



HOPE ON THE HORIZON

2021 ALL THINGS
HOUSING REPORT



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All Things Housing

2021 was another important year in Bloomington's housing continuing the trends of the last several years. During the second year of the COVID 19 Pandemic unemployment has rebounded, the value of single family homes continues to increase significantly, and despite supply chain issues several multifamily buildings were under construction or completed. Bloomington's population continues to grow due to slight uptick in household size and new unit creation. Residents continue to become more diverse in race, ethnicity, and age. It is important that Bloomington encourages construction of a variety of housing types to accommodate the diversifying population.

The following report captures the most recent data related to housing and demographics. The sections of the report include:

- Demographics
- Existing Housing
- Housing Affordability
- HRA Programs
- New Development
- What's Next



BLM.MN/HRA



HOPE ON THE HORIZON

DEMOGRAPHICS

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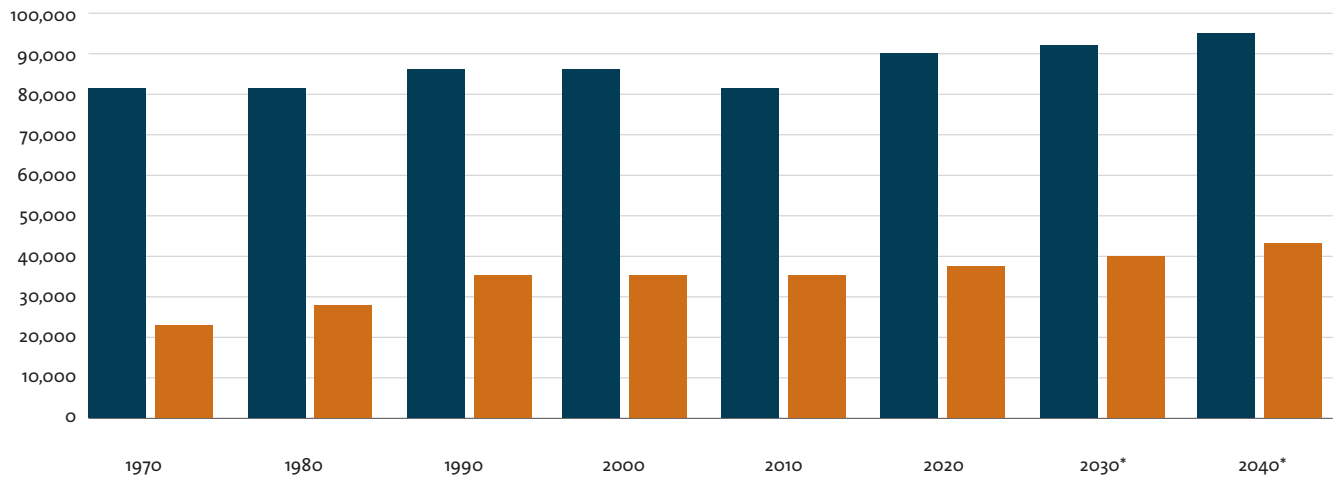


DEMOGRAPHICS

Population

The City of Bloomington continues to grow. In 2020 Bloomington had 89,987 residents. With five multifamily projects opening since the Decennial Census count Bloomington's population has likely surpassed 90,000 residents. The average household size in 2020 was 2.36 which is less than two thirds the size of the average household in 1970 but slightly higher than 2010.

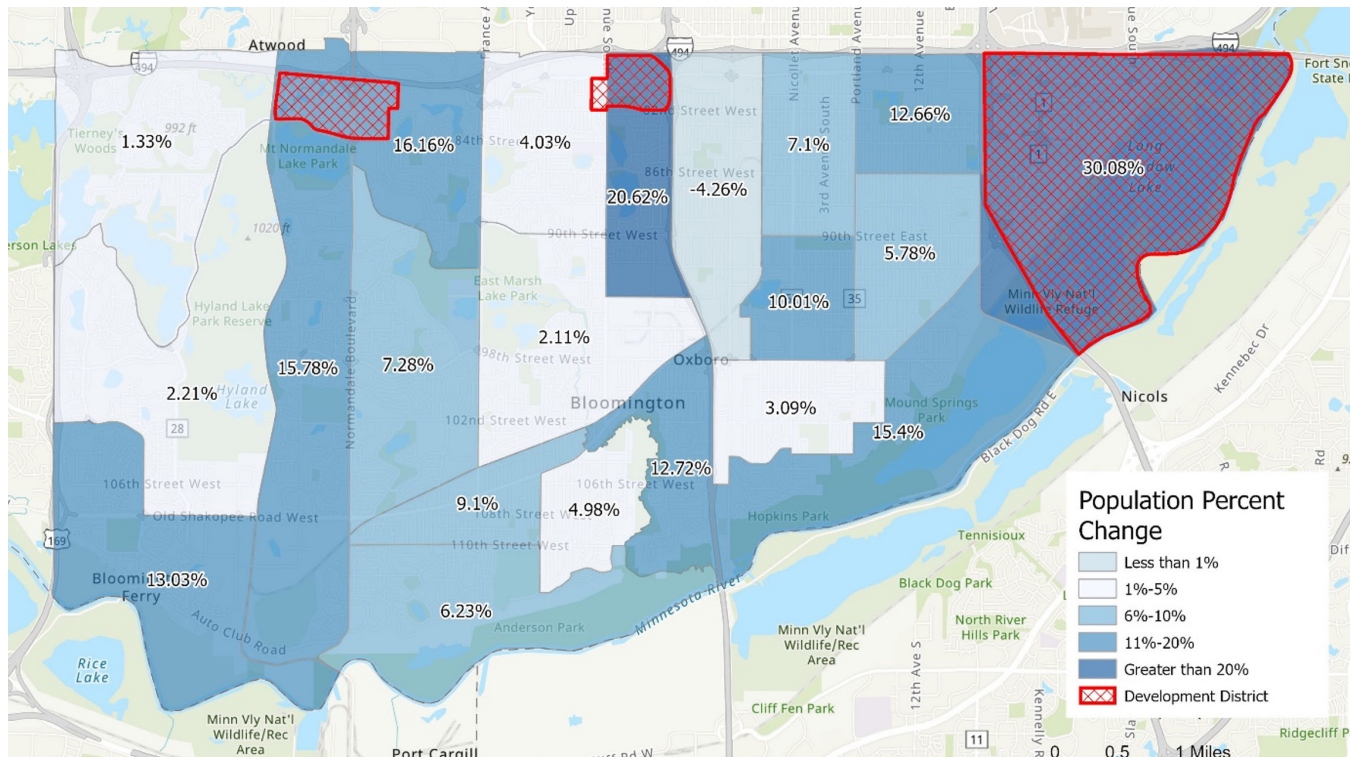
Population and Households



* Forecasted population growth

Source: U.S. Census Bureau Decennial Census, Met Council Forecasts

As expected, most population growth has occurred in Bloomington's three development districts. About two third of Bloomington's population growth is forecasted for the three development districts, South Loop Development District, Penn American Development District and Normandale Lake Development District.

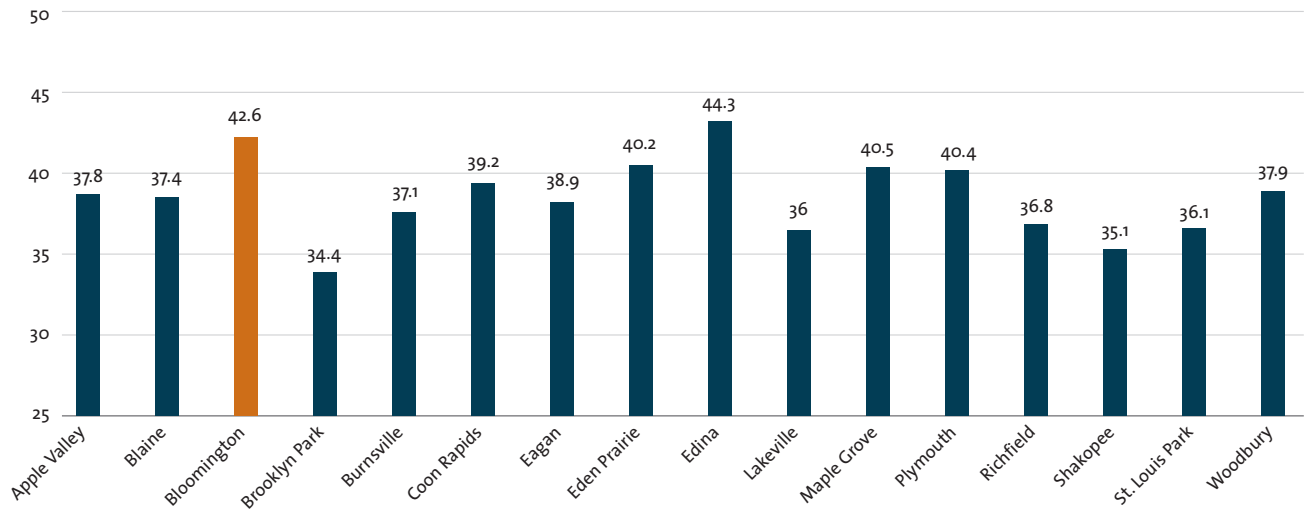


Bloomington’s relatively small household size, 2.36 compared to regional 2.55 people per household, is not surprising. Bloomington’s median age is 42.6 which is five years older than the metro region. The population over 65 makes up about 20% of total population which is 6% higher than the metro region. These older households are smaller, one and two person households, compared to young families with children. However, with more units being produced and modest increase in household size Bloomington’s population is forecasted to continue to see population growth over the next 20 years.

Age

Bloomington has been and remains older than the County and Metropolitan Region. The median age in Bloomington is 42.6 which is slightly higher than 10 years ago at 41.4 years old. When compared to 15 peer cities (based on size or geographic location) Bloomington is also older. Of the comparison cities, only Edina has a higher median age.

Median Age



Source: US Census Bureau American Community Survey 5 Year Estimates 2020

¹US Census Bureau American Community Survey 5 Year Estimates 2020 Table S0101

²US Census Bureau American Community Survey 5 Year Estimates 2020 Table S0101

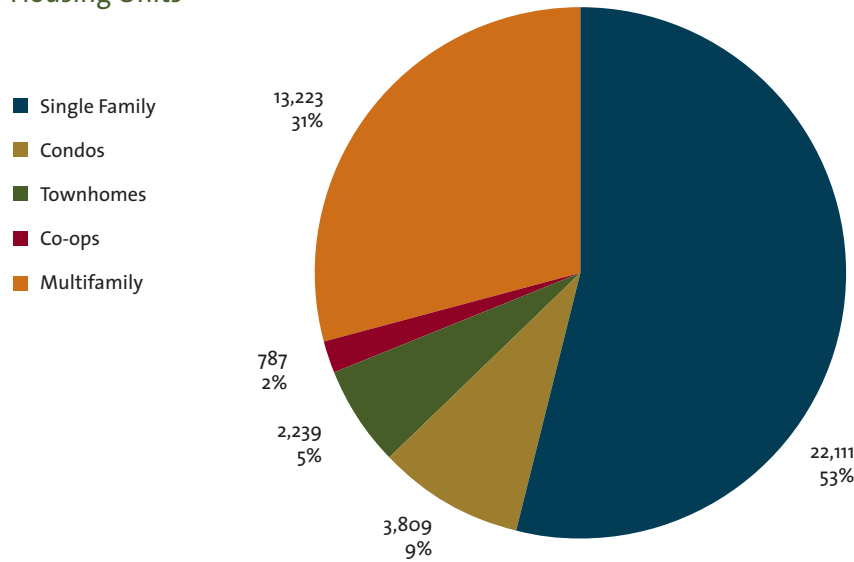
³US Census Bureau American Community Survey 5 Year Estimates 2020 Table B25012

Bloomington’s youth population, under 18 years old, is about 20%, which is about 3.5% lower than the metro region. Households with children are distributed evenly among renters and owners at about 25% of households.

Race/Ethnicity

Bloomington continues to diversify in race and ethnicity. In 1970 the Black Indigenous and People of Color (BIPOC) population in Bloomington was about 1% whereas today it is about 32%.

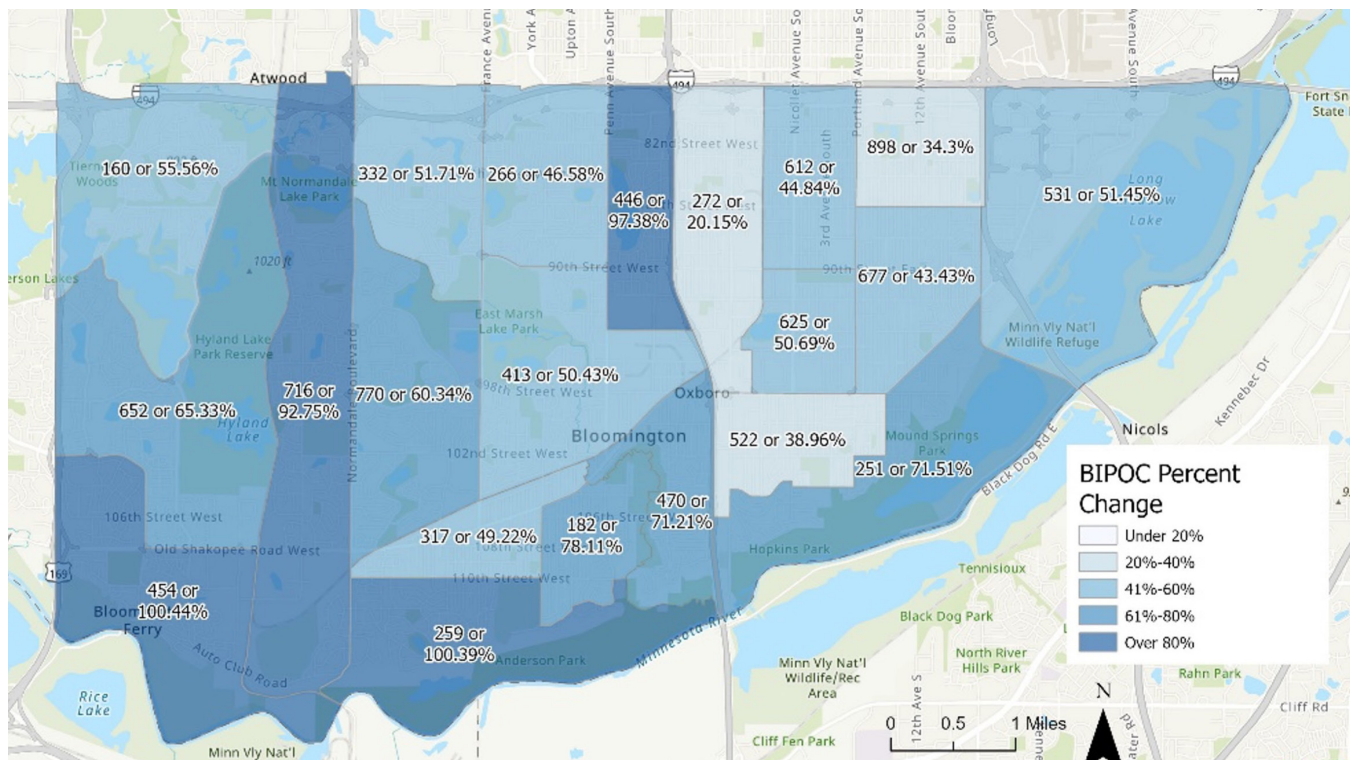
Housing Units



Source: US Census Bureau Decennial Census Redistricting Data

One factor in Bloomington’s increase in population is household size. Bloomington’s BIPOC population’s average household size is 3.7 compared to the White Non-Hispanic household size which is about 2.1. This is an important factor when looking at new unit developed and matching unit size with housing need.

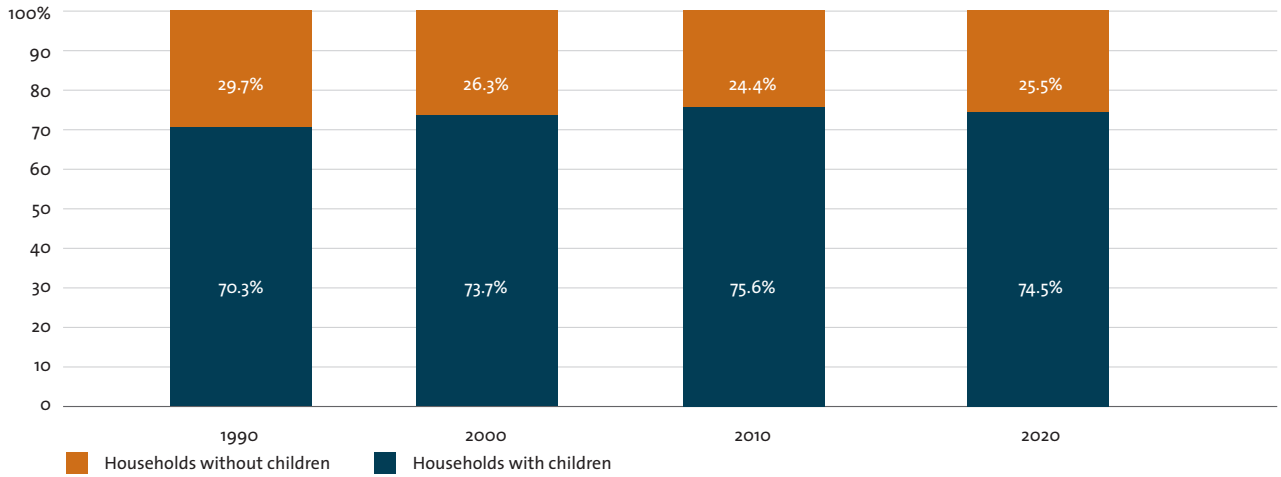
Bloomington’s BIPOC population growth is found throughout the city. All census tracts saw increase in BIPOC population. Some census tracts saw over a 100% growth in BIPOC population as shown in the following map.



Households with Children

Bloomington has been consistent in recent years in percentage of households with children. About a quarter of Bloomington households have children under 18. Renter households and owner occupied households have similar rates for households with children at 24.7% and 25.8% respectively. Having units with additional bedrooms is important to addressing the needs of families in Bloomington.

Percent of Households with Children



Source: US Census Bureau Decennial Census and 2020 American Community Survey 5 Year Estimates 2020

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EXISTING HOUSING

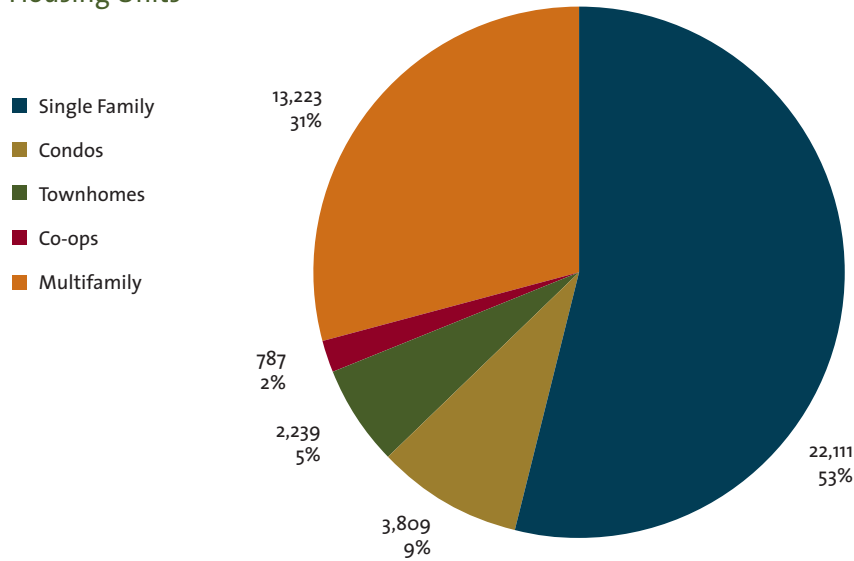
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EXITING HOUSING

Bloomington has over 40,000 housing units. Units can be in single family homes, two family homes, townhomes, multifamily, condominiums and cooperative living. Of the occupied households in Bloomington about 65% are owner occupied and the remaining 35% are renter occupied. The mix of unit types is found in the chart below.

Housing Units

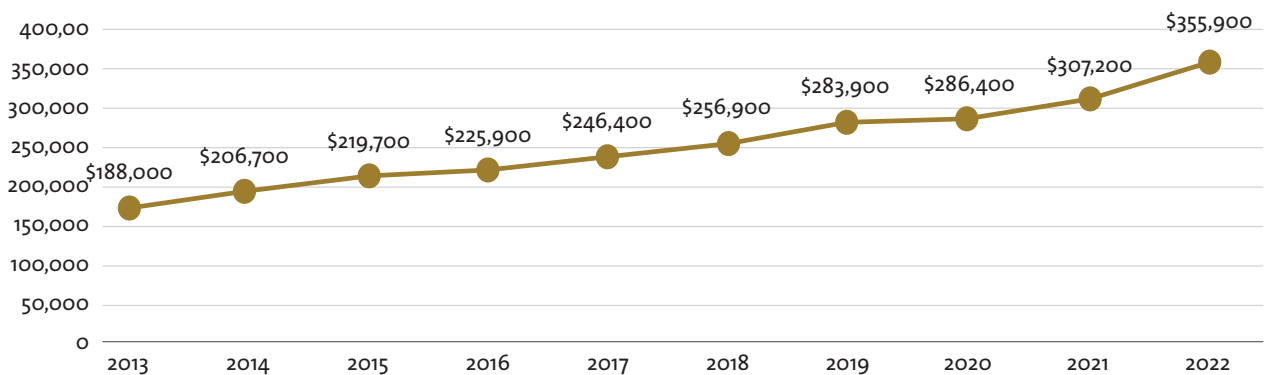


Source: Bloomington Assessing Report 2022

Ownership

Ownership in Bloomington spans the spectrum from single family, two family, townhomes, and condominiums. The predominant owner occupied unit is single family with 20,447 owner occupied single family homes. The median value of single-family homes in Bloomington has risen to \$355,900 a 16% increase in the last year.

Median Value



Source: Bloomington Assessing Report 2022

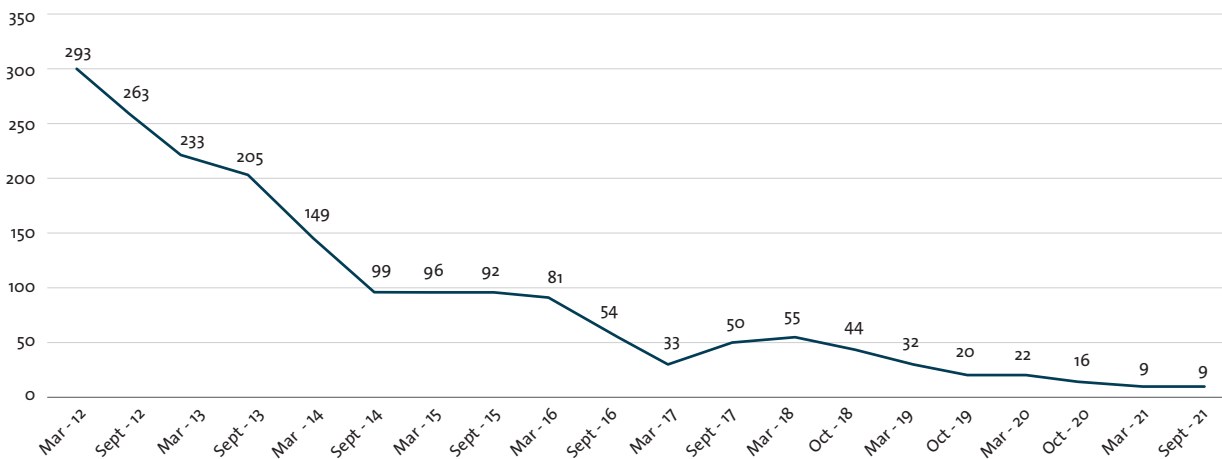
Single family homes are not unique in this value growth, all owner-occupied units have been in high demand in recent years. This demand has increase property values across the board. Sales prices continue to climb further supporting this demand in housing. The median sales and number of sales can be found in the table below. Factors such as home size, location, age and condition of home all influence the value and sales price of a home.

Property Type	Number of Sales	Median Sales Price	Median Appraised Value	2021 to 2022 Value Change
Single Family	865	\$374,400	\$355,100	16.6%
Condominiums	216	\$200,000	\$191,600	7.8%
Townhomes	138	\$278,000	\$259,500	13.1%
Two Family	12	\$499,500	\$473,200	18.5%
Zero Lot Line	12	\$280,000	\$261,800	22.1%
Total	1,243	\$346,400	\$330,500	15.1%

Source: Bloomington Assessing Report 2022

Despite increases in property values foreclosure rates in Bloomington remain low. The City has been tracking foreclosures since the housing market bubble of 2008. Foreclosures peaked in 2012 and have dropped from a rate of 1.25% to 0.04% in March 2021.

Bloomington Foreclosure Sales in Preceding 12 months



Renter

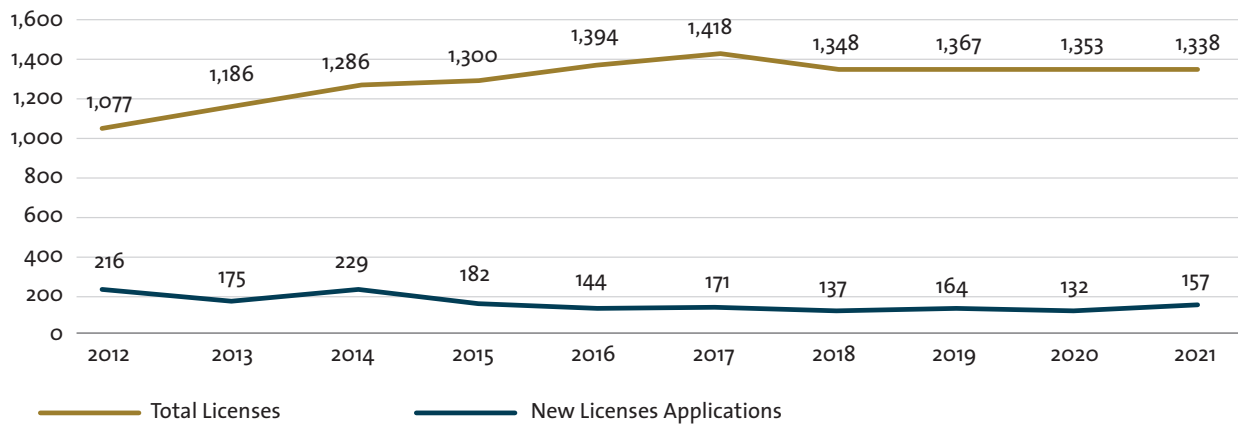
The largest increase in rental housing units was in multifamily apartments. Nine new multiple-family buildings at six properties with 896 dwelling units opened in 2021 and early 2022: an increase of 7.7% multiple-family rental units. Furthermore, an addition 992 units are planned and expected to open soon.

CITY OF BLOOMINGTON, MINNESOTA

License multi-family buildings & units (apartments & 4-plexes)	468 buildings	12,608 units
License single family dwellings (houses, condos, & townhomes)		1,338
Licensed duplex buildings & units	189 buildings	286 units
Group housing buildings & beds	29 buildings	374 beds
New single family license applications (including the 1,338 end of year total)		157
Rental housing complaints investigated		617

While the overwhelming majority of rental units are found in multifamily apartment buildings, with almost 90% of units, there has been a large increase in single family rental units. The chart below shows the increase over time. In the last year 157 new applications for single family homes were submitted, however 172 licenses were inactivated. The main reason for inactivation is because a home is sold to a new owner intending to occupy the unit. This is likely due to the increase in market value which maximizes the return on investment for property owners who rent their units.

Single-Family Rental Licenses



Source: Bloomington Licensing

Increasing Rent

In 2021 the vacancy rate has shifted to healthy 6.1% from 2.3% a year earlier. This is largely a result of new units coming on line. However, rent continues to increase. The average annual increase in rent was 5.6% with two bedroom average rent increasing the most at 7.2%. Average rent for unit size can be found below.

Unit Size	Average Rent 2021
Studio	\$1,037
One Bedroom	\$1,165
Two Bedroom	\$1,379
Three Bedroom	\$1,652
Total	\$1,268

Source: Composite of Marquette Advisors and Co-Star data

Bloomington average rents are comparable to the regional average. The average rents are within 5-10% of the regional average. While new units generally have a higher average rent, movement in the market, and encourage rent restricted unit grow help keep Bloomington affordable for rents.

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HOUSING AFFORDABILITY

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HOUSING AFFORDABILITY

When a household pays more than 30% of the income on housing (rent/mortgage and utilities) they are considered housing cost burdened. When more than 30% of your income goes to housing you are forced to make difficult decisions when paying for other necessities such as food, health care, and transportation. There are two components to housing cost burden, household income and cost of housing.

What is affordable in the Twin Cities

Bloomington, because of its size and proximity to the urban centers largely aligns with regional pressure on income and housing costs. The Department of Housing and Urban Development (HUD) provide Bloomington with what is considered affordable housing costs for households in the Minneapolis-St. Paul- Bloomington Metropolitan Region. The following are considered acceptable rent in 2021 for a family of four based on their income in relation to the Area Median Income (AMI) of \$104,900.

Number of Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	\$550	\$918	\$1,101	\$1,468
1 Bedroom	\$590	\$984	\$1,180	\$1,574
2 Bedroom	\$708	\$1,181	\$1,417	\$1,889
3 Bedroom	\$817	\$1,363	\$1,635	\$2,180
4 Bedroom	\$912	\$1,521	\$1,825	\$2,433

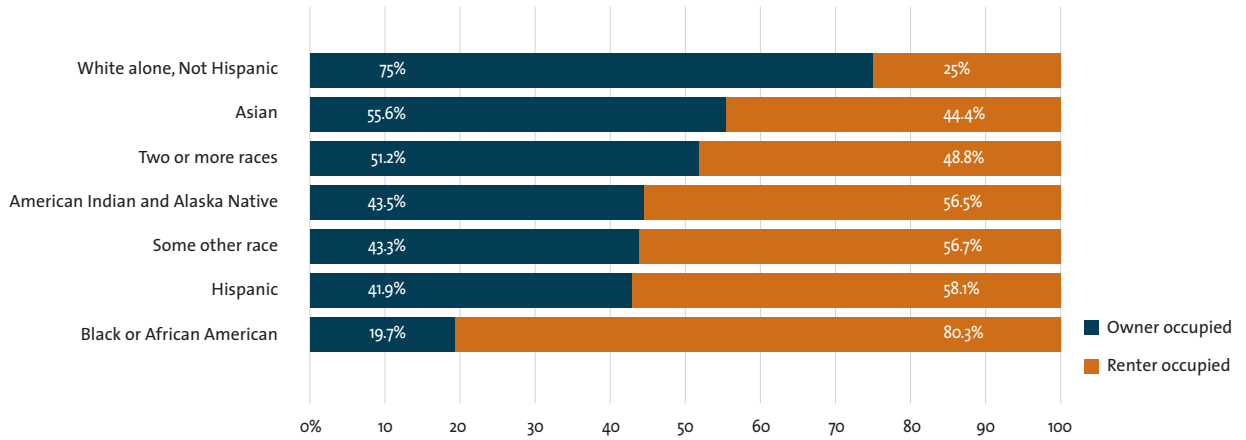
Affordable home ownership in 2021 for the region starts at a home selling for \$316,000 for a household making 80% AMI. This is with the following assumptions which are consistent with HUD:

- Fixed-interest, 30-year home loan
- Interest rate of 3.000%
- A 28% housing debt-to-family income ratio
- A 3.5% down payment
- A property tax rate of 1.00% of the property sales price
- Mortgage insurance at 0.85% of unpaid principal
- \$100/month for hazard insurance

While home prices continue to rise there are opportunity to connect households with appropriately prices housing. The median value home in Bloomington matches relatively close to the median income family for the region. Understanding that Bloomington provides a range of home values there are opportunities for lower income households to purchase homes.

Homeownership provides housing stability and equity within a property that renters do not have. Homeownership has been much more accessible to White-Non Hispanic households than the BIPOC community. This is especially true for Black or African American Households in which only 19.7% of households are homeowners. Providing a path to affordable homeownership for all residents who want it is a goal of the HRA.

Tenure by Race/Ethnicity

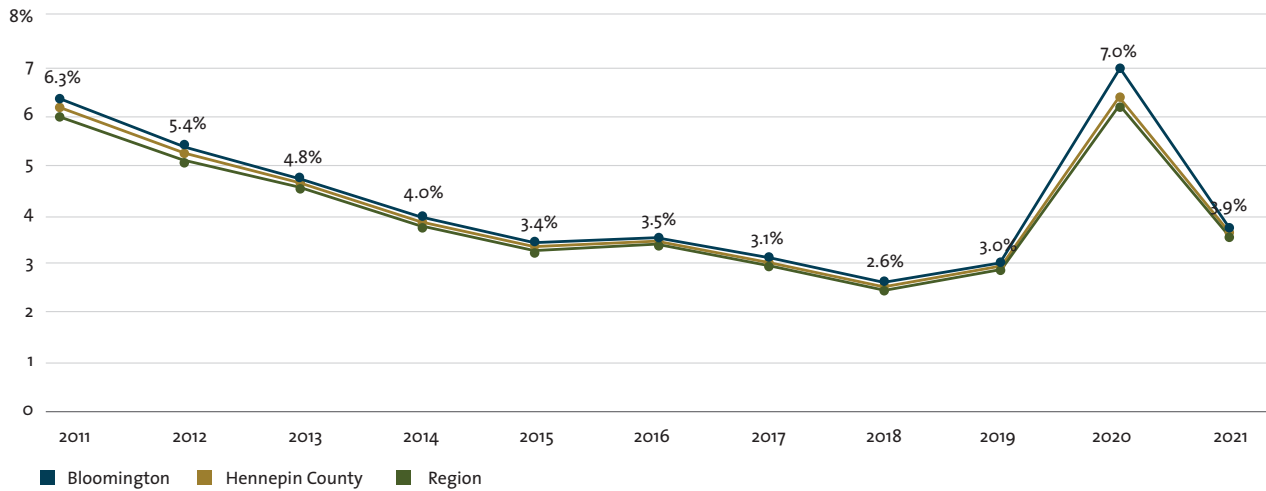


Source: US Census Bureau American Community Survey 5 Year Estimates 2020 – Tables B25003A-I

Income and Employment

Similarly, Bloomington’s unemployment is close to the Hennepin County and Region.

Unemployment

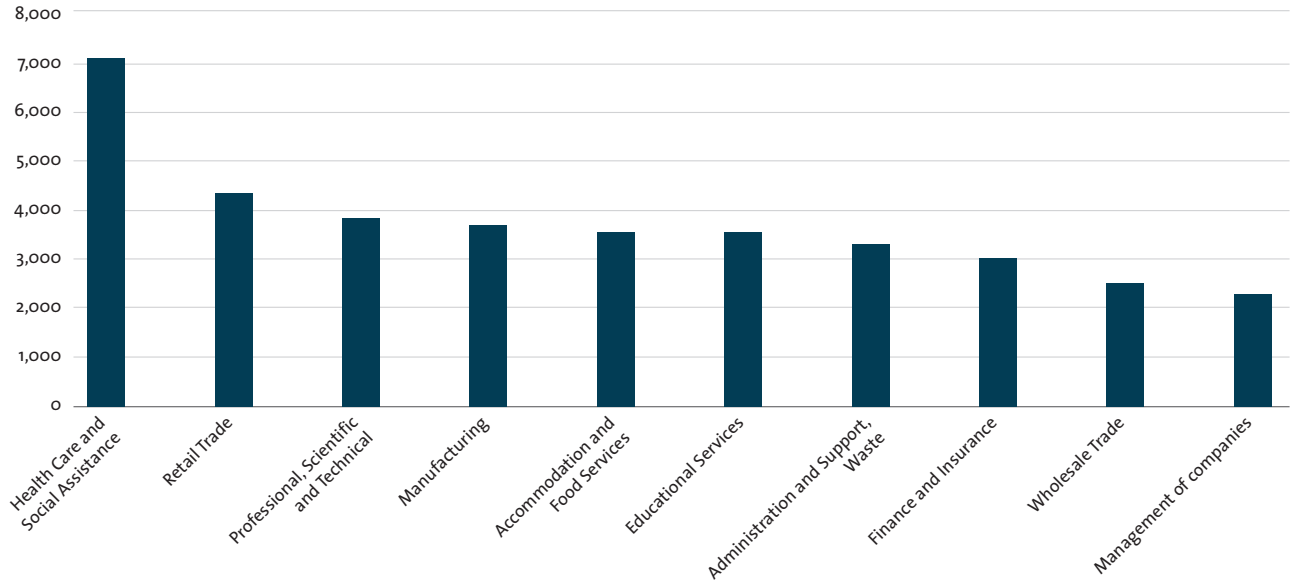


Source: Minnesota Department of Employment and Economic Development

CITY OF BLOOMINGTON, MINNESOTA

While Bloomington residents are employed in a range of industries only five industries make up almost 50% of employment. These top five industries include health care and social assistance, retail trade, professional and scientific services, manufacturing and accommodation and food service. Wages in these industries can range greatly.

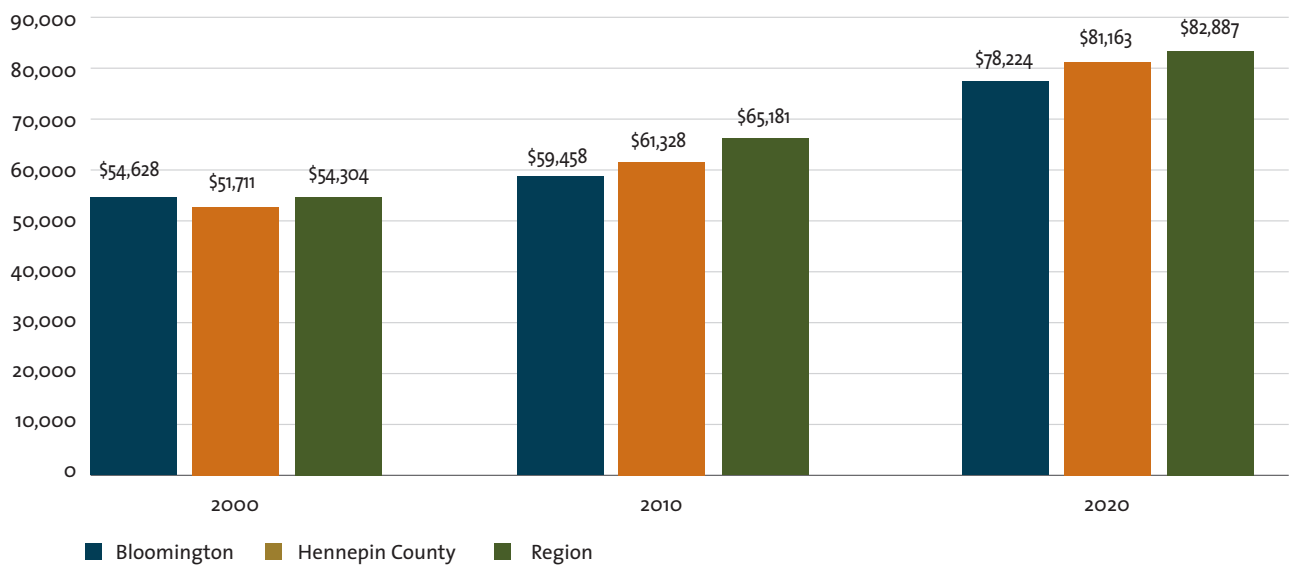
Employment by top industries



Source: US Census Bureau Longitudinal Employer-Household Dynamics 2019 Data

Bloomington’s median income continues to grow moderately in line with Hennepin County and the Metropolitan Area.

Median Income



Source: US Census Bureau Decennial Census and American Community Survey 5 Year Estimates 2020

The median household income for owner households in Bloomington is nearly 85% higher at \$95,868 compared to \$52,007 for renters. This is an improvement over 10 years ago where owner households had a median income that was about 100% higher than renter households. This is due to renter household income increasing faster than owner households, 45% increase for renter households in the last decade as compared to 27% for owner households.

Despite income growth renter households continue to experience housing cost burden at a significantly higher rate than owner households. This is because average rent continues to increase at a similar rate to income whereas cost of homeownership has been relatively flat in the last decade.

Cost of Housing

Renter households have a much higher rate of housing cost burden than owner occupied. About 42% of renter households pay more than 30% of their income for housing. This is compared to only 23% housing cost burdened for owner households. While the rates of cost burden are relatively close based on income, over 70% of renter households make less than \$75,000 annually. This is less than 80% of the area median income and high lights the difference in income between owners and renters. Finding ways to increase income and reduce or fill the gap in rent is important to creating financial stability and housing stability.

The American Community Survey from 2010-2020 shows the cost of ownership fluctuating in the past decade but remaining relatively flat. This is compared to the cost of renting which as averaged a 3% annual increase over the same time. The increase in rent negates the increase in renter household income. As a result, renter households continue to have a higher rate of housing cost burden.

It should be noted that in the last two years Bloomington and the Twin Cities Metropolitan region have experienced a substantial increase in home values. The median value of a single-family home in Bloomington has risen about 25% in the last two years. The impacts of the sudden shift in value would not be in the ACS as it is lagging data. This should continue to be monitored for impacts as data becomes available.

Severely Housing Cost Burden

While households are considered housing cost burden when they pay 30% or more of their income to rent, severely cost burden is when a household pays over 50% of their income. This puts a strain on the household budget when such a large percentage goes to housing. In Bloomington about 1 in 10 households are severe house cost burden paying over 50% of their income for housing costs. This number is consistent with the region.

About 85% of those severely housing cost burdened have a household income of less than \$35,000 a year. Finding ways to create or preserve units affordable for households making less than \$35,000 is important to ensuring households are not faced with difficult decisions.

NOAH

Naturally Occurring Affordable Housing (NOAH) is housing that by nature of age or condition is affordable to households making 60% AMI without a subsidy or rent restriction. In recent years there has been high demand from developers to purchase these properties, perform a modest upgrade to facilities, and raise rents substantially. This effectively displaces the residents who were reliant on the relatively low rent. With a shrinking supply of NOAH properties, the ability to find housing for the displaced residents is reduced, increasing reliance on subsidized and affordable units. Preserving the affordability of these NOAH units has become a strategy for providing housing stability. It is much more cost effective to purchase, renovate, and restrict rent on a NOAH property than it is to create new affordable housing units. For this reason, the HRA continually monitors total NOAH units looking for opportunities to work with partners to preserve affordability.

CITY OF BLOOMINGTON, MINNESOTA

The following tables contain information as an estimate. Prices fluctuate and units go on and off the market daily. The following information was pulled from the CoStar database in January 2022. The NOAH units were identified by using average rent per unit type for each property. All the units for the respective unit type were identified as NOAH, if the average rent for that property was less than the 60% of area median income maximum rent, provided by the Department of Housing and Urban Development.

Affordable Rent Limits

Number of Bedrooms	60% AMI
Efficiency	\$1,101
1 Bedroom	\$1,180
2 Bedroom	\$1,417
3 Bedroom	\$1,635
4 Bedroom	\$1,825

NOAH Units by Bedroom Type

	Total	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Total Units	9,712*	545	4,846	3,851	470
Noah Units	4,585	357	2,533	1,643	52
Percent Noah	47.2%	65.5%	52.3%	42.7%	11.1%

**Total units reflect number of units which rent data is available*

Source: CoStar December 2021



HOPE ON THE HORIZON

HRA PROGRAMS

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HRA PROGRAMS

The HRA provides a range of programs to address Bloomington's housing needs. The programs focus on supporting low to moderate income households so they have safe and reliable housing. Some programs focus on rental assistance whereas others focus on homeownership. In the last year the HRA has worked to address the growing number of households experiencing a housing crisis or housing insecurity.

Housing stability and rental assistance

In 2021, older adults, medically fragile people and people experiencing housing instability experienced an increasing need for temporary housing options in Bloomington. The reasons for this included socioeconomic status, health, safety and mental health concerns. To provide social services resources, food, street outreach, shelter referral services and housing assistance to those who needed it, the City of Bloomington leveraged state and federal funding and partnered with Bloomington Public Schools and community organizations such as VEAP, Affinity Care MN, Cornerstone, Oasis for Youth, Comunidades Latinas Unidas En Servicio, and St. Stephen's Human Services.

The City has a coordinated effort to respond to unsheltered homeless. The City of Bloomington HRA, City of Bloomington Public Health and Bloomington Police Department Crime Prevention Unit work in coordination with St. Stephen's Human Services Outreach team. The Bloomington Police Department has social workers that specialize in chemical dependency and mental health. When they receive a report of homelessness they will send out a representative to make contact and evaluate the cause of homelessness and connect them with appropriate resources. Partners that work in Bloomington to assist those with experiencing a housing crisis are:

St. Stephen's Human Services – Street Outreach works with people living outside or in places not meant for human habitation. St. Stephens helps people navigate the various crises that occur without stable housing and meet people where they are to address immediate, basic needs for safety and survival outside, and assist them in their journey toward permanent housing.

Affinity Care MN – Affinity Care MN provides housing stabilization services to seniors and people with disabilities, including mental illness and substance use disorder. They operate facilities in Bloomington and serve Bloomington residents.

Cornerstone – Cornerstone's advocates specialize in supporting people who've experienced trauma as a result of domestic violence, sexual violence, human trafficking or general crime. They operate facilities in Bloomington and serve Bloomington residents.

Oasis for Youth – Provides a range of services to assist youth (ages 16 to 24) experiencing housing instability. They provide case management to help youth find the support they need to obtain stable housing, find employment, or navigate other crisis. They have two drop in facilities in Bloomington including an office at the Mall of America.

Comunidades Latinas Unidas En Servicio (CLUES) – CLUES programs and services engage and empower the community by connecting individuals and families to skills, resources and systems of support. In Bloomington they connects clients to affordable and mortgage/utility assistance.

VEAP – While VEAP primarily started as a foodshelf it has shifted in recent years to providing housing assistance. In this shift they have assisted in helping participants connect with rental assistance. The City has provided funding for rental assistance for 157 households in program year 2021.

Bloomington Public Schools – The Bloomington public schools helps provide emergency assistance to students experiencing housing instability. The HRA assisted in provided temporary emergency housing for 3 households in 2021.

Housing Choice Voucher Program

In 2021, 629 households were served through rental housing assistance programs administered by the HRA, with the majority served through the federally funded Housing Choice Voucher Rent Assistance Program, more commonly known as Section 8. This was a large increase from 2020 which the City had 551 vouchers. The HRA provides voucher payments for 64 residents who “port out” their voucher or use their voucher outside of Bloomington. The housing authority for that jurisdiction will typically bill the Bloomington HRA. Similarly the Bloomington HRA bills housing authorities for whom we “port in” their voucher. In 2021 Bloomington ported in 41 vouchers. As more units open in Bloomington this number continues to grow.

Homeownership opportunities

One of the City’s strategic priorities is to increase homeownership opportunities in Bloomington. The City and HRA support this goal by offering education and assistance to first-time and first-generation homeowners. It also prioritizes development of affordable housing stock and offers foreclosure prevention services.

The HRA administers the Rental Homes for Future Homebuyers program. This program provides a five-year track for qualified households to rent a home, owned by the HRA, and escrow a portion of their rent to be used as a down payment in the future purchase of a home. In 2021, two households that participated in HRA-administered programs purchased a home.

The Minnesota Homeownership Center, a statewide nonprofit, provided quantitative data and reporting on impacts of down payment assistance, education and counseling services provided to Bloomington households in 2019 – 2020 and housing related impacts of the global pandemic. The Minnesota Homeownership Center provides homebuyer education, counseling, and foreclosure prevention services in Bloomington through its advisor network. Network advisors that operated in Bloomington include Dakota County Community Development Agency, NeDa, NeighborWorks Home Partners, PRG, Project for Pride in Living, Twin Cities Habitat for Humanity, Community Action Partnership Hennepin County. They served in 2019-2020:

- 53 households engaged in homeownership advising services:
 - 72% Low/Very Low Income
 - 74% BIPOC
 - 91% 1st-Time Homebuyer
 - 19% 1st-Generation Homebuyer
- 98 households engaged in financial wellness advising services:
 - 78% Low/Very Low Income
 - 86% BIPOC
- 101 households completed a homebuyer education class:
 - 84% BIPOC
- 35 households engaged in foreclosure prevention advising services:
 - 94% prevented foreclosure
 - 51% BIPOC

Home improvement loans

In 2021, the Home Improvement Loan program was put on pause for several months for a comprehensive assessment and update to its policies, procedures, and processes. The program started back up at the end of the year with some revisions. In 2021 there were 78 applications in process and 24 new loans.

The Home Improvement Loan program provides Bloomington owner-occupied households access to funds to be used for maintaining, repairing, and improving their homes. Loans are available in amounts up to \$40,000 for eligible home repairs that address health or safety requirements including electrical, heating, plumbing, energy efficiency and exterior improvements.

There are no monthly payments, and the loans accrue interest at an annual rate of 2% for the first 10 years of the 30-year loan term. Homeowners do not have to repay the loan until they sell, transfer title, or the property is no longer their principal place of residence. Program information and electronic application is available online at blm.mn/loans.



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NEW DEVELOPMENT

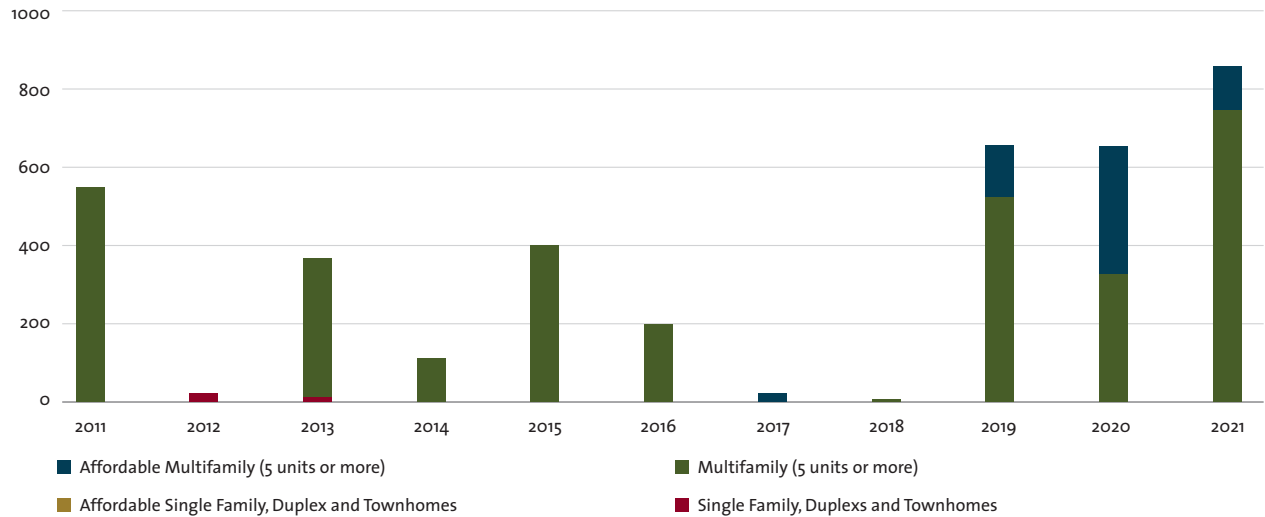
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NEW DEVELOPMENT

Bloomington continues to grow. In the last three years Bloomington has seen 600 units a year created and 2021 was no exception with 1,022 units open. In 2021 Bloomington saw several new projects approved for development, new units under construction, and new properties open. Most new developments have affordability component as a result of the City's Opportunity Housing Ordinance (inclusionary zoning ordinance). These properties include are show on the map below.

Housing Production



Source: Metropolitan Council

*Metropolitan Council Data runs through April of each year. Some projects opened in 2021 after the April cut off date.



Opened in 2021



The Amira and Amira Choice (5501 and 5601 American Boulevard W) –

Formerly Cherrywood and Cherrywood Pointe apartments, Amira and Amira Choice are senior living facilities located at American Boulevard in the Normandale Lake Development District. The project adds 2 buildings with 133 units and 118 units.



Blooming Meadows North (1916 E 86th Street) -

The first of two new construction buildings opened in 2021. Of the 172 units 17 are affordable at 305 AMI, 104 units are affordable at 50% AMI and the remaining 51 units are market rate. The project utilized vacant land on site of the former Village Club Apartments which was acquired to preserve the naturally occurring affordable housing.



District Apartments (1801 W 80th 1/2 Street) –

District Apartments are part of the Penn American Development District. Of the 248 units in the building 50 are affordable at 50% AMI and the remaining 198 are market rate. The development is located on the new opened METRO Orange Line Bus Rapid Transit.



Founders Ridge (6600 Auto Club Road) –

In 2021 Founders Ridge expanded by 4 buildings with 111 units. The Founders Ridge is a senior living community.



Friendship Village (8100 Highwood) –

Friendship Village, a senior living facility at 8100 Highwood Drive, underwent a major expansion during 2021. It added 74 units in its first phase. This multiphase project is expected to open phase 2 in 2022 and added 90 additional units.



Hayden Grove (8715 Portland Ave S) -

Hayden Grove is a senior living facility that opened early in 2021. Of the 166 units 34 are affordable at 50% AMI and the remaining 132 units are market rate.

Anticipated to open in 2022 (Under Construction in 2021)**Lyndale Flats (9320 Lyndale Avenue S) – 81 units at 60% AMI –**

Is an 81 unit apartment building framing out of the corner of 90th Street and Lyndale Avenue. The unit is 100% affordable at 60% AMI and opened January 1, 2022.

Aire Apartments (4 Appletree Square) –

Aire apartments is a partial conversion of an existing hotel. The development is part of the Appletree Square development and opened early 2022. Of the 229 units created 35 are affordable at 50% AMI and 11 are affordable at 60% AMI.

Risor (8131 34TH AVE S) –

Risor is a six-story development located in the South Loop Development District adjacent to the Blue Line LRT. Of the 146 senior units under construction 54 units will be affordable at 60% AMI.

8012 Old Cedar (8012 Old Cedar Avenue S) –

8012 Old Cedar Avenue is a 68-unit apartment development within walking distance of the future METRO D-Line Bus Rapid Transit Station. It is 100% affordable with six units affordable at 30% AMI, 8 units affordable 50% AMI, and the remaining 54 units affordable at 60% AMI.

Approved in 2021

The following projects went through the entitlement process and were approved for development in 2021.

Bloomington Central Station Phase IV (3001 American Boulevard E) –

Bloomington Central Station Phase IV is continuation of planned development around the Bloomington Central Station Light Rail Stop. The approved development includes 405 units of which 36 will be affordable at 60% AMI and the remaining 369 will be market rate. The proposal at this point is slated to include a 20,000 retail commercial space potentially for a grocery store.

The Ardor (American Square – 3701 American Boulevard) –

The Ardor was reapproved in 2021 with modest changes to the original development plan. The changes were mostly ascetic in nature, but the number of units have been reduced to 237 market rate units from 242 units. The project will pay a fee-in-lieu to satisfy the requirements of the Opportunity Housing Ordinance. That payment will help fund phase 2 of the American Square project which will be an 86 unit building that will be all be affordable to households making 60% area median income.

CITY OF BLOOMINGTON, MINNESOTA

Development	30% AMI	50% AMI	60% AMI	Market Rate	Total 30%-60%	TOTAL
Opened in 2020						
108 Place*			42		42	42
The Fenley*				402		402
Blooming Meadows North	17		104	51	121	172
Opened in 2020 Subtotal	17		146	453	163	616
Opened in 2021						
Hayden Grove - Senior		34		132	34	166
District		50		198	50	248
Amira**				133		133
Amira Choice**				118		118
Friendship Village**				74		74
Founders Ridge Phase**				111		111
Opened in 2021 SUBTOTAL	0	84	0	766	84	850
Anticipated to open in 2022 (Under Construction)						
Lyndale Flats (2022)			81		81	81
Aire Apartments (2022)		35	11	183	46	229
8012 Old Cedar	6	8	54		68	68
Risor - Senior			14	132	14	146
SUBTOTAL	6	8	160	132	82	524
Approved						
Rosa		37		146	37	183
The Ardor				242		242
The Quinn			86		86	86
Penn Terrace	10		58		68	68
BCS IV			36	369	36	405
SUBTOTAL	10	37	180	757	227	984
Opened, Under Construction or Approved	33	164	444	1,453	641	2,412
2030 GOALS	445	246	151	1,453	551	2,300 NEW TBD NOAH

*Opened before tracking period for 2030 Metropolitan Council Goals

** Approved before the 2019 Opportunity Housing Ordinance required affordable units

There are several properties that have been approved by Council and are in varying stages of the development process. To find more information about these projects please visit the development map at BLM.MN/HRADevelopmentMap



HOPE ON THE HORIZON

WHAT'S NEXT 2022

2021 ALL THINGS
HOUSING REPORT



WHAT'S NEXT 2022

Bloomington continues to attract multifamily housing both affordable and market rate. With its proximity to employment opportunities, connection through great transit, quality schools and parks developers continue to want to build in Bloomington. Check the Planning Division Development map regularly to see what new projects have come in. [BLM.MN/PlanningDevelopmentMap](#)

The City is also exploring several policy and code updates include:

Multifamily parking standards. This project looks to evaluate Bloomington's parking standards and subsequent parking reductions found in the Opportunity Housing Ordinance. Opportunities exist to encourage more affordable unit production, deeper affordability, and concentrate density near high frequency transit.

Single Family/Two Family Standards. Bloomington is predominantly zoned R-1 Single Family. The R-1 zoning district allows for two family construction by right but adds additional requirements. Despite being completely built out city, modifications to the zoning code could create opportunities for new housing and accommodate Bloomington's changing demand for small lot development and affordable ownership opportunities.

Accessory Dwelling Units (ADU) – Bloomington currently allows accessory dwelling units but in a limited capacity. To date only two units have been created. This project looks to modify standards to accommodate ADUs. ADUs can add modest density, create income for a homeowner, and allow for more affordable unit in a single family zoning environment.

Down Payment Assistance – Using American Rescue Plan (ARP) funds the HRA will be promoting a down payment assistance program. The program would be administered by lending administration service providers. Service providers would be organizations that have the experience, skill and staff to advertise, market, and process in line with program requirements, collect program participation demographics and usage and comply with federal funding regulations to be compensated a set administrative fee per closed file. The selection of one or two organizations would happen through the request for proposal (RFP) process in 2022.