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Crawford Apartments Faces Next Phase of City Action to Ensure Resident Safety and Supportive Housing Standards

Bloomington, Ind. – The City of Bloomington is advancing enforcement efforts at Crawford Apartments—a Permanent Supportive Housing complex designed to serve individuals exiting unsheltered homelessness—after Continental and Beacon failed to complete a required compliance checklist by the August 1 deadline. This omission constitutes a breach of contract, compounding prior violations and reinforcing the need for intervention to protect health, safety, and the site's long-term viability.

In alignment with the City's principles and legal agreements and obligations to federal partners, the City continues to pursue all available avenues to bring the property into full compliance with local and federal standards. While the physical conditions of the units remain a critical concern, equally as essential is the development and delivery of a robust supportive services plan—a non-negotiable element for maintaining long-term habitability and Title 16 compliance as it relates to Crawford I and II. Without these services, even the most well-maintained units cannot meet the full intent of Permanent Supportive Housing and are vulnerable to repeated damage and deterioration. The current enforcement action addresses both components: the continued noncompliant physical conditions of the property and the insufficient delivery of services necessary to support residents.

Crawford Apartments' structural, behavioral, and staffing challenges predate the current administration. That said, since April 2024, the Thomson administration has actively engaged with the property owner and service provider to identify corrective actions, discuss grant

opportunities, and outline a path to compliance. The efforts have included multiple meetings, site inspections, technical support, and formal communications to restore standards.

While the property has not yet reached full compliance, Continental Management has made notable progress in reinvesting in building and unit repairs. Additionally, Beacon has recently implemented resident meetings and weekly in-home case management for residents to deepen housing fidelity. Despite these efforts—and a formal suit filed in June 2025—the August 1 cure deadline was missed. The City reiterated its expectations in follow-up communication and convened a multi-agency meeting with Continental, Beacon, and Cinnaire on August 5 to review outstanding obligations and determine next steps.

In addition to legal steps, the City of Bloomington has communicated directly with the Beacon Board of Directors by letter, calling attention to the expectations agreed upon by all parties.

In response, Mayor Kerry Thomson issued the following statement:

“The City of Bloomington has been clear: we want Crawford to succeed as a physical structure and as a place where people can heal and stabilize. When the services meant to aid and empower residents are weak or missing, the outcomes are predictable: units are damaged, residents are failed, and the cycle repeats.

“Unfortunately, we are now in a position where further delays deepen the consequences. We have a contractual obligation to our federal partners to meet and maintain standards. Failing to do so doesn’t just jeopardize one project—it puts future funding and partner agencies at risk. That is not a gamble we are willing to take.

“There is still a path forward and it requires every partner to take ownership of their role and responsibility. And, *our* responsibility is first and foremost to the residents.

“We believe in the promise of supportive housing. Bloomington must uphold its commitment to those exiting unsheltered homelessness. We can no longer separate the condition of the units from the presence or absence of supportive services. It is all connected.

“We owe it to residents, to future housing efforts, and to our community as a whole to ensure this model works. Given the complexity of the challenges at Crawford, continued collaboration remains vital, and we appreciate the ongoing efforts of all partners who invest in meaningful change that uplifts those who call Crawford home.”

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