

# 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 Council held a 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) met on March 26, 2024, to determine their recommendations to be brought before the City Council during the public hearing seeking approval. On May 7, 2024 the City received its 2024 allocation notification of \$475,718. HUD notified the City on June 26, 2024 that its 2024 CDBG Annual Action Plan needed corrections to get final approval. Two additional public hearings on the corrected 2024 CDBG Annual Action Plan will be held. The HRA will hold a public hearing on October 8, 2024 and the City Council will hold a public hearing on October 14, 2024.

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. The administrative and planning activities do not exceed 20% of allocation

### 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 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 an estimated \$300,000 in program income will be used for homeowner rehabilitation assistance, 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 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.

### **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. 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, the HRA will hold a public hearing on the action plan and make recommendations for the City Council to consider.

Date of Bloomington HRA public hearing: October 8, 2024

Date of Bloomington City Council public hearing: October 14, 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.

Citizen participation plan stipulates 30-day public comment period and public hearing. 30-day public comment period to be held August 30 thru October 2, 2024. Public Hearings to be held before Bloomington HRA on October 8, 2024 and City Council on October 14, 2024.

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

Citizen participation plan stipulates 30-day public comment period and public hearing. 30-day public comment period to be held August 30 thru October 2, 2024. Public Hearings to be held before Bloomington HRA on October 8, 2024 and City Council on October 14, 2024.

#### **7. Summary**

Citizen participation plan stipulates 30-day public comment period and public hearing. 30-day public comment period to be held August 30 thru October 2, 2024. Public Hearings to be held before Bloomington HRA on October 8, 2024 and City Council on October 14, 2024.

**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. Bloomington HRA leadership is also on the executive committee for the CoC.

**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	<b>Agency/Group/Organization</b>	Senior Community Services (SCS)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency's Executive Director and other staff participated in work groups on the plan coordinated by Hennepin County
2	<b>Agency/Group/Organization</b>	City of Bloomington - Communications Division
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	City of Bloomington -Fire Department
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency Management

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST
	<b>Agency/Group/Organization Type</b>	Housing Community development organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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.

The Bloomington City Council and HRA will hold public hearings for comments on the development and approval of the City's plan. These hearings also serve to receive any comments from the public or interested organizations prior to submission to the Hennepin County for inclusion in the Consortium's 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 October 8, 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.	Comments from meeting will be reported on in final AAP.	Comments from meeting will be reported on in final AAP.	<a href="http://www.blm.mn/agendas">www.blm.mn/agendas</a>

2	Public Meeting	Non-targeted/broad community	<p>The City of Bloomington's City Council will hold a public hearing at 6:30 p.m. on October 14, 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 was published ten or more days prior to the hearing in the Sun Current publication on August 29th. The City Council's meeting dates, times and agendas are made available on the City's website:</p>	Comments from meeting will be reported on in final AAP.	Comments from meeting will be reported on in final AAP.	<a href="http://www.blm.mn/agendas">www.blm.mn/agendas</a>
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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)
			www.Bloomington MN.gov, including the plan.			
3	Newspaper Ad	Non-targeted/broad community	A public notice was published on August 29, 2024 in the Sun Current, 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.	Comments from meeting will be reported on in final AAP.	Comments from meeting will be reported on in final AAP.	
4	Internet Outreach	Non-targeted/broad community	Webpage notification of the public hearing for the plan held before the City Council on October 14, 2024.	Comments from meeting will be reported on in final AAP.	Comments from meeting will be reported on in final AAP.	<a href="http://www.blm.mn/notices">www.blm.mn/notices</a>

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)
5	Internet Outreach	Non-targeted/broad community	Webpage notification of the 30-day public comment period and public hearing for the plan held before the City Council on October 14, 2024.	Comments from meeting will be reported on in final AAP.	Comments from meeting will be reported on in final AAP.	<a href="https://www.bloomingtonmn.gov/hr/community-development-block-grant-cdbg-program-and-section-3">https://www.bloomingtonmn.gov/hr/community-development-block-grant-cdbg-program-and-section-3</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

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. Annual allocation received May 7, 2024

#### 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	475,718	300,000		775,718	0	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.

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	2,283,630	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 publicly 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
1	Administration	2020	2024	Administration		Administration	CDBG: \$90,143	Other: 1 Other
3	Homeowner Rehabilitation Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs		Preserve & Create Homeownership Opportunities	CDBG: \$480,575	Homeowner Housing Rehabilitated: 30 Household Housing Unit
5	Acquisition and/or Demolition of Structures	2020	2024	Non-Housing Community Development		Encourage Neighborhood Revitalization	CDBG: \$150,000	Buildings Demolished: 2 Buildings
6	Senior Services	2020	2024	Non-Housing Community Development		Support Education, Outreach, and Services	CDBG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
8	Fair Housing Activities	2020	2024	Fair Housing Activities		Administration	CDBG: \$5,000	Other: 1 Other

Table 6 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	General Administration and Planning activities
3	<b>Goal Name</b>	Homeowner Rehabilitation Assistance
	<b>Goal Description</b>	Rehabilitation loans to low/moderate income homeowners city-wide
5	<b>Goal Name</b>	Acquisition and/or Demolition of Structures
	<b>Goal Description</b>	This activity is to provide for the acquisition and/or demolition/clearance for affordable housing opportunities
6	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	Public service provided by mission-based organizations to provide counseling and programming services to youth and seniors in Bloomington.
8	<b>Goal Name</b>	Fair Housing Activities
	<b>Goal Description</b>	Fair housing activities coordinated with the regional Fair Housing Implementation Council (FHIC).

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Activities that will be undertaken during 2024 will address priority needs and local objectives. The activities that are part of the 2024 Action Plan are to be completed within the program year. Of the grant of \$475,718 the City will use \$380,574 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
3	Homeowner Rehabilitation Assistance
5	Acquisition and/or Demolition of Structures
6	Public Services
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, and fair housing activities. 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**

<b>1</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$90,143
	<b>Description</b>	General administrative and planning expenses (2024).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a - general administrative expenses
	<b>Location Description</b>	n/a - general administrative expenses
	<b>Planned Activities</b>	general administrative expenses
<b>3</b>	<b>Project Name</b>	Homeowner Rehabilitation Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner Rehabilitation Assistance
	<b>Needs Addressed</b>	Preserve & Create Homeownership Opportunities
	<b>Funding</b>	CDBG: \$480,575
	<b>Description</b>	Rehabilitation loans to low/moderate income homeowners city-wide
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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 estimated current year program income.

	<b>Location Description</b>	This activity will be offered city-wide.
	<b>Planned Activities</b>	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 estimated current year program income.
5	<b>Project Name</b>	Acquisition and/or Demolition of Structures
	<b>Target Area</b>	
	<b>Goals Supported</b>	Acquisition and/or Demolition of Structures
	<b>Needs Addressed</b>	Encourage Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	This activity is to provide for the acquisition and/or demolition/clearance for affordable housing opportunities
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity will provide for the acquisition and/or demolition/clearance of two properties for affordable housing opportunities by the HRA.
	<b>Location Description</b>	This activity is available citywide
	<b>Planned Activities</b>	This activity will provide for the acquisition and/or demolition/clearance of two properties for affordable housing opportunities by the HRA.
6	<b>Project Name</b>	Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Support Education, Outreach, and Services

	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Public service provided by mission-based organizations to provide counseling and programming services to youth and seniors in Bloomington.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service provided by mission-based organizations to provide outside maintenance and chore services to 100 seniors in Bloomington
	<b>Location Description</b>	This activity is offered city-wide.
	<b>Planned Activities</b>	Public service provided by mission-based organizations to provide outside maintenance and chore services to 100 seniors in Bloomington.
<b>8</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Fair Housing Activities
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Fair housing activities coordinated with the regional Fair Housing Implementation Council (FHIC).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - administrative activity
	<b>Location Description</b>	Fair housing activities coordinated with regional Fair Housing Implementation Council (FHIC).
	<b>Planned Activities</b>	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 coordinates 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 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

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.

### 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
<b>Total Program Income:</b>	<b>0</b>

### 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.	0.00%

## **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