

**2009 COMMUNITY DEVELOPMENT BLOCK GRANT  
ACTION PLAN**

City of Bloomington, Minnesota  
DUNS # 076493238

Approved by City Council  
March 23, 2009

# FUNDING SOURCES CDBG FINAL STATEMENT

July 1, 2009- June 30, 2010  
HUD Grant Number: B-07-MC-27-0001  
City of Bloomington

## **CDBG FUNDING SOURCES AVAILABLE FOR USE:**

|   |                  |
|---|------------------|
| 2009 CDBG Allocation  | \$400,481        |
| Projected Program Income from:<br>Repayments on Single-Family<br>Rehabilitation Loan Program and Land Sales | \$100,000        |
| Funds Carried Forward from<br>FY 2008 (estimate)  | <u>\$ 0</u>      |
| <b>TOTAL</b>  | <b>\$500,481</b> |

## Executive Summary

The City of Bloomington will utilize Community Development Block Grant (CDBG) funds to achieve a number of goals that best serve the citizens of Bloomington. The City will use its entitlement funds to achieve the goals/outcomes as noted in the following table. The table lists the activities that the City will undertake, their objectives and the outcomes. The City has incorporated performance measures into this Action Plan to ensure that the Plan is results orientated and that it meets its one and five year goals. The planned activities serve a large number of low/moderate income households. Overall, at least 80 percent of the 2009 grant will be expended on activities for low/moderate income households in Bloomington.

The following Executive Summary Table details the activities to be carried out in the 2009 program year. The activity with the largest amount of funding is the single-family rehabilitation program which serves low/moderate income homeowners with low interest loans to repair/update their homes. This activity also helps to preserve the overall housing stock of the City. The rehabilitation loan program is coupled with the lead based paint activity to assist in the abatement of lead hazards in pre-1978 homes utilizing CDBG funds. This way, the City is ensuring that no threats remain to the health of occupants from lead paint. This activity also serves low/moderate income households.

The City provides CDBG funds to Senior Community Service's Household and Maintenance for the Elderly (H.O.M.E.) Program to provide outside maintenance and home making services to low/moderate income seniors. This is an important service that allows seniors to continue to reside in their homes.

Lastly, the City contributes to the Hennepin County CDBG Consortium for Fair Housing Services. In 2009, the City will allocate \$5,000 for the continuation of Fair Housing Services in suburban Hennepin County (including Bloomington). These funds may be used for education and research, housing discrimination testing and enforcement and Fair Housing counseling and clearinghouse activities.

In summary, while HUD/Congress has reduced funding for the grant over the recent years, the City continues to serve as many low/moderate income households as possible. However, continued funding cuts could soon impact the City's ability to keep up with the needs of low/moderate income households in the City. The City is hopeful that funding will soon be restored to former levels, so it may increase projects and services to low and moderate income households.

**Executive Summary Table**  
**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**  
**PROPOSED**  
 July 1, 2009 - June 30, 2010  
 Grant No: B-09-MC-27-0001  
 City of Bloomington

| <b>Activity Name &amp; Description</b>  | <b>Implementing Agency</b> | <b>Accom Type</b> | <b>5 yr. Strategy ID #</b> | <b>Location</b> | <b>HUD Matrix</b> | <b>Nat'l Objective</b> | <b># Of Accomp</b> | <b>Help Homeless</b> | <b>Help HIV/AIDS</b> | <b>Funding (\$)</b> | <b>Regulatory Cites Elig./Nat. Obj. [24CFR570]</b> |
|---|----------------------------|-------------------|----------------------------|-----------------|-------------------|------------------------|--------------------|----------------------|----------------------|---------------------|--|
| <b>REHABILITATION</b><br><i>Objective: Decent Housing</i><br><i>Outcome: Availability - Affordability</i><br>Revolving Loan Fund. Deferred payment loans of up to \$35,000 for low to moderate income homeowners to rehabilitate single family homes. | HRA                        | 01                | 2.0                        | City-wide       | 14A               | LMH                    | 16                 | No                   | No                   | 280,481             | 202(b)<br>208(a)3                                  |

|  |                 |     |             |           |     |     |     |    |    |        |                    |
|--|-----------------|-----|-------------|-----------|-----|-----|-----|----|----|--------|--------------------|
| <p><b>LEAD PAINT ABATEMENT</b><br/> <i>Objective: Decent Housing</i><br/> <i>Outcome: Availability - Affordability</i><br/> Provides for lead paint abatement tests and clearance tests of single family homes receiving assistance through the CDBG Rehabilitation activity.<br/> Provides for reimbursement of lead paint tests up to \$500, for rental properties participating in the Section 8 Voucher Program.</p> | HRA             | 01  | 1.0 and 2.0 | City-wide | 14I | LMH | 16  | No | No | 20,000 | 202(f)             |
| <p><b>FAIR HOUSING</b><br/> <i>Objective: Availability – Accessibility</i><br/> <i>Outcome: Decent Housing</i><br/> Further fair housing initiative as part of the Hennepin County Consortium. Activities include enforcement, training, education and outreach.</p>   | Hennepin County | N/A | 11.0        | City-wide | N/A | N/A | N/A | No | No | 5,000  | 201(e)<br>206 4(c) |

|  |   |            |            |                                      |            |            |            |           |           |                                |   |
|--|---|------------|------------|--------------------------------------|------------|------------|------------|-----------|-----------|--------------------------------|---|
| <p><b>ADMINISTRATION</b><br/> <i>Objective: n/a</i><br/> <i>Outcome: n/a</i><br/> General management, oversight and monitoring of the program.<br/> Public information to residents regarding the planning, implementation or assessment of the program.<br/> Indirect costs as determined by use of the cost allocation plan.</p>   | <p>CDBG Office<br/><br/>Admin. Services</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A<br/><br/>N/A<br/><br/>N/A</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> | <p>No</p> | <p>No</p> | <p>75,000</p>                  | <p>206(a)<br/><br/>206(b)<br/><br/>206(e)</p> |
| <p><b>H.O.M.E. (Public Service)</b><br/> <i>Objective: Availability – Accessibility</i><br/> <i>Outcome: Suitable Living Environment</i><br/> The Home Maintenance Program (H.O.M.E.), a program of Senior Community Services, provides for household and outside maintenance visits for elderly and persons with disabilities who are presumed to be low and moderate income. Participants call in for service.</p> | <p>Senior Community Services</p>            | <p>01</p>  | <p>8.0</p> | <p>City-wide</p>                     | <p>05A</p> | <p>LMC</p> | <p>150</p> | <p>No</p> | <p>No</p> | <p>20,000</p>                  | <p>201(e)<br/>208(a)(2)(a)</p>                |
| <p><b>Total CDBG Funding</b></p>   |   |            |            |                                      |            |            |            |           |           | <p><b><u>\$400,481</u></b></p> |   |

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

**PROPOSED BUDGET**

July 1, 2009 - June 30, 2010

Grant No: B-09-MC-27-0001

City of Bloomington

|                          | 2009 PROJECTED NEW FUNDS FROM GRANT | 2009 PROGRAM INCOME ESTIMATE | ANTICIPATED CARRY-OVER FROM 2008 | PROPOSED 2009 BUDGET |
|--------------------------|-------------------------------------|------------------------------|----------------------------------|----------------------|
| Rehabilitation           | \$280,505                           | \$100,000**                  | \$0                              | \$380,481            |
| Lead Based Paint Testing | 20,000                              | 0                            | 0                                | 20,000               |
| Administration           | 75,000                              | 0                            | 0                                | 75,000               |
| Public Services          | 20,000                              | 0                            | 0                                | 20,000               |
| Fair Housing             | 5,000                               | 0                            | 0                                | 5,000                |
| <b>Total</b>             | <b>\$400,505</b>                    | <b>\$100,000</b>             | <b>\$0</b>                       | <b>\$500,505</b>     |

\*\*Income from the repayment of rehabilitation loans.

# 2009 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN

Activities that will be undertaken during 2009 to address priority needs and local objectives. The activities that are part of the 2009 Action Plan are to be completed within 12 -18 months from the time funds are allocated to the City of Bloomington. Of the total grant of \$400,481, the City will use \$320,505 or 80% to serve low and moderate income activities. The balance of funds is used for Fair Housing activities and administration expenses.

## **Single Family Rehabilitation**

Revolving Loan Fund. Deferred payment loans of up to \$35,000 for low/moderate income homeowners to rehabilitate single-family homes. This program is offered Citywide and could help approximately 16 low/moderate families maintain their homes. This program helps maintain the overall housing stock within the City of Bloomington. This is the only activity that produces program income and the proceeds are reinvested into the rehabilitation loan program.

**The Home Maintenance Program (H.O.M.E.)**, a program of Senior Community Services, provides for household and outside maintenance chore services for elderly and persons with disabilities who are presumed to be low and moderate income. This program is offered citywide and will benefit approximately 150 households during the year. This program's accomplishment is to allow seniors and disabled persons to remain in their homes.

## **Fair Housing**

This activity is to further fair housing initiatives as part of the Hennepin County Consortium. Activities include enforcement, training, education and outreach. Further detailed information is provided in the Hennepin County Consortium portion of the Action Plan.

## **Lead Paint Abatement**

This activity provides for payment of initial lead paint tests and clearance tests on properties participating in the CDBG Single Family Rehabilitation Program. All properties are tested for lead prior to the work write-up being completed. This activity is offered citywide to all participants of the Single Family Rehabilitation Program.

This activity also provides for reimbursement of up to \$500.00 for lead tests of rental property owners who participate in our Section 8 Voucher Program. This activity is offered citywide to any property owner accepting the Section 8 Voucher Program.

## **Administration**

General management, oversight, coordination and monitoring of the program. Provide information to the public regarding the planning, implementation or assessment of the program.

### **Obstacles to Meeting Unmet Needs**

The City has chosen activities that best serve the needs of the Citizens of Bloomington, given limited funding of the CDBG Program. Over the past several funding cycles, the City's total grant has been reduced by over \$125,000. This reduction has created obstacles to expanding existing activities or funding new activities. In addition, the City has seen a drastic reduction in the repayments of old home improvement loans. This important source of program income has reduced the number of new loans the City is able to make.

Creating additional affordable housing is inhibited by the lack of vacant land. All housing development will occur as redevelopment driving the land acquisitions costs to an extremely high level. Although the real estate market has tempered somewhat over the last year, land acquisition costs in Bloomington remain very high. Additional decline in dollars from other funders also inhibits the amount of affordable housing which can be either preserved or created.

### **Other Funding**

The Bloomington Housing and Redevelopment Authority (HRA) also operates the Community Enhancement Program II. This is a multi departmental effort for neighborhood revitalization. Each year, two neighborhoods of approximately 400 households are offered this program. The Environmental Health Division does code enforcement of all single-family and multi-family homes in each area. The HRA offers a Neighborhood Home Improvement Loan in each area. The HRA will contribute approximately \$200,000 toward this loan program in 2009. There is also program income generated from loan repayments that increases the total dollars available for loans. The estimated program income for 2009 is \$100,000. This program has been in effect since 1994 and each year all funds are expended. In addition, the HRA has been awarded \$200,000 in matching HOME funds to facilitate the rehabilitation of owner-occupied foreclosed single-family homes.

One of the activities funded with CDBG funds is the Household and Outside Maintenance for Seniors (HOME) Program, which is offered by Senior Community Outreach. The Bloomington HRA feels this is a very worthwhile program and chooses to fund activity as well. The HRA has given the HOME Program an additional grant of approx. \$22,000 each year over the past several years and plans on funding them again in 2009 at a similar amount.

### **Geographic Distribution**

The activities selected by the City of Bloomington are primarily offered on a city-wide basis to ensure equal opportunity to all interested, income qualified participants. These city-wide activities include single-family rehabilitation, Household and Outside Maintenance for Seniors (H.O.M.E.) and lead-based paint abatement. The City does not have pockets of poverty or racially concentrated populations per the 2000 census data.

### Quantitative Goals/Progress/Target Dates

The table below summarizes the 2009 Action Plan Activities with proposed accomplishments and target completion dates.

| Goal   | Indicators of Progress                | Target Dates              |
|--|---------------------------------------|---------------------------|
| Rehabilitation of 16 single-family homes   | Number of homes rehabilitated         | Funds expended by 6/30/10 |
| Provide Household and Outside Maintenance services to 150 low income elderly/disabled  | Number of people receiving assistance | Funds expended by 6/30/10 |
| Provide Lead testing on all pre-1978 properties where CDBG rehabilitation dollars will be spent or where Section 8 recipients are residing | Number of units tested                | Funds expended by 6/30/10 |

### Housing and Community Development Needs

The following table identifies housing and community development needs on a priority need level with target completion dates and estimated funds to be expended.

| PRIORITY COMMUNITY DEVELOPMENT NEEDS   | Priority Need Level<br>High, Medium, Low,<br>No Such Need | Target Completion Date | Estimated Dollars |
|--|---|------------------------|-------------------|
| <b>Public Facility Needs</b>           |   |                        |                   |
| Senior Centers                         | L   |                        |                   |
| Youth Centers                          | L   |                        |                   |
| Neighborhood Facilities                | L   |                        |                   |
| Child Care Centers                     | L   |                        |                   |
| Parks and/or Recreation Facilities     | L   |                        |                   |
| Health Centers                         | L   |                        |                   |
| Parking Facilities                     | L   |                        |                   |
| Other Public Facilities                | L   |                        |                   |
| <b>INFRASTRUCTURE IMPROVEMENTS</b>     |   |                        |                   |
| Solid Waste Disposal Improvements      | L   |                        |                   |
| Flood Drain Improvements               | L   |                        |                   |
| Water Improvements                     | L   |                        |                   |
| Street Improvements                    | L   |                        |                   |
| Sidewalk Improvements                  | L   |                        |                   |
| Sewer Improvements                     | L   |                        |                   |
| Asbestos Removal                       | L   |                        |                   |
| Other Infrastructure Improvement Needs | L   |                        |                   |

| <b>PUBLIC SERVICE NEEDS</b>                           |   |                           |                  |
|---|---|---------------------------|------------------|
| Senior Services                                       | H | Funds expended by 6/30/10 | 20,000           |
| Handicapped Services                                  | L |                           |                  |
| Youth Services  | L |                           |                  |
| Transportation Services                               | L |                           |                  |
| Substance Abuse Services                              | L |                           |                  |
| Employment Training                                   | L |                           |                  |
| Crime Awareness                                       | L |                           |                  |
| Fair Housing  | H | Funds expended by 6/30/10 | 5,000            |
| Tenant/Landlord Counseling                            | L |                           |                  |
| Child Care Services                                   | L |                           |                  |
| Health Services                                       | L |                           |                  |
| Other Public Services                                 | L |                           |                  |
| <b>Lead Abatement</b>                                 |   |                           |                  |
| Lead abatement for owner occupied and renter occupied | H | Funds expended by 6/30/10 | 20,000           |
| <b>PRIORITY HOUSING NEEDS</b>                         |   |                           |                  |
| Owner/Renter Occupied                                 | H | Funds expended by 6/30/10 | 280,481          |
| <b>TOTAL ESTIMATED DOLLARS NEEDED</b>                 |   |                           | <b>\$325,481</b> |

### **Public Housing and Resident Initiatives**

The Bloomington HRA owns 20 single-family homes in its Public Housing Program. This program was developed in 1995. The Bloomington HRA is a standard performer with HUD's ranking of this program. 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. The Bloomington HRA also has six Public Housing Holman units in the privately owned Lyndale Townhomes.

The Bloomington HRA has provided additional funding over the last several years to cover shortfalls in the Public Housing Program. This use of local levy funds to support this federal program, has been necessary as a result of several years of reduced funding from HUD. During this time period, HUD funding has been insufficient to cover program costs and capital improvements. The City does not anticipate using limited CDBG funds to assist this HRA's Public Housing Program.

### **Affordable Housing**

The City of Bloomington currently has 20 single-family homes and six Holman units in its Public Housing program. The City also has 22 single-family homes it rents to low/moderate income families. This program was originally funded by Hennepin County HOME funds. The Bloomington HRA is responsible for maintenance and management of all 42 of these single-family affordable rental units. The Holman units are owned and managed by a private property owner.

In 2006, the HRA completed a redevelopment project on Lyndale Avenue and 84<sup>th</sup> Street. The HRA worked with United Properties to construct 102 units of senior housing and 54 townhouse units. Fourteen of the townhomes received gap financing to allow for affordable sales prices. Of the 14 townhouse units, ten were priced to be affordable to households at 80 percent of median income and four were priced to be affordable to households at 110 percent of median.

To assist in the development of affordable housing for elderly persons, the HRA is working with the National Handicap Housing Institute (NHHI) to develop 50 units of rental housing for low-income frail elderly. The HRA has provided \$300,000 in 2004 CDBG funds for site clearance and demolition of existing structures on the site. NHHI will also seek funding from Hennepin County HOME funds, and HUD Section 202 Supportive Housing Program funds. Construction and lease-up of the three-story apartment building is complete.

The HRA used FY 2007 funding for the land acquisition-substantial rehabilitation activity to assist in funding the land acquisition for the development of 50 new units of affordable tax-credit rentals at the end of FY2007. The HRA worked with Sherman and Associates to acquire the land for the units with the CDBG funds. The amount of CDBG expended was \$257,000 of CDBG. In addition, the HRA contributed \$343,000 of its own funds to the project, for a total of \$600,000. The affordability of these tax-credit apartments will provide additional needed workforce housing in the City. The project is expected to be completed in the summer of 2009 with lease-up to follow.

### **Homelessness**

The major underlying problem of the homeless is a shortage of affordable housing for the very poor. Since Bloomington is a fully developed community, the Bloomington HRA is taking a proactive role in redevelopment projects that create opportunities to provide affordable housing. Several of these projects have been described in the above section.

The City of Bloomington and the Bloomington HRA have been working to provide affordable housing to large families through its Public Housing and Rental Home Program. The HRA operates 26 Public Housing units and 22 Rental Homes. These include 45 three-bedroom units and 3 two-bedroom units.

The HRA has contributed funds to Cornerstone, a provider of services and housing to victims of domestic abuse. The HRA assisted with the development of their new shelter and

service facility. In addition, the HRA will project-base ten Section 8 Vouchers in Cornerstone units for long-term housing for families who are victims of domestic abuse.

The HRA has also project-based ten Section 8 Vouchers with Southview Estates, a large, privately owned rental property. Located on Lyndale Avenue, these units offer the additional housing opportunities in newly constructed, large units.

The City of Bloomington and its HRA will continue to coordinate whenever possible the resources available to them with other programs to promote self-sufficiency. However, the state and federal policies control most other resources such as job training subsidized day care.

Another issue of homelessness is a lack of services offered to low/moderate income persons. Each year the City funds in excess of \$160,000 to support agencies that work directly with families and persons of very low and low income.

The following are ways in which the City and HRA are trying to combat homelessness in our community:

- The City has a trained staff person at Bloomington's Creekside Community Center to perform assessments of need and help connect homeless persons with services at the City and County level.
- The City operates a Human Services Help Line that will connect homeless persons with services at the City and County level.
- Staff speaking to senior citizen groups educating about affordable housing.
- Organize Rental Collaborative to encourage Section 8 landlord participation in program.
- Maintain 100 percent lease up of the Section 8 Housing Choice Voucher Program.
- HRA staff is a member of the Fair Housing Implementation Council to address fair housing impediments in the metro area.
- The City of Bloomington through its HRA, provided \$200,000 to the acquisition and renovation of Blooming Glen, a 50 unit Section 8 Project-Based affordable rental townhouse project. This project includes 5 units now dedicated to homeless families.
- The HRA provided funding to a project with 4 units of family homeless units in 2008. The HRA provided a total of \$600,000 in a combination of CDBG and HRA funds. The Crossings of Valley view will have a total of 50 affordable rental units when construction is completed in 2009.

The City does not anticipate funding additional emergency shelter, transitional housing, programs to assist in the transition to permanent housing and independent living or ending chronic homelessness in the 2009/2010 program year.

## **Lead Based Paint**

The City will continue to comply with all requirements of Title X-Residential Paint Hazard Reduction Act of 1992. Additionally, the Bloomington HRA is using a portion of the CDBG funds for lead abatement activities in its Section 8 Rent Assistance Program and

CDBG Single Family Rehabilitation Loan Program. The Bloomington HRA also informs all tenants participating in the Section 8 Program, public housing and rental home program of potential hazards of lead paint.

All recipients of rehabilitation funds must have a lead paint inspection performed on their home prior to receiving a loan. Any lead that is found must then be abated using CDBG funds. The Bloomington Public Health Department also makes referrals for testing when cases of lead poisoning are suspected.

The Bloomington HRA also keeps Section 8 landlords up to date regarding lead paint through its quarterly Rental Collaborative meetings.

The Bloomington HRA has two staff people who are trained lead inspectors and risk assessors. The Bloomington HRA provides CDBG funding to owners of rental property with Section 8 households with children below the age of six where the units will have to be tested for lead. Also, all of their Single Family rehabilitation activities (approximately 20 units) through the CDBG Program will have to be assessed and abated of lead paint.

Collaborative efforts: The City of Bloomington's Public Health Division advises the staff of the HRA of any known persons with lead poisoning who may be seeking services from the HRA/CDBG funded activities. In addition, the City partners with Hennepin County to provide lead paint abatement services for single-family rehabilitation clients whose family composition qualifies.

### **Special Needs**

- As budget funds allow, the City will seek to work each year to work with special needs projects such as NHHI or Tasks Unlimited.
- The HRA has worked with Cornerstone Advocacy Group to construct a new facility in Bloomington. This project houses their offices, five shelter units and has space available to offer services to its clients.

### **Consultation Process and Citizen Participation**

The Bloomington Action Plan is part of the Hennepin County Consortium Action Plan. This Plan will be made available for public comment 30 days prior to going before the Hennepin County Board for a public hearing. The Bloomington City Council will also hold a public hearing on March 23, 2009. (No public comments were received at the hearing or in writing.)

The Consortium Action Plan provides the complete Citizen Participation Plan for all members to follow, including Bloomington. The Citizen Participation Plan details the efforts to broaden public participation in the development of the Action Plan. In addition to the Consortium's hearing and comment period, the City of Bloomington provides two opportunities for public comments. The City's Action Plan is a subject of public hearings at

both the City's HRA and Council prior to adoption and submission to be included in the Hennepin County Consortium Action Plan. Any interested party may comment, either in person or in writing, at either hearing and/or the County Hearing.

In an ongoing effort to determine the best use of this limited resource, City staff meets many times during the year with interested businesses, developers, community and faith-based organizations to review specific proposals for utilization of the City's CDBG funds. Unfortunately, the City is unable to fund most of the proposals due to decreasing annual CDBG funds from HUD and the need to fund existing high-impact activities (such as single-family rehabilitation and H.O.M.E. maintenance for the elderly). One such proposal approved for funding in 2008 was the purchase of land for the construction of and rehabilitation of 50 affordable tax credit apartments, the Crossings at Valley View.

In addition, the City, through its' Human Services Department, conducts a request for proposals process to determine which public service activities/organizations the City will fund each year. As part of this process, the City assesses the areas in greatest need of funding, including homeless persons, seniors, disabled, domestic violence victims and low income families.

The Human Services Department has staff that has been trained by the local United Way to assess the need of homeless persons within the City and make recommendations to the City Council on how to best utilize City resources to respond to found needs. Human Services also operates a help line which connects people with needed services, including homeless, at the City and County level.

These organizations and service providers receive over \$140,000 in funding, including \$20,000 of CDBG money. The primary source of these public service funds is the City's own General Fund. The H.O.M.E. Program has been selected in recent years to receive the CDBG funds through the proposal process. This recommendation is then included in the Action Plan.

As of March 23, 2009, the City has not received any citizen comments on the 2009 Action Plan. In addition, no public comments were made at the hearing held by the Bloomington City Council on March 23, 2009. Please note that all citizens and all other interested parties are also able to comment on Bloomington's Action Plan through the Hennepin County Consortium's public comment and hearing process.

### **Barriers to Affordable Housing**

The City of Bloomington strives to create housing development policies which do not negatively affect the development of privately initiated affordable housing. Many policies which may increase the cost of housing construction, including taxation policy and building codes, are by and large established at the state level.

The City has no policies controlling growth or returns on investment of residential property. Unfortunately, the lack of vacant land, of any kind, in Bloomington makes it difficult for

private parties to create affordable housing without public financial support. The City of Bloomington and the Bloomington Housing and Redevelopment Authority provide significant financial support for the preservation and creation of affordable housing.

The City has taken great care to create flexibility under its zoning and land-use ordinances to allow for multi-family housing or smaller single family lots. The City will continue to examine their policies during this year and upcoming years as they develop a new strategic plan and comprehensive plan for the City.

## **Housing and Market Analysis**

### **General**

The City of Bloomington's most recent Comprehensive Plan in 2000 includes a thorough report on City's Housing Element. This is an excerpt. The full report may be accessed on the City web site: [www.ci.bloomington.mn.us](http://www.ci.bloomington.mn.us). The summary states, in part, that Bloomington's 36,900 plus dwelling units include a mix of single family detached homes, townhomes, duplexes, mobile homes, condominiums, apartments, group homes, and assisted living facilities. The vast majority of these units are currently in good condition. Nevertheless, housing challenges exist:

- Two-thirds of the single family detached units are over 30 years old, the critical age at which major renovations are required to maintain functional viability. Without continued maintenance, the deterioration of a small number of individual homes can push entire neighborhoods into a cycle of decline.
- Residential land in Bloomington is close to entirely built out. Less than one percent of the land guided for residential use is currently vacant. The lack of vacant land will require increased reliance upon redevelopment to meet future housing needs.
- Changing household sizes, age distribution, and income levels will create demand for new housing types. For example, it is estimated that by the year 2005, nearly 20 percent of Bloomington's heads-of-household will be over the age of 65. Efforts will need to address these changing housing needs through redevelopment which compliments the character of existing neighborhoods.

### **Location/Degree Ethnic/Racial Minority Concentrations**

According to Census 2000 data through [dataplace.org](http://dataplace.org), the most concentrated grouping of racial/ethnic minority concentrations live in and near census tract 252.01. This area is in the eastern section of the City of Bloomington just south of the Airport. The two ethnic minority groups, Hispanic/Latino (2.6% tot. pop.) and Black/African (3.4% tot. pop.) showed the greatest concentration in that area.

Other groups such as Asians (4.9% tot. pop.) also had a high number concentration in the same area, however, were also dispersed in several parts of the city. Non-Hispanic American Indians/Alaskan Natives (.5% tot. pop.) were found to also be concentrated on the Eastern section of Bloomington along the south-east border of Bloomington.

### **Location/Degree low/moderate Income**

Incomes in Bloomington tend to be greater in the West and show a pattern of gradually descending as you go east. The Census tract with the lowest income was 254.01 just west of 252.01 where the greatest concentration of ethnic/racial minorities is found. The average household income in 2000 was \$69,299 and the median household income was \$52,628.

### **Facilities and Services for Specific Populations, including Homeless**

The City has supported the development of several multi-family and group homes that serve specific populations, including elderly and the disabled throughout the City. The City supports these projects in different ways, including CDBG funding and its affordable housing programs. The City recently assisted Cornerstone Advocacy develop ten beds in Bloomington for homeless domestic abuse victims and their families.

Another example is the recent development of 50 affordable senior housing units that are fully accessible to disabled persons. The City utilized its CDBG funds to assist in the acquisition and site clearance for this development.

Overall, the primary method that the City assists specific populations, including homeless, disabled, persons with HIV/AIDS and others is through our Housing Choice Voucher Rent Assistance Program. Through the Bloomington's HRA, over 525 households are assisted each month. The program is comprised of low income participants, about 1/3 of which are families, 1/3 elderly and 1/3 disabled. Due to privacy concerns, The HRA does not document the nature of participants' disability; therefore we are unable to determine the number of program participants who suffer a common disability such as HIV/AIDS.

As part of Hennepin County, the City of Bloomington relies on the County to review and provide the continuum of care for homeless person in the County. The Continuum of Care Report that is developed by Hennepin County will detail County-wide efforts, including emergency and transitional shelters and permanent housing.

### **Abandoned Buildings**

The City is fortunate that it does not have an large inventory of abandoned buildings. Per our environmental Health Division, any abandoned buildings are handled on an as needed basis. As the foreclosure crisis continues, the HRA and City will continue to monitor the number of vacant homes and businesses. However, the City continues to experience both commercial and residential properties in the City being re-sold or redeveloped and not abandoned. Where appropriate, the City, in the past, has acquired properties to assist in

redevelopment. In the future, the city plans to evaluate the need to more formally track abandoned industrial, commercial and residential buildings.

### **Monitoring**

The City of Bloomington will execute an annual contract with any sub-recipient receiving funds through this Action Plan. The City will be the responsible entity to ensure contract administration and compliance for activities funded out of Bloomington CDBG funds. Staff has extensive experience in monitoring such activities. The City staff will ensure compliance of sub-recipients through annual on-site monitoring for compliance with program regulations, procedures and meeting goals and objectives of the program and Action Plan. Such monitoring will include random file reviews, review of financial documentation and annual performance reports. In addition to the monitoring of sub-recipients, the City has developed extensive internal control procedures to ensure the funds are utilized in compliance with program guidelines and prudent financial practices.

### **Performance Measurement System**

In accordance with CPD Notice 03-09 issued September 2, 2003, the City of Bloomington has developed a Performance Measurement System. This Performance Measurement System is incorporated in this Action Plan on the following pages.

Community Development Block Grant Program  
Performance Measurement System  
2009

| ACTIVITY   | GOALS   | INPUTS  | ACTIVITIES  | OUTPUTS  | OUTCOMES  |
|--|---|---|---|--|---|
| <b>Single Family Rehabilitation Program</b>                  | <ul style="list-style-type: none"> <li>▪ Preserve existing housing stock</li> <li>▪ Increase property value</li> <li>▪ Improve neighborhood stability</li> </ul>  | <ul style="list-style-type: none"> <li>▪ \$280,481</li> <li>▪ \$100,000 of program income</li> <li>▪ 100% of staff time</li> <li>▪ Facilities</li> <li>▪ Equipment</li> </ul> | <ul style="list-style-type: none"> <li>▪ Intake/application review</li> <li>▪ Initial inspection</li> <li>▪ Prepare Work write-up</li> <li>▪ Underwrite loans</li> <li>▪ Loan approval</li> <li>▪ Progress inspections</li> <li>▪ Close loan w/final payment</li> </ul> | <ul style="list-style-type: none"> <li>▪ 16 homes rehabilitated</li> <li>▪ Amount of funds expended</li> </ul> | <ul style="list-style-type: none"> <li>▪ Increase the number of homes that are standard</li> <li>▪ Improved quality of living for recipients</li> <li>▪ Revitalization of the neighborhoods</li> </ul>                          |
| <b>Household and Outside Maintenance for Elderly Program</b> | <ul style="list-style-type: none"> <li>▪ Allow senior citizens to remain in their home for a longer period of time</li> <li>▪ Provides household chore assistance to seniors</li> <li>▪ Preserve housing stock</li> </ul> | <ul style="list-style-type: none"> <li>▪ \$20,000</li> <li>▪ 100% of staff time for sub recipient</li> <li>▪ Equipment</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Accept application</li> <li>▪ Verify income</li> <li>▪ Review work that is needed</li> <li>▪ Coordinate work to be completed</li> <li>▪ Check progress</li> <li>▪ Make final payment to maintenance person</li> </ul>          | <ul style="list-style-type: none"> <li>▪ 150 unduplicated households assisted</li> </ul>                       | <ul style="list-style-type: none"> <li>▪ Maintain condition of homes</li> <li>▪ Maintain condition of neighborhood</li> <li>▪ Improve quality of living for recipients</li> <li>▪ Allow recipients to remain in home</li> </ul> |

| ACTIVITY              | GOALS  | INPUTS  | ACTIVITIES  | OUTPUTS  | OUTCOMES  |
|-----------------------|--|---|---|--|---|
| <b>Lead Abatement</b> | <ul style="list-style-type: none"> <li>▪ Abate lead paint in all homes assisted with CDBG funds through the rehabilitation program</li> <li>▪ Abate lead in rental property units where a Section 8 voucher recipient resides</li> </ul> | <ul style="list-style-type: none"> <li>▪ \$20,000</li> <li>▪ Approximately two hours of staff time per each approved rehabilitation applicant</li> <li>▪ Approximately ½ hour of staff time for each Section 8 reimbursement</li> </ul> | <ul style="list-style-type: none"> <li>▪ Process loan application for CDBG rehabilitation program</li> <li>▪ Determine if home is pre-1978</li> <li>▪ Coordinate lead inspection</li> <li>▪ Incorporate lead test into work write up</li> <li>▪ Progress inspection</li> <li>▪ Close loan/make payment</li> </ul> | <ul style="list-style-type: none"> <li>▪ 16 homes cleared of lead paint hazards</li> <li>▪ As requested, purchase lead inspections and clearance testing for rental property owners participating in the Section 8 Program.</li> </ul> | <ul style="list-style-type: none"> <li>▪ Increase the number of homes with no lead based paint hazards</li> <li>▪ Increase the number of subsidized rental units with no lead hazards.</li> </ul> |

| <b>ACTIVITY</b>       | <b>GOALS</b>   | <b>INPUTS</b>  | <b>ACTIVITIES</b>   | <b>OUTPUTS</b>  | <b>OUTCOMES</b>   |
|-----------------------|--|--|---|---|---|
| <b>Administration</b> | <ul style="list-style-type: none"> <li>▪ Provide oversight and coordination of program</li> </ul>                      | <ul style="list-style-type: none"> <li>▪ \$75,000</li> <li>▪ Equipment</li> <li>▪ Facilities</li> <li>▪ 50% of staff time</li> </ul> | <ul style="list-style-type: none"> <li>▪ Prepare Action Plan</li> <li>▪ Prepare CAPER</li> <li>▪ Hold public hearings</li> <li>▪ Monitor compliance</li> <li>▪ Request funds</li> </ul>                     | <ul style="list-style-type: none"> <li>▪ 16 homes rehabilitated</li> <li>▪ \$396,094 of funds expended</li> <li>▪ 150 unduplicated households served with H.O.M.E Program</li> <li>▪ 16 homes abated of lead paint hazards</li> </ul> | <ul style="list-style-type: none"> <li>▪ Successfully achieve outputs from individual activities for the program year</li> </ul>  |
| <b>Fair Housing</b>   | <ul style="list-style-type: none"> <li>▪ Provide education, training and enforcement of fair housing issues</li> </ul> | <ul style="list-style-type: none"> <li>▪ \$5,000</li> <li>▪ Hennepin County Consortium staff coordination</li> </ul>                 | <ul style="list-style-type: none"> <li>▪ Coordinate with Consortium to address AI Action Plan</li> <li>▪ Provide education of fair housing issues</li> <li>▪ Provide enforcement of fair housing</li> </ul> | <ul style="list-style-type: none"> <li>▪ Number of actions from AI addressed</li> <li>▪ Number of agencies/people educated</li> <li>▪ Number of people receiving housing due to enforcement/education</li> </ul>                      | <ul style="list-style-type: none"> <li>▪ Increase the number of people educated about fair housing issues</li> <li>▪ Increase the number of people being housed that would not otherwise have received housing</li> </ul> |

Table 3B  
Annual Housing Completion Goals

| Grantee Name: <b>Bloomington HRA</b><br><br>Program Year: <b>2007</b> | Expected Annual Number of Units To Be Completed | Actual Annual Number of Units Completed | Resources used during the period |                          |                          |                          |
|---|---|---|----------------------------------|--------------------------|--------------------------|--------------------------|
|   |   |   | CDBG                             | HOME                     | ESG                      | HOPWA                    |
| <b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>                     |   |   |                                  |                          |                          |                          |
| Homeless households   | 0   |   | <input type="checkbox"/>         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Non-homeless households   | 0   |   | <input type="checkbox"/>         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Special needs households  | 0   |   | <input type="checkbox"/>         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)</b>              |   |   |                                  |                          |                          |                          |
| Acquisition of existing units   | 0   |   | <input type="checkbox"/>         | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| Production of new units   | 0   |   | <input type="checkbox"/>         | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| Rehabilitation of existing units                                      | 0   |   | <input type="checkbox"/>         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rental Assistance   | 0   |   | <input type="checkbox"/>         | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| <b>Total Sec. 215 Affordable Rental</b>                               |   |   | <input type="checkbox"/>         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

|   |    |  |                                     |                          |                          |                          |
|---|----|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)</b> |    |  |                                     |                          |                          |                          |
| Acquisition of existing units                           | 0  |  | <input type="checkbox"/>            | <input type="checkbox"/> |                          |                          |
| Production of new units                                 | 0  |  | <input type="checkbox"/>            | <input type="checkbox"/> |                          |                          |
| Rehabilitation of existing units                        | 20 |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                          |                          |
| Homebuyer Assistance                                    | 0  |  | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| <b>Total Sec. 215 Affordable Owner</b>                  |    |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>       |    |  |                                     |                          |                          |                          |
| Acquisition of existing units                           | 0  |  | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| Production of new units                                 | 0  |  | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| Rehabilitation of existing units                        | 0  |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Homebuyer Assistance                                    | 0  |  | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| <b>Total Sec. 215 Affordable Housing</b>                |    |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>ANNUAL HOUSING GOALS</b>                             |    |  |                                     |                          |                          |                          |
| Annual Rental Housing Goal                              | 0  |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Annual Owner Housing Goal                               | 0  |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Total Annual Housing Goal</b>                        | 20 |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |