

City of Bloomington Community Development Block Grant Program Year 2025 Public Facility, Infrastructure, and Housing Activities Request for Proposals

The City provides subawards for public facility, public infrastructure, and housing projects through our Community Development Block Grant (CDBG) partner program. Applications for Program Year 2025 (May 1, 2025-April 30, 2026) are available starting on Thursday, November 21, 2024. This Request for Proposals (RFP) will cover important information about the grant program. Please review this guide before submitting proposals. We look forward to reviewing your applications.

About the CDBG Program

The CDBG Program is authorized under Title I of the Housing and Community Development Act of 1974, as amended. Federal Regulations implementing the CDBG program are found at [24 CFR Part 570](#). The United States Department of Housing and Urban Development (HUD) oversees the program at the federal level.

The City of Bloomington has administered the CDBG program since 1974 as an entitlement grantee. Management of the CDBG program within the City is led by the Community Impact and Enhancement Department. The CDBG program operates on a five-year Consolidated Plan that is built on significant public engagement and research. Due to Federal requirements and the timeline required for plan submission, this RFP is released without the 2025-2029 Consolidated Plan being finalized. Each year, the City submits an Annual Action Plan that describes the various activities the City will undertake within the program year to accomplish goals set in the Consolidated Plan. Subawards provided through the partner program make the awarded organization a subrecipient of CDBG funds.

You can find information on the City's Consolidated Plan process here: [Consolidated Plan | City of Bloomington, Illinois](#)

Who Can Apply

The CDBG program identifies publicly owned facilities and infrastructure, such as streets, sewers, sidewalks and parks, and buildings owned by not-for-profits that are open to the general public as public facilities and infrastructure. This includes housing rehabilitation for special populations when the unit is owned by a not-for-profit and will be dedicated to affordable housing. Additionally, this RFP supports infrastructure work for affordable housing developments. Public facility and infrastructure improvement subawards are available to not-for-profits, other tax-exempt organizations, affordable housing developers with public infrastructure

needs for development, and units of local government that provide facility and infrastructure improvements benefiting low-to-moderate income residents. Individuals served with City of Bloomington CDBG public service funding must live within the corporate limits of the City of Bloomington. Eligible organizations must have a [Unique Entity Identifier \(UEI\)](#). Organizations applying CDBG funding cannot be debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities per [2 CFR 200.214](#).

CDBG National Objectives and Regulatory Compliance

CDBG public facility, public infrastructure, and housing projects must principally benefit low-to-moderate income persons under the low-to-moderate income (LMI) national objective. CDBG funded public infrastructure, facility, or housing improvement activities are typically categorized under the LMI National Objective Benefit as either an Area Benefit or Limited Clientele. However, some projects may use the LMI job creation national objective. You can review the applicable federal regulations at [24 CFR 570.208](#). A household is defined as low-to-moderate income, for the purposes of this program, at or below eighty percent (80%) of Area Median Income (AMI) for the household's size. You can find current AMI information at income limits page of the [HUD Office of Policy Development and Research \(PD&R\)](#). AMI information is updated at least annually. CDBG grantees and subrecipients are required to use the valid AMI information when assessing income eligibility. Documentation of income eligibility must be supported by sufficient documentation to show compliance with the applicable federal regulations.

1. LMI Area Benefit

- A. Under an area benefit criteria, the public facility or infrastructure activity must be available to all residents of an area where at least fifty-one percent (51%) of the residents are LMI. The area must be clearly delineated by the grantee (and subrecipient) and must be primarily residential.
- B. Qualification Documentation
 - i. Maintain records of the boundaries of the service area.
 - ii. Document that the area is primarily residential (i.e., a zoning map).
 - iii. Document the income characteristics of households in the service area.

2. LMI Limited Clientele

- A. Limited Clientele activities must benefit a specific targeted group of persons of which at least fifty-one percent (51%) must be LMI or serve persons meeting LMI requirements verified through income-eligibility evaluation as evidenced by the organization's procedures, intake/application forms, income limits, and other sources of documentation.
- B. Activities benefiting groups of people presumed to be LMI such as abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers are allowed under this national objective. CDBG grantees (and subrecipients) still

must confirm that fifty-one percent (51%) of presumed benefit persons served with CDBG funds are LMI.

C. Annual income for all program participants must be documented.

3. LMI Job Creation and Retention Activities

A. An activity designed to create or retain permanent jobs where at least fifty-one percent (51%) of the jobs, computed on a full-time equivalent (FTE) basis, involve the employment of low-to-moderate income persons.

- i. If the CDBG cost per job created or retained is less than \$10,000 per FTE, the grantee (and subrecipient) must ensure that fifty-one percent (51%) of the jobs created or retained by the businesses for which the facility/improvement is principally undertaken are available to or held by LMI persons.
- ii. If the CDBG cost per job created or retained is \$10,000 or more per FTE, the grantee (and subrecipient) must ensure that fifty-one percent (51%) of the jobs created or retained by all businesses in the service area of the facility/improvement are available to or held by LMI persons. This includes all businesses, which as a result of the public facility/improvement, locate or expand in the service area between the date the activity is identified in the action plan and one year after completion of the facility/improvement. In addition, the assisted activity must comply with the public benefit standards found at [24 CFR 570.209\(b\)](#).
- iii. If the public facility serves a primarily residential area, it must meet the area benefit criteria even if it is also providing low-to-moderate income jobs.

Eligible activities include, but are not limited to, the following projects. Please see [24 CFR Part 570.201](#) for more information on eligible CDBG public service activities. Eligible housing activities are outlined in [24 CFR 570.202](#). Program administration activities that are eligible are outlined in [24 CFR 570.206](#).

- Infrastructure improvements (construction or installation) including, but not limited to streets, curbs, and water and sewer lines.
- Improvements to neighborhood facilities including, but not limited to public schools, libraries, recreational facilities, parks, and playgrounds.
- Improvements to facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing homes, or group homes for the disabled.
- Housing rehabilitation projects for special populations.
- Facility rehabilitation for a non-profit owned building open to the public.

Ineligible activities include, but are not limited to, the following projects. Please see [24 CFR 570.207](#) for additional information regarding ineligible activities in the CDBG program.

- The maintenance and repair of public facilities and improvements is generally ineligible (i.e., filling potholes, repairing cracks in sidewalks, mowing grass at public recreational areas, or replacing street light bulbs).
- Operating costs associated with public facilities or improvements are ineligible unless part of a CDBG-assisted public service activity or eligible as an interim assistance activity.
- A public facility otherwise eligible for assistance under the CDBG program may be assisted with CDBG funds even if it is part of a multiple use building containing ineligible uses, if:
 - The public portion of the facility that is otherwise eligible and proposed for assistance will occupy a designated and discrete area within the larger facility.
 - The grantee can determine the costs attributable to the facility proposed for assistance as separate and distinct from the overall costs of the multiple-use building and/or facility. Allowable costs are limited to those attributable to the eligible portion of the building or facility.

How to Apply for Funding

Applications will be made available on 11/21/2024 via the City's Neighborly application portal. The application will remain open through 01/03/2025, at 11:59PM. Paper applications will not be accepted for this program. Applications submitted in the incorrect category will not be evaluated. Several applications are available in the City's Neighborly portal. You will need to select the Public Services application option.

Online Application Link: <https://portal.neighborlysoftware.com/bloomingtonil/Participant>

Documentation Required with Application Submission

Applications must be submitted with the following documentation. This documentation is critical to ensuring federal regulatory compliance and program oversight. Applications missing, or subverting, required documentation will not be evaluated or funded.

- Chart of Accounts
- Conflict of Interest Policy for Agency Staff and Board of Directors
- Current Audit or Financial Statement if Audit Not Required
- Current Board of Directors List
- Current Liability Insurance Certificate
- Designation of Authorized Official
- Drug-Free Workplace Policy
- Governing Body Authorization to Submit Funding Request
- Grievance/Termination Policy (Agency Staff and Program Beneficiaries)

- Internal Control Procedures
- Job Descriptions for All Positions Assigned to the Project/Program
- List of Staff/Positions Assigned to the Project/Program
- Non-Discrimination Policy
- Nonprofit Determination
- Organizational Chart
- Procurement Policy
- Programmatic Risk Assessment Questionnaire
- Record Retention Policy
- Section 504 Certification and Checklist
- SAM.gov Verification
- Affordable Housing Development Project Timeline (Optional)
- Affordable Housing Development Project Financing Documentation (Optional)
- Affordable Housing Development Project Affordability Provisions/Plan (Optional)
- Affordable Housing Development Project Planning/Zoning Approval Verification (Optional)
- Staff Resumes (Optional)

Please note that additional documentation may be requested after application submission.

Evaluation Criteria and Information for Funding Applications

Projects will be evaluated using a standardized scoring tool. This tool will be used by internal City staff and external experts to score proposals. The following weighted scoring formula will be used to evaluate proposals.

Proposal Score from Internal Staff (55%) + Proposal Score from External Experts (30%) + Proposal CDBG Regulation Compliance, Past Subrecipient Performance, and Pertinent to 2025-2029 CDBG Consolidated Plan Goals as Determined by Grants Management Division Staff (15%)

The City reserves the right to fund proposals based on the standardized scoring tool, community need, adherence to CDBG regulations and laws, past performance as a CDBG or other federal grant grantee (or subrecipient), and funding availability.

Estimated 2025-2029 Consolidated Plan Information

The priorities for the 2025-2029 Consolidated Plan are subject to change, but preliminary information is included below for public services.

- Housing Rehabilitation (High Priority)
- Sidewalk Improvements (High Priority)

- Homeless Facilities/Shelters (High Priority)
- Street Improvements (High Priority)
- Accessibility Improvements (Medium Priority)
- Demolition of Dilapidated Structures (Medium Priority)
- Public Parks, Trails, and Open Spaces (Medium Priority)
- Water/Sewer Improvements (Medium Priority)
- Community/Recreation Center Improvements (Medium Priority)
- Bus Facility Improvements (Medium Priority)

Estimated Funding Timeline (Subject to Change)

Scoring of the proposals will occur in January 2025. Applicants will be notified of the funding award intention in January or February 2025. Please note, that all funding recommendations made in the Annual Action Plan must be approved by HUD. Depending on federal budget readiness, the annual CDBG allocation that determines total public service program funding may not be ready before funding intentions are announced. All funding award intentions are subject to change based on funding from HUD.

The Community Impact and Enhancement Department intends to present the CDBG Program Year 2025 Annual Action Plan to the Bloomington City Council in February 2025 and will submit the plan to HUD after this presentation. Please note that no reimbursement requests can be processed until the Annual Action Plan is approved by HUD, subrecipient agreements are executed, and funding from HUD is released.

Overview of City of Bloomington CDBG Subrecipient Responsibilities

If your organization is awarded funds, you will be subject to certain conditions within a subrecipient agreement. The items listed below do not represent the full set of subrecipient responsibilities and are intended for general expectation and information purposes only.

- Compliance with all Applicable Federal, State, and Local Laws and Regulations
 - Compliance with [2 CFR Part 200](#)
 - Compliance with [24 CFR Part 570](#)
- Quarterly Reporting
- Reimbursement Requests
 - Reimbursement requests must be made on a monthly or quarterly basis.
 - All reimbursement requests must have adequate documentation to show accurate and eligible costs.
 - Reimbursement requests will not be processed unless sufficient documentation to support the reimbursement request is provided. Additionally, reimbursement requests will not be processed unless quarterly reports are complete and submitted.
- Annual Monitoring by City Staff

- Full scale monitoring's occur on a one-, two-, or three-year basis depending on the subrecipient's performance on the most recent monitoring. This involves a detailed review of the organization's policies, procedures, financial records, procurement records, funded program/project performance, structure of the funded program/project, and other relevant information to ensure compliance with applicable Federal, state, and local regulations.
- Regardless of the timing of full scale monitorings, City staff will conduct periodic financial or procurement compliance reviews. These reviews are smaller in nature and focus on a specific financial transaction (or set of transactions) or procurement.
- Maintaining Records to Demonstrate Compliance with Applicable Federal, State, and Local Regulations
 - [24 CFR 570.506](#) outlines record requirements to demonstrate compliance with a CDBG National Objective.

City of Bloomington CDBG Program Year 2025 RFP Information Session

The City of Bloomington will host a virtual information session for the Program 2025 CDBG program on Thursday, November 26, 2024, at 2PM. Attendance is not mandatory for applicants, but attendance is strongly encouraged. The Zoom information for the meeting is below.

Zoom Meeting Link:

<https://us06web.zoom.us/j/89044042370?pwd=4tbjhCCgbgplWIJcWsVK1HYVuXWq7A.1>

Topic: CDBG PY25 Information Session

Time: Nov 26, 2024 01:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89044042370?pwd=4tbjhCCgbgplWIJcWsVK1HYVuXWq7A.1>

Meeting ID: 890 4404 2370

Passcode: 138683

One tap mobile

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+13126266799,,89044042370#,,, *138683# US (Chicago)

Additional Information and Resources

- [City of Bloomington CDBG Website](#)
- [HUD CDBG Website](#)
- [HUD Basically CDBG National Objectives Chapter](#)
- [HUD Basically CDBG Public Facilities and Infrastructure Chapter](#)



- [HUD Basically CDBG Administration Activities Chapter](#)
- [HUD Basically CDBG Housing Activities Chapter](#)
- [SAM.gov Website](#)
- [HUD Census Tract Data](#)
- [2 CFR Part 200-Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards](#)

Funding Opportunity Contacts

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