

**CITY OF BLOOMINGTON
WORK SESSION AGENDA
109 E. OLIVE
MONDAY, OCTOBER 8, 2012, 6:00 P.M.**

1. Community Development Block Grant Program (*50 minutes*)
2. Adjourn at 6:50pm

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS PROGRAM DESCRIPTION

Community Development Block Grant (CDBG) is an entitlement grant distributed by the Department of Housing and Urban Development (HUD). Entitlement cities are required to develop and submit to HUD, a five-year plan, known as the Consolidated Plan (Con Plan.) This plan provides a comprehensive review of the current needs of the community, from which all activities are based. According to HUD regulations, projects and activities are to:

- Benefit low to moderate income persons.
- Aid in the prevention or elimination of slums or blight.
- Meet community development needs having a particular urgency.

On February 22, 2010, the City Council voted to approve the 2010-2015 plan to pursue HUD's overall goal to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. Each year, activities proposed must meet the predetermined needs established within the Consolidated Plan.

Below is a link to our current 5 year Consolidated Plan, that will expire April 30, 2015.

<http://www.cityblm.org/modules/showdocument.aspx?documentid=2361>

Following are the priority community development needs for the next five years (2010-2015):

- 2008 Building Conditions Report areas (*identified Slum / Blight area or WBRP area*) for public improvements, public facilities, code enforcement, acquisition/demolition, acquisition/rehabilitation, rehabilitation, and in fill new construction activities
- Conversion of current lower income (50-80% of median income) renters and other lower income families expected to reside in the City for employment reasons into homebuyers by developing affordable housing subdivisions
- Community Development to work with the Central Illinois Continuum of Care to meet the needs of the homeless with these goals:
 - 1) Increase the stock of affordable and/or subsidized housing throughout McLean County
 - 2) Improve supportive services for the homeless
 - 3) Increase public awareness and support for plans to end homelessness
 - 4) Increase the focus on homeless prevention
 - 5) Identify the chronically homeless and work towards the ten year plan to end homelessness.
 - 6.) Improve the percentage of those moving into permanent housing.

KEY SERVICES PROVIDED

In addition to the CDBG program, Community Development administers the Continuum of Care (COC), a HUD grant program that provides services for the homeless; and the Illinois Housing Development Authority (IHDA), Single Family Owner Occupied Rehabilitation (SFOOR) program. City General and Enterprise Funds also provide funding for administration and related Community Development projects. Programs / activities administered and sponsored under this division include:

- Single family rehabilitation projects for low to moderate income households.
- Demolition of properties too distressed for rehabilitation. The lots from these structures are often donated to Habitat for Humanity or Youth Build for construction of affordable housing.
- Public Service activities including:
 - Peace Meals
 - Homeless Activities – match money for HUD’s Continuum of Care Program
 - Emergency Services (PATH)
 - Section 3 Job / Life Skills Training of public housing residents
 - Go 4 College Summer Youth Program
 - Labyrinth Project – Counseling Services for incarcerated or recently paroled women
- Infrastructure funding (sidewalk, street, curb and gutter replacement, water and sewer services)
- Administration of the Continuum of Care programs for the homeless
- Administration of the IHDA SFOOR program – providing comprehensive housing rehabilitation for low / moderate income households.

2012-2013 CURRENT BUDGET OF CDBG PROJECTS

Rehabilitation Loans / Grants for Low and Moderate Income Households Including Service Delivery costs <i>Objective / Outcome – 2. Provide Decent Affordable Hsing. /1. Availability</i>	\$260,157
Demolition of Deteriorated Structures – elimination of slum / blight <i>Objective / Outcome –1. Suitable Living Env. / 3. Sustainable</i>	\$150,000
Administration and General Management <i>(Allowed up to 20% of grant + program income)</i>	\$ 14,650
Infrastructure – Sidewalk replacement in our Low / Mod targeted area <i>Objective / Outcome – 2. Provide Decent Affordable Hsing. /1. Availability</i>	\$ 75,000
Public Services: Homeless Outreach Worker Paid to PATH as part of the Continuum of Care match money <i>Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access.</i>	\$ 14,000
Public Services: Housing and Benefits Specialist for the Homeless Paid to PATH as part of the Continuum of Care match money <i>Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access</i>	\$ 9,680
Public Services: Emergency Services Grant	\$ 20,000

Paid to PATH for services to prevent homelessness of low/moderate income individuals, i.e.: housing, utilities, repairs, etc.
Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access

Public Services: Peace Meals \$ 20,000
 Senior nutrition program for Bloomington residents
Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access

Public Services: – Section 3 Job / Life Training \$ 10,000
 Section 3 participation is a HUD requirement
Objective / Outcome – 3. Creating Economic Opportunities / 1. Avail- Access.

Public Services: – Go 4 College Summer Youth Program \$ 4,000
 Life Skills for Successful Career Choices - for youth age 13-15 years
Objective / Outcome – 3. Creating Economic Opportunities / 1. Avail- Access.

Public Services: - Labyrinth \$ 10,000
 Provide counseling services for incarcerated or recently paroled women
Objective / Outcome – 1. Suitable Living Env. / 3. Sustainable

TOTAL \$587,487

Proposed Grant: \$556,487
 Program Income: \$ 31,000
TOTAL: \$587,487

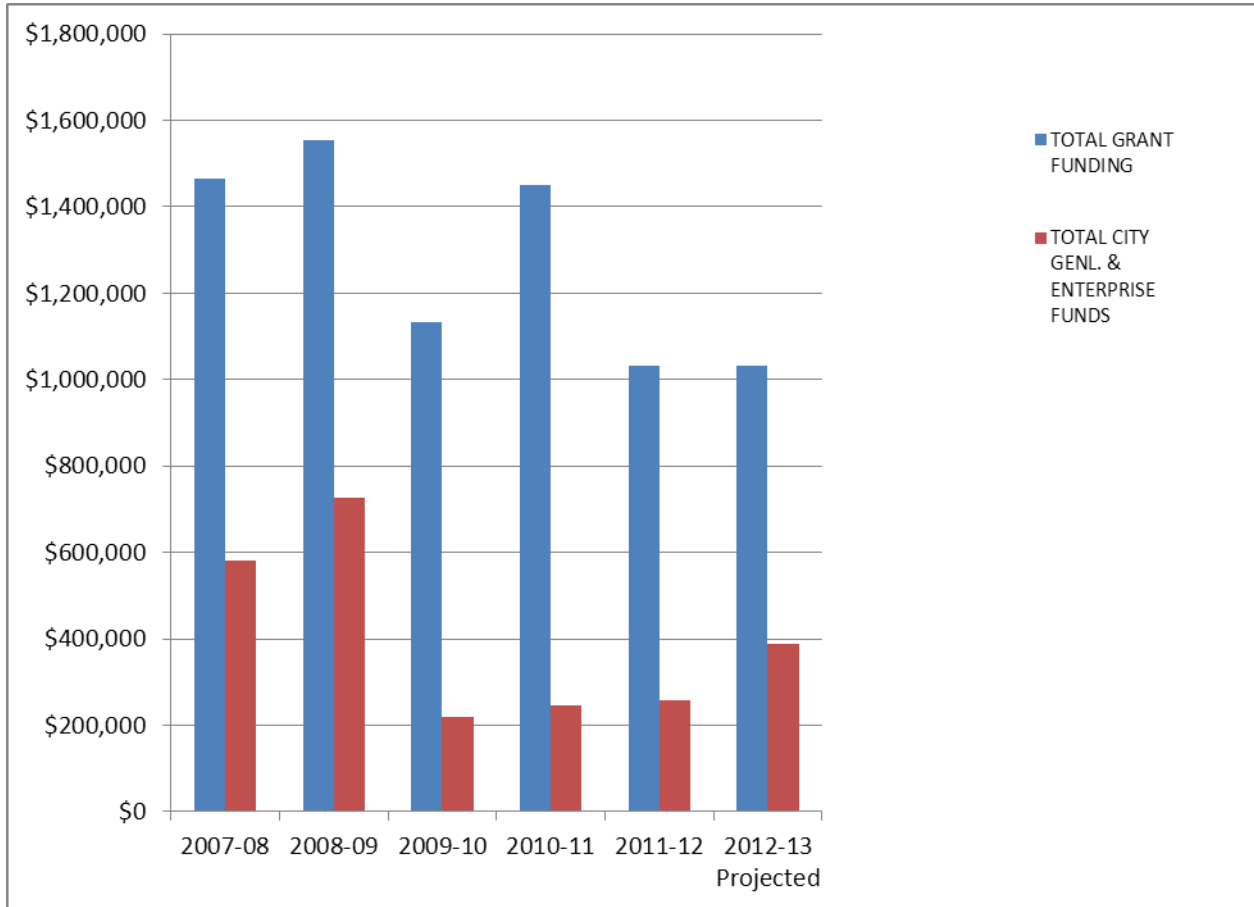
The following link provides information on our most recent Consolidated Annual Performance and Evaluation Report (CAPER), which details the projects / activities completed in the 2011-12 fiscal year.

<http://www.cityblm.org/modules/showdocument.aspx?documentid=4190>

It should be noted that all of the agencies that receive funds from Community Development Block Grant or Continuum of Care funds are not solely funded by our grants. Our contributions are usually a small percentage of their entire operating budgets. However, without our assistance, many of these community programs and services would struggle or cease to exist. This is especially true with all the State budget cuts to social service programs.

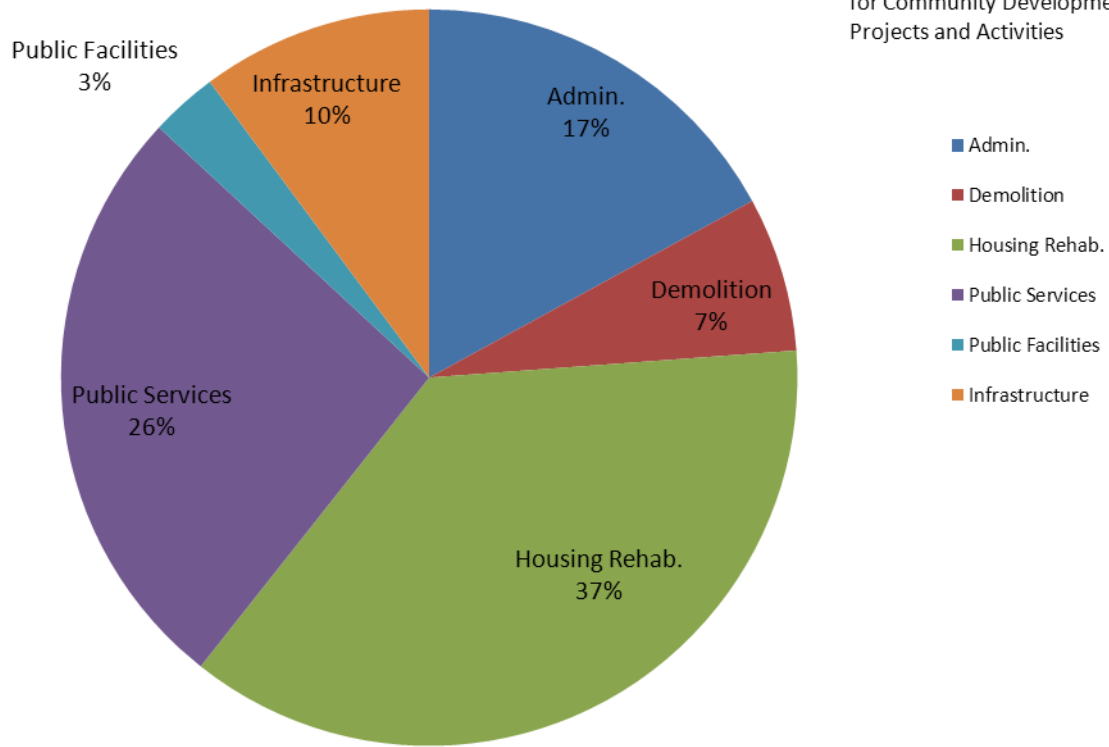
If any good has come out of the economic downturn, it is the fact that it has forced local social service agencies to collaborate even more to meet the needs of the community – creating more dialogue between those that serve and less duplication of services.

The following table and graphs illustrate 2007-13 revenue and expenditures related to Community Development programs. Please note that the 2012-13 numbers are projections.



2007-2013 EXPENDITURES BY PROJECT TYPE

Note: Includes Grant, General & Enterprise Fund Expenditures for Community Development Projects and Activities



FUNDING SOURCE	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13 Projected	TOTALS
CDBG							
Admin	\$0	\$299,110	\$78,640	\$32,684	\$9,603	\$14,650	\$550,699
Demolition	\$153,342	\$78,248	\$78,961	\$102,973	\$121,423	\$150,000	\$684,947
Housing Rehab.	\$644,376	\$4,350	\$422,247	\$531,441	\$263,120	\$260,157	\$2,125,691
Public Services	\$25,225	\$44,680	\$79,680	\$84,680	\$87,991	\$87,680	\$409,936
Public Facilities	\$0	\$0	\$133,250	\$100,000	\$65,205	\$0	\$298,455
Infrastructure	\$0	\$787,471	\$0	\$0	\$0	\$75,000	\$862,471
CDBG TOTALS	\$938,955	\$1,213,859	\$792,778	\$851,779	\$547,342	\$587,487	\$4,932,199
CDBG-R							
Infrastructure	\$0	\$0	\$0	\$162,384	\$0	\$0	\$162,384
IHDA-SFOOR							
Housing Rehab.	\$0	\$0	\$0	\$95,055	\$136,701	\$105,000	\$336,756
CONTINUUM OF CARE							
Homeless Funding	\$527,445	\$339,346	\$339,346	\$340,786	\$348,886	\$340,786	\$2,236,595
TOTAL GRANT FUNDING	\$1,466,400	\$1,553,205	\$1,132,124	\$1,450,004	\$1,032,929	\$1,033,273	\$7,667,934
CITY GENERAL / ENTERPRISE FUNDS*							
Admin. - Est.	\$120,000	\$150,000	\$220,000	\$223,500	\$225,000	\$230,000	\$1,168,500
Housing Rehab.	\$0	\$184,252	\$0	\$23,437	\$19,085	\$0	\$226,774
Rehab. -Sewer Ejection*	\$29,384	\$31,922	\$0	\$0	\$13,264	\$160,000	\$234,571
Rehab. -Water Services*	\$433,197	\$359,095	\$0	\$0	\$0	\$0	\$792,292
TOTAL CITY GENL. & ENTERPRISE FUNDS	\$582,581	\$725,270	\$220,000	\$246,937	\$257,349	\$390,000	\$2,422,138
COMBINED FUNDING BY PROJECT TYPE							
Admin.	\$236,012	\$449,110	\$298,640	\$256,184	\$234,603	\$244,650	\$1,719,199
Demolition	\$153,342	\$78,248	\$78,961	\$102,973	\$121,423	\$150,000	\$684,947
Housing Rehab.	\$1,106,958	\$579,620	\$422,247	\$649,933	\$432,170	\$525,157	\$3,716,085
Public Services	\$552,670	\$384,026	\$419,026	\$425,466	\$436,877	\$428,466	\$2,646,531
Public Facilities	\$0	\$0	\$133,250	\$100,000	\$65,205	\$0	\$298,455
Infrastructure	\$0	\$787,471	\$0	\$162,384	\$0	\$75,000	\$1,024,855
TOTALS	\$2,048,981	\$2,278,475	\$1,352,124	\$1,696,941	\$1,290,278	\$1,423,273	\$10,090,072

2013-14 PROPOSED CDBG PROJECTS

Rehabilitation Loans / Grants for Low and Moderate Income Households Including Service Delivery costs <i>Objective / Outcome – 2. Provide Decent Affordable Hsing. /1. Availability</i>	\$160,807
Rehabilitation Grant for WBRP Façade Program Matching funds from PNC – estimate to assist 10 Households <i>Objective / Outcome – 2. Provide Decent Affordable Hsing. /1. Availability</i>	\$ 10,000
Rehabilitation - WBRP Tool Library Grant <i>Objective / Outcome – 2. Provide Decent Affordable Hsing. /1. Availability</i>	\$ 8,000
Demolition of Deteriorated Structures – elimination of slum / blight <i>Objective / Outcome –1. Suitable Living Env. / 3. Sustainable</i>	\$100,000
Administration and General Management <i>(Allowed up to 20% of grant + program income)</i>	\$ 15,000
Public Services: Homeless Outreach Worker Paid to PATH as part of the Continuum of Care match money <i>Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access.</i>	\$ 14,000
Public Services: Housing and Benefits Specialist for the Homeless Paid to PATH as part of the Continuum of Care match money <i>Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access</i>	\$ 9,680
Public Services: Emergency Services Grant / Hoarding Services Paid to PATH for services to prevent homelessness of low/moderate income individuals, i.e.: housing, utilities, repairs, counseling, etc. <i>Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access</i>	\$ 30,000
Public Services: Peace Meals Senior nutrition program for Bloomington residents <i>Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access</i>	\$ 20,000
Public Services: – Section 3 Job / Life Training Section 3 participation is a HUD requirement <i>Objective / Outcome – 3. Creating Economic Opportunities / 1. Avail- Access.</i>	\$ 10,000
Public Facilities: – Boys and Girls Club Renovations Facility located at 1615 W. Illinois <i>Objective / Outcome – 1. Suitable Living Env. / 3. Sustainable.</i>	\$ 10,000
Public Facilities: - Labyrinth – Transitional Housing for Recently Paroled Women - Construct a 4-5 unit facility at 604 W. Washington <i>Objective / Outcome – 1. Suitable Living Env. / 3. Sustainable</i>	\$ 150,000
Public Facilities: - Habitat Office New Construction Grant to be used towards the construction of a “community room” <i>Objective / Outcome – 1. Suitable Living Env. / 3. Sustainable</i>	\$ 50,000
TOTAL	\$587,487

Proposed Grant: \$556,487
Projected Program Income: \$ 31,000
TOTAL: \$587,487

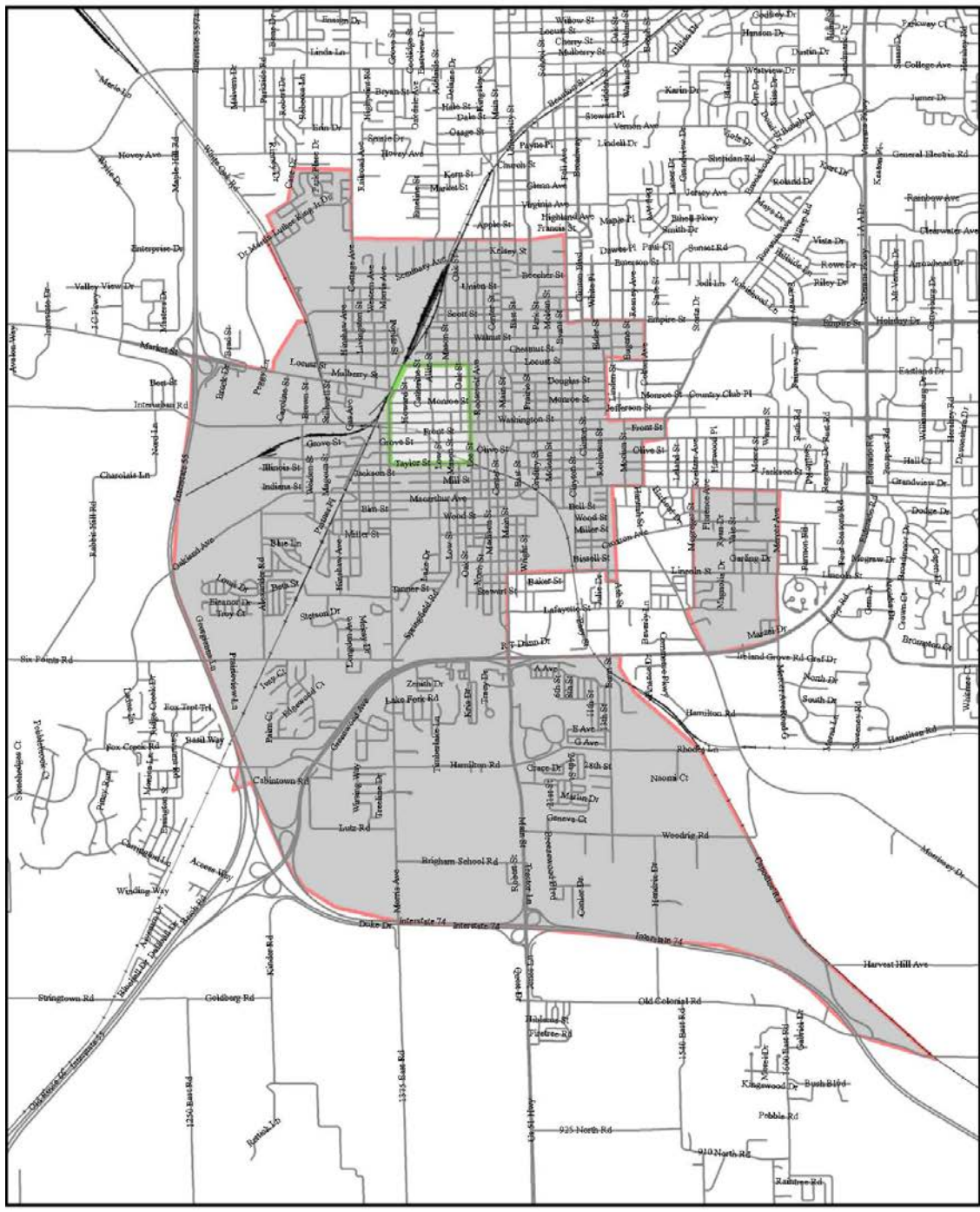
SUPPLEMENTAL INFORMATION

Community Development Program Income Limits

The following income guidelines show the maximum annual household income allowed in order to qualify for Community Development funded activities.

HUD INCOME GUIDELINES FOR FY 2012-2013
(Effective 2/2012)

SIZE OF HH	MAXIMUM INCOME
1	\$44,950
2	\$51,350
3	\$57,750
4	\$64,150
5	\$69,300
6	\$74,450
7	\$79,550
8+	\$84,700



Legend

- Slum/Blight Area
- Low/Moderate Boundary

Low/Moderate and Slum/Blight Areas in Bloomington, IL

0 0.125 0.25 0.5 0.75 1 Miles

CITY OF BLOOMINGTON

Map Created February 2009

Additional Items to discuss or consider:

- 1. Possibly fund Economic Development Activities with CDBG or Section 108 Funds – creating jobs in the low / moderate area of the City?**
- 2. Create a youth center in west Bloomington that would include a “mentoring” program?**
- 3. Increase the size of Friendship Park located in the West Bloomington Revitalization Project area?**
- 4. Other projects / activities that we could do now or in the future to ease police / crime issues on the West side?**
- 5. Create a Community Development Advisory Committee or Council Subcommittee to give funding direction in the future?**