis.

Outside of the Rapid Re-Housing Program, townships and Community Action may have the funds for first month's rent and deposit. The outreach worker keeps the listing of available housing up-to-date including the requirements of the landlords. This list is updated every other week and made available to everyone seeking a place to rent.

The Bloomington Housing Authority (BHA) has a prioritization policy for people experiencing homelessness. The BHA also has more flexibility with entrance requirements for people experiencing homelessness when it comes to prior evictions and landlord references. Other affordable housing complexes have an understanding of the great importance of housing people quickly and have been open to receiving referrals for homeless individuals and families.

The CCoC has been recognized as ending veteran homelessness, by the United States Interagency Council on Homelessness, Department of Housing and Urban Development, and the Department of Veterans Affairs. This entails finding permanent placement within 90 days of being recognized as homeless. The CCoC works closely with all veteran organizations to meet this goal.

Another resource to move people quickly out of emergency shelter is Mid Central Community Action (MCCA) transitional housing program based in Bloomington-Normal that provides up to two years of housing and case management to individuals and families who are transitioning from homelessness and/or inadequate housing. Rent costs are based on the tenant's income, with a maximum cost of \$550 per month, and family members complete bi-weekly case management sessions with financial coaches to increase their knowledge and work toward financial stability. MCCA also serves 15 people coming from homeless at Mayors Manor Permanent Supportive Housing. These previously homeless or chronically homeless residents received short-term, medium-term, or long-term case management services, budget counseling, and self-sufficiency assessments. There are also 5 Shelter Plus Care beds, in conjunction with the Housing Authority, at the facility.

Chestnut Health System has Supportive Housing, Samaritan Housing, and Project Hope, all of which provide permanent supportive housing. This organization does work closely with Coordinated Point of Entry so we have the opportunity to move people into housing as quickly as possible.

Recycling Furniture for Families assists with household items that help make the new housing a home for free.

Strategies

The City of Bloomington, in conjunction with the Continuum of Care, follows several strategies for helping low income families avoid becoming homeless:

- Refer clients to PATH's 24/7 information and referral line by dialing 211 to gain knowledge of services available and to access PATH Homeless Services if needed which can provide limited emergency funds to help families avoid eviction or home condemnation;

- Working with the Township office which provides emergency and general assistance;
- Utilizing homeless prevention funds from the State of Illinois;
- Providing Letters of Support for agencies seeking federal, state and private funding for homeless programs.

The CoC has three strategies to decrease the rate of individuals and families returning to homelessness. The first is to utilize the Homeless Management Information System (HMIS) to track the episodes of homelessness. Secondly, the Continuum works to reduce the number of people returning to homelessness by supporting the individual or family while working through the barriers to housing and transitioning people to affordable housing. This is done through the permanent supportive housing and the transitional housing opportunities available throughout the Continuum. Finally, Outreach is able to follow-up with services to people up to 6 months from their episode of homelessness. This is to assist them in maintaining housing.

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

Actions taken to address the needs of public housing

In the 2018-2019 program year, the Housing Authority continued a major reinvestment project to improve Wood Hill Towers-North, thereby improving the quality of units at this high-rise public housing site. Using annual Capital Fund grants, The Housing Authority has been merging and renovating obsolete efficiency apartments in the northeast quadrant of the North Tower.

In the spring of 2018, the Housing Authority entered into a contract for approximately \$633,252 to complete the second phase of this unit merger/renovation project, merging 12 efficiency units into six large one-bedroom units on the 10th, 9th, and 8th floors. All six of these new units were occupied by November 2018.

The Housing Authority intends to continue the project in following years completing work as funding allows. Ultimately the project is expected to eliminate the long-term vacancy problem associated exclusively with the obsolete efficiency units. In the summer of 2019, the Housing Authority plans to take bids to do the same type of unit merger and renovation of eight more efficiency apartments on the 7th, and 6th floors. This round of work is expected to be complete by the end of calendar year 2019.

Another important capital improvement project during the program year was replacement of the roof on the north building at the Irvin Apartments, home to the Congregate Housing Services Program, a supportive housing program. This was an emergency project required when investigation of a roof leak indicated a more serious problem. In program year 2018-19, the Housing Authority continued addressing issues at public housing sites that have resulted in deductions from the annual HUD inspection scores. These include such items as removal of damaged and deteriorated fencing, erosion around porches, and removal of sidewalk trip hazards. Although these conditions might seem minor individually, they collectively create a significant deduction from inspection scores and have become a priority for the Housing Authority to address.

Among other smaller-scale improvements, the Housing Authority contracted for sealing and other repairs to parking lots at multiple public housing sites during the summer of 2018. This is an important maintenance task that extends the lifespan of the asphalt surface. The Housing Authority continued to benefit from energy efficiency upgrades made throughout the public housing portfolio. These upgrades continue to save water, natural gas, and electricity, which in turn saves the Housing Authority hundreds of thousands of dollars each year. The new toilets, light fixtures, boilers and other equipment installed in 2014 will benefit Housing Authority tenants for many years to come.

In June of 2018, several public housing sites benefitted from an extensive volunteer effort conducted by Eastview Christian Church. The work was aimed at beautifying housing sites with landscaping improvements, painting and other work. The Housing Authority hopes to continue encouraging volunteer efforts to supplement its regular buildings and grounds maintenance work. Similarly, the vacant former daycare building at 315 N. Stillwell also presents a maintenance concern for the Housing

Authority. The Housing Authority took additional steps in program year 2018-19 to prepare for the demolition of the building and create additional greenspace adjacent to the Holton Homes public housing site.

Section 3 job training efforts are an important way the Housing Authority helps its low-income housing program participants move toward economic self-sufficiency. A job fair was held in June 2018 as a follow up to career and self-sufficiency conducted earlier that spring. The event was also a "Strong Families" event in recognition of the family-centered approach often required to remove obstacles to employment and job training. Housing Authority staff also refers residents to a wide range of career and social service resources throughout the year. Demand for affordable income-based housing remains high. There are several groups/organizations continuing to work on the issue of affordable housing in the Bloomington area. The McLean County Regional Planning Commission facilitates a Regional Housing Advisory Committee that applies regional collaboration to address housing issues including the scarcity of affordable housing for low and very-low income families. The Housing Authority is a key participant in these efforts.

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

Each year the Housing Authority conducts a Resident Advisory Board meeting to review the proposed Annual PHA Plan. This year Housing Authority staff made a concerted effort to increase attendance and participation at the RAB meeting, which was held September 6, 2018. Twelve public housing residents were invited, and nine Section 8 participants were invited. A total of eight housing program participants attended, five of whom were public housing residents. This is a higher turnout that has been experienced in many years. The meeting provided an important opportunity for the residents to learn about the policies and management practices of the Housing Authority and have input on the agency's future direction.

The Housing Authority's Resident Services Department continues to offer numerous opportunities for public housing residents to improve the economic situation and enhance their quality of life. Examples include staffed on-site computer labs, an after-school tutoring program, a gardening program, and an annual Health Fair and Resource Fair, in which more than 60 public housing residents participated this past year.

The Housing Authority continues to administer a Family Self Sufficiency (FSS) program for public housing residents. This voluntary program allows members of a household to save money in an escrow account when the family increases its income. This savings is paid into the account monthly as a part of the family's rent payment. Resident Services staff help the participants set self-sufficiency goals to be completed over a matter of years. The participant is allowed to tap into their escrow account for education, purchasing of a car, and even a down payment on a home. Many Housing Authority families have benefitted from this program over the years.

Actions taken to provide assistance to troubled PHAs

The Bloomington Housing Authority is not categorized as troubled.

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

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

The City makes a concerted effort to keep all building permits/fees as low as possible. All approved contractors completing CDBG activities and not-for-profit agencies conducting housing activities are provided fee waivers. Currently, the City adopted a new zoning ordinance in early 2019 that takes affordable housing into consideration. The City also provides letters of consistency for local developers seeking tax credits for affordable housing development. A new LIHTC project was approved in early 2019 with the City's support.

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

The City provided CDBG-funded rehabilitation loans to single-family, owner-occupied, income-eligible households. Fifteen households were assisted in the form of 0% interest deferred loans from CDBG funds in 2018-2019. These activities corrected many code violations and allowed the families to remain in their home while keeping the cost for necessary improvements at a minimum. Four homeowners received grants to cover the cost of materials for the construction of an accessibility ramp. The City completed Round 1 of the Illinois Housing Development Authority's Single Family Rehabilitation programs in the spring. In total, six households received funding through a five-year forgivable mortgage for moderate to substantial home rehabilitation. The City has been awarded \$378,000 in Round 2 funding.

The City also dedicated CDBG funds on demolition activities to eliminate conditions of slum and blight and create affordable housing. Three new demolition activities were opened in PY44/2018, all of which will result in affordable housing through new construction. Habitat finished construction and sold two homes built on CDBG demolition sites. These projects make dreams come true and increase wealth for families through homeownership.

The City spends around \$75,000 a year to fund Public Service activities. Through these projects, the City is able to help its most vulnerable residents meet their most basic needs such as housing and food. Without the assistance of its partners, the City would not be able to adequately meet the needs of the underserved. When data is combined for all CDBG activities funded in PY44, 1845 people with annual income less than 30% of the Area Median Income (AMI), 65 people with annual income between 30-50% of AMI and 3 individuals with an annual income of 51-80% were served through public service projects. Income data was not collected for those served through the WBRP Project Leader activity as it is an area benefit.

Community and stakeholder outreach for the 2020-2024 Consolidated Plan began late in Program Year

44/2018 and will continue throughout the summer. The survey tool is designed to collect input on the perceived needs of the community. Community outreach will be conducted City-wide with concentrated efforts to reach low and moderate income residents.

John M Scott Health Trust

The City serves as the Trustee for the John M Scott Health Trust. The mission of the Trust is to ensure that all residents of McLean County have access to quality health care no matter income, race or religion. For many years, the Bloomington Township office has served as the administrator for the Trust. Effective July 2, 2018, the City assumed the role of administrator. The Community Development Department's Grants Coordinator serves as the Staff Administrator, working closely with the Commission to implement a grant program to local agencies that endeavor to meet the healthcare needs of residents with limited access to adequate services. In FY20, the Trust anticipates awarding nearly \$500,000 in grant awards to local agencies providing health care services to those with underserved and/or unmet needs.

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

The City of Bloomington requires their eligible participating contractors to be certified in the EPA's Lead Renovation, Repair and Painting Rule (RRP) curriculum. The City provides the training every five years at no expense to CDBG approved contractors. The most recent training was held April 2015 with 20 contractors in attendance. The training will be offered again in the spring of 2020.

The City retains the services of a third party to handle Lead Risk Assessment and Inspection. The third party and city staff completed all necessary inspections, reporting and clearance testing. All inspections, reporting and clearance follow HUD's required lead-based paint procedures per 24 CFR Part 35.

Additionally, the City of Bloomington, through its Code Enforcement Division, maintains a Rental Registration and Inspection program for all units that turn over tenancy. Landlords are asked to bring structures to code for the tenants. Landlords are required to follow state and local construction protocols for all repairs. If repairs are not made, code violations are cited. Lead paint is included in the inspection process.

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

The City of Bloomington concentrates on the primary strategy for reducing poverty in the community by focusing on stabilizing owner-occupied homes and increasing opportunities for homeownership among low and moderate income households. Minor to moderate rehabilitation was completed for fifteen single-family, owner-occupied homes. Mid Central Community Action received a grant to substantially rehabilitate a property that will be sold to a low or moderate income household upon completion. Habitat completed and sold homes to two low/mod households. Additionally, the City completed one demolition activity and opened two others that will eventually lead to homeownership

for low/moderate income households working with Habitat.

The City assisted six homeowners with moderate to substantial home rehabilitation through the Illinois Housing Development Authority's Single Family Rehabilitation (SFR) program, a two-year program ending in early 2019. Each homeowner was eligible for up to \$45,000 in repairs through a five-year forgivable loan. In total, \$195,994.04 was spent on rehabilitation costs. The City has received \$378,000 in the SFR Round 2 funding cycle to support at least eight additional rehabilitation projects by the summer of 2021.

Mid Central Community Action

Mid Central Community Action offers a variety of programs in McLean and Livingston County with the main purpose reducing situations of poverty. The Next Step collaborative began in September 2013 and includes a partnership between Mid Central Community Action (MCCA), Heartland Community College, United Way of McLean County, and the U of I College of Law Community Preservation Clinic. In July of 2018, MCCA became an official Financial Opportunity Center (FOC) through the Local Initiatives Support Corporation (LISC). This service offering continues to grow and develop as MCCA works toward maximizing available bundled services. In addition to offering financial coaching services designed to help customers achieve their financial goals, MCCA has also been increasing its employment and workforce development services. MCCA added to its staff by hiring an employment coach and beginning to offer employment a workshop series to McLean county residents. To begin this program, interested community members attend an FOC Orientation to learn about the available services. During PY44/2018, 61 total attendees, 46 of whom were Bloomington residents, attended the series.

During this past year, MCCA's Income Supports Coaching continued to focus on financial empowerment activities for people who have a desire to make a change in their financial situation. MCCA provides applicants with a financial well-being assessment to help them identify their strengths and vulnerabilities. A coach then works with customers to create a plan of change; participants are then required to take responsibility for working toward that change. Income Support payments, which may include education supports and employment supports, were made only after three coaching sessions were completed and the assigned Financial Coach able to see some improvement in the household budget. MCCA used curriculum materials from the Consumer Financial Protection Bureau's publication, *Your Money, Your Goals: A Financial Empowerment Toolkit for Social Service Programs*. From May 1, 2018 through April 30, 2019, Bloomington residents achieved the following financial outcomes through these services:

Financial Coaching Outcomes (Bloomington residents)

- 15 Bloomington residents increased their net monthly income by an average of \$486 per month;
- 12 increased their savings by an average of \$414;
- 11 decreased their debt by an average of \$1,058;
- 10 increased their credit score by an average of 51 points.

Section 3

Bloomington Housing Authority (BHA) received \$3,500 to provide Job Development Training to Section 8 and public housing residents. BHA offered a one-week Career and Self-Sufficiency training serving six low-income residents. Participants learned about resume writing, career exploration, interviewing and how to communicate their skills to employers. Speakers from various community organizations were invited to the training to provide discussion on life skills such as: budgeting, nutrition, healthy relationships, and parenting. This activity was funded under the Administration project as Section 3 is a requirement of administering HUD funding.

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

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 is evaluating lot sizes, densities, and uses that may influence a buyers ability to finance a home, the quality of housing stock in the City, and resident proximity to resources. The updated code will allow for mixed-use developments and promotes walkable neighborhoods and multimodal connectivity. The Comprehensive Plan encourages future infill-development opportunities and provides a tiered system of development priorities. In-fill development would be ideal for affordable housing and recommends strategies for encouraging such development. The City is in the process of establishing a TIF district that will promote affordable housing and infill development. It is also supporting the national register historic designation of a high school, built in 1914, which is intended to be repurposed as affordable housing units. The ordinance was approved in early 2019.

Invest Health

The City is a member of the local Invest Health Team. Through this project, the team is looking at a variety of issues affecting the health of residents of the City's 61701 zip code. This area is classified as a food desert and has limited options for healthcare. The City has applied for a technical assistance grant through the Health Food Financing Initiative to conduct a feasibility study for a year-round, permanent farmer's market. The study would look at possible locations within or immediately adjacent to a designated food desert. HFFI funds can be used to create a business plan should the project prove viable.

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

The City utilized past CDBG funding to support a regional housing study which was completed in 2017. As a result of the study, the McLean County Regional Planning Commission (MCRPC) has

implemented a Regional Housing Advisory Committee comprised of a Staff Committee, Affordable/Supportive Housing Group and Innovative Housing Solutions Group. The overall mission of the Regional Housing Advisory Committee is to provide a forum for housing stakeholders to interact on a regular basis, identify collaborative opportunities, and proactively address housing issues in the community. City staff currently participating on the Staff Committee and Affordable/Supportive Housing Group. Other members of the Staff Committee include representatives from MCRPC, Bloomington Housing Authority, Town of Normal and PATH (Providing Access to Help). The Affordable/Supportive Housing Group is comprised of social service agencies with a vested interest in quality, affordable housing opportunities for low income residents. The Innovative Housing Solutions Group has not started meeting at this time.

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

In 2013, the City of Bloomington contracted with the United Way of McLean County to update the Analysis of Impediments to Fair Housing Report. The purpose of the report, completed in the spring of 2014, is to provide a thorough and objective review of the current housing market in the community. The report aims to identify any barriers which prevent or hinder a fair housing market in the community. Lastly, the report identifies steps the City of Bloomington is currently taking to eliminate, reduce and prevent such impediments.

The information below outlines the impediments and how the City is addressing the issues:

- 1) Increased cost of residential development due to increased fees, building material and labor; low-income individuals have fewer affordable homes available:

The City attempts to maintain an equitable, fair list of development fees. The City will continue to monitor these fees and attempt to identify the balance between affordability and accessible City services and amenities. Additionally, the City offers permit waivers for not-for-profit organizations and all approved contractors working on CDBG projects. The City partners with several not-for-profit organizations dedicated to providing affordable housing through new construction and rehabilitation. Through these partnerships, low and moderate income households are able to purchase affordable housing that would not have been otherwise available.

- 2) Public Transportation: Limited bus routes and inconvenient hours of operation:

In 2016, Connect Transit revised route schedules and days of operation to better serve the residents of Bloomington-Normal while maintaining a reasonable operations budget. The addition of limited Sunday service greatly improved the mobility of the City's lower income residents. The City provided CDBG funding in PY42 to add ADA compliant concrete pads to 5 bus stop locations along W. Market St. WBRP will provide benches for each site so that residents have somewhere to rest while waiting for the bus to arrive. The project experienced several delays requiring it to carry over

into PY43 during which it was completed. No new transportation activities were offered in PY44/2018.

3) Infrastructure: Deteriorating roads and sidewalks:

The City typically budgets a portion of the annual CDBG allocation for infrastructure projects in low and moderate income areas. The City completed two sewer projects in low and moderate income census tracts in PY44/2018. The first project was a carry-forward project from FY42. Both projects benefited low and moderate income households. A small sidewalk project was included in the PY44 Annual Action Plan. It did not come to fruition as the Parks Department felt it could complete it without CDBG assistance.

4) Accessibility for disabled persons; need for more Permanent Supportive Housing:

The City partners with AMBUCS to build accessibility ramps through the housing rehabilitation program. The City covers the cost of materials while AMBUCS provides volunteer labor to construct the ramps. As the administrator for several COC grants, the City supports rent subsidy for five units at Mayor's Manor, one of several HUD-funded Permanent Supportive Housing programs in McLean County. The need for more Permanent Supportive Housing is expected to be addressed through the Regional Housing Advisory Committee.

5) Lending practices; many payday lender and consumer installment loan licenses in Bloomington:

In 2011 the City passed a resolution to prohibit particularly dangerous types of payday and consumer loans.6) Public perception of affordable housing; expensive rental units. Through its partnership with the McLean County Regional Planning Commission's Regional Housing Advisory Committee, two white papers related to affordable housing were created in PY44/2018. The first explains what affordable housing is and what it looks like in McLean County. The second goes into detail on the various types and quantities of income qualified housing in McLean County. Both papers can be viewed at <https://mcplan.org/projects-and-programs/bn-home-research>.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Bloomington's current monitoring plan is based on the standards and procedures included in the *CDBG Monitoring Handbook* published by the US Department of Housing and Urban Development.

Monitoring activities included:

- Creating and implementing a tracking system to track progress of all projects;
- Preparing periodic reports and an annual report covering all activities;
- Providing funding to subrecipients on a reimbursement basis only;
- Monitoring for all sub-recipients, including reviewing the required annual financial audit, conducting site visits and/or desk audits and consulting on a regular basis;
- Securing an annual audit by an outside CPA firm for compliance with generally accepted practices and principals of accounting and compliance with federal statutes and regulations.

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

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

The City adopted a new Citizen Participation Plan (CPP) in November 2018. The new plan was created as a joint venture between the Town of Normal and McLean County Regional Planning Commission. The CPP follows federal regulation which requires a 15 day public comment period and notice of the public hearing at least two weeks in advance. Notice of availability and the public hearing was published in the *Pantagraph*, on the City's website, and to social media on Friday, July 12th. Notice was also published in the *PATH-O-Gram* during the comment period. The public hearing is scheduled for at 12 pm on Monday, July 29th. The Notice of Availability was also mailed to social service agencies serving low income residents, churches located in low-moderate areas and the Bloomington Housing Authority for posting at public housing offices. The CAPER was available for viewing on the City's website, City Hall, Community Development office and Bloomington Public Library. The public hearing agenda, sign-in sheet, minutes and summary of comments can be found in the Appendix section.

CR-45 - CDBG 91.520(c)

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

One substantial amendment was requested/approved in PY44/2018. \$5,000 of funding for a sidewalk project was reallocated to one of the sewer projects. There was no change to the overall objectives of the Action Plan as both activities were under the Public Facilities and Infrastructure project (0006) so the shift in funding was not significant.

Rehabilitation Service Delivery activity (1225) funds were reallocated to the WBRP Project Leader activity (1236). Fewer service delivery dollars were needed as the program's Rehabilitation Specialist did not need to attend additional training in FY44/2018. WBRP's Project Leader was hired mid-year in PY43. Due to the late start and an agreement that spanned part of two program year, funds allocated under the PY44 budget were inadequate to meet the needs of the activity.

As previously stated, demolition costs were significantly lower than anticipated. Therefore, \$71,000 was reallocated to a sewer project that was more complicated and costly than originally anticipated. Funds were available from the Demolition and Clearance project because several demolitions were completed with an alternative source of funding.

Managing subrecipients continued to be the most difficult aspect of the program in PY44/2018. In July 2018, the Grants Coordinator attended the National Community Development Association's Subrecipient Management training. Because of the training and networking discussions, the City ultimately decided to procure grant management software. The software will initially be utilized to manage the Housing Rehabilitation, Public Service and Public Facility projects. Once fully implemented, subrecipients will submit all documents from application to year-end report through the software. The software can send reminders for upcoming/late reports as frequently as daily if necessary. All reimbursement requests will be submitted through the software as well. Public Service and Public Facility projects will be managed 100% through the software with no exceptions. Housing rehabilitation projects will be managed internally through the software, but residents will not be required to submit applications online, although it will be strongly encouraged. Contractors will also be given the option of submitting documents/requests for payment via the software, but it will not be a requirement.

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

No

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

CR-45 - CDBG 91.520(c)

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