

CR-05 - Goals and Outcomes

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

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

The City conducted a variety of activities in Program Year 46 (PY46 – May 1, 2020 – April 30, 2021) designed to meet the needs of our low- and moderate-income residents. Activities were focused on the following areas: rehabilitation of single-family, owner-occupied housing (7), accessibility ramps for single-family housing units (4), demolition of blighted and deteriorated structures (1), public service projects (5), public facility improvements (2), and Section 3 Job Training (1). The majority of the activities were conducted in the City’s low- and moderate-income areas.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administer CDBG effectively and proficiently.	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$	Other	Other						
COVID-19 Prevention, Preparation, and Response	Affordable Housing Business Support/Economic Development	CDBG: \$ / CDBG-CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	191	764.00%	100	191	191.00%

COVID-19 Prevention, Preparation, and Response	Affordable Housing Business Support/Economic Development	CDBG: \$ / CDBG-CV: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	125	83	66.40%	100	83	83.00%
COVID-19 Prevention, Preparation, and Response	Affordable Housing Business Support/Economic Development	CDBG: \$ / CDBG-CV: \$	Homeless Person Overnight Shelter	Persons Assisted	25	105	420.00%	15	105	700.00%
COVID-19 Prevention, Preparation, and Response	Affordable Housing Business Support/Economic Development	CDBG: \$ / CDBG-CV: \$	Homelessness Prevention	Persons Assisted	0	86		15	86	573.33%
COVID-19 Prevention, Preparation, and Response	Affordable Housing Business Support/Economic Development	CDBG: \$ / CDBG-CV: \$	Jobs created/retained	Jobs	0	60		70	60	85.71%
COVID-19 Prevention, Preparation, and Response	Affordable Housing Business Support/Economic Development	CDBG: \$ / CDBG-CV: \$	Businesses assisted	Businesses Assisted	30	60	200.00%	70	60	85.71%
Elimination of slum and blight conditions.	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	15	0	0.00%	3	0	0.00%
Elimination of slum and blight conditions.	Affordable Housing Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	5	1	20.00%	4	1	25.00%

Preservation of existing affordable housing stock.	Affordable Housing Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	35	16	45.71%	16	16	100.00%
Preservation of existing affordable housing stock.	Affordable Housing Public Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	18	18.00%	25	18	72.00%
Provide quality services and facilities.	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	635	21.17%	4800	635	13.23%
Support the provision of public service activities	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1549	30.98%	1280	1549	121.02%
Support the provision of public service activities	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	1500	162	10.80%	220	162	73.64%

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

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

Housing Rehabilitation

The City utilized CDBG funding to support rehabilitation and accessibility improvements on 34 housing units during Program Year 2020. Seven of the projects were completed through the deferred loan program. Four homeowners received grants for accessibility improvements. Seven homeowners received a grant through Habitat for Humanity's A Brush with Kindness program. Bloomington Housing Authority received a grant to replace the aged, nearly obsolete boiler system at the Nierstheimer Apartments. Nierstheimer Apartments consists of two, 8-unit apartment buildings. In total, \$202,197.33 was expended on housing rehabilitation.

Demolition Program

Demolition costs through CDBG were much lower than anticipated for Program Year 2020 due to the COVID-19 Pandemic. One demolition project at 703 W. Locust was completed. Funding from the Illinois Housing Development Authority's Abandon Property Program was utilized to complete demolition and support maintenance expenses at more than 24 vacant/abandoned properties. In total, \$2,615.00 in CDBG funds and \$65,553 in IHDA funds were expended on demolition and clearance activities. The City continues to struggle with obtaining proper title to vacant/abandoned properties slated for demolition, resulting in fewer demolitions overall.

Public Facilities and Infrastructure

The City completed two of three planned public facility and infrastructure projects in Program year 2020. One project was focused on improvements to a building owned by a not-for-profit and the other was improvements to Evergreen Park, located in the area designated at the Regeneration Area in the City's Comprehensive Plan. The third project supported sidewalk replacement, including ADA ramps within the West Bloomington Revitalization Project Service Area. The sidewalk replacement project was not completed due to construction delays related to the COVID-19 Pandemic. Mid Central Community Action (MCCA) received a grant for \$29,399 to support rehabilitation of a portion of its

Bloomington office for the purpose of ADA compliance. The rehabilitation project included plumbing fixtures in both restrooms on the west end of the corporate office, pipes and connectors, other plumbing materials, and labor. MCCA provides financial/employment coaching, housing counseling, educational workshops through our Next Step Financial Opportunity Center (FOC) in this wing of the building. They also have Star Literacy and KTB Financial as tenants in this wing of the building. A majority of customers for all three are either considered low income, receive some form of disability benefits, or are illiterate adults. MCCA saw nearly 143 individual clients at the Bloomington facility last year. The Evergreen Park Project received a grant of \$48,662 and supported improvements including a new playground with accessible equipment components, benches, and a drinking fountain. Evergreen Park serves moderate- and low-income residents, and there are approximately 500 households within ½ mile of the park.

Public Services

Public ServicesPublic service activities play a very important role in the City's goal to meet the needs of its most vulnerable citizens. Five public service projects were funded in Program Year 2020. Peace meals served 26,115 meals to 233 individual Bloomington residents. Ninety-four percent of clients who responded to Peace Meal's annual survey reported that they eat a healthier variety of food due to receiving meals. The West Bloomington Revitalization Project (WBRP) offered many services throughout the program year and was close to meeting many of its goals despite the COVID-19 pandemic. WBRP enrolled 198 new members in the Tool Library with 75% meeting low- and moderate-income guidelines. Ninety-seven bikes were distributed through the WBRP Bike Co-op and Earn-a-Bike program with 92% going to LMI households. Volunteers assisted WBRP in building 86 beds for LMI children through the Bed Blitz program. Providing Access to Help (PATH) provided homeless prevention services to 257 unduplicated individuals through the Homeless Services program. Many of the organizations to which PATH would refer clients for services were closed, or had limited operations due to the COVID-19 pandemic. PATH provided financial assistance to 18 individuals through the Emergency Assistance program. Emergency assistance funds can be used to cover the cost of rent, utilities, temporary shelter, transportation, etc.; not to exceed 3 months. Part of the Emergency Services program addresses self-neglect/hoarding concerns. PATH served 39 clients during Program Year 2020 through this effort, providing funds for dumpster rental, pest exterminations, etc. Recycling Furniture for Families provided housewares and home furnishings to 236 residents. Of those served, 90% had an annual income at or below 30% of the AMI. In program year 2020, the City added to its economic development strategy by providing small business grant assistance through the CDBG-CV funding. Through the CDBG-CV funding the City was able to provide 60 small business grants to those impacted by the COVID-19 pandemic. Of the businesses served, 68% of business owners were at or below the HUD low to moderate income guidelines, and 32% retained a position for an employee at or below the HUD low to moderate income guidelines. In total, \$236,526 was provided in grants to small businesses related to the COVID-19 pandemic.

Administrative

Administrative Programs In Program Year 2019 the City began a new partnership with Prairie State Legal Services (PSLS), with the goal to provide fair housing services to income-qualified Bloomington residents. In Program Year 2020, PSLS staff completed 15 client intakes for cases involving housing discrimination or other unlawful practices. PSLS Staff completed 6 total outreach events despite setbacks due to the COVID-19 pandemic. PSLS provided an in-depth training to the City of Bloomington Human Relations Commission on fair housing law and presented on fair housing law to the McLean County Regional Planning Commission's Affordable and Supportive Housing Committee. PSLS presented on fair housing law to local code enforcement departments and housing inspectors at the Illinois Protective Officials Conference (IPOC) at their quarterly training meeting and conducted a fair housing training to staff and grantees of the City of Bloomington and Town of Normal to meet both entities AFFH requirement.

DRAFT

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	642
Black or African American	422
Asian	5
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	0
Total	1,073
Hispanic	24
Not Hispanic	1,049

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

Narrative

According to IDIS Report PR-23, the actual number of families assisted by race should be 1,224, not 1,049. The above table does not pull the information for all race/ethnic categories available within HUD's reporting system. In addition to the race categories above, the following categories were represented on the PR-23: American Indian/Alaskan Native and White, Black/African American and White, and Other Multit-Race.

The City continues to work to do a better job of capturing information on those served of Hispanic ethnicity. The 2018 CAPER reported zero individuals served, although we know that to be inaccurate. In 2019, the City implemented a new online grants management system that allowed for subrecipients to report on Hispanic ethnicity, whereas the previous reporting system did not.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	874,822	445,293
Other	public - federal	875,173	495,509

Table 3 - Resources Made Available

Narrative

COVID-19 resulted in fewer projects being completed than anticipated. The housing rehabilitation and demolition projects experience construction delays and several public service projects were forced to stop, or limit service.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
LMA Preservation Area	2	24	
LMA Regeneration Area - Outside WBRP	34	33	
WBRP Service Area	64	43	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Bloomington does not estimate a percentage of resources distributed per service area when creating the Annual Action Plan. Eligibility for all CDBG-programs is income-based and, therefore, open to the entire city. During Program Year 2020, \$145,619 was spent on activities conducted within the WBRP service area and \$115,826 in the Regeneration Area outside of the WBRP service area. In total, this represents 76% of total expenses going towards activities conducted in West Bloomington. These numbers do not include funds expended to serve clients in these areas through the public service activities as reporting on those activities is not broken down by target area.

Note: The Regeneration Area is defined in the City's 2015 Comprehensive Plan as the area bounded by Downtown Bloomington and Main St. (east), 1-55/74 (west) and Miller Park (south). The WBRP service area is a smaller target area within the Regeneration Area and is defined by the following boundaries: Locust St. (north), Roosevelt St. (east), Oakland Ave. (south), and Euclid St. (west).

Leveraging

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

The City's Economic & Community Development Staff constantly look for ways to leverage resources in an effort to maintain/increase the current level of service despite budget constraints. Staff continue to pursue non-CDBG funding sources and ways to create new partnerships and enhance those already in existence. During the Program Year 2020, the City leveraged funding from several Illinois Housing Development Authority (IHDA) grants to address the priorities identified in the 2020-2024 Consolidated Plan and, specifically, the 2020 Annual Action Plan. The City was awarded funds covering the 2020 program year in the following IHDA programs: Abandoned Property Program, Single Family Rehabilitation and Home Accessibility Program.

The City expended \$25,000 through the General Fund to provide grants to low- and moderate-income homeowners for the removal of dead trees. City General Fund dollars were utilized for code enforcement activities, infrastructure projects and salary and benefits for staff administering the grant program.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	5	5
Number of Non-Homeless households to be provided affordable housing units	156	107
Number of Special-Needs households to be provided affordable housing units	16	12
Total	177	124

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	130	91
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	41	34
Number of households supported through Acquisition of Existing Units	2	0
Total	177	125

Table 6 – Number of Households Supported

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

COVID-19 played a significant role in not meeting 2020 Annual Action Plan goals. Several projects were put on hold during the 2019 Program Year due to the Illinois Executive Order to shelter-in-place. The COVID restrictions carried through most of the 2020 Program Year causing further delays.

Discuss how these outcomes will impact future annual action plans.

The City will continue to support housing rehabilitation projects with goals similar to those of the past. Had the COVID-19 pandemic not occurred, the majority of the affordable housing goals would have been met.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	17	0
Low-income	5	0
Moderate-income	8	0
Total	30	0

Table 7 – Number of Households Served

Narrative Information

Although the City does not utilize CDBG funds to support the construction of new affordable housing directly, it does donate cleared lots to Habitat for Humanity for the development of affordable housing. The City also dedicates a significant portion of the annual CDBG budget to preservation of affordable housing activities through housing rehabilitation. In 2020, the City added to its affordable housing preservation strategy by providing rent/mortgage assistance through the CDBG-CV funding.

Through the CDBG-CV funding the City was able to provide 86 households direct aid for rent/mortgage assistance. Of the residents served, 66% were extremely low income, 20% were very low income, 10% were moderate low income, and the remainder were non-low income in need of emergency assistance to avoid homelessness. In total, \$232,600 was provided in direct aid to residents related to the COVID-19 pandemic in the 2020 program year.

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

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

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

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Army's shelter is a strong partner in the Coordinated Point of Entry that helps move people from a shelter setting into permanent housing.

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

Neville House is a domestic violence shelter that has room for 13 women and children. They participate in the Coordinated Point of Entry. Finally, there is a crisis shelter for children under the age of 6 if there are no family units available and a parent is unable to procure any other housing suitable for young children. They receive children into the facility 24/7.

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

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

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

Policies do exist within the Continuum for people being discharged from institutions and systems of care. The community mental health agency is involved in the transition from a state mental health facility to the community. They provide transitional apartments, a staffed boarding house, and some permanent supportive units. A day center helps with social needs and helps the person build a support system after hospitalization. Local hospitals work with the homeless outreach program when they release a person who does not have a home to return to.

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

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

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

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

Outside of the Rapid Re-Housing Program, Townships and Community Action may have the funds for first month's rent and deposit. The outreach worker keeps the listing of available housing up-to-date

including the requirements of the landlords. This list is updated every other week and made available to everyone seeking a place to rent.

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

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

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

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

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

Strategies

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

- Refer clients to PATH's 24/7 information and referral line by dialing 211 to gain knowledge of services available and to access PATH Homeless Services if needed which can provide limited emergency funds to help families avoid eviction or home condemnation;
- Working with the Township office which provides emergency and general assistance;
- Utilizing homeless prevention funds from the State of Illinois;

- Providing Letters of Support for agencies seeking federal, state and private funding for homeless programs.

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

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

Actions taken to address the needs of public housing

In the 2020-2021 program year, the Housing Authority continued its reinvestment at Niersteheimer Apartments. This project replaced old, obsolete boilers at two public housing buildings to ensure the preservation of safe, decent, affordable housing for low-income residents.

Niersteheimer Apartments consists of two eight-unit apartment buildings (16 units total). The buildings are identical, with secure entrances and interior corridors with a small common area and laundry room on the first floor. The complex was constructed in 1982 as federally supported public housing and has been used continuously for that purpose since that time. Each of the buildings at this site are heated with natural gas-fired boilers that have not been replaced since construction, putting them at nearly 38 years old. Replacement parts have become very hard to find, making repairs costly and time-consuming. Replacement of the two boilers is a major capital investment for the Housing Authority. This project was completed in the spring of 2020 at a cost of \$52,466, which was provided by City CDBG funds.

Capital Improvements

Other important capital improvement projects during the program year include asbestos abatement for North Tower unit merger project; plans and specifications for the next phase of the North Tower unit merger project sent out for bid; property manager office remodeled with new floor; purchased new yard vacuum; and purchased a new tractor and broom

Other Public Housing Activities

Section 3 job training efforts are an important way the Housing Authority helps its low-income housing program participants move toward economic self-sufficiency. Job skills training sessions are provided, and the Housing Authority staff also refer residents to a wide range of career and social service resources throughout the year.

There are several groups/organizations continuing to work on the issue of affordable housing in the Bloomington area. The McLean County Regional Planning Commission facilitates a Regional Housing Advisory Committee that applies regional collaboration to address the issue of housing. The McLean County Regional Planning Commission lead the Regional Housing Initiative for the 2020-2021 program year, with a specific focus on the preservation of affordable housing low- to moderate income persons in Bloomington.

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

Each year the Housing Authority conducts a Resident Advisory Board meeting to review the proposed Annual PHA Plan. These meetings provide an important opportunity for the residents to learn about the

policies and management practices of the Housing Authority and have input on the agency's future direction.

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

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

Actions taken to provide assistance to troubled PHAs

The Bloomington Housing Authority is not categorized as troubled.

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

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

The City makes a concerted effort to keep all building permits/fees as low as possible. All approved contractors completing CDBG activities and not-for-profit agencies conducting housing activities are provided fee waivers. The City adopted a new zoning ordinance in early 2019 that takes affordable housing into consideration. The City also provides letters of consistency for local developers seeking tax credits for affordable housing development. Several new Low Income Housing Tax Credit (LIHTC) projects have been approved for the area in recent years.

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

The City provided CDBG-funded rehabilitation loans to single-family, owner-occupied, income-eligible households. Seven households were assisted in the form of 0% interest deferred loans from CDBG funds in 2020-2021. These activities corrected many code violations and allowed the families to remain in their home while keeping the cost for necessary improvements at a minimum. Four homeowners received grants to cover the cost of materials for the construction of an accessibility ramp.

The City is allowed to expend up to 15% of its annual allocation on public service projects. In Program Year 2020, \$69,270 was spent to support a variety of homeless prevention services, food distribution to the elderly, and neighborhood services in West Bloomington. Additionally, the City continues to serve as Trustee to the John M. Scott Health Trust. The John M. Scott Health Commission provided more than \$600,000 in grant funds to local agencies serving residents at or below 185% of the federal poverty level. All of the grants awarded focus on at least one of the Community Health Improvement Plan goals and connected services to the social determinants of health.

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

The City was awarded a technical assistance grant from the National League of Cities (NLC) in the fall of 2019. The grant is designed to assist the City in creating a framework to create a healthy housing strategy, that will address lead-based paint hazards as well as others. Through the work with the NLC, the City positioned itself to apply for the 2020 Lead-based Paint Hazard Control and Healthy Housing grant from the US Department of Housing and Urban Development. The City was awarded \$2.3 million in funding through these opportunities with lead-based paint identification and abatement accounting for a significant portion of the funding.

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

The City of Bloomington's CDBG program focuses on reducing poverty in the community by focusing on stabilizing owner-occupied homes and increasing opportunities for homeownership among low- and moderate-income households. The CDBG housing rehabilitation loan program allows residents to increase the value of their homes by completing critical repairs without impacting their monthly budget. Homeowners can opt to pay the loan back at their own pace over time or pay it back all at once when they no longer occupy the home. In addition to the CDBG program, the City participates in the Illinois Housing Development Authority's (IHDA) Single Family Rehabilitation (SFR) and Home Accessibility Program (HAP). SFR provides up to \$45,000 in assistance through a 0% interest, five-year forgivable mortgage. HAP offers assistance under the same terms but the limit is lower at \$25,000.

Late in the program year, the City received notice that it would receive money for COVID-19 relief through the CARES Act. The City determined a need for housing assistance for both renters and owners and started working towards creating a plan to support the increased needs related to the pandemic. Staff spent a great deal of time in April working with representatives from local not-for-profits, churches, and government to create a Housing Assistance Coalition, working towards the goal of creating a coordinated entry process for residents to access housing assistance.

The City supports Section 3 training for public housing residents and Housing Choice Voucher program participants. Two trainings are typically offered each year and focus on increasing job skills, resume writing, career exploration, interviewing, etc. Additionally, Bloomington Housing Authority provides a job fair for its residents. Section 3 training will continue to be a focus of the CDBG program. Job training and workforce development rose to the top of the priority needs during the community outreach process for the 2020-2024 Consolidated Plan. The City will also utilize its Lead-Based Paint Hazard Control grant to create job opportunities for Section 3 residents.

Mid Central Community Action has served as a Financial Opportunity Center (FOC) since 2018. As an FOC, Mid Central plays a significant role in the community's efforts to raise families out of poverty. MCCA has added an employment coach to its staff and offers a variety of employment workshops. MCCA offers financial coaching services for all residents, helping those with a desire to increase their financial stability reach their goals. The financial coach provides education and tools to assist with budgeting, building cash reserves, and repairing/building credit scores. MCCA also offers home buyer education classes to ensure those wishing to purchase a home, especially first-time buyers, are financially ready to take on the responsibilities that come with owning a home.

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

The City applied for and received a healthy housing technical assistance grant through the National League of Cities (NLC) in the fall of 2019. Through this opportunity, the City and its partners are working with NLC and teams from five other cities across the country to develop a healthy housing strategy. Once completed, this strategy will recognize housing as a significant factor in one's health and

life expectancy and begin directing programs and services towards a more holistic approach.

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

The City utilized past CDBG funding to support a regional housing study which was completed in 2017. As a result of the study, the McLean County Regional Planning Commission (MCRPC) has implemented a Regional Housing Advisory Committee comprised of a Staff Committee, Affordable/Supportive Housing Group and Innovative Housing Solutions Group. The overall mission of the Regional Housing Advisory Committee is to provide a forum for housing stakeholders to interact on a regular basis, identify collaborative opportunities, and proactively address housing issues in the community. City staff currently participate on the Staff Committee and Affordable/Supportive Housing Group. Other members of the Staff Committee include representatives from MCRPC, Bloomington Housing Authority, Town of Normal and PATH (Providing Access to Help). The Affordable/Supportive Housing Group is comprised of social service agencies with a vested interest in quality, affordable housing opportunities for low-income residents.

The City received CDBG-CV funding through the CARES Act late in the program year. The City responded quickly by surveying service providers regarding increased requests for services. Housing, health, and food were the primary concerns initially. City staff worked with local not-for-profits, churches, housing providers, legal aid, and other local governments to form the McLean County Housing Assistance Coalition. Through the coalition, a single, uniform application was developed, creating a no wrong door approach to the looming housing crisis created by the COVID-19 pandemic. The application included authorization to share information among providers, allowing available resources to be maximized.

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

In Program Year 2019, the City funded its first grant to directly address fair housing issues. The City created a partnership with Prairie State Legal Services to support a staff attorney position dedicating a portion of her time to address fair housing complaints and training local officials and City staff on fair housing laws and practices. This program was well-received and will continue to expand in Program Year 2020 to include a fair housing testing component.

Additionally, the City is addressing other impediments in the following ways:

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

The City attempts to maintain an equitable, fair list of development fees. The City will continue to monitor these fees and attempt to identify the balance between affordability and accessible City services and amenities. Additionally, the City offers permit waivers for not-for-profit organizations and

all approved contractors working on CDBG projects. The City partners with several not-for-profit organizations dedicated to providing affordable housing through new construction and rehabilitation. Through these partnerships-, low- and moderate-income households are able to purchase affordable housing that would not have been otherwise available.

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

The City continues to work closely with Connect Transit to ensure residents have access to public transportation at the times and locations necessary for them to access employment, educational opportunities and other essential services. During COVID-19, Connect Transit suspended bus fares while reducing operations on certain lines to help offset the lost revenue.

3) Infrastructure: Deteriorating roads and sidewalks:

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

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

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

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

In 2011 the City passed a resolution to prohibit particularly dangerous types of payday and consumer loans.

6) Public perception of affordable housing; expensive rental units:

Through its partnership with the McLean County Regional Planning Commission Regional Housing Advisory Committee, two white papers related to affordable housing were created in PY44/2018. The first explains what affordable housing is and what it looks like in McLean County. The second goes into detail on the various types and quantities of income qualified housing in McLean County. Both papers can be viewed at <https://mcplan.org/projects-and-programs/bn-home-/research>.

CR-40 - Monitoring 91.220 and 91.230

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

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

Monitoring activities included:

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

The City performed many of these activities in 2020 through a grants management software system. A good portion of program year 2019 was spent developing the 2020-2024 Consolidated Plan. City staff consulted with Providing Access to Help (PATH) staff frequently throughout the plan development. PATH is the lead organization for the McLean County and Central Illinois Continuum of Care. Homeless prevention is a priority area for the 2020-2024 Consolidated Plan as it has been in the past. The City utilizes CBDG and CoC funding to support the homeless services program at PATH, supporting goals of both the Consolidated Plan and 2015 Comprehensive Plan.

The City struggles to recruit minority and women-owned businesses to its program. Past efforts have included advertising in the annual Martin Luther King Celebration program and outreach to local unions. These efforts have not been overly effective. Additionally, the City has developed a new program to build stronger relationships with local minority groups which include business owners.

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

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

The City amended its Citizen Participation Plan to allow for waivers provided via the CARES Act. As a result, the public comment period for this performance report was reduced. Notice of the report's availability was published in the Pantagraph on Monday, October 20th, with the plan becoming available

for review on the 23rd. The notice also included information about the public hearing, held on Monday, October 26th at 6 pm during the City Council meeting with the public comment period opening the same day. The public comment period remained open until COB on the 30th. No comments were received.

All public notices related to CDBG contain the following language:

"Participation of all residents, including but not limited to non-English speaking and physically, visually and hearing impaired individuals, is strongly encouraged. Individuals with impairments are asked to provide a minimum of 3-days notification prior to the above public hearing date so that appropriate accommodations can be made."

All notices are published in the local paper and PATH-O-Gram, an online newsletter with more than 1000 subscribers from local social service organizations and community members including groups that serve primarily minority populations. It's also made available on the City's website, Facebook page and on the NextDoor app.

CR-45 - CDBG 91.520(c)

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

The City's program objectives stayed consistent throughout the entire Consolidated Plan. Based on outreach completed during creation of the 2020-2024 Consolidated Plan, several new objectives were prioritized. Those new priority areas are included in the goals and activities for the next five years.

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

No

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

CR-45 - CDBG 91.520(c)

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