

**City of Bloomington**  
**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT**  
**for CDBG Program Year 2010**

This document is the Consolidated Annual Performance Evaluation Report (CAPER) for the City of Bloomington for the 2010 Community Development Block Grant (CDBG) Program Year, as it relates to its Action Plan, Strategic Plan and other HUD requirements. The City of Bloomington did not receive HOME, HOPWA or ESG funding in 2010. The 2010 program year began July 1, 2010 and ended on July 30, 2011.

**Description of CDBG Program Activities and Other Funding**

In 2010, the City of Bloomington received \$431,190 in CDBG funds. The 2010 CDBG grant reflects a modest increase from 2009, the first increase after several years of declining funding. The 2010 grant amount is \$35,096 more than was received in 2009, yet the grant is \$92,810 less than the City received as recently as the 2003 program year in which the City's grant was \$522,000.

The following table shows the 2010 CDBG budget by activity and carryover from the end of the 2009 program year.

<b>2010 Community Development Block Grant Budget</b>			
	<b>2009 Carryover</b>	<b>New 2010 CDBG Funding</b>	<b>Final 2010 Budget*</b>
Single-Family Rehabilitation	155,124	472,207	627,330
Lead Paint Abatement	0	20,000	20,000
<b>Public Service</b>			
H.O.M.E	0	20,000	20,000
<b>General/Misc.</b>			
Fair Housing	0	5,000	5,000
Administration	0	75,000	75,000
<b>Total</b>	<b>158,966</b>	<b>400,481</b>	<b>\$701,778</b>

\*Includes program income and budget revisions to funding levels.

**Single-Family Rehabilitation Program**

In 2010, 20 single-family rehabilitation loans were issued to low/moderate income homeowners using CDBG funds and was funded with \$306,190 in 2010 funds. Also, \$166,017 was received in program income and was used to fund rehab loans. The Program Income for this activity is repayment of loans previously issued and did not meet the \$300,000 estimate at the beginning of the program year. The average home rehabilitation loan was \$26,110. This program is offered on a citywide basis. Applications are usually taken once a year, during the winter, and the program is administered on an income-need basis. However, the HRA has delayed taking new

applications until the current waiting list is exhausted. The program has seen the number of homeowners served drop as the grant award and re-payments have both dropped in size.

### **The Home and Outside Maintenance for Elderly (H.O.M.E.) Program**

The H.O.M.E. program is operated by Senior Community Services. The program provides household and outside maintenance services to elderly homeowners and persons with disabilities who are presumed to be low and moderate income. This program allows seniors and persons with disabilities to remain in their homes. H.O.M.E services were provided to 119 Bloomington residents. This activity is offered citywide.

### **Neighborhood Land Acquisition/Substantial Rehabilitation**

This activity is for the acquisition of land, site clearance and/or substantial rehabilitation of existing structures. The City uses activity funds to assist affordable housing projects and/or correct blighted conditions.

The most recent use of funding for this activity was in the FY2007 program year. The CDBG funds for land acquisition and substantial rehabilitation used included carry-over funds from the 2006 program year. Initially, the HRA intended to use these CDBG funds to assist with the acquisition of Blooming Glen Townhomes. These funds were saved for another project by the HRA's ability to self-fund the Blooming Glen project. These CDBG funds were applied to a new affordable housing project, The Crossings at Valley View. Sherman and Associates constructed a 50-unit, 4-story apartment building with elevator and underground parking. This is an affordable, tax-credit rental apartment project.

The Crossings at Valley View completed lease-up in late 2009. The development consists of 24 two-bedroom, 22 three-bedroom units and 4 units of permanent supportive housing for families experiencing long-term homelessness. The homeless units are affordable to households at 30% of area median income; the remaining units have rents affordable to households at 50 percent of the area median.

The City did not fund this activity with 2010 CDBG funds, therefore no activity occurred.

### **Fair Housing**

This activity is to further fair housing initiative as part of the Hennepin County Consortium. In 2010 these funds were used for a variety of fair housing activities. These activities included research into fair housing issues, support of advocacy/enforcement agencies such as CASH, HomeLine and Minneapolis Legal Aid, plus a commitment of funds to the Fair Housing Implementation Council in its efforts to address impediments to fair housing. The Consortium has undertaken fair housing testing as a major activity. It contracts with Legal Aid to investigate allegations of Fair Housing violations.

## Lead Paint Abatement

This activity provides lead paint assessments and clearance tests on all homes being given a loan through the CDBG Single Family Rehabilitation Loan Program. This fund also can pay for lead paint assessments and clearance tests for multifamily property owners who rent to recipients of the Section 8 Voucher program. This program is offered citywide.

## Administration

This activity covers the general oversight and monitoring of the programs and relays information to the public regarding planning, implementation or assessment of the CDBG activities.

## Summary of 2010 Activities

Summary of 2010 Activities		
Activity	Funds expended	Households/people served
Single Family Rehabilitation	\$ 587,482	20 households
H.O.M.E	20,000	119 households
Fair Housing	5,000	Citywide
Lead Paint	16,303	16 households
Program Administration		n/a

**The Single-Family Rehabilitation** activity expended \$443,907 of CDBG funds and program income from repaid old loans. In 2010, \$166,017 was received in program income. Any remaining balance will be carried forward into the following program year. This activity is offered citywide to low-income households.

Senior Community Services provides **Household and Outside Maintenance** (H.O.M.E) visits to elderly and disabled low-income households as described earlier in this report. The H.O.M.E program expended \$20,000 in 2010 and assisted 119 households.

Bloomington participates in the Hennepin County Consortium's **Fair Housing** efforts. In the 2009 Action Plan the city allocated \$5,000 of CDBG funds toward this collaborative effort. Please refer to the section of the 2010 CAPER on "Affirmatively Furthering Fair Housing." This section describes the impediments identified in the Analysis of Impediments (AI) to Fair Housing that were previously prioritized by the Consortium, and describes actions and accomplishments during the report year to address each. Initiative accomplishments include funding to promote fair housing choice, enforcement, testing, outreach, information and referral in Bloomington and throughout suburban Hennepin County. In addition, Bloomington, through the initiative, supports the work of the Twin Cities Metro Area **Fair Housing Implementation Council (FHIC)** with funding and staff support. The FHIC is a partnership of local governments, housing industry professionals and advocates working together to unlock doors and expand housing choice. FHIC was established in 2002 to affirmatively further fair housing throughout the greater metro area housing market. In 2009, the FHIC worked to complete a new AI to coincide with the new Consolidated Plan for 2010 – 2014 program years. In 2010, the FHIC funded several Fair Housing initiatives, including funding Legal Aid to provide testing and

enforcement. The FHIC also funded Fair Housing trainings. Please see the Hennepin County's portion of this CAPER for more information on the FHIC.

Further, all housing programs administered by Bloomington follow the principles of affirmatively furthering fair housing and the requirements of the Fair Housing Act.

**Lead-Based Paint (LBP) Abatement** funds were utilized for 16 households receiving CDBG Single Family Rehabilitation loans or Section 8 rental units. These funds are used for the initial risk assessment or clearance tests that are necessary for all loan recipients. Also, the City accessed Hennepin County LBP funds to abate hazards for qualified rehab loan program participants.

**Land Acquisition** funds were most recently utilized in FY2008 to assist the land acquisition expense for the construction of the Crossings at Valley View. The Crossings is a 50-unit affordable rental apartment building which is part of a larger housing plan that includes a 166-unit senior housing development. The project was originally set to close in late FY2007, but was carried over and closed in early FY2008. The developer, Sherman and Associates, has been able to pull together funding from many sources to make this affordable project come together. Funding sources for the project include HUD (CDBG), low-income housing tax credits, MN Department of Energy and Economic Development (DEED), Minnesota Housing, Hennepin County, Met Council and the Bloomington HRA. The project completed lease up during FY2009. No funds were expended for this activity in FY2010.

**Other City Resources**

The City has also provided funding for a variety of public service purposes over the years through its general fund. The following table shows funding approved in 2009 by the Bloomington City Council for 2010. As noted in the table, these resources meet a wide variety of community needs.

<b>Agency</b>	<b>Description</b>	<b>Funding</b>
Bridging, Inc.	Provides household goods and services	\$5,353
Bloomington District 271/Family Center	Provides child care for families attending classes for family betterment	21,270
Cornerstone - Community Services Intervention Program	Support to victims of domestic violence	15,502 25,000
School District 271 SHAPE Program	English as a Second Language	5,000*
HomeLine	Tenant Hotline	7,957
Meals on Wheels	Meal delivery to elderly and disabled persons	9,579
Senior Community Services - Senior Outreach	Counseling, case management and outreach services to frail seniors and families	20,644*
Volunteers Enlisted to Assist	Helps families receive household and living	23,433

People (VEAP)	items they would not otherwise afford	
<b>TOTAL</b>		<b>\$ 133,738</b>
* Several of the agencies served receive in-kind donations of space provided at Creekside Community Center in Bloomington.		

### Strategic Plan Accomplishments

The Bloomington City Council has made an effort to fund activities that fall primarily within two Strategies, senior services and neighborhood revitalization. The Council feels this is where Bloomington will benefit the most. Activities that are funded with CDBG dollars would not otherwise be possible within the community. These accomplishments are mentioned throughout this report.

### Assessment of 2010 Objectives and Goals

The following table identifies the City of Bloomington Assessment of Five –Year Objectives and Goals. The table summarizes the goals, the strategies and the program year accomplishments.

2010 Strategy	Priority	5 Year Strategy ID #	2010 Action Plan Objectives/Goals	2010 Program Year Accomplishments
Owner-Existing Homeowners/Housing Rehabilitation	High	2.0	26 homes rehabilitated	20 units rehabilitated
Owner-Existing Homeowners/Lead-Paint Abatement	High	2.0	20 homes cleared of lead paint hazards plus Section 8 units as requested	16 cleared of lead hazards
Senior Services/Facilities (H.O.M.E. Program)	High	7.0	150 households assisted	119 households assisted
Fair Housing	High	11.0	Coordinate with FHIC, address AI impediments	Funded FHIC, addressed AI impediments

### Assessment of Approved Activities to Priorities and Objectives of Approved Plans

All of the activities undertaken by the City of Bloomington have a high ranking in strategic plan for housing needs.

### Affirmatively Furthering Fair Housing

The City continues to fund the Fair Housing activity in its annual Action Plan, and works with Hennepin County to address fair housing issues in our City along with Hennepin. In 2010 the Hennepin County Consortium worked to address priorities from the Analysis of Impediments to Fair Housing completed in 2009. The Hennepin County Consortium works to address issues raised in the Analysis of Impediments to Fair Housing AI over the next five years of the

comprehensive plan. Hennepin County will describe the work of the entire Consortium in their portion of this report. In 2009, the City of Bloomington was able to continue working on two of the impediments as well as actively working on FHIC fair housing initiatives.

<b>Impediment number and brief description from Action Guide</b>	<b>Action Taken</b>
#14 & #29 – Owners not working with the Section 8 rent assistance program	The Bloomington HRA has Rental Collaborative meetings three times per year and all rental property owners are invited to attend. This is an opportunity to learn about many issues, including any changes to Section 8 program and Fair Housing issues. In 2010, the HRA held 3 meetings, which attracted a total of 68 owners and managers of rental units.
#11 Limited English Proficient populations are often unable to access program information/services.	The Bloomington HRA has developed a Limited English Proficient (LEP) plan that went into effect in the fall of 2005. The plan addresses barriers to program access by LEP applicants and participants. To address LEP needs, the HRA has implemented in-person and phone translation services for applicants and participants. The HRA annually updates the plan as needed to address any changes in the needs of LEP applicants and participants. This LEP update is part of the Agency Plan process for the Section 8 and Public Housing programs.
<b>Fair Housing</b> efforts through the Fair Housing Implementation Council (FHIC).	The City is a member of the Fair Housing Implementation Council (FHIC) and is active in its efforts to address fair housing impediments. A detail of FHIC's efforts is detailed above in the Hennepin County's section of the CAPER. The City contributes \$5,000 per year in CDBG funds to the FHIC.

## 2010 Distribution of CDBG Assisted Households by Race

The City's Single-Family Rehabilitation, Lead-Based Paint Abatement and Senior Services are all offered city-wide. The following chart details the participants in these activities by race and ethnicity.

Race	Rehab	H.O.M.E.	Lead Paint	Location
White/Non-Hispanic	18	114	14	City-Wide
White/Hispanic	0	0	0	City-Wide
American Indian/Alaskan Native	1	0	1	City-Wide
Asian	0	3	0	City-Wide
Black/African American	1	2	1	City Wide

### Maintain Affordable Housing

The City continues to maintain its stock of affordable housing. One way this is done is by the rental licensing program. This program informs property owners of the minimum standards in which housing should be kept. If a property is out of compliance, orders are issued to the owner to correct the issues.

The Bloomington HRA also undertakes a Single Family Redevelopment program in which substandard, blighted housing is purchased, existing house torn down and a new affordable home is built on the site for homeownership. The HRA used its own levy funds to acquire two substandard homes in FY2010. The homes were demolished and will be marketed to buyers who will build new homes on the lots.

The Bloomington HRA, in response to the foreclosure crisis in 2008, started the Foreclosed Home Improvement Program (FHIP). This effort is targeted to a specific area of the City and offers single-family rehabilitation loans to low/mod-income buyers of foreclosed homes of up to \$20,000. The City has received \$400,000 in HOME funds through two competitive applications and has matched it with \$400,000 in HRA levy funds.

Each loan is comprised of one-half HOME funds (up to \$10,000) and one-half HRA funds (up to \$10,000). The HOME portion is payable only in the first five year. If the buyer stays in the home longer than five years, the HOME portion becomes a grant and does not need to be repaid. The HRA portion of the loan is a low-interest deferred loan. Since the start of the FHIP program, the HRA has made 26 loans for a total expenditure of \$522,749.

In early Hennepin County announced that the HRA was awarded \$200,000 in HOME funds for a new neighborhood-based rehab loan program. The HRA will match the HOME funds with \$200,000 of its own levy funds. This new program will offer deferred rehab loans to

homeowners in the same target area as the FHIP program. The program is open to all owners, including owners of foreclosed homes. The loans will be 5% simple-interest deferred loans up to a maximum of \$35,000.

As recently as 2009, the HRA issued one Housing and Environmental Loan Program (HELP) loan for \$3,573. The purpose of the HELP program is to encourage problem properties to come into compliance with City requirements and to address emergency repairs. Homeowners must demonstrate an inability to borrow funds from a private lender. Properties considered for this program must be referred by City inspections staff.

The Bloomington HRA also coordinates a local landlord group: the Bloomington Rental Housing Collaborative. This Collaborative is made up of rental property managers and owners, plus, police and City staff. Meetings are held three times per year and 68 people attended the meetings in 2010. The agenda for each meeting varies depending on topics of interest. Speakers have included representatives from the Police Department, Inspections Division, Legal Aid and the Minnesota Multi Housing Association. This is also an effort to maintain good working relationship between the HRA and rental property owners, and to keep housing available to participants of the Section 8 Rent Assistance Program.

### **2010 Distribution of CDBG Assisted Households by Income**

The City of Bloomington has used all its 2010 CDBG funds to assist households at or below 80% of median income. The following table details the number and type of household by CDBG activity. All activities are owner occupied households.

<b>Activity</b>	<b>Extremely Low (30% of MFI)</b>	<b>Low Income (50% of MFI)</b>	<b>Moderate Income (80% of MFI)</b>	<b>Non-Low/Moderate Income (above 80% MFI)</b>	<b>Total</b>
Single-Family Rehab	<b>3</b>	<b>12</b>	<b>5</b>	<b>0</b>	<b>20</b>
Senior H.O.M.E Program	<b>45</b>	<b>34</b>	<b>40</b>	<b>0</b>	<b>119</b>
Lead Based Paint	<b>3</b>	<b>10</b>	<b>3</b>	<b>0</b>	<b>16</b>
<b>TOTAL</b>	<b>51</b>	<b>56</b>	<b>48</b>	<b>0</b>	<b>155</b>

**Inventory of Subsidized Housing in Bloomington**

<b>Large Family - 3+ bedrooms</b>	
Lyndale Townhomes	12
Public Housing	20
Rental Housing	22
Bloomington Family Townhomes	17
Sumter Townhomes	50
Blooming Glen	22
Southwood	6
Highlands Apts	12
Southview Estates	18
Crossings	13
Vouchers*	80
<b>TOTAL</b>	<b>272</b>

<b>Seniors/Singles – 1 bedroom</b>	
Penelope 35	77
Knox Landing	210
Newton Manor	45
Penn Place	15
Ridgeview Terrace	51
Gideon Pond Assisted	5
Vouchers*	85
Southview Estates	6
The Meadows	50
<b>TOTAL</b>	<b>544</b>

<b>Small Family - 2 bedrooms</b>	
Lyndale Townhomes	11
Penn Place Apts.	27
Blooming Glen	28
Highlands Apts	16
Southwood	11
Southview Estates	23
Bloomington Family Townhomes	3
Crossings	37
Vouchers*	240
<b>TOTAL</b>	<b>396</b>

<b>Special Needs - Handicap</b>	
Garfield Commons	21
Crown Lodge	4
Tasks Unlimited	8
Anoka Regional Treatment (Vacant)	12
Lyndale Court	30
Henry Court	10
Catalpa Court	24
Bridges (Rent Assistance)*	9
Common Bond (Scattered)	23
Vouchers*	120
<b>TOTAL</b>	<b>261</b>

<b>Group Home - Chem Dep/Teen/Senior</b>	
Senior	16
Hati House (Beds)	24
Adolescent Miscellaneous	17
<b>TOTAL</b>	<b>57</b>

<b>Group Homes (Dev Dis/Men III/Phy Dis)</b>	
<b>All Beds</b>	<b>215</b>

<b>Total Group Home Beds</b>	<b>272</b>
<b>Total Subsidized Units</b>	<b>1,798</b>

<b>Special Needs - Battered Women, etc.</b>	
Cornerstone Rental Units	18
Cornerstone Shelter Beds	35
<b>Total</b>	<b>53</b>

## **Continuum of Care**

The City does not address this issue in its Plan. Hennepin County references special needs for persons with HIV/AIDS.

## **Eliminate Barriers to Affordable Housing**

While this is not specifically addressed in the Consolidated Plan, the largest barrier to affordable housing in Bloomington is the high cost of purchasing housing and renting housing. The Bloomington HRA has participated in the MHFA Minnesota Cities Participation Program (MCP) for its First Time Homebuyers program. However, the maximum purchase price is very low for Bloomington and therefore it is very difficult to find suitable housing for this maximum price.

The City continues to work actively to add to the inventory of affordable housing units. Specifically, CDBG land acquisition funds has been used most recently in 2008 to assist the development of new affordable workforce housing units, named The Crossings at Valley View. The Crossings is a 50-unit affordable rental apartment. The Crossing consists of 24 two-bedroom, 22 three-bedroom and 4 units of permanent supportive housing for families experiencing long-term homelessness. Four of the units are affordable to households at 30% of area median income; the remaining units are affordable to households at 50 percent of the area median. The Crossings completed its initial lease-up in 2009.

In 2008, the HRA assisted AHEPA develop 36 new HUD 202 affordable senior rental units. The HRA provided \$50,000 of its levy funds to the project development costs. The units were completed and were leased up in 2009.

## **Overcome Gaps in Institutional Structures**

The City does not face significant gaps in the institutional structures in the community.

## **Public Housing and Resident Initiatives**

The Bloomington HRA owns 26 single family homes in its Public Housing program. This program was developed in 1995 with six additional units being added in 2001. There is no resident council due to the fact that these homes are scattered throughout the city and each family is responsible for their individual home. In recent years, the HRA has contributed significant funds of its own to ensure the success of public housing programs. This is required due to the insufficient operating and capital improvements funds provided by HUD. The HRA submitted an application to HUD in the fall of 2009 to convert all 26 Public Housing units to project-based Section 8. This conversion will allow the HRA to increase efficiencies with the operation of a single program and it will increase the financial viability of the units. This application is still pending with HUD as of July 2011.

## **Lead Bases Paint Hazards**

The city informs all residents of its public housing and rental homes program of the lead testing that has been done on each house. Lead based paint is abated if levels above HUD standards are found. The Bloomington HRA also informs its Section 8 recipients and single-family rehabilitation loan program recipients of the possibility of lead paint and what to watch for.

Since 2002 all recipients of the Single Family Rehabilitation Loan Program have their homes tested for lead, which is paid for by CDBG funds. Lead will be abated if necessary prior to performing rehabilitation on the home.

## **Compliance and Monitoring**

The City signs contracts with all sub-grantees receiving CDBG funds and an annual monitoring inspection/visit is performed. In 2010, the H.O.M.E. program, operated by Senior Community Services, is the only sub-grantee in Bloomington. The annual monitoring for this grantee has been completed with no major findings.

## **Reduce the Number of Persons in Poverty**

The number of persons in poverty is also reduced through the City's public service activities mentioned earlier. In addition, the HRA will continue to seek additional sources of funding for affordable housing. In 2010, the HRA served 22 new households through our Section 8 Rent Assistance program for low income households. Bloomington HRA has contract authority for 525 Section 8 vouchers and assists new participants when current participants go off the program. Turn-over activity has slowed dramatically due to the economic recession and the need for families to stay on rent assistance longer.

## **Worst-Case Needs**

### **Renters**

The Bloomington HRA utilizes its 525 Section 8 tenant-bases vouchers to maintain affordable housing for low-income households. This number of families assisted by the Section 8 Program has been at risk due to decreased HUD funding in recent years. Bloomington also has a 26-unit public housing program to assist in housing low-income renters.

The HRA also operates a 22 unit Rental Home Program. The purchase of the homes was made possible by funds from the Hennepin County HOME program. These single-family homes are made available to households earning less than 50% of median income who are transitioning from renting to homeownership. A portion of the rent paid by the tenants is paid into an escrow account which can be accessed for use as a down payment for the purchase of a home.

The Bloomington HRA also worked with a developer to build a 23 unit townhouse complex, **Lyndale Townhomes**. This project has six Hollman units and 17 tax credit units. All are affordable to low – very low-income families and those displaced by the Hollman lawsuit. The buildings were occupied in spring of 2002.

### **Housing for Special Needs**

The Bloomington HRA provided \$50,000 from levy funds in 2008 to assist a new HUD 202 affordable senior rental project by AHEPA. The 202 funding was approved by HUD, and the project leased-up in 2009. These new units are located next to AHEPA's existing 202 project on Old Shakopee Road. This is an important addition to the affordable senior rental inventory in Bloomington.

### **Leveraging Resources**

The City leverages many funds of money with its CDBG allocation including general fund activities and HRA programs. These funds have been discussed throughout this report.

### **Loans and Other Receivables**

1. Float-funded activities outstanding as of end of the reporting period: n/a
2. Total number of loans outstanding and principal balance owed as of end of the reporting period (6/30/2011):
  - a. Single-unit housing rehab, revolving fund:

Loans outstanding:	410
Principal balance:	\$6,348,569
  - b. Deferred or forgivable loans: None
3. Total number of loans that have gone into default for which the balance was forgiven or written off during the program year of 2010: 2
4. List of properties acquired with CDBG funds during the reporting year that are available for sale at the end of the reporting year: 1.
5. List of each lump sum draw down agreement: None

### **Program Income**

The City's has a long established procedure for program income that is received when a rehab loan is paid off. Specifically, all funds received from loan re-payments are entered into IDIS as program income on a monthly basis. The program income is then spent down on eligible CDBG activities prior to any draw-down of grant funds. This process ensures no excess program income at year end and throughout the year resulting in no interest earnings. Recently, repayments of rehab loans have fallen off dramatically as the housing market falters. This has caused a substantial reduction in the program income the City has received. (Note that very occasionally the City will receive program income from the sale of real property. Such program income is managed in the same manner as described above.)

### **IDIS Reports**

Report(s) is attached.

### **Self Evaluation**

The City continues to utilize its CDBG funds in a variety of ways to create and maintain affordable housing as well stabilize neighborhoods. The City feels the variety of activities it

offers is well balanced and serves the needs of the community. Our goals are to allow people the opportunity to remain in their housing which is the least expensive choice to affordable housing. Our single-family rehabilitation loan program, H.O.M.E program and lead-based paint abatement program, meets this goal.

Currently, the City has no plans to significantly change the activities it offers and feels that our goals are on target as to the number of people served by each activity. The funds we allocated are being used in full and more funds would always be welcome to increase each individual activity funding level.

### **Obstacles to Meeting Underserved Needs**

The primary obstacle that results in underserved needs is the limited funding the City of Bloomington receives from the CDBG program. While funding for the program saw a small increase for 2010, funding history shows a nearly \$93,000 grant reduction since FY2003, the City has developed a balanced offering of activities to best utilize this limited resource, including low/mod income single-family rehab, fair housing, senior home maintenance and affordable housing development through land acquisition/site preparation. (The last activity is added when funding allows.)

### **Public Comments**

The 2010 CAPER will be made available for public comment at City Hall and it will be posted on the City's web page, [www.bloomington.mn.us](http://www.bloomington.mn.us) for all to view. The Bloomington CAPER will also be made available with the Hennepin County Consortium CAPER for public comment and at a public hearing at the Hennepin County Board.

Summary of Comments: **Comment Period still open.**

