

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 2020-2024 Consolidated Plan, adopted by the Bloomington City Council on June 8, 2020. The Economic and Community Development department is responsible for managing the City's housing and community development efforts supported with Community Development Block Grant (CDBG) funds. Program Year 2024 will run from May 1, 2024-April 30, 2025, and be the 50th year the City has implemented the CDBG program.

Geographically, the City of Bloomington encompasses 27.22 square miles of land area within McLean County, the largest county in Illinois. Data from the 2020 Decennial Census places Bloomington's population at 78,680 or 46.02% of the total population of McLean County. According to the 2022 American Community Survey 1-Year Estimate information, Bloomington has a poverty rate of 12.5%, which is .6% higher than the state poverty rate. 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 (61701, 61704, and 61705). The 2022 Community Health Needs Assessment (CHNA) has identified 61701 as the zip code in McLean County with the greatest socioeconomic needs. The CHNA scored zip codes in McLean County on a five point scale based on six factors: poverty, education, unemployment, occupation, income, and language. While zip code 61701 scored the highest, zip codes 61704 and 61705 were among the lowest in the county on this metric. Additional analysis within the CHNA showed that zip code 61701 showed high health equity needs with several housing problems cited (i.e., overcrowding, high housing costs, lack of appropriate facilities).

The City's Comprehensive Plan divides the City into four broad areas: Regeneration Area, Preservation Area, Stable Area, and Emerging Area. The programs outlined in this Annual Action Plan will occur primarily in the Regeneration and Preservation Areas, both of which are identified as priority target areas in the 2020-2024 Consolidated Plan. The Comprehensive Plan classifies the Regeneration Areas as an area in need of immediate resources. This area is home to the City's oldest housing stock and has a higher percentage of rental units than owner-occupied housing. Improving the infrastructure in this area is a priority for the City and our community. Although the Preservation Area is considered slightly more stable than the Regeneration Area, additional resources are necessary to maintain its stability. Both areas are located within the 61701 zip code area.

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 Action Plan Goals and Objectives for an overview of the goals and objectives to be met during the 2024 Program Year.

3. Evaluation of past performance

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

The City selects projects and activities based on needs identified in the current Consolidated Plan. Previous program years in the 2020-2024 Consolidated Plan have been negatively impacted by the COVID-19 Pandemic, supply chain issues, and inflation experienced in Program Year 2022. While these issues have made program operations more challenging, the City has adjusted operations to ensure the projects outlined in the 2020-2024 Consolidated Plan were still pursued.

CDBG funds are made available to homeowners to perform critical home repairs and home modifications for accessibility improvements. In addition to CDBG, the City leveraged Illinois Housing Development Authority (IHDA) housing rehabilitation funds through the Home Repair and Accessibility Program (HRAP). For Program Year 2024, the City will continue to use IHDA HRAP funds to complete housing rehabilitation projects within the City. Another housing rehabilitation program funded through the City's American Rescue Plan Act (ARPA) funds is also available for qualifying Bloomington community members living in qualified census tracts. These programs address the community's need to preserve the affordable housing stock.

Demolition and clearance of vacant/abandoned housing units is another way the City addresses affordable housing. Once a buildable lot is cleared, the City attempts to donate the property to Habitat for Humanity for construction of new affordable housing. If the property has never been connected to City water and sewer services, those connections are made prior to donating the property. When a property is not deemed buildable due to size or location, the City maintains the property until it can be donated or sold.

In the past, public infrastructure improvements have included streets, sidewalks, sewers, and parks. During the outreach process for the 2020-2024 Consolidated Plan, the community strongly emphasized that sidewalks and parks should be the primary focus areas for CDBG. In recent years, CDBG funding has been utilized to build a new park in the Woodbury subdivision and make significant improvements to Evergreen Park. Sidewalk improvements have been made in the Dimmitt's Grove neighborhood and in West Bloomington along the W. Market corridor. Moving forward, the partnership with the City's Public

Works Department will continue and public infrastructure projects that enhance multi-modal transportation options with sidewalk, park, and street improvements will be a focus.

The City of Bloomington is committed to affirmatively furthering fair housing. Through the CDBG funding provided to Prairie State Legal Services (PSLS) for their fair housing program, the City is actively funding efforts to eliminate and deter unfair housing practices. The program through PSLS provides critical legal services for community members that believe they have experienced housing discrimination. Additionally, PSLS staff provide fair housing education and outreach services on the matter. An analysis of fair housing impediments, which was conducted in 2020, was included in the 2020-2024 Consolidated Plan public outreach and planning process through the work of program partner Prairie State Legal Services. Additionally, fair housing information and research was included in the BN Home-Regional Housing Study published in October 2017. Fair housing information is also provided to CDBG housing rehabilitation program participants.

CDBG regulations require public service activities be capped at 15% of the annual allocation. The City typically funds 4-6 public services project a year at the maximum allowed funding level.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The public comment period for this Annual Action Plan will occur from 01/24/2024-02/25/2024. During the public comment period, the draft Annual Action Plan will be made available at the Bloomington Public Library, the City's HUB location (115 East Washington Street), the Economic and Community Development Department office (115 East Washington Street, Suite 201), and on the City's website. A public hearing will be held on 02/12/2024 during the regularly scheduled City Council meeting. Community members will have an opportunity to provide public comment during that hearing. Notice of the public hearing and public comment period was published in the Pantagraph newspaper, which has a daily circulation, on 01/04/2024. Additionally, the public hearing and public comment period notice was announced in the PATH-O-GRAM subscription and sent to various community organizations to solicit public comment. The City also published the public comment period and public hearing notice on applicable City social media channels.

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.

The public comment period for this Annual Action Plan will occur from 01/24/2024-02/25/2024. A public hearing will be held on 02/12/2024 during the regularly scheduled City Council meeting.

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

The public comment period for this Annual Action Plan will occur from 01/24/2024-02/25/2024. A public hearing will be held on 02/12/2024 during the regularly scheduled City Council meeting.

7. Summary

The public comment period for this Annual Action Plan will occur from 01/24/2024-02/25/2024. A public hearing will be held on 02/12/2024 during the regularly scheduled City Council meeting.

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	Economic and Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Bloomington’s Economic and Community Development Department is the lead entity responsible for implementing the 2020-2024 Consolidated Plan. Staff from this department that work on CDBG activities include the Grants Manager, two Grant Specialists, and Rehabilitation Specialist.

In an effort to look at housing and community development issues on a more regional level, the City partnered with the Town of Normal (Town) and McLean County Regional Planning Commission (MCRPC) in the development of the 2020-2024 Consolidated Plan. MCRPC served as the lead agency for the consolidated plan process, providing a wealth of knowledge during the community engagement and data analysis processes. The projects and activities supported through this Annual Action Plan were selected based on the goals and priority areas established during the consolidated planning process.

Consolidated Plan Public Contact Information

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

1. Introduction

The Regional Housing Staff Advisory Committee served as the advisory body for the 2020-2024 Consolidated Plan. Members of this committee represent the City of Bloomington, Town of Normal, McLean County Regional Planning Commission, PATH (Continuum of Care), the Housing Authority of the City of Bloomington, and the McLean County Behavioral Health Coordinating Council. This joint planning effort resulted in a robust outreach campaign that included citizens and stakeholders. Citizens were asked to participate by submitting a survey and attending a public meeting. Stakeholders were consulted via a written survey and several focus groups. Key informant interviews were also conducted. Consolidated Plan goals and priority needs were identified based on the results of the consultation efforts. The projects and activities identified in this 2024 Annual Action Plan were selected based on these goals and priority areas.

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))

Staff from the Economic and Community Development Department participate in a variety of committees related to housing and other social services. CDBG funding from the City of Bloomington and the Town of Normal support community planning activities with the McLean County Regional Planning Commission.

As part of its COVID-19 Pandemic response efforts, the City actively participates in the McLean County Housing Assistance Coalition. The coalition brought together housing and service providers, local government staff, and other organizations to coordinate rent/mortgage and utility assistance for those affected by the pandemic. To date, service providers of the coalition have provided millions in assistance since the start of the COVID-19 Pandemic. This coalition has continued since the COVID-19 Pandemic recovery began and is providing valuable support and information on housing to the community. With the Central Illinois Continuum of Care (CICoC) not operating nominally, the Housing Assistance Coalition has kept the information sharing and support functions of a CoC lead agency.

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 Central Illinois Continuum of Care (CICoC) coordinates services for homeless community members in the CICoC, which includes Bloomington. The CICoC covers eleven (11) counties in Illinois. The CICoC's lead agency is PATH, Inc. (PATH) based in Bloomington. As the HMIS lead, PATH has the ability to provide data regarding the nature of unhoused community members in McLean County. Organizations

providing homeless services work together to ensure that needed services are provided to unhoused community with, or without, support of the CCoC lead agency.

The first place most people go after leaving street living is emergency shelter. Shelters offer food, showers, clothing, and case management. The Salvation Army-Safe Harbor provides shelter for adult women and men. Home Sweet Home Ministries is the only family shelter in the county and will take individual men, women, and families with dependent children. The Crisis Nursery, a Children's Home and Aid program, provides emergency shelter to children from birth through six years of age. Project Oz specializes in assisting youth experiencing homelessness and provides immediate shelter to youth ages 10-22.

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 Central Illinois Continuum of Care (CCoC) coordinates services for homeless community members in the CCoC, which includes Bloomington. The CCoC covers eleven (11) counties in Illinois. The CCoC's lead agency is PATH, Inc. (PATH) based in Bloomington. During the 2020-2024 Consolidated Plan process, PATH provided consultation and assistance with developing the plan. PATH provided consultation with previous program years within the 2020-2024 Consolidated Plan.

The City has continued to attempt a partnership with PATH to meet the needs of homeless community members, but PATH has faced a series of organizational changes and challenges that have impacted performance in a negative manner. Issues with PATH intensified in Program Year 2023 and PATH has not been able to function as the CCoC lead agency. During Program Year 2023, City staff provided technical assistance to multiple new employees related to the agency's homeless services division. However, persistent staff changes continued through the program year. The City communicated concerns and issues to HUD regarding PATH and the CCoC given the importance of the CCoC and the services provided to homeless community members in Bloomington. The City has also worked with local non-profit organizations serving unhoused community members to help distribute critical information and provide technical assistance when possible.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOME SWEET HOME MINISTRIES, INC.
	Agency/Group/Organization Type	Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	PATH provided extensive consultation on needs of the homeless population during the 2020-2024 Consolidated Plan. The City has continued to attempt the partnership with PATH to meet the needs of homeless community members, but PATH has faced a series of organizational changes and challenges that have impacted performance in a negative manner. With these changes and challenges, PATH was not able to provide consultation during the creation of this annual action plan. With this absence, the City consulted with Home Sweet Home Ministries (HSHM), an organization that provides homeless services in McLean County. HSHM provided information on the current state of the CiCoC and unhoused community members. The City will continue to maintain a strong relationship with HSHM to ensure the needs of homeless community members receive what assistance is currently possible and investigate strategies for obtaining additional resources to fully address homelessness.
2	Agency/Group/Organization	BLOOMINGTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City and the Housing Authority of the City of Bloomington participate in the McLean County Regional Housing Advisory Committee and other regional housing efforts. One of the primary focus areas of the McLean County Regional Housing Advisory Committee is to preserve the current affordable housing stock-including publicly supported housing.
3	Agency/Group/Organization	McLean County Regional Planning Commission
	Agency/Group/Organization Type	Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The McLean County Regional Planning Commission (MCRPC) was the lead organizer for the City's award-winning 2015-2035 Comprehensive Plan. MCRPC also served as the lead organization for the 2017 Regional Housing Study and development the 2020-2024 Consolidated Plan. All sources were utilized during development of this Annual Action Plan.
4	Agency/Group/Organization	City of Bloomington - Parks and Public Works Departments
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Public Infrastructure

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Economic and Community Development Department staff, particularly Grant Management Division staff, worked with the Parks and Recreation Department and the Public Works Department to discuss improvements to our infrastructure. This consultation work has continued throughout the Consolidated Plan period and was done during the development of this Annual Action Plan as well.</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 development of this plan. Additionally, City staff within the Economic and Community Development Department have discussed theoretical ways CDBG funding can improve the community's resiliency to threats like Climate Change and public health emergencies. Additionally, the Grant Management Division has initially discussed with the City's Parks and Recreation and Public Works Departments future environmental justice planning and goals related to CDBG funding. Robust conversations on these issues will continue and be a significant part of the 2025-2029 Consolidated Plan process.

Broadband internet access has also been discussed internally within the City. How CDBG funds could help expand broadband access for low-to-moderate income residents is an issue still being evaluated.

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, Inc.	The Continuum of Care works to support homeless individuals achieve self-sufficiency. These goals align with the 2020-2024 Consolidated Plan.
BN Home Regional Housing Study	McLean County Regional Planning Commission	The BN Home Regional Housing Study addresses the preservation and development of affordable housing, a priority need identified in the 2020-2024 Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Bloomington Comprehensive Plan	City of Bloomington	The Comprehensive Plan focuses on housing, economic development, land use, transportation, health, community facilities, services, and other related topics. The Comprehensive Plan goals align closely with the 2020-2024 Consolidated Plan.
Five Year PHA Plan	Housing Authority of the City of Bloomington	The 5-Year PHA Plan outlines the needs and priorities of the Housing Authority of the City of Bloomington. Addressing affordable housing is a priority goal of the 2020-2024 Consolidated Plan.
Regional Housing Market Analysis	Bloomington-Normal Economic Development Council	The Bloomington-Normal Economic Development Council released a report in April 2022 on the overall status of the Bloomington-Normal housing market. While this analysis was not specifically for affordable housing, the study did highlight an overall shortage of approximately 4,300 housing units with population growth estimates. This study provides some updated information on the aggregate housing market, but it does not analyze specific fair housing impediments.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The consultation process undertaken during creation of the 2020-2024 Consolidated Plan was robust and provided residents and stakeholders opportunities to participate in multiple ways. Undertaking consultation through a regional approach offered many more opportunities to engage the community than the City staff could have managed internally. The consultation resulted in the goals and priority areas used to select activities supported through this Annual Action Plan.

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 and that plan was amended in 2020. A new CPP is in development and will be available for Program Year 2024 once it is approved by the Normal Town Council, the Bloomington City Council, and HUD. A new CPP was developed in preparation for the 2025-2029 Consolidated Plan.

A public hearing provides an opportunity for a diverse set of community members to participate and make public comment. Public hearings are held during the regularly scheduled City Council meetings, which can make accommodations for community members with different abilities or are not English speaking. Information and notice on the public comment period (and public hearing) were emailed to various non-profit organizations serving minorities and non-English speaking community members as well.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A public hearing is scheduled for February 12, 2024, during the regularly scheduled Bloomington City Council meeting.	A public hearing is scheduled for February 12, 2024, during the regularly scheduled Bloomington City Council meeting.	A public hearing is scheduled for February 12, 2024, during the regularly scheduled Bloomington City Council meeting.	
2	Newspaper Ad	Non-targeted/broad community	Notice of the public comment period and public hearing was published in the Pantagraph on January 4, 2024.	Notice of the public comment period and public hearing was published in the Pantagraph on January 4, 2024.	Notice of the public comment period and public hearing was published in the Pantagraph on January 4, 2024.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Social Service Organizations	An email with information on the public hearing, public comment period, and Program Year 2024 Annual Action Plan was sent to social service agencies serving Bloomington.	An email with information on the public hearing, public comment period, and Program Year 2024 Annual Action Plan was sent to social service agencies serving Bloomington.	An email with information on the public hearing, public comment period, and Program Year 2024 Annual Action Plan was sent to social service agencies serving Bloomington.	
4	Internet Outreach	Non-targeted/broad community	A notice with information about the public hearing, public comment period, and Program Year 2024 Annual Action Plan will be published in the PATH-O-GRAM during the public comment period.	A notice with information about the public hearing, public comment period, and Program Year 2024 Annual Action Plan will be published in the PATH-O-GRAM during the public comment period.	A notice with information about the public hearing, public comment period, and Program Year 2024 Annual Action Plan will be published in the PATH-O-GRAM during the public comment period.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City will use Program Year 2024 CDBG entitlement funding, program income from previous housing rehabilitation activities, and un-used prior program year CDBG entitlement resources from Program Year 2021, Program Year 2022, and Program Year 2023.

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	554,724	49,320	196,252	800,296	0	Program income from housing rehabilitation loans is estimated using data from previous program years. Prior year resources will come from unexpended CDBG entitlement funds from previous program years.
Other	public - federal	Economic Development Public Services	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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

The City will continue to leverage CDBG funding for housing rehabilitation to expand our footprint using Illinois Housing Development Authority (IHDA) funds. The source of that funding is IHDA’s Home Repair and Accessibility Program (HRAP), which provides up to \$45,000 per unit for housing rehabilitation work (hard and soft costs). We anticipate completing 2-4 rehabilitation projects through this program in Program Year 2024. Additionally, the City uses funds from the American Rescue Plan Act (ARPA) to complete housing rehabilitation activities as well. The ARPA housing rehabilitation program provides up to \$45,000 in grant funding to qualified community members.

Some CDBG housing rehabilitation funds will be used as match for some of the City’s Lead-Based Paint Hazard Reduction and Healthy Homes Program (funded by HUD) projects as well.

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

Typically, the City owns several properties slated for demolition. If cleared with CDBG funds and the parcel is buildable, the property is donated to Habitat for Humanity McLean County, or another non-profit organization, for in-fill development of affordable housing. When these properties do not meet the criteria for demolition, the property is donated to a local not-for-profit organization such as YouthBuild or Dreams Are Possible for rehabilitation and resale to an income-qualified household. The non-profit also has the option of renting to an income-qualified household.

Discussion

As with most communities, needs are always greater than available funding. The City will continue to collaborate with other local agencies to leverage funding in an attempt to address some of the most critical needs of the community. We will focus on programs and services that enhance the quality of life for low-to-moderate income residents. We will also continue to seek non-CDBG funding to meet priority needs, as capacity allows.

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	Preservation of existing affordable housing stock.	2020	2024	Affordable Housing Public Housing	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP	Accessibility Improvements Affordable Housing Preservation	CDBG: \$398,000	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Elimination of slum and blight conditions.	2020	2024	Affordable Housing Non-Housing Community Development	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP	Affordable Housing Preservation	CDBG: \$34,000	Buildings Demolished: 1 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support the provision of public service activities	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP	Homeless Services Senior Services Youth Services	CDBG: \$83,000	Public service activities other than Low/Moderate Income Housing Benefit: 770 Persons Assisted
4	Provide quality services and facilities.	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP	Homeless Services Sidewalk Improvements	CDBG: \$196,796	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3800 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 474 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Administer CDBG effectively and proficiently.	2020	2024	Affordable Housing Public Housing Non-Housing Community Development	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP	Homeless Services Housing Discrimination Services Senior Services Youth Services Accessibility Improvements Affordable Housing Preservation Parks and Community/Recreation Centers Sidewalk Improvements Water and Sewer Improvements	CDBG: \$88,500	Other: 26 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of existing affordable housing stock.
	Goal Description	The City will undertake several programs designed to preserve the existing affordable housing stock throughout the 2024 Program Year. Typically, traditional housing rehabilitation work will be financed through 0% interest, deferred payment loans. Loans are usually capped at \$30,000 and include hard costs only. Lead-based paint hazard mitigation or abatement and other soft costs will be covered by a grant to the community member served. CDBG funds will also help complete rehabilitation work on some properties that are a part of the City's Lead-Based Paint Hazard Reduction and Healthy Homes program funded by HUD. This will be financed through grants to the unit owner. The City will also continue its partnership with Cornbelt AMBUCS to build accessibility ramps during the 2024 Program Year. Water and sewer service costs will also be covered for lots that Habitat for Humanity owns and is building affordable housing units for low-to-moderate income households. Most of the work will likely take place in West Bloomington, but all eligible City residents can participate in these activities.
2	Goal Name	Elimination of slum and blight conditions.
	Goal Description	Demolition and clearance activities will be limited to residential properties. Rehabilitation is always considered before demolition, but most of the properties the City encounters are beyond the point where they can be rehabilitated. The City attempts to use vacant lots from demolition activities to create opportunities for affordable housing construction through Habitat for Humanity. Properties that do not meet Habitat's criteria may be offered to adjacent property owners or donated to local not-for-profits for use consistent with CDBG national objectives. CDBG funds will be leveraged with other state resources from the Illinois Housing Development Authority for abandoned properties.
3	Goal Name	Support the provision of public service activities
	Goal Description	The City will support local non-profit organizations dedicated to providing services to low-to-moderate income residents and other special populations through the 2024 Program Year. Program partners for Program Year 2024 include Home Sweet Home Ministries, the West Bloomington Revitalization Project, KTB Financial Services, Inc., and Partners for Community.

4	Goal Name	Provide quality services and facilities.
	Goal Description	CDBG funds will support public infrastructure and facility improvement activities for the City of Bloomington Public Works Department (sidewalk improvements), Home Sweet Home Ministries (public facility rehabilitation), Lifelong Access (facility rehabilitation), and Housing Authority of the City of Bloomington (public housing modernization).
5	Goal Name	Administer CDBG effectively and proficiently.
	Goal Description	The City strives to improve the implementation and effectiveness of CDBG funded activities throughout the 2024 Program Year. Through the Administration and Planning goal, the City will support fair housing initiatives, Section 3 opportunities, regional community planning efforts, and general administration of the CDBG program.

Projects

AP-35 Projects – 91.220(d)

Introduction

Activities were selected based on the relationship to the high priority funding areas identified in the 2020-2024 Consolidated Plan.

Projects

#	Project Name
1	Housing Rehabilitation Assistance
2	Housing Rehabilitation Delivery
3	Residential Housing Demolition
4	Public Services
5	Sidewalk Improvements
6	CDBG General Administration
7	CDBG Administrative Programs
8	CDBG Community Planning
9	Non-Profit Building Improvements
10	Public Housing Improvements

Table 7 - Project Information

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

The City selected these projects based on the needs and goals identified during the 2020-2024 Consolidated Plan process. These projects will support the needs of low-to-moderate income residents of the City and provide funding to address residents with unserved needs. The COVID-19 Pandemic, supply-chain related challenges, and inflation hampered progress towards addressing underserved needs in the community in previous program years, but the City worked to overcome these challenges as much as possible. Thankfully, these issues have largely dissipated and should not be a major factor in Program Year 2024 operations.

Currently, McLean County has a considerable shortage of housing units, which includes a shortage of affordable housing units. This housing shortage has caused an increase in rental rates and home prices, which has placed a financial burden on many low-to-moderate income community members. The City's CDBG housing rehabilitation program does help keep affordable housing units safe and available for low-to-moderate income community members--an important service in this housing market. Without the housing rehabilitation program offered by the City's CDBG program, many homeowners would not

be able to afford repairs to address serious health, life, safety, and code compliance issues in their homes.

An additional challenge has developed into a serious situation during Program Year 2023. The Central Illinois Continuum of Care (CICoC) lead agency, PATH, Inc., has undergone significant staff and organizational changes and has not been able to adequately perform duties of the CoC lead agency. This has caused service delays, missed communication, and inaccurate information for the CICoC agencies and the people served by the CICoC. The City is working with the Town of Normal, non-profit organizations serving homeless community members, and HUD to find a solution to the problems faced by the CICoC.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation Assistance
	Target Area	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP
	Goals Supported	Preservation of existing affordable housing stock.
	Needs Addressed	Accessibility Improvements Affordable Housing Preservation
	Funding	CDBG: \$392,000
	Description	Activities completed under this project will include moderate rehabilitation to address health, life, safety, accessibility, and code compliance issues in owner-occupied housing units. Owners will meet income and other program qualifications to receive assistance through CDBG funds. CDBG funds can cover renter-occupied units if the funds are used to support the Lead-Based Paint Hazard Reduction and Healthy Homes Program.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Housing rehabilitation activities will be performed at housing units owned and/or occupied by income-qualified residents. The City anticipates completing 12 housing rehabilitation activities during the program year with CDBG funds.
	Location Description	The homeowner rehabilitation program is open to all income-qualified residents in the City. Homeowner applications are accepted on a rolling cycle. There is a waiting list at this time. All locations are to be determined.
Planned Activities	Housing rehabilitation requests vary depending on the specific needs. Work performed under this project can include roof, siding, door and window replacement; new soffit, fascia and gutters; new HVAC plumbing and electrical; and emergency water and sewer line replacement. Grants typically finance assistance for Lead Hazard Control grant match housing rehabilitation and AMBUCS rehabilitation activities. General rehabilitation assistance activities are financed through zero percent interest, deferred payment loans or grants depending on the needs of the project.	
	Project Name	Housing Rehabilitation Delivery

2	Target Area	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP
	Goals Supported	Preservation of existing affordable housing stock.
	Needs Addressed	Accessibility Improvements Affordable Housing Preservation
	Funding	CDBG: \$6,000
	Description	This project will cover expenses related to the delivery of all rehabilitation programs performed under this Annual Action Plan. Expenses may include but not be limited to: staff expenses, professional development for rehabilitation staff, fees associated with software for rehabilitation project management and procurement.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project supports other projects/activities under the Preservation of Affordable Housing goal. Numbers will be reported on associated activities.
	Location Description	Locations identified under other projects.
	Planned Activities	No activities outside of Rehabilitation Service Delivery will occur under this project.
3	Project Name	Residential Housing Demolition
	Target Area	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP
	Goals Supported	Elimination of slum and blight conditions.
	Needs Addressed	Affordable Housing Preservation
	Funding	CDBG: \$34,000

	Description	The City will address the elimination of slum and blight conditions throughout this Annual Action Plan. Demolition and clearance activities will be limited to residential properties. Rehabilitation is always considered before demolition, but most of the properties the City encounters are beyond the point where they can be rehabilitated. The City attempts to use vacant lots from demolition activities to create opportunities for affordable housing construction through Habitat for Humanity of McLean County. Properties that do not meet Habitat's criteria may be offered to adjacent property owners or donated to local not-for-profits for green space.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The estimated demolition activities will result in new housing construction through the City's partnership with Habitat for Humanity. Habitat's homeowner program is limited to households at or below 50% Area Median Income. The City anticipates demolition activities under this project allow Habitat for Humanity to replace one (1) new unit of affordable housing.
	Location Description	To be determined.
	Planned Activities	Demolition and clearance activities at one (1) vacant/abandoned property. Each property will be connected to City water and sewer services as necessary with housing rehabilitation assistance project funds.
4	Project Name	Public Services
	Target Area	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP
	Goals Supported	Support the provision of public service activities
	Needs Addressed	Homeless Services Senior Services Youth Services
	Funding	CDBG: \$83,000
	Description	The City will support local non-profit organizations dedicated to providing services to low-to-moderate income residents and other special populations through the 2024 Program Year.
	Target Date	4/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 770 households will benefit from the services provided through this project.
	Location Description	<p>Most of the services will occur at the individual agencies. However, some services, such as homeless outreach services, are provided at various locations within the corporate limits of the City of Bloomington. Agency locations are listed below.</p> <ol style="list-style-type: none"> 1. 303 East Oakland Avenue, Bloomington, IL 61701 (Home Sweet Home Ministries) 2. 515 North Center Street, Bloomington, IL 61701 (Partners for Community) 3. 724 West Washington Street, Bloomington, IL 61701 (West Bloomington Revitalization Project) 4. 1301 West Washington Street, Bloomington, IL 61701 (KTB Financial Services, Inc.)
	Planned Activities	<p>Home Sweet Home Ministries will provide homeless street outreach services to engage and provide services to some of the most vulnerable community members. Partners for Community will provide housing services with the CDBG public service funding.</p> <p>WBRP provides a wide variety of services for West Bloomington residents, including The Tool Library, Bike Co-op, Veggie Oasis, community workshops and community gardens. KTB Financial assists low-to-moderate income households with services geared towards financial security and self-sufficiency, which also helps prevent homelessness.</p>
5	Project Name	Sidewalk Improvements
	Target Area	LMA Regeneration Area - Outside WBRP
	Goals Supported	Provide quality services and facilities.
	Needs Addressed	Sidewalk Improvements
	Funding	CDBG: \$98,000
	Description	This project will support sidewalk improvements, including ADA improvements, in South-Central Bloomington. The area served by the project will make public infrastructure improvements near Wood Hill Towers, which is a public housing complex in Bloomington.

	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The sidewalks in this area connect area residents to jobs and services throughout the Bloomington-Normal community. Many public transportation routes stop along this area. Approximately 3,800 community members in Bloomington.
	Location Description	The South Sidewalks Project will produce continuous, good pedestrian access along U.S. Route 51 along a corridor stretching three-quarters of a mile, from Oakland Avenue to Lafayette Street. Work will consist of construction of public sidewalks, sidewalk ramps, and bus stops along South Main Street, South Center Street and the following cross streets connecting the two: Oakland, MacArthur, Elm, Wood, Miller, Buchanan, Bissell, Lincoln, Baker, Stewart, and Lafayette. The project will serve block group one, two, and four of census tract fifty-nine (59).
	Planned Activities	The project will support sidewalk improvements in South-Central Bloomington.
6	Project Name	CDBG General Administration
	Target Area	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP
	Goals Supported	Administer CDBG effectively and proficiently.
	Needs Addressed	Housing Discrimination Services Senior Services Youth Services Accessibility Improvements Parks and Community/Recreation Centers Sidewalk Improvements Water and Sewer Improvements
	Funding	CDBG: \$27,500
	Description	This project will support general administration of the CDBG program throughout this Annual Action Plan. Expenses may include but not be limited to: staff expenses, training, postage, office supplies, grants management software, advertising and postage.
	Target Date	4/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Program beneficiaries will be reported under other projects.
	Location Description	Administrative activities will occur within the Economic and Community Development Department, located at 115 E. Washington St., Bloomington, IL 61701.
	Planned Activities	CDBG grant administration will be the only activity under this project.
7	Project Name	CDBG Administrative Programs
	Target Area	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP
	Goals Supported	Administer CDBG effectively and proficiently.
	Needs Addressed	Job Training and Workforce Development Housing Discrimination Services
	Funding	CDBG: \$25,000
	Description	This project will support programs addressing administrative requirements of the CDBG program such as fair housing and Section 3 training.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately, 26 community members will be served with fair housing and Section 3 activities in this project.
	Location Description	Fair housing services will be offered through Prairie State Legal Services' Bloomington office at 201 West Olive Street, Bloomington, IL 61701. Section 3 training opportunities for public housing residents will be provided at locations that will be determined at a future date.
Planned Activities	The City will partner with the Bloomington Housing Authority to offer a series of job- and life-skills training opportunities and a job fair for public housing and Housing Choice Voucher Program participants. Prairie State Legal Services will be the lead agency on a fair housing program, which will include a housing discrimination testing program.	
	Project Name	CDBG Community Planning

8	Target Area	LMA Preservation Area WBRP Service Area LMA Regeneration Area - Outside WBRP
	Goals Supported	Administer CDBG effectively and proficiently.
	Needs Addressed	Affordable Housing Preservation
	Funding	CDBG: \$36,000
	Description	This project will support planning for regional housing initiatives and other projects supported through this Annual Action Plan.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	McLean County Regional Planning Commission, 115 E. Washington St., Bloomington, IL 61701.
Planned Activities	McLean County Regional Planning Commission (MCRPC) will serve as the lead agency for the Regional Housing Staff Advisory Committee. MCRPC will coordinate the Affordable and Supportive Housing Committee; serve as the hub for regional housing data through the Housing Dashboard; educate policymakers, stakeholders and the general public on affordable housing issues through a series of whitepapers; assist with Consolidated Plan implementation; and support City staff with housing initiatives, as request.	
9	Project Name	Non-Profit Building Improvements
	Target Area	
	Goals Supported	Provide quality services and facilities.
	Needs Addressed	Homeless Services
	Funding	CDBG: \$43,796
	Description	This project will support improvements to the Home Sweet Home Ministries homeless shelter (insulation) and Lifelong Access' Fox Creek housing units for community members with intellectual and developmental disabilities (rehabilitation work).
	Target Date	4/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	The Home Sweet Home Ministries project will assist 300 community members and the Lifelong Access project will assist 8 community members.
	Location Description	The Home Sweet Home Ministries' shelter is located at 303 East Oakland Avenue, Bloomington, IL 61701. Lifelong Access' facilities are located at 2607 and 2609 Fox Creek Road, Bloomington, IL 61705.
	Planned Activities	The Lifelong Access project will complete rehabilitation on bathrooms to help community members living there gain better, and more accessible, bathroom facilities. The Home Sweet Home Ministries project will install insulation to better the living environment within the homeless shelter.
10	Project Name	Public Housing Improvements
	Target Area	LMA Regeneration Area - Outside WBRP
	Goals Supported	Preservation of existing affordable housing stock.
	Needs Addressed	Affordable Housing Preservation
	Funding	CDBG: \$55,000
	Description	This project will make playground improvements at Holton Homes, which is a public housing site managed by the Housing Authority of the City of Bloomington.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Sixty-four households live in the Holton Homes and many of the household have young children that would benefit from this improvement.
	Location Description	Holton Homes are located on West Monroe Street, West Market Street, and Holton Drive in Bloomington.
Planned Activities	The project will consist of demolition of existing play equipment, excavation of topsoil in tot lot area, installation of concrete or other solid barrier, installation of new wood chips or other soft surface, and installation of new play equipment designed primarily for young children (ages 6 and under).	

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

West Bloomington has a higher concentration of low-income and minority households than many other areas within the City. Infrastructure is aging and in need of replacement and improvements.

Geographic Distribution

Target Area	Percentage of Funds
LMA Preservation Area	30
WBRP Service Area	60
LMA Regeneration Area - Outside WBRP	10

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

During the outreach process conducted for the development of the 2020-2024 Consolidated Plan, West Bloomington was identified as the area most in need of revitalization. The WBRP Service Area encompasses a smaller target area formerly identified as the City's designated slum/blight area.

Discussion

The distribution of funds between the WBRP Service Area and LMA Regeneration Area - Outside WBRP may vary depending on the locations of housing rehabilitation projects. A small portion of funding will likely be spent in the Preservation Areas as the needs are not as significant. Only one public facility project will occur outside of the WBRP Service Area or LMA Regeneration Area-Outside WBRP area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although CDBG funds cannot generally be used for new construction, the City will support affordable housing preservation through several of the projects identified in this Annual Action Plan. Additionally, abandoned and vacant properties meeting the criteria for demolition will be donated to Habitat for Humanity of McLean County for the construction of new affordable housing units if the parcel is buildable.

The CDBG housing rehabilitation program also keeps affordable housing units available.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	13
Special-Needs	0
Total	13

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	13

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

Discussion

The total number of households supported through this Annual Action Plan are based on the estimated numbers served through the following projects.

New Habitat for Humanity Single-Family Homes: 1 Unit

Housing Rehabilitation Assistance (Single-Family Housing Rehabilitation): 12 Units

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Bloomington (BHA) is committed to providing quality housing and services to its public housing and Housing Choice Voucher Program residents.

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

CDBG funding will be provided in Program Year 2024 for Section 3 activities for public housing residents and community members with a housing choice voucher. Funding will also be provided for playground improvements to the Holton Homes public housing site during the program year. Current equipment is past the period of useful life.

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

The housing authority provides several ongoing opportunities for resident involvement and has a resident services department. Resident engagement is a significant part of this department's responsibilities.

The resident services department facilitates BHA-sponsored events such as a Health and Resource Fair, on-site employment and job-readiness training, and after-school tutoring in two different computer labs at public housing sites. In addition to offering specific "in-house" resources, the Housing Authority collaborates with local partners on multiple events. These activities are opportunities for engagement in the Bloomington-Normal community, building ties among neighbors, and promoting self-advocacy. With a full-time elderly service coordinator staffed at Wood Hill Towers, elderly, disabled, and near-elderly residents have even more opportunities for resident involvement in social and community-oriented activities.

The Housing Authority is required to convene a Resident Advisory Board each year as part of the process in adopting its annual PHA plan. A public hearing is also conducted as part of this process, and it is well attended by residents, who offer their feedback and suggestions on Housing Authority goals, objectives, and programming for the coming years.

The City provides funding for Section 3 activities that support basic financial and employment education. This reflects the City's commitment to supporting the fundamental building blocks of homeownership for public housing residents. Without a stable financial and employment foundation, homeownership is less likely to be a successful endeavor. Our hope is that this fundamental approach that helps stabilize income and financial matters will enable successful homeownership for public housing residents.

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

provided or other assistance

The Housing Authority of the City of Bloomington is not designated as "troubled."

Discussion

The City has a long-standing partnership with the Housing Authority of the City of Bloomington. Both organizations are members of the Regional Housing Advisory Staff Committee. The City has utilized CDBG for many years to fund job and life-skills training for public housing and Housing Choice Voucher residents and to support improvements to public housing buildings. These activities will continue during this Annual Action Plan.

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

Introduction

The Central Illinois Continuum of Care (CICoC) coordinates services for homeless community members in the CICoC, which includes Bloomington. The CICoC covers eleven (11) counties in Illinois. The CICoC's lead agency is PATH, Inc. (PATH) based in Bloomington.

The City has continued to attempt a partnership with PATH to meet the needs of homeless community members, but PATH has faced a series of organizational changes and challenges that have impacted performance in a negative manner. Issues with PATH intensified in Program Year 2023 and PATH has not been able to function as the CICoC lead agency during Program Year 2023. During Program Year 2023, City staff provided technical assistance to multiple new employees related to the agency's homeless services division. However, persistent staff changes continued through the program year. The City communicated concerns and issues to HUD regarding the CICoC given the importance of the CICoC and the services provided to homeless community members in Bloomington. The City has also worked with local non-profit organizations serving unhoused community members to help distribute critical information and provide technical assistance when possible. Moving forward, the City is committed to working with local partners and HUD to ensure unhoused community members do not lose critical resources.

PATH did not seek City CDBG funds for this program year and the City has decided to award subrecipient public service funds to Home Sweet Home Ministries (HSHM). HSHM provides a variety of homeless services and is a local leader in the field. Funds provided to HSHM will support their street outreach program for unhoused community members.

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

Through the homeless services funding to HSHM's Street Outreach program, services will be provided to unhoused community members. Specifically those who are experiencing unsheltered homelessness. Services will focus on identifying and engaging community members who are not connected to homeless services and moving them toward shelter and housing. CDBG funding will support the personnel costs associated with a homeless outreach staff member with HSHM. The funding will also support the provision of tangible assistance to homeless community members through bus passes and other eligible materials to help serve homeless community members. HSHM provides significant case management for homeless community members within the organization's shelter and outreach services. While these efforts will not end homelessness in Bloomington, they are important to ensuring more

community members are safely housed.

Addressing the emergency shelter and transitional housing needs of homeless persons

HSHM provides a rapid rehousing program and an emergency shelter for the community. By supporting HSHM's Street Outreach program, CDBG funding is assisting community members gain access to the emergency shelter or the rapid rehousing program. Street outreach also provides unhoused community members access to critical supportive services.

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

Through HSHM's Street Outreach program, homeless community members can gain shelter through rapid re-housing or the emergency shelter available. The first step in obtaining permanent, stable housing is to become housed. The Street Outreach program helps make the critical initial contact that will help homeless community members gain housing and other resources that will help them build a stable personal and financial situation that leads to permanent housing.

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.

Through the 2-1-1 system and the Mid Central Community Action (MCCA) Housing Navigator, community members seeking these services are connected or referred to other social services that will be able to assist them.

Discussion

The City remains committed to assisting the CCoC organizations in McLean County through the challenges described in the introduction paragraph. Through CDBG funds to local non-profit organizations, the City is supporting services that are critical to helping the homeless population in the community. Staff from the Economic and Community Development Department will continue to provide

technical support to organizations involved in the CCoC in McLean County.

The City's CDBG housing rehabilitation program assists community members stay in their homes through rehabilitation work that keeps the housing unit livable. This helps reduce the number of community members that could otherwise become unhoused.

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

Introduction:

The City strives to eliminate barriers to affordable housing throughout this Annual Action Plan and beyond. Affordable housing issues are addressed throughout several projects to be implemented during the 2020-2024 Consolidated Plan period. Staff will continue to seek new opportunities beyond those discussed below.

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

The City operates homeowner housing rehabilitation programs for low-to-moderate income residents, including one program funded with CDBG dollars. These programs help homeowners complete critical repairs to their homes. Many homeowners can afford their regular monthly expenses but are unable to pay for large ticket items. By offering 0% interest terms under deferred payment loans or grants, homeowners can maintain the affordability of their current housing.

The City waives all building permit and inspection fees for any non-profit organization building or rehabilitating affordable housing for low- and moderate-income residents. This policy extends to all private contractors performing rehabilitation work under CDBG, IHDA, or ARPA funded projects.

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. The Comprehensive Plan encourages future infill development opportunities and provides a tiered system for prioritizing development.

The Regional Housing Staff Committee also monitors and encourages the Low Income Housing Tax Credit (LIHTC) tool as an option for developers. This committee provides continual updates on the number of units supported through this program to City staff as well.

Discussion:

The City will continue to look at policy changes and other programs than can further reduce barriers to affordable housing.

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 and (or) maintained to ensure the services are available to those most in need.

Actions planned to address obstacles to meeting underserved needs

The City attempts to maximize its funding to public services so that as many agencies serving vulnerable populations as possible are supported. Staff continue to look for funding resources outside of CDBG to further address the needs of special populations such as disabled and elderly homeowners. The 2020-2024 Consolidated Plan and this Annual Action Plan make resources for West Bloomington residents a priority. Having said that, there is clearly a need for public services that is beyond the capacity of our CDBG program or the City as a whole. Additional investments from sources outside of the Bloomington-Normal community would be required to eliminate obstacles to meeting the needs of the underserved. Staff will continue to serve on committees and work groups that address the housing needs of low-to-moderate income families.

The John M. Scott Health Care Trust, managed by the City, provides funding to local service providers to ensure individuals without adequate, affordable healthcare have access to quality health services. Serving as Staff Administrator for the Commission is a part of the Grant Specialist's job duties. The Staff Administrator serves as a liaison between the John M. Scott Commission and the City in addition to operating the grants program offered by the Trust. The Bloomington City Council serves as the Trustee of the Trust. In the City's Fiscal Year 2025, which runs parallel to the 2024 CDBG Program Year, the Trust will invest over half-a-million dollars into the community through grants to local organizations that provide health care services to underserved community members within McLean County.

The City operated a non-profit grant program and a housing rehabilitation program through American Rescue Plan Act (ARPA) funds allocated to the City. The non-profit grant program provided program and capital funding. Funding for the non-profit program supported homeless services, sexual assault resources, and health care. Over \$1,000,000 was awarded in the previous program year for this program. The ARPA housing rehabilitation program, funded at over \$1,000,000 by the City Council, has supported affordable housing preservation efforts in Bloomington. The program provided up to \$45,000.00 to eligible households within certain low income qualified census tracts. Funding for this program is provided through a grant. ARPA funds have been layered with other housing rehabilitation

programs and provide an additional resource for community members needing these services as well.

Actions planned to foster and maintain affordable housing

Preservation of the existing affordable housing stock and the creation of new affordable housing through demolition and clearance are high priorities identified within this Annual Action Plan. Over fifty percent (50%) of funding included in this plan will be dedicated to these projects. If homeless services are included, over sixty percent (60%) of the funds in this Annual Action Plan are dedicated to affordable housing or homeless services. Additionally, the City will continue its participation in the Regional Housing Staff Advisory Committee and the Affordable and Supportive Housing Committee. One of the continuing initiatives of the Regional Housing Staff Advisory Committee is to inventory all income-qualified housing in McLean County and track contract expiration dates. These units are a significant portion of the affordable housing stock, especially for those households with extremely low incomes. Additionally, these committees have begun to explore how land use policy changes can encourage development, including affordable housing development, in established neighborhoods within the City through infill development.

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 at least every five years at no cost to the contractor. A training was held in April 2021 resulting in 26 new/renewed certifications. The next training is planned for April 2025. Additionally, City staff will 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.

The City also has funding from the HUD Lead-Based Paint Hazard Control and Healthy Housing grant program. The period of performance for the grant started on January 4, 2021. It is a 42 month program that will address lead and health hazards in approximately 92 owner-occupied and rental housing units. Unfortunately, staff transitions and continued hurdles from the COVID-19 Pandemic delayed the start of lead hazard control work until November 2023. The Lead-Based Paint Hazard Reduction and Healthy Homes Program is now operational and will continue into Program Year 2024. CDBG funds may be used as match for qualifying projects under this program.

Actions planned to reduce the number of poverty-level families

The City will continue to support the Housing Authority of the City of Bloomington'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 various housing rehabilitation programs provide low-to-moderate income homeowners the opportunity to preserve their greatest asset. The City also offers housing rehabilitation through the Illinois Housing Development Authority's (IHDA) Home Repair and Accessibility Program (HRAP) and the City's ARPA funded program. Through the IHDA HRAP program, homeowners can receive up to \$45,000 in assistance through a 5-year forgivable loan.

Actions planned to develop institutional structure

With a variety of staff transitions at key local organizations, City staff has, and will continue, to build partnerships to better serve the community. Outside of the committees associated with the McLean County Regional Planning Commission, the City continues to be a member of the Invest Health Team. This team was formed to look at the built environment and how it affects the health and well-being of City residents. The Invest Health team is currently focused on affordable housing and health care with a particular focus on permanent supportive housing and homeless services. Additionally, the City is currently building partnerships with organizations, such as the Bloomington-Normal Water Reclamation District, to discuss long-term public infrastructure strategies, goals, and plans.

Through the John M. Scott Trust grant program, the City continues to build strong partnerships with community organizations serving underserved community members. A multitude of local organizations are funded each year with this program. Grants are awarded for general health care operations, capital improvements, and health care programs.

Staff will continue to foster new partnerships that will improve the institutional delivery structure of CDBG and the priorities identified in the 2020-2024 Consolidated Plan. Planning for the next CDBG Consolidated Plan is currently underway and the City is looking to develop or strengthen partnerships with organizations serving low-to-moderate income community members.

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

The City will continue involvement with the Central Illinois Continuum of Care (CICoC) and assist with rebuilding or modifying the CICoC to better serve the community. Additionally, the City will continue to participate in the United Way of McLean County Housing Assistance Coalition to further enhance coordination on housing related issues.

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:

The City makes every attempt to utilize program income within the same program year it is received. Section AP-15 Expected Resources Table 5 shows \$49,320 in estimated program income, which has been budgeted to projects within this Annual Action Plan. Program income comes from the repayment of loans made available through the City's CDBG housing rehabilitation program.

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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

No new funding to meet urgent needs has been allocated in this Annual Action Plan.

