

**2014 COMMUNITY DEVELOPMENT BLOCK GRANT
ACTION PLAN**

City of Bloomington, Minnesota
DUNS # 076493238

Approved by City Council
March 17, 2014

FUNDING SOURCES CDBG FINAL STATEMENT

July 1, 2014 - June 30, 2015
HUD Grant Number: B-14-MC-27-0001
City of Bloomington

CDBG FUNDING SOURCES AVAILABLE FOR USE:

2014 CDBG Allocation*	\$419,321
Projected Program Income from: Repayments on Single-Family Rehabilitation Loan Program	\$400,000
Funds Carried Forward from FY 2013 (estimate)	<u>\$500,000</u>
TOTAL	\$1,319,321

* This amount is \$21,539 higher than the City approved budget due to the lateness of notification of the City's grant amount by HUD. The entire \$21,539 will be added to the single-family rehabilitation loan program. This increase in funding for that activity is not considered substantial per the Citizen Participation Plan and no additional approvals are required.

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 2014 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 2014 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 2014, 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, the City continues to serve as many low/moderate income households as possible, while given that the funding for the program and been greatly reduced from the early 2000's. This amount also includes reductions due to the federal sequestration action. This reduced funding, could 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 or increased, so it may initiate new projects and services to low and moderate income households.

Executive Summary Table
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROPOSED
 July 1, 2014 - June 30, 2015
 Grant No: B-12-MC-27-0001
 City of Bloomington

Activity Name & Description	Implementing Agency	Accom Type	5 yr. Strategy ID #	Location	HUD Matrix	Nat'l Objective	# Of Accomp	Help Homeless	Help HIV-AIDS	2014 CDBG Funding (\$)	Regulatory Cites Elig./Nat. Obj. [24CFR570]
REHABILITATION <i>Objective: Decent Housing</i> <i>Outcome: Availability - Affordability</i> 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	35	No	No	\$279,321	202(b) 208(a)3

<p>LEAD PAINT ABATEMENT <i>Objective: Decent Housing</i> <i>Outcome: Availability - Affordability</i> Provides for lead paint abatement tests and clearance tests of single family homes receiving assistance through the CDBG Rehabilitation activity. 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	27	No	No	25,000	202(f)
<p>FAIR HOUSING <i>Objective: Availability – Accessibility</i> <i>Outcome: Decent Housing</i> 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) 206 4(c)

<p>ADMINISTRATION Objective: n/a Outcome: n/a General management, oversight and monitoring of the program. Public information to residents regarding the planning, implementation or assessment of the program. Indirect costs as determined by use of the cost allocation plan.</p>	<p>CDBG Office Admin. Services</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No</p>	<p>No</p>	<p>90,000</p>	<p>206(a) 206(b) 206(e)</p>
<p>H.O.M.E. (Public Service) Objective: Availability – Accessibility Outcome: Suitable Living Environment 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>100</p>	<p>No</p>	<p>No</p>	<p>20,000</p>	<p>201(e) 208(a)(2)(a)</p>
<p>Total CDBG Funding</p>										<p><u>\$419,321</u></p>	

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

PROPOSED BUDGET

July 1, 2014 - June 30, 2015

Grant No: B-12-MC-27-0001

City of Bloomington

	2014 PROJECTED NEW FUNDS FROM GRANT	2014 PROGRAM INCOME ESTIMATE	ANTICIPATED CARRY-OVER FROM 2013	PROPOSED 2013 BUDGET
Rehabilitation	\$279,321	\$400,000**	\$500,000	\$1,179,321
Lead Based Paint Testing	25,000	0	0	25,000
Administration	90,000	0	0	90,000
Public Services	20,000	0	0	20,000
Fair Housing	5,000	0	0	5,000
Total	\$419,321	\$400,000	\$500,000	\$1,319,321

**Income from the repayment of rehabilitation loans.

2014 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN

Activities that will be undertaken during 2014 will address priority needs and local objectives. The activities that are part of the 2014 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 \$419,321 the City will use \$324,321 or 77% to serve low and moderate income activities. The balance of funds is used for Fair Housing activities and administration expenses.

Single Family Rehabilitation

This is a 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 35 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 according to the above budget.

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 100 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. The cost of the initial and clearance testing is approximately \$850 per home.

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

Administration is the general management, oversight, coordination and monitoring of the program. Also, provides 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 nearly \$160,000 from its high point of \$522,000 in FY2003. This reduction has created obstacles to expanding existing activities or funding new activities.

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 few years, 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.

Other Funding

In addition to the CDBG funded rehab program, the Bloomington Housing and Redevelopment Authority (HRA) operates the Community Enhancement Program – Phase II (CEPII). The goal of this program is the rehabilitation of homes within a targeted area of the City that has experienced a large number of foreclosures. Funded with federal HOME funds (through Hennepin County), the program augments the CDBG rehab program.

The HRA has been successful in competing for several awards of HOME funds. In 2011 the HRA was awarded \$250,000. The HRA matched the \$250,000 with \$250,000 of its own levy funds for a total of \$500,000. In 2012, the HRA was awarded \$200,000 in HOME funds that will be matched with \$200,000 in HRA funds. Most recently, the HRA successfully competed for an additional \$400,000 in HOME funds. The HRA is matching these funds with \$400,000 in HRA funds for additional rehab loans in the target area. In the current era of reduced CDBG funding, these new funds will allow the HRA to make similar rehab loans within a target area of the City.

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. \$23,000 each year over the past several years and plans on funding them again in 2014 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 2010 census data.

Quantitative Goals/Progress/Target Dates

The table below summarizes the 2014 Action Plan Activities with proposed accomplishments and target completion dates.

Goal	Indicators of Progress	Target Dates
Rehabilitation of 35 single-family homes	Number of homes rehabilitated	Funds expended by 6/30/15
Provide Household and Outside Maintenance services to 100 low income elderly/disabled	Number of people receiving assistance	Funds expended by 6/30/15
Provide Lead testing on all pre-1978 properties where CDBG rehabilitation dollars will be spent (27 units) - or where Section 8 recipients are residing	Number of units tested	Funds expended by 6/30/15

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 High, Medium, Low, No Such Need	Target Completion Date	Estimated Dollars
Public Facility Needs			
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		
INFRASTRUCTURE IMPROVEMENTS			
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		

PUBLIC SERVICE NEEDS			
Senior Services	H	Funds expended by 6/30/15	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 6/30/15	5,000
Tenant/Landlord Counseling	L		
Child Care Services	L		
Health Services	L		
Other Public Services	L		
Lead Abatement			
Lead abatement for owner occupied and renter occupied	H	Funds expended by 6/30/15	25,000
PRIORITY HOUSING NEEDS			
Owner/Renter Occupied	H	Funds expended by 6/30/15	1,179,321
TOTAL ESTIMATED DOLLARS NEEDED			\$1,229,321

Affordable Housing and Resident Initiatives

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 as a result of several years of reduced funding from HUD. The HRA received approval from HUD to terminate its Public Housing Program and transfer the units to the Section 8 Voucher Program.

In addition, the City of Bloomington’s HRA currently has 21 single-family homes in its Rental Home for First-Time 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 responsible for maintenance and management of all 41 of the above single-family affordable rental units.

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. The HRA worked with Sherman and Associates to acquire the land for the units with the CDBG funds at 8735 Portland Avenue South. The amount of CDBG expended was \$257,000. 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 completed lease up in the fall of 2009. Due to reduced CDBG grants, the City has not been able to fund this activity in recent years.

Homelessness and Other Special Needs Activities

Information in this section comes primarily from the Heading Home Hennepin Plan to End Homelessness and 2032 HUD Continuum of Care (COC) Application, and related documents. The City of Bloomington is part of the Hennepin County Consortium of Suburban Entitlement Communities.

The Heading Home Hennepin (HHH) Initiative (10-year plan) to End Homelessness, coordinates the implementation of a housing and service system to meet the needs of homeless individuals, families and unaccompanied youth in Hennepin County by engaging all public and private partners in this system. Annual HHH Initiative/CoC community meetings provide a forum for reviewing this system and for input on new and improved strategies for increasing effectiveness in meeting the needs of individuals and families. The 10-year Plan provides the framework, goals, and service and housing gaps which guide development of new and renewing services through Hennepin County's Consolidated Housing RFP, ESG planning and implementation, CoC funding, Family Homeless Prevention and Assistance Program (FHPAP) planning and implementation, and expansion of Long-term Homeless Group Residential Housing (GRH) and services.

1) One-Year Goals & Action Steps

i. Outreach

The Hennepin County Office to End Homelessness (OEH), which is responsible for implementing the HHH plan, has developed the following goals and action steps for outreach to engage homeless individuals, families and unaccompanied youth. *The Hennepin Housing Consortium will continue to support the following efforts of the Office to End Homelessness (OEH) as appropriate in suburban Hennepin County.*

- 1) Ongoing implementation of a 24/7, coordinated system of outreach to unsheltered people. In suburban Hennepin county outreach is done primarily by contact through

outreach workers at schools, police departments, domestic abuse shelters, emergency and youth service providers.

- 2) Increase medical outreach and access to primary care and mental health services.
- 3) Facilitate semi-annual Project Homeless Connect events.
- 4) Ongoing operation of Adult Opportunity Center to connect homeless
- 5) individuals to services and housing opportunities.
- 6) Ongoing operation of Youth Opportunity Center to connect
- 7) Homeless youth to services and housing opportunities.
- 8) The City of Bloomington and its HRA will continue to coordinate whenever possible the resources available to them with other programs to address the emergency shelter and transitional housing needs of homeless persons.

Targeted Outreach

Veterans:

- 1) Semi-annual Project Homeless Connect events sponsored by Hennepin County Office to End Homelessness.
- 2) Annual "Stand Down" for homeless veterans sponsored by Minnesota Assistance Council for Veterans (MACV).
- 3) Collaboration with Minneapolis VA Mental Health Homeless Programs and VISN Coordinator to provide outreach services 3-times/week at the Opportunity Center for Homeless Single Adults, 2-times/week at the Salvation Army Harbor Lights Shelter, and weekly at Sharing & Caring Hands and Simpson Shelters.
- 4) VA Mental Health Homeless Progs- "Front Porch Group" meets weekly to provide veterans information on its programs, outreach, transitional and HUD-VASH housing.
- 5) VA Mental Health Homeless Prog Mobile Outreach program.
- 6) In September 2012, the Minneapolis VA Health Care System opened its Community Resource and Referral Center in downtown Minneapolis.

Unaccompanied Youth:

- 1) Prevention & Rapid Exit services of Catholic Charities Hope Street, Project Offstreets, Teens Alone, Point Northwest, & suburban providers through Northwest Hennepin Human Services Council.
- 2) Outreach by Hennepin County's Youth Mental Health Outreach, Youth In-reach Worker for under age 25 youth at adult shelters, drop-in centers & family shelters, & the StreetWorks collaborative.
- 3) Increase number of youth outreach workers to suburban-area alternative schools. Housing opportunities & services by Hearth Connection, Avenues Host Homes for GLBT Youth, Host Homes for Suburban Youth, YouthLink housing, The Link housing, 24/7 Scattered-Site Housing (YMCA & The Bridge), & Portico Interfaith Housing Collaborative.
- 4) Self-support assistance & training by HIRED, The Link Transitional Living Program, & Summit Academy.
- 5) Service Delivery Improvement at annual Youth Connect events, the Youth Opportunity Center, & Youth Service Coordination meetings. Basic needs & services

by Oasis for Youth, Center of Hope & Compassion, Full Cycle, & Groveland Food Shelf for Youth.

6) Continue to enhance the Youth Opportunity Center's resources & coordination.

ii. Emergency Shelter & Transitional Housing Needs

In 2013 there were 2,006 shelter beds, 332 over-flow shelter beds and 1,062 transitional housing beds for single adults, families and unaccompanied youth in Hennepin County.

Hennepin County has a "right to shelter" policy that provides accommodation to shelter for any eligible family who needs it. This is one of only a few such shelter policies of its kind in the country. Because of this policy, Hennepin County does not have any family turn-aways. Hennepin County's existing Family Homeless Prevention & Assistance Program (FHPAP) helps rapidly re-house families that end up in shelter. Annually, over 91% of families served by the Rapid-Exit program do not return to county paid shelter within 12 months.

With the exception of expanding shelter and transitional housing beds for unaccompanied youth, and housing for homeless people with complicating chronic or severe health problems, there are no plans to increase the number of shelter or transitional housing beds. Instead, priority is placed on homelessness prevention; rapid re-housing from shelter; increasing the number of supportive housing units, especially for families and unaccompanied youth; and improving upon the existing centralized/coordinated assessment & intake system in place for families accessing publicly funded shelter & assistance.

The Hennepin County Consortium will continue to support the following efforts of the Office to End Homelessness (OEH) as appropriate in suburban Hennepin County.

- 1) Working with the U of M School of Design to plan an effective & comprehensive assessment system that includes all shelters, Rapid Exit system, housing/service providers.
- 2) OEH is working with statewide HMIS staff to create & revise assessment & data tools in HMIS to support coordinated assessment.
- 3) OEH along with staff in other Twin Cities metro continuum's of care & youth housing/service providers are meeting to recommend elements for these systems & tools to meet the unique needs & situations of youth;
- 4) Take steps to expand coordinated assessment & intake to all families with children (entering both the public & private sectors of the homeless services system) & incorporate this population into the whole coordinated system being implemented.
- 5) *The Hennepin County Consortium five-year housing goals include 11 emergency shelter beds (youth only.) Over the next year it's anticipated that up to 5 Youth Host Homes will open.*
- 6) *Brooklyn Avenues will be a 10 bed shelter and transitional housing program serving the northwest suburbs. Avenues will hire and seek reimbursement for staff time on an Overnight Youth Counselor. Funding from Brooklyn Park, Brooklyn Center and New Hope.*
- 7) *Over the next year, Community Action Partnership of Suburban Hennepin (CAPSH) will use FY2012 & 2013 Emergency Solutions Grant (ESG) funds to provide direct*

assistance and intense case management services to at least 50 households, or approximately 80 people.

iii. Transition to Permanent Housing & Independent Living

For people who are homeless the transition to permanent housing and independent living often begins with street outreach combined with the Housing First Model or rapid exit (re-housing) from emergency shelter. As of January 2014, there were 1,039 households housed through Hennepin County's Housing First Collaborative. Many of them were chronically homeless. Annually, over 91% of families served by the Rapid-Exit program do not return to county paid shelter within 12 months

Hennepin County has a "right to shelter" policy that provides accommodation to shelter for any eligible family who needs it. This is one of only a few such shelter policies of its kind in the country. Because of this policy, Hennepin County does not have any family turn-aways. Hennepin County's existing Family Homeless Prevention & Assistance Program (FHPAP) helps rapidly re-house families that end up in shelter.

To help ensure housing opportunities are available;

- 1) *The Hennepin County Consortium five-year housing goals include 236 beds/units of permanent supportive housing.*
- 2) *The City of Bloomington will continue its efforts to combat homelessness in a variety of ways, including:*
 - 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 about affordable housing.
 - The organization and administration of the Rental Collaborative to encourage Section 8 landlord participation in rent assistance programs.
 - 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.

Further, the Hennepin County Consortium will continue to support the following efforts of the Office to End Homelessness (OEH) as appropriate in suburban Hennepin County.

Existing transitional housing programs are designed to help people transition from homelessness to some type of permanent housing. Annually, HUD-COC funded programs are evaluated to assess outcomes against goals for the percent of people that exit to some type of permanent housing. The current HUD goal is 65%. Historically, programs in Hennepin County have exceeded this HUD goal. Last year 76% of people that left a transitional housing program moved to permanent housing.

To maintain or exceed the current outcome, over the next year, the OEH Heading Home Hennepin Housing Committee will work with transitional housing programs to:

- 1) Assist clients in fully utilizing opportunities for financial assistance, education, job training, employment services, health & other services to increase their skills and income to support greater self-determination and housing choice.
- 2) Assist clients to access safe, affordable permanent housing in a community of their choice & offer follow-up services as needed.
- 3) Facilitate funding applications by eligible organizations for capital and rental subsidies to expand the supply of affordable supportive and affordable housing units.
- 4) Encourage improved housing outcomes through enhanced program evaluation, training & other methods.

Shortening the period of time that people experience homelessness:

- 1) Comprehensive Rapid Exit from Shelter services are provided within 7-days of entering shelter to individuals and families.
- 2) Emergency shelters in Hennepin County that participate in Minnesota's Homeless Management Information System (HMIS), information on the length of time in shelter is captured and tracked. The Office to End Homelessness plans to take steps over the next 12 months to encourage and assure greater participation of shelters in HMIS.
- 3) Hennepin County's Family Homeless Prevention and Assistance Program (FHPAP) also measures the number of households that re-enter shelter within 12 months of exit from FHPAP programming. Once a household is enrolled in FHPAP, providers track how long it takes from a household's FHPAP entry date to the date the household receives housing. Tracking both the length of homelessness prior to program entry and the length of time it takes to obtain housing once enrolled in FHPAP gives providers a more comprehensive picture of the household's overall length of homelessness.
- 4) Hennepin County also tracks any return to shelter for households housed & served by locally funded providers.

Stable sources of income, through cash and non-cash benefits including earned income, are important to creating and maintaining permanent housing stability and independent living. Annually, HUD-COC fund programs are evaluated to assess the percentage of participants that exit the program with these benefits.

Over the next year work will continue to increase the percentage of participants in HUD-COC funded programs who receive mainstream benefits by continuing to target training to program staff on various types of benefits. One example is the quarterly training on SOAR benefits that's currently done. Other training is regularly done on various types of disability benefits and Veteran's benefits.

Veterans & Unaccompanied Youth-

The Heading Home Hennepin Plan and Continuum of Care identify goals and actions to assist homeless veterans and unaccompanied youth make the transition from homelessness to permanent housing and independent includes the following;

Veterans:

- 1) Semi-annual Project Homeless Connect events sponsored by Hennepin County Office to End Homelessness.
- 2) Annual "Stand Down" for homeless veterans sponsored by Minnesota Assistance Council for Veterans (MACV).
- 3) Collaboration with Minneapolis VA Mental Health Homeless Programs and VISN Coordinator to provide outreach services at the Opportunity Center for Homeless Single Adults, the Salvation Army Harbor Lights Shelter, and at Sharing & Caring Hands and Simpson Shelters.
- 4) VA Mental Health Homeless Programs- "Front Porch Group" open to the public meets weekly to provide veterans information on its programs, outreach, transitional and HUD-VASH housing.
- 5) VA Mental Health Homeless Program Mobile Outreach program.
- 6) The newly opened Minneapolis VA Health Care System Community Resource and Referral Center in downtown Minneapolis.
- 7) Create new transitional and supportive housing opportunities targeted to veterans.

Unaccompanied Youth:

- 1) Prevention & Rapid Exit services of Catholic Charities Hope Street, Project Offstreets, Teens Alone, Point Northwest, & suburban providers through Northwest Hennepin Human Services Council.
- 2) Outreach by Hennepin County's Youth Mental Health Outreach, Youth In-reach Worker for under age 25 youth at adult shelters, drop-in centers & family shelters, & the StreetWorks collaborative.
- 3) Housing opportunities & services by Hearth Connection, Avenues Host Homes for GLBT Youth, Host Homes for Suburban Youth, YouthLink housing, The Link housing, 24/7 Scattered-Site Housing (YMCA & The Bridge), & Portico Interfaith Housing Collaborative.
- 4) Self-support assistance & training by HIRED, The Link Transitional Living Program, & Summit Academy. Service Delivery Improvement at annual Youth Connect events, the Youth Opportunity Center, & Youth Service Coordination meetings. Basic needs & services by Oasis for Youth, Center of Hope & Compassion, Full Cycle, & Groveland Food Shelf for Youth.
- 5) The CoC will continue these efforts & anticipates new opportunities by the Housing First Partnership. The Youth Opportunity Center's resources & coordination will continue to be enhanced.
- 6) Hennepin County was selected as one of 9 jurisdictions nationally to conduct a special Homeless Youth Count in January 2013 Point-In-Time Count, bringing several stakeholders to the table to enhance our understanding of youth homelessness.
- 7) The City of Bloomington and its HRA are supportive of the new Oasis for Youth initiative in Bloomington. This new non-profit serves homeless youth within the City, providing support services, emergency and long-term housing.

iv. Prevention Among Individuals & Families

Prevention of homelessness is a high priority in the Heading Home Hennepin Plan to End Homelessness and a critical component in the County's Continuum of Care. The following goals are included in current plans and priorities:

- 1) Include Homeless Prevention assistance and services in ESG plans. *To support this goal, approximately \$107,000 of 2013 Emergency Solutions Grant (ESG) funds will be used for homeless prevention services and financial assistance over the next year. Approximately 25 households will be assisted.*
- 2) Expand Hennepin County's Family Homeless Prevention Assistance Program for single adults, youth, and families with children.
- 3) Adopt a zero tolerance policy for discharging people from public systems into homelessness.
- 4) Increase conflict resolution and other services for at-risk youth and their families.
- 5) Prevent and end homelessness for refugee individuals and families.
- 6) Align Emergency Assistance funds and Emergency General Assistance funds with other homelessness resources.
- 7) Preserve existing affordable housing and increase the number of units & beds that are affordable to households at or below 30% of AMI.
- 8) Mitigation of foreclosure impact through prevention and remediation.

A. Discharge from Publically-funded Institutions

Foster Care: Hennepin County Human Services & Public Health Dept (HSPHD) approved a "Transition Policy and Protocol for Youth Ages 16 and Over in Foster Care." (6-19-09) The policy, consistent with State mandated policies, applies to all children in placement where HSPHD is legally responsible for the care & placement of the child. This policy assures that transition &, when appropriate, independent living planning is completed for each youth in the care of HSPHD, including plans for appropriate housing & employment options. State policy mandates that the agency assures that "the child has obtained affordable housing with necessary supports, which does not include a homeless shelter" and that the youth can petition to remain in foster care until age 21. Therefore, HSPHD case managers & contracted youth service & housing providers work to transition these youth into appropriate housing. Existing protocols ensure that people are not discharged from publically-funded institutions or systems of care directly into HUD McKinney-Vento homeless assistance programs.

Health Care: Hennepin County's Adult Discharge Policy & Planning Coordinator works with the Social Work Manager at Hennepin County Medical Center (HCMC) to assist patients who were homeless prior to being admitted find appropriate housing prior to discharge. Discharged patients with minor medical recuperation needs are referred to SA Harbor Lights medical respite facility. Case Managers work with many of these patients to move into permanent housing with Group Residential Housing subsidies. The Hennepin Health program (Accountable Care Organization) works with County Human Services to address post-discharge housing & service needs of homeless persons with chronic or major medical

needs to stabilize housing & prevent re-hospitalization. With a “Money Follows the Person” grant, MN plans to transition about 2,000 people from health care facilities to the community. Existing protocols ensure that people are not discharged from publically-funded institutions or systems of care directly into HUD McKinney-Vento homeless assistance programs.

Mental Health Care: Protocol is in place to prevent discharging people to a shelter or streets from a state regional mental health facility. Per state mandate all persons committed to any treatment facility are assigned a mental health case manager through the home county of the person discharged. Discharge planning begins during the commitment process & continues through discharge. Housing stability remains a part of the treatment plan after discharge. The case manager assists in locating appropriate housing. Hennepin County's Adult Discharge Policy & Planning Coordinator works with the Adult Discharge Planning Committee to develop & implement appropriate protocols for homeless patients discharged from the Hennepin County Medical Center and publically supported residential treatment facilities. The Mental Health discharge protocol will help ensure that people are not discharged from publically-funded institutions or systems of care directly into HUD McKinney-Vento homeless assistance programs.

Corrections: Minnesota Dept of Corrections (DOC) completes intake on entry & assesses eligibility for county services & income supports. For those homeless upon entering, a correctional officer will coordinate with County personnel for housing search assistance. Hennepin County's Adult Discharge Policy & Planning Coordinator works with the Transition Coordinators for County Corrections Dept. & MN DOC, MN Dept. of Human Services-At Risk Adults Network, DOC Re-Entry Coordinator, DOC Transition Coalition Group, MN Comprehensive Offender Reentry Plan,& Amicus. To facilitate Hennepin County discharges & prevent homelessness, a community-based Discharge Planning Collaborative group works to better align resources & coordinate services & available housing. The Discharge Planner & other representatives of the CoC also attend Re-entry resource fairs at state correctional facilities with information on CoC resources. Existing protocols ensure that people are not discharged from publically-funded institutions or systems of care directly into HUD McKinney-Vento homeless assistance programs.

B. Receiving Assistance from Public & Private Agencies

Stable sources of income, through cash and non-cash benefits including earned income, are important to creating and maintaining housing stability and independent living.

- 1) Each HUD-COC funded program has specialized staff whose primary responsibility is to identify, enroll, and follow-up with homeless persons on participation in mainstream programs. In addition, HMIS is used to screen eligibility for mainstream benefits.
- 2) Providers supply transportation assistance to clients to attend mainstream benefit appointments, employment training, or jobs.

- 3) Providers use a single application form for four or more mainstream programs and staff systematically follow-up to ensure mainstream benefits are received.
- 4) HUD-COC fund programs are evaluated annually to assess the percentage of participants that exit the program with these benefits.
- 5) Over the next year work will continue to increase the percentage of participants in HUD-COC funded programs who receive mainstream benefits by continuing to target training to program staff on various types of benefits. One example is the quarterly training on SOAR benefits that's currently done. Other training is regularly done on various types of disability benefits and Veteran's benefits.

2) Activities Addressing Housing & Supportive Service Needs of Persons with Special Needs

The Hennepin County Consortium 2010-14 Five-Year Plan identified a goal for 175 units to meet the supportive housing and service needs of non-homeless persons with special needs including; frail elderly, severe mental illness, developmentally disabled, physically disabled, persons with alcohol/other drug addictions and, persons with HIV/AIDS.

As of June 30, 2012 thirty (30) housing units have been created. Nine (9) for persons with mental illness and twenty-one (21) for developmentally disabled persons.

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. In addition, the City, through its Human Services Division, actively reaches out to serve any homeless persons in the City. This includes assessments and connections to services and emergency housing.

The City of Bloomington and the Bloomington HRA have been working to provide affordable housing to large families through its Assisted Housing and Rental Homes for First-Time Home Buyers Programs. The HRA operates 20 project-based Assisted Housing units and 21 Rental Homes, for a total of 41 three-bedroom units.

The HRA has contributed funds to Cornerstone, a provider of services and housing to victims of domestic abuse who are homeless. The HRA assisted with the development of their new shelter and service facility. In addition, the HRA has project-based 10 Section 8 Vouchers in Cornerstone units for long-term housing for families who are victims of domestic abuse and are homeless.

The City of Bloomington and its HRA will continue to coordinate whenever possible the resources available to them with other programs to address the emergency shelter and transitional housing needs of homeless persons.

Another issue of homelessness is a lack of services offered to low/moderate income persons. Each year the City funds in excess of \$130,000 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 of Bloomington through its HRA, provided in 2006, \$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 a total of \$600,000 in a combination of CDBG and HRA funds in 2008. The Crossings of Valley view is made up of 50 new affordable rental units, including 4 homeless units.

The City does not anticipate funding additional emergency shelter or transitional housing programs to assist in the transition to permanent housing and independent living or ending chronic homelessness in the 2014/2015 program year due to limited resources.

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 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 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's The Meadows (development name) or Tasks Unlimited's supportive housing.
- The HRA has worked with Cornerstone Advocacy Group to construct a new facility in Bloomington to provide services and counseling to victims of domestic violence. 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 was made available for public comment 30 days prior to going before the Hennepin County Board for a public hearing. The Bloomington City Council held a public hearing on March 17, 2014 for approval of the plan and no public comments were received.

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.

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.

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 50 affordable tax credit apartments, the Crossings at Valley View.

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 \$130,000 in funding. The primary source of these public service funds is the City's own General Fund.

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 2008 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.BloomingtonMN.gov keywords: Comp Plan 2008. 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, nearly 20 percent of Bloomington's heads-of-

household are 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 2010 data, 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 (22.27% of population within tract) and Black/African (21.11%) showed the greatest concentration in that area.

Other groups such as Asians (7.50%) 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 (.65%) 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 2010 \$60,150 per census data.

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 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 a 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
FY 2014

ACTIVITY	GOALS	INPUTS	ACTIVITIES	OUTPUTS	OUTCOMES
Single Family Rehabilitation Program	<ul style="list-style-type: none"> ▪ Preserve existing housing stock ▪ Increase property value ▪ Improve neighborhood stability 	<ul style="list-style-type: none"> ▪ \$279,321 ▪ \$400,000 of program income ▪ 100% of staff time ▪ Facilities ▪ Equipment 	<ul style="list-style-type: none"> ▪ Intake/application review ▪ Initial inspection ▪ Prepare Work write-up ▪ Underwrite loans ▪ Loan approval ▪ Progress inspections ▪ Close loan w/final payment 	<ul style="list-style-type: none"> ▪ 35 homes rehabilitated ▪ Amount of funds expended 	<ul style="list-style-type: none"> ▪ Increase the number of homes that are standard ▪ Improved quality of living for recipients ▪ Revitalization of the neighborhoods
Household and Outside Maintenance for Elderly Program	<ul style="list-style-type: none"> ▪ Allow senior citizens to remain in their home for a longer period of time ▪ Provides household chore assistance to seniors ▪ Preserve housing stock 	<ul style="list-style-type: none"> ▪ \$20,000 ▪ 100% of staff time for sub recipient ▪ Equipment 	<ul style="list-style-type: none"> ▪ Accept application ▪ Verify income ▪ Review work that is needed ▪ Coordinate work to be completed ▪ Check progress ▪ Make final payment to maintenance person 	<ul style="list-style-type: none"> ▪ 100 unduplicated households assisted 	<ul style="list-style-type: none"> ▪ Maintain condition of homes ▪ Maintain condition of neighborhood ▪ Improve quality of living for recipients ▪ Allow recipients to remain in home

ACTIVITY	GOALS	INPUTS	ACTIVITIES	OUTPUTS	OUTCOMES
Lead Abatement	<ul style="list-style-type: none"> ▪ Abate lead paint in all homes assisted with CDBG funds through the rehabilitation program ▪ Abate lead in rental property units where a Section 8 voucher recipient resides 	<ul style="list-style-type: none"> ▪ \$25,000 ▪ Approximately two hours of staff time per each approved rehabilitation applicant ▪ Approximately ½ hour of staff time for each Section 8 reimbursement 	<ul style="list-style-type: none"> ▪ Process loan application for CDBG rehabilitation program ▪ Determine if home is pre-1978 ▪ Coordinate lead inspection ▪ Incorporate lead test into work write up ▪ Progress inspection ▪ Close loan/make payment 	<ul style="list-style-type: none"> ▪ 27 homes cleared of lead paint hazards ▪ As requested, purchase lead inspections and clearance testing for rental property owners participating in the Section 8 Program. 	<ul style="list-style-type: none"> ▪ Increase the number of homes with no lead based paint hazards ▪ Increase the number of subsidized rental units with no lead hazards.

ACTIVITY	GOALS	INPUTS	ACTIVITIES	OUTPUTS	OUTCOMES
Administration	<ul style="list-style-type: none"> ▪ Provide oversight and coordination of program 	<ul style="list-style-type: none"> ▪ \$90,000 ▪ Equipment ▪ Facilities ▪ 50% of staff FTE 	<ul style="list-style-type: none"> ▪ Prepare Action Plan ▪ Prepare CAPER ▪ Hold public hearings ▪ Monitor compliance ▪ Request funds 	<ul style="list-style-type: none"> ▪ 35 homes rehabilitated ▪ All \$397,782 of funds expended ▪ 100 unduplicated households served with H.O.M.E Program ▪ 27 homes abated of lead paint hazards 	<ul style="list-style-type: none"> ▪ Successfully achieve outputs from individual activities for the program year
Fair Housing	<ul style="list-style-type: none"> ▪ Provide education, training and enforcement of fair housing issues 	<ul style="list-style-type: none"> ▪ \$5,000 ▪ Hennepin County Consortium staff coordination 	<ul style="list-style-type: none"> ▪ Coordinate with Consortium to address AI Action Plan ▪ Provide education of fair housing issues ▪ Provide enforcement of fair housing 	<ul style="list-style-type: none"> ▪ Number of actions from AI addressed ▪ Number of agencies/people educated ▪ Number of people receiving housing due to enforcement/education 	<ul style="list-style-type: none"> ▪ Increase the number of people educated about fair housing issues ▪ Increase the number of people being housed that would not otherwise have received housing

Table 3B

Annual Housing Completion Goals

Grantee Name: Bloomington HRA Program Year: 2007	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
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"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)						
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"/>
Total Sec. 215 Affordable Rental			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)						
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	35		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
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"/>
Total Sec. 215 Affordable Housing			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS						
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"/>
Total Annual Housing Goal	35		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>