

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Bloomington became a Community Development Block Grant (CDBG) entitlement community in 1988. CDBG funds are allocated to the City directly from the U.S. Department of Housing and Urban Development (HUD). The City remains a part of the Hennepin County Consortium for the purposes of the Five-Year Consolidated Plan and HOME funding.

The City will hold its public hearing on April 15, 2024, to determine how to allocate an estimated \$444,762 in 2024 CDBG funding. The Housing and Redevelopment Authority in and for the City of Bloomington (HRA) will meet on March 26, 2024, to determine their recommendations to be brought before the City Council during the public hearing seeking approval.

The City has not received notification of its 2024 allocation amount from HUD therefore recommendations of approval are estimated with the stipulation that the Homeowner Rehabilitation Loan program would be increased or decreased accordingly once the actual allocation amount is received.

The City will use its entitlement funds to achieve the goals/outcomes that are identified within this plan. The City has incorporated performance measures into the Consolidated and Action Plan to ensure that the Plan is results orientated and that it meets its one and five year goals. The planned activities serve many low/moderate income households. Overall, at least 80 percent of the grant will be expended on activities for low/moderate income households in Bloomington.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Bloomington will carry out activities that will provide for the preservation of the City's housing stock, provide affordable housing options, provide essential services to youth, seniors, families and individuals, and support Fair Housing activities.

The city's CDBG allocation will be used for housing rehabilitation, energy improvements, accessibility improvements and emergency repairs for the purpose of maintaining decent affordable housing. The

City plans to rehab 30 low-and moderate-income, owner occupied homes. The activity serves low/moderate income homeowners with low interest loans to repair/update their homes. 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. In this way, the City is ensuring that no threats remain to the health of occupants from lead paint. This activity serves low/moderate income households at or below 80% median.

The city's CDBG allocation along with excess program income, if available, will be used for homeowner rehabilitation assistance, to develop or rehab affordable rental property, develop homes for homeownership, acquisition and/or demolition and clearance of structures, and public services to serve low- and moderate-income Bloomington residents for housing stability, homemaking, counseling and services. The City will provide CDBG funds for 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.

The City will also fund activities for acquisition, rehabilitation, and re-sell of single-family property to income qualified homebuyers. The CDBG funds will be used as gap financing to assure the home is affordable to the buyer after the rehabilitation and with long-term affordability of the home by requiring the owner to resell the home to another low/moderate income family.

The City will provide CDBG funds for youth counseling and programming to support education outreach and services for youth.

The City will provide CDBG funds to assist in the creation of new rental housing opportunities affordable at or below 80% area medium income households with a focus on households at or below 60% area medium income.

The City will also encourage neighborhood revitalization through funding of activities to improve blighted, deteriorated, undeveloped, or inappropriately developed real property preventing sound community development and growth.

The City will utilize CDBG funds to support fair housing activities through the Fair Housing Implementation Council (FHIC) and will continue to further fair housing in three ways: through its Fair Housing Policy, by providing technical support and advice to potential victims of discrimination, and through its participation in the regional FHIC. The City will allocate funds for the continuation of Fair Housing Services in the suburban metro (including Bloomington). These funds may be used for education and research, housing discrimination testing and enforcement and Fair Housing counseling and clearinghouse activities. Through the FHIC the decided goals of focus are (1) Support homeownership for households of color - partnership with local lending institutions to conduct homebuyer and financial literacy education; fund and facilitate credit counseling and improvement programs and (2) Ensure equal access to housing for persons with protected characteristics, lower income, and homelessness.

Lastly, the City has general administration expenses for the program.

The City will use excess prior year entitlement or program income for administration, public services programs, affordable housing and rehabilitation projects. Any additional program income received will be used to cover expenses generated in an existing CDBG Program or activity and not just expenses related to the activity generating the income.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City has a long history of actively working to preserve and upgrade the condition of its' neighborhoods. The CDBG-funded single-family rehabilitation loan program (including lead-based paint abatement) have been a very successful and important part of these efforts.

In addition, the City has a long-standing commitment to serving its' senior population. The CDBG funded services for seniors have been a very successful and important part of these efforts. The City will continue this activity given the strong need in the community and the past performance for senior services.

Fair Housing continues to be a focus of the City of Bloomington. Past funding has provided for paired testing, among other activities that are coordinated by the lead agency of the consortium, Hennepin County. The City, as part of the consortium, focuses this activity based upon the results of the Analysis of Impediments that is completed by the metro-wide efforts of the Fair Housing Implementation Council (FHIC).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City will hold a thirty-day public comment period for the draft plan and conduct a public hearing before the City Council. In addition, Hennepin County, as the consortium lead, will hold a public hearing on the action plan before the County Board of Commissioners. This hearing also includes Bloomington's plan.

Date of Bloomington public hearing: April 15, 2024

Date of Hennepin County public hearing: April 23, 2024

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Currently accepting public and written comments

6. Summary of comments or views not accepted and the reasons for not accepting them

Currently accepting public and written comments

7. Summary

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BLOOMINGTON	Community Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The development of the Hennepin County Consortium Consolidated Plan was led by Hennepin County. Because many of the agencies that work within the city also work county-wide, it was determined that only one contact needed to be made to these organizations. The responses below in this section reflect the work completed by Hennepin County and outlined in the overall Consortium Consolidated Plan, as well as outreach completed by the City of Bloomington.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

These activities are coordinated by Hennepin County at the local level. Where appropriate, the city may refer organizations and services agencies to each other to coordinate efforts.

In addition, the city's HRA operates a Housing Choice Voucher program of 684 total vouchers that serves a wide variety of low-income populations, including elderly, the disabled and families. The HRA's staff is trained to assist participants to connect with services such as mental health and public health services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

This coordination is completed by Hennepin County Continuum of Care and the Office to End Homelessness. In addition, the City, through its Community Services Department and Community Development Department, provides essential referrals to homeless persons to connect them to services.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not applicable, Bloomington does not receive ESG funds. Please refer to the Hennepin County section for information on ESG funding.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Senior Community Services (SCS)
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency's Executive Director and other staff participated in work groups on the plan coordinated by Hennepin County
2	Agency/Group/Organization	City of Bloomington - Communications Division
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy broadband services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with the Director of the Communications Division on the Broadband needs of Bloomington residents. The Division has jurisdiction over the vendors who supply broadband internet services within the city, including cable and phone-based ISPs.
3	Agency/Group/Organization	City of Bloomington -Fire Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Emergency management

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Fire Chief of the City of Bloomington who is responsible for emergency response management within the city, including those related to flooding, fire, natural disasters and terrorist actions. In this role the Chief creates an emergency management plan that outlines the city's response to future emergency situations.
4	Agency/Group/Organization	WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	West Hennepin Affordable Housing Land Trust Executive Director was consulted and participated in discussions for needs for low/moderate income families in homeownership creation opportunities.

Identify any Agency Types not consulted and provide rationale for not consulting

Businesses and faith-based organizations were not engaged due to transition of staff, capacity of needs, and focus of activities for CDBG funding

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hennepin County	The Office to End Homelessness has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Bloomington Comprehensive Plan	City of Bloomington - Planning Division	The city's comprehensive plan lays out development of the city for the next 30 years. It also identifies affordable housing efforts within the city, which may be impacted by the city's CDBG efforts.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Bloomington is part of the Hennepin County Consortium, and therefore the City's Action Plan is part of the Hennepin County Consortium Action Plan. The City has a Citizen Participation Plan that mirrors Hennepin County's and other Consortium members Citizen Participation Plans, which calls for the Hennepin County Consortium Action Plan to be available for public comment 30 days prior its submission to HUD.

The City of Bloomington's Plan, as part of the Consortium's entire Plan, was made available for public comment prior to going before the Hennepin County Board for a public hearing. The final public hearing on the consortiums plan is included the City of Bloomington's plan.

In addition to the Consortium's hearing, the Bloomington City Council held a public hearing for comments on the development and approval of the City's plan. This hearing also serves to receive any comments from the public or interested organizations prior to submission to the Hennepin County for inclusion it the Consortiums Plan.

The Consortium's 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 opportunities for public comments on the plan and its development. The City's Action Plan is a subject of public hearing at the Council prior to adoption and submission to be included in the Hennepin County Consortium Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	The City of Bloomington's Housing and Redevelopment Authority will hold a public meeting at 6:00 p.m. on March 26, 2024 to accept comments and recommend the plan for submission to the City and then to HUD. The HRA's agenda and meeting schedule is posted on the City's website, including the plan or summary of the plan.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Non-targeted/broad community	<p>The City of Bloomington's City Council will hold a public hearing at 6:30 p.m. on April 15, 2024, to accept comments on development of the plan and to recommend the plan for approval to HUD and Hennepin County, the lead agency of the consortium. Notice of the hearing is published ten or more days prior to the hearing. The City Council's meeting dates, times and agendas are made available on the City's website: www.BloomingtonMN.gov, including the plan or summary of the plan.</p>			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Non-targeted/broad community	A public notice will be published on March 28, 2024 in the official newspaper of the City of Bloomington announcing the 30-day public comment period for the plan and the date and time of the public hearing.			
5	Internet Outreach	Non-targeted/broad community	Webpage notification of the public hearing for the plan held before the City Council on April 15, 2024.			
6	Newspaper Ad	Non-targeted/broad community	A public notice will be published on March 28, 2024 in the official newspaper of the City of Bloomington announcing a 30-day public comment period for the plan and the budget.			
7	Internet Outreach	Non-targeted/broad community	Webpage notification of the public comment period for the plan and budget.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	444,762	300,000	845,066	1,589,828	2,472,406	The City of Bloomington is an entitlement jurisdiction for the Community Development Block Grant Program. Program income is from the repayment of single-family rehabilitation loans. Prior year resources is the estimated amount of unspent CDBG funding carried over into the new program year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Acquisition Economic Development Housing Public Improvements	0	0	0	0	2,200,000	Section 108 loan for eligible activities that support affordable housing development including real property acquisition, rehabilitation or site improvements, housing rehabilitation, economic development activities, public facilities, and slum and blight removal

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Bloomington intends to pursue all possible resources to address its Consolidated Plan goals. There are no specific matching requirements associated with Bloomington's CDBG program, although any opportunities to provide/obtain matching funding will be pursued.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Bloomington's HRA owns 41 single-family rental homes that provide affordable housing to larger families. Twenty of the homes are part of the HRA's Housing Choice Project-Based Voucher program. The other twenty-one homes make up the HRA's Rental Homes for Future Home Buyers program. This program assists renters in achieving the goal of homeownership through an escrow feature. The City is also in the process of developing an inventory of publicly owned land to determine future uses.

Discussion

The City of Bloomington will utilize a variety of federal, state, and local funding to achieve the goals identified in this plan. This includes sources used on a recurring basis, including CDBG, Housing Choice Vouchers and HRA levy funds. Additional sources such as LIHTC, TIF and housing revenue bonds have been used on a case-by-case basis in the past and will continue to be pursued when and where appropriate.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Administration
	Goal Description	
2	Goal Name	Develop Homes for Homeownership
	Goal Description	
3	Goal Name	Homeowner Rehabilitation Assistance
	Goal Description	
4	Goal Name	Develop or Rehab Affordable Rental
	Goal Description	
5	Goal Name	Acquisition and/or Demolition/Clearance
	Goal Description	

6	Goal Name	Senior Services
	Goal Description	
7	Goal Name	Youth Counseling
	Goal Description	
8	Goal Name	Fair Housing
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

Activities that will be undertaken during 2022 will address priority needs and local objectives. The activities that are part of the 2022 Action Plan are to be completed within the program year. Of the total grant of \$456,726 the City will use \$365,380 or 80% of the grant to serve low and moderate income activities. The balance of funds is used for Fair Housing activities and administration expenses.

#	Project Name
1	Administration
2	Develop Homes for Homeownership
3	Homeowner Rehabilitation Assistance
4	Develop or Rehab Affordable Rental
5	Acquisition and/or Demolition/Clearance
6	Senior Services
7	Youth Counseling
8	Fair Housing

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City has selected a variety of activities to meet the needs of our community. These include the preservation of our housing stock through the single-family rehabilitation loan program, removal of lead-based paint hazards, providing seniors with essential services to enable them to remain in their homes, providing youth with counseling and programming for housing stability, fair housing activities and the providing affordable home ownership opportunities. The City serves other needs of the community with its own resources, including over \$100,000 provided annually to other social service providers in the community.

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$83,945
	Description	General administrative expenses.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	n/a - general administrative expenses
	Location Description	n/a - general administrative expenses
	Planned Activities	
2	Project Name	Develop Homes for Homeownership
	Target Area	
	Goals Supported	Develop Homes for Homeownership
	Needs Addressed	Preserve & Create Homeownership Opportunities
	Funding	CDBG: \$0
	Description	Home ownership program for low/moderate income families in Bloomington coordinated by mission-based developers.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Home ownership program for up to three low/moderate income families in Bloomington coordinated by mission-based developers.
	Location Description	This activity is offered city-wide
	Planned Activities	Home ownership program for up to three low/moderate income families in Bloomington coordinated by mission-based developers to acquire, rehab and re-sell or construct and sell to income qualified first-time homebuyers.
3	Project Name	Homeowner Rehabilitation Assistance
	Target Area	
	Goals Supported	Homeowner Rehabilitation Assistance

	Needs Addressed	Preserve & Create Homeownership Opportunities
	Funding	CDBG: \$155,817
	Description	Rehabilitation loans to low/moderate income homeowners city-wide. Lead-based paint testing and clearance testing for recipients of CDBG homeowner rehabilitation assistance loans.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide rehabilitation loans to 30 low/moderate income homeowners in Bloomington. Provide lead-based paint testing and clearance testing to low/moderate income participants of CDBG homeowner rehabilitation assistance loans activity. This activity is proposed to use prior year program income and estimated current year program income.
	Location Description	This activity will be offered city-wide.
	Planned Activities	This activity will provide rehabilitation loans to 30 low/moderate income homeowners in Bloomington. Provide lead-based paint testing and clearance testing to low/moderate income participants of CDBG homeowner rehabilitation assistance loans activity. This activity is proposed to use prior year program income and estimated current year program income.
4	Project Name	Develop or Rehabilitate Affordable Rental
	Target Area	
	Goals Supported	Develop or Rehabilitate Affordable Rental
	Needs Addressed	Preserve & Create Rental Opportunities
	Funding	CDBG: \$0
	Description	This activity is to rehabilitate energy efficiency, accessibility and/or health and safety items in 41 affordable rental housing units, owned by the HRA, to maintain safe and affordable rental housing for at least 15 years.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide rehabilitation of 41 affordable rental housing units, owned by the HRA, for energy efficiency, accessibility and/or health and safety items to maintain safe and affordable rental housing for at least 15 years.
	Location Description	This activity is offered city-wide.

	Planned Activities	This activity will provide rehabilitation of 41 affordable rental housing units, owned by the HRA, for energy efficiency, accessibility and/or health and safety items to maintain safe and affordable rental housing for at least 15 years.
5	Project Name	Acquisition and/or Demolition/Clearance
	Target Area	
	Goals Supported	Acquisition and/or Demolition of Structures
	Needs Addressed	Encourage Neighborhood Revitalization
	Funding	CDBG: \$150,000
	Description	This activity is to provide for the acquisition and/or demolition/clearance for affordable housing opportunities by the HRA.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide for the acquisition and/or demolition/clearance of three properties for affordable housing opportunities by the HRA. This activity is proposed to use prior year carry over funds and estimated current year program income.
	Location Description	This activity is offered city-wide.
	Planned Activities	This activity will provide for the acquisition and/or demolition/clearance of three properties for affordable housing opportunities by the HRA. This activity is proposed to use prior year carry over funds and estimated current year program income.
6	Project Name	Senior Services
	Target Area	
	Goals Supported	Senior Services
	Needs Addressed	Preserve & Create Homeownership Opportunities Support Education, Outreach, and Services
	Funding	CDBG: \$50,000
	Description	Public service provided by mission-based organizations to provide outside maintenance and chore services to seniors in Bloomington.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Public service provided by mission-based organizations to provide outside maintenance and chore services to 100 seniors in Bloomington

	Location Description	This activity is offered city-wide.
	Planned Activities	Public service provided by mission-based organizations to provide outside maintenance and chore services to 100 seniors in Bloomington.
7	Project Name	Youth Counseling
	Target Area	
	Goals Supported	Youth Counseling and Youth Programming
	Needs Addressed	Support Education, Outreach, and Services Administration
	Funding	CDBG: \$0
	Description	Public service provided by mission-based organizations to provide counseling and programming services to youth in Bloomington.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Public service provided by mission-based organizations to provide counseling and programming services to 100 youth in Bloomington.
	Location Description	This activity is offered city-wide.
	Planned Activities	Public service provided by mission-based organizations to provide counseling and programming services to 100 youth in Bloomington.
8	Project Name	Fair Housing
	Target Area	
	Goals Supported	Fair Housing Activities Administration
	Needs Addressed	Support Education, Outreach, and Services Administration
	Funding	CDBG: \$5,000
	Description	Fair housing activities coordinated with the regional Fair Housing Implementation Council (FHIC).
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A - administrative activity

	Location Description	Fair housing activities coordinated with regional Fair Housing Implementation Council (FHIC).
	Planned Activities	Fair housing activities coordinated with regional Fair Housing Implementation Council (FHIC).

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All CDBG activities will be offered city-wide in the City of Bloomington.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All CDBG activities will be offered city-wide in the City of Bloomington.

Discussion

All CDBG activities will be offered city-wide in the City of Bloomington.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Bloomington has a long track record supporting new and existing affordable housing within the City. The Bloomington HRA operates a Housing Choice Voucher Program (Section 8) that assists 684 households each month. The HRA also provides affordable rental opportunities through the 41 rental homes that are owned and managed by the HRA. The City has also partnered with private and non-profit developers for development of new affordable housing. Most recently in 2023, the City provided assistance for development of 50 new affordable units opening, with an additional 89 units under construction, with private developers.

Actions it planned 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

In February 2019, the City adopted an Opportunity Housing Ordinance (OHO) to promote the development of affordable housing in the City. This comprehensive ordinance includes incentives and goals for the development of affordable housing units. More information on the ordinance and other City affordable housing initiatives can be found at: <https://www.bloomingtonmn.gov/cd/affordable-housing-preservation-and-creation>

The greatest barrier that the City experiences to the development of new affordable housing is the lack of available and/or affordable land. The City, through its Community Development Department, meets frequently with developers of affordable housing who are seeking to create new affordable housing within the City. Bloomington is a built-out city and any new affordable housing will be redevelopment projects, which adds significant costs to a project. The City is exploring different ways to assist in the land acquisition process for affordable housing.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Despite limited funding, Bloomington's CDBG program is designed to meet a wide range of needs, including services for youth, seniors, fair housing activities, housing rehabilitation and reducing lead-based paint hazards. The City works with a variety of public, non-profit, and private industry partners to accomplish its community development goals, both through the CDBG program and through other resources.

Actions planned to address obstacles to meeting underserved needs

The City will continue to identify obstacles, such as lack of affordable housing, to unmet and underserved community needs and support the goals established in the 2020-2024 Consolidated Plan. The City's approach to meeting these affordable housing needs is to provide affordable housing opportunities including the Housing Choice Voucher program, preserve and expand the supply of decent, safe, and affordable housing, and provide financial assistance for rehabilitation and repair of owner-occupied and renter units to serve low to moderate income families. Other activities that would meet unmet needs not addressed by our limited CDBG funding will be identified and other resources may be sought to meet the need.

The City has chosen activities that best serve the needs of the Citizens of Bloomington, given limited funding of the CDBG Program.

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. The real estate market has become over-heated in the last few years, thus land acquisition costs in Bloomington remain high. Additional decline in dollars from other funders also inhibits the amount of affordable housing which can be either preserved or created.

In 2019 the City passed an Opportunity Housing Ordinance (OHO) that provides requirements and incentives for the development of affordable housing in the city. This ordinance also created a housing trust fund to assist with the financing of future affordable housing units. This ordinance offers great incentives to developers for the creation of units at 50% AMI and 30% AMI, to help serve those hardest to reach households.

In 2017 the HRA established a Naturally Occurring Affordable Housing (NOAH) fund to preserve NOAH units in the city. Since its creation, the fund has assisted with the preservation of over 700 NOAH units

in the city.

Actions planned to foster and maintain affordable housing

The biggest affordable housing activity that the Bloomington HRA manages is our 684 vouchers in the Housing Choice Voucher program. This important community resource assists 684 families every month. These families include elderly, disabled and single-parent households.

In addition, the Bloomington HRA owns 20 single-family homes in our Assisted Rental Housing Program. The units maintain their affordability through the HRA's action to project-base 20 vouchers from its tenant-based Section 8 program in these units. Originally, the units were part of the HRA's Public Housing program, which ended in 2012. The HRA's Public Housing program was developed in 1995; however, the program failed to be self-supporting. The HRA had to provide additional funding over several years to cover shortfalls in the Public Housing program. This use of local levy funds to support this federal program was necessary because of several years of reduced funding by HUD. The HRA received approval from HUD to terminate its Public Housing program and transfer the units to the Section 8 Housing Choice Voucher program.

In addition, the City of Bloomington's HRA currently has 21 single-family homes in its Rental Home for Future Home Buyers program. This program was originally funded by Hennepin County HOME funds. This program serves families that are making the transition from renting to owning their own home. The program escrows a portion of their monthly rent for future use as a down payment on the purchase of a home.

The Bloomington HRA is coordinates and contracts for maintenance and management of all 41 of the above single-family affordable rental units.

In 2019 the City passed an Opportunity Housing Ordinance (OHO) that provides requirements and incentives for the development of affordable housing in the city. This ordinance also created a housing trust fund to assist with the financing of future affordable housing units.

In 2017 the HRA established a Naturally Occurring Affordable Housing (NOAH) fund to preserve NOAH units in the city. Since its creation, the fund has assisted with the preservation of over 700 NOAH units in the city.

Actions planned to reduce lead-based paint hazards

The City will continue to comply with all requirements of Title X-Residential Paint Hazard Reduction Act of 1992. Additionally, a portion of the CDBG funds will be used for lead abatement activities in the HRA Section 8 Rental Assistance Program and CDBG owner-occupied Home Improvement Loan Program. The Bloomington HRA also informs all tenants participating in the Section 8 Program 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 City of Bloomington has staff people who are trained lead inspectors and risk assessors. The City 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 the owner-occupied Home Improvement Loan program activities (approximately 35 units) through the CDBG Program will have to be assessed and abated of lead paint.

Collaborative efforts: The City of Bloomington's Public Health and Environmental Health Divisions advises of any known persons with lead poisoning who may be seeking services from the 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.

Actions planned to reduce the number of poverty-level families

The City provides affordable housing to poverty-level families through its Housing and Redevelopment Authority. This stable housing offers families and individuals the structure necessary to work on their income issues, such as education, new jobs and other important factors to overcome poverty

In 2019 the City passed an Opportunity Housing Ordinance (OHO) that provides requirements and incentives for the development of affordable housing in the city. This ordinance also created a housing trust fund to assist with the financing of future affordable housing units. This ordinance offers great incentives to developers for the creation of units at 50% AMI and 30% AMI, to help serve those hardest to reach households.

In 2017 the HRA established a Naturally Occurring Affordable Housing (NOAH) fund to preserve NOAH units in the city. Since its creation, the fund has assisted with the preservation of over 700 NOAH units in the city for households at or below 60% AMI.

Actions planned to develop institutional structure

The City of Bloomington has and will continue to coordinate with other institutions in the delivery of housing and community development programs. For example, in the past, the City has partnered with StuartCo, MWF, Aeon, Sherman & Associates and Sand Companies for the development of new

affordable and/or accessible housing.

Actions planned to enhance coordination between public and private housing and social service agencies

The city of Bloomington has its own Housing and Redevelopment Authority. The HRA manages 551 units of affordable housing through its Housing Choice Voucher program. This important community resources assists at least 551 families every month. These families include elderly, disabled and single-parent households.

In addition, the Bloomington HRA owns 20 single-family homes in our Assisted Rental Housing Program. The units maintain their affordability through the HRA's action to project-base 20 vouchers from its tenant-based Section 8 program in these units. Originally, the units were part of the HRA's Public Housing program, which ended in 2012. The HRA's Public Housing program was developed in 1995; however, the program failed to be self-supporting. The HRA had to provide additional funding over several years to cover shortfalls in the Public Housing program. This use of local levy funds to support this federal program was necessary because of several years of reduced funding by HUD. The HRA received approval from HUD to terminate its Public Housing program and transfer the units to the Section 8 Housing Choice Voucher program.

In addition, the City of Bloomington's HRA currently has 21 single-family homes in its Rental Home for Future Home Buyers program. This program was originally funded by Hennepin County HOME funds. This program serves families that are making the transition from renting to owning their own home. The program escrows a portion of their monthly rent for future use as a down payment on the purchase of a home.

The Bloomington HRA coordinates and contracts for maintenance and management of all 41 of the above single-family affordable rental units.

The Community Development Department coordinates social service efforts with the Parks & Recreation Department, and the Community Services Department which includes the Community Outreach and Engagement and Public Health divisions. Parks & Recreation is the primary City department that delivers or coordinates services with outside entities for seniors, youth, low-income families, disabled individuals and others in the community. Public Health provides WIC and other essential services to the community.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

The years covered that include this Annual Action Plan for CDBG funds used to benefit persons of low and moderate income are the calendar years of 2024 and 2025 for the program year 2024

