



MOVING  
BLOOMINGTON  
**Forward**  
creating our shared future



# All things Housing Report 2023



# CONTENTS

---

- I. Executive Summary
  - II. Our Bloomington
    - Demographics
    - Existing Housing
  - III. Housing Affordability
    - Housing Costs
    - Affordability in the Twin Cities
    - Affordability in Bloomington
  - IV. New Development in 2022
    - Completed
    - Under Construction
    - Approved
  - V. Community Development Updates and Looking Forward
- 



# Executive Summary

All Things Housing, our annual housing report, launched in 2020 to showcase housing program achievements and updates, provide analysis, and highlight the crucial work to be done as the city grows and evolves. Now, entering the third year, we look at the numerous ways the City works towards its housing goals. The Community Development Department and its Divisions work together towards a sustainable housing continuum.

Guided by the 2021-2023 HRA Strategic Plan, the City re-energized a number of programs along the housing continuum. In 2023, the City began offering monthly Journey to Homeownership workshops offered in English, Spanish, and Somali. Additionally, the Bloomington Housing Action Team (BHAT) was re-formed to serve as a space for collaboration between various Boards and Commissions and the general public on housing related topics. The HRA was also awarded a \$3.2 million grant from Minnesota Housing that will result in the creation of 27 new affordable homeownership opportunities throughout the City.

All Things Housing 2023 summarizes housing data and characteristics of Bloomington for the calendar year 2023. From population characteristics to housing costs, this report brings together data from the U.S. Census Bureau, Metropolitan Council, the City, and other agencies to provide a meaningful snapshot of where we are currently and what progress has been made towards our goals.

Bloomington is the fourth largest city in Minnesota with over 90,000 residents and holds a substantial presence in the tri-city metropolitan region. In 2023, 19.6% of our population is under the age of 18, and 20.5% are aged 65 or older. Bloomington trends older than the region, highlighting the need to develop a breadth of amenities for all age ranges in the city. Our population is also growing more diverse: 31% of the population are Black, Indigenous, and People of Color (BIPOC), up from approximately 20% in 2010.

Fifty-one percent of all housing in the city is single-unit, detached homes, followed by multi-unit housing of three or more units at nearly 33%. The vacancy rates for both rental housing and owner-occupied housing are very low (5.8%), meaning the opportunity for available housing is restricted and costs have significant upward pressures.

Housing costs for both rental and owner-occupied homes continue to rise. Single-family assessed median homes values for 2023 have increased to \$361,600, representing a 27% increase in home value since 2019. Renter-occupied households are experiencing a higher rate of housing cost burden than owner-occupied households: 46.6% compared to 19.6%, respectively.

Through a variety of mechanisms serving the whole housing continuum like down payment assistance, policy changes, and greater access to information and education, we work together for our community.

**Anna Salvador**

Interim Administrator, Housing and Redevelopment Authority



all things  
housing  
report  
2023





# Our Bloomington



CITY OF  
**BLOOMINGTON**  
MINNESOTA

# All things Housing Report 2023

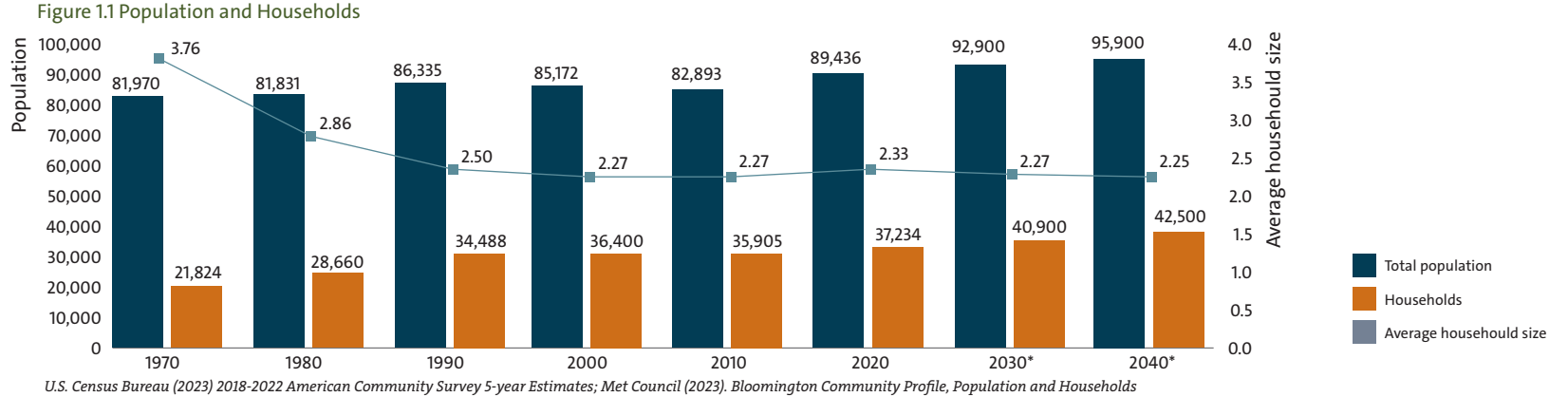


# Our Bloomington

## 1.1 Demographics

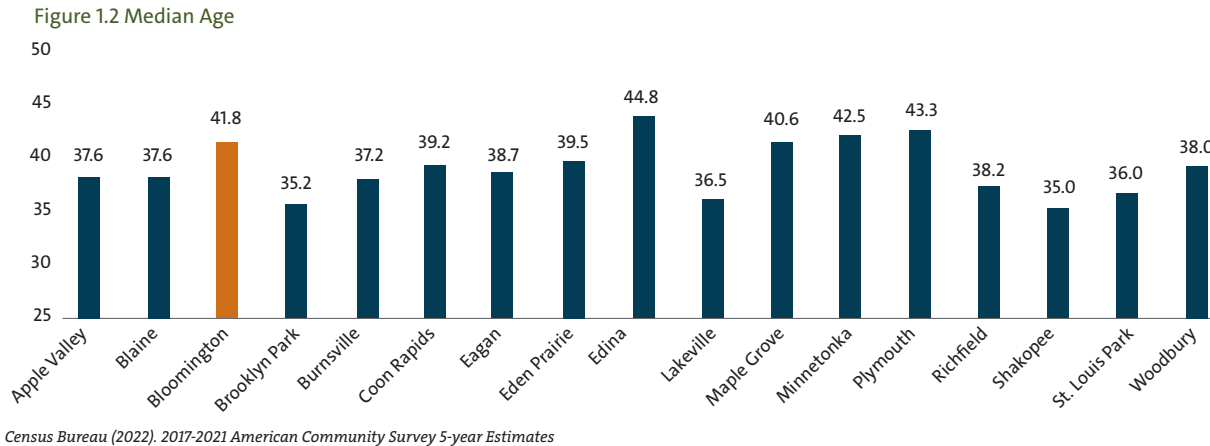
### Total Population and Households

In 2023, Bloomington was home to 91,330 people and 39,279 households, preserving its place as the fourth largest city in Minnesota. The average household size citywide has remained steady at 2.33 persons per household. Bloomington is expected to grow in the coming decade, and smart and adaptive responses to housing will ensure that all residents, present and future, are healthy and housed.



Bloomington’s household size is smaller than the region. This is likely related to Bloomington skewing older than the regional median at 41.8, and 19.5% of the population is 65 years or older and represent nearly 15% of all single-person households. The median age in the city is down slightly from last year’s U.S. Census estimates, but still indicating a long-term trend from the 2010 Census that Bloomington is becoming older.

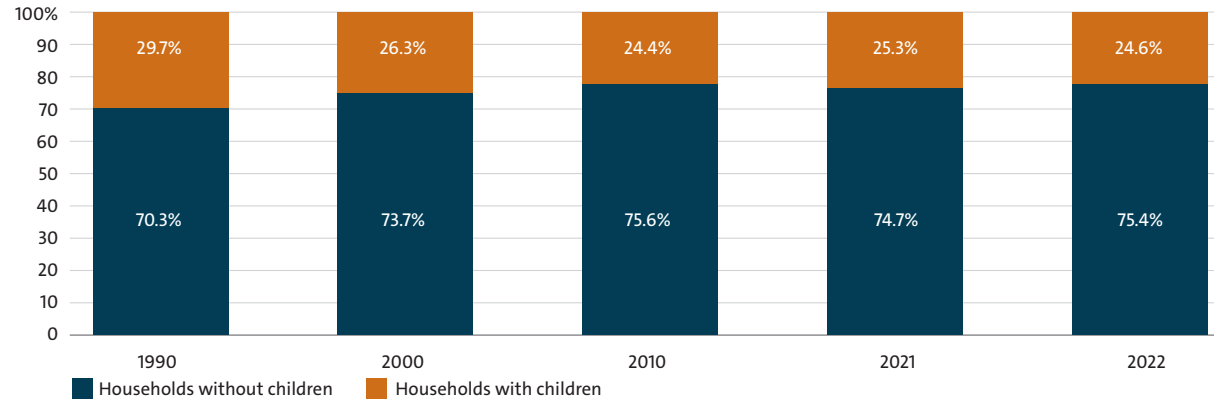
In 2010, 31% of the population was aged 55 and over, and that number has risen to 34.4% in 2023. Compared to other cities of similar size or geographically close, only three cities are trending older. Bloomington will need to be prepared for residents that wish to age-in-place and stay in the city as their lifestyles change.



Households with Children

Households with children have shrunk from 30 years ago but have remained fairly steady in the last 10 years. In 2022, 24.6% of households have at least one person under the age of 18, which is less than the region (31.3%). Of households with children, 11% earn incomes below the poverty level and 14.1% receive some sort of public assistance. As of October 2021, 8,825 school-aged residents are enrolled in Bloomington schools K-12.

Figure 1.3 Percent of Households with Children

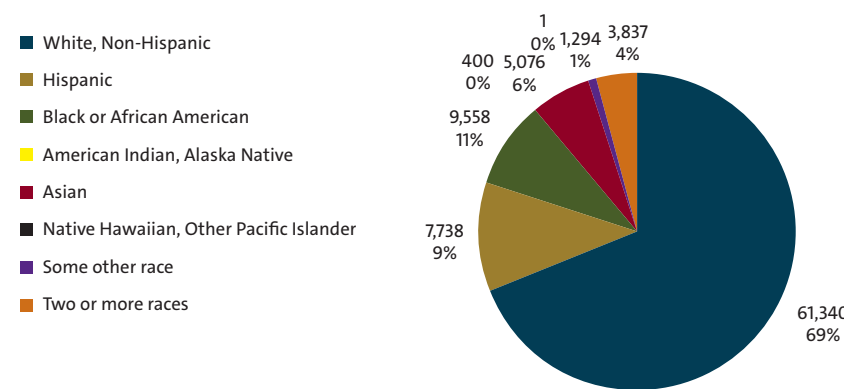


U.S. Census Bureau (2023). 2018-2022 American Community Survey 5-year Estimates

Race and Ethnicity

Bloomington continues to become more racially and ethnically diverse. Black, Indigenous, and People of Color (BIPOC) represent 32% of the population, up from approximately 20% in 2010. BIPOC households have an average of 3.42 persons, and White (Alone, Non-Hispanic) households have an average of 2.02 persons; this is likely because White (Alone, Non-Hispanic) have more one- and two-person households, with single-person households representing 40% of the households in that population group. The diversity of household size across groups emphasizes the need for housing types with a variety of sizes and amenities to respond to the needs of Bloomington residents.

Figure 1.4 Population by Race and Ethnicity

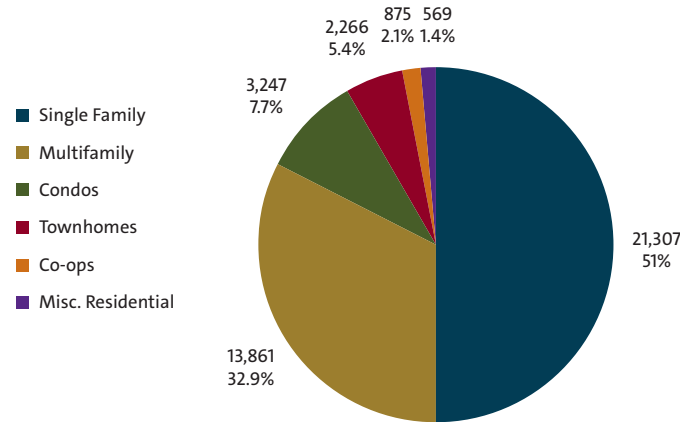


U.S. Census Bureau (2023). 2018-2022 American Community Survey 5-year Estimates

### 1.2 Existing Housing

Bloomington has 43,274 taxable housing units. Half are detached, single-unit homes, and over one-third are multi-unit homes. Multi-family is considered greater than three units, and duplexes and triplexes are included in 'Miscellaneous Residential.' Most units are owner-occupied, representing 67% of residents. Of all housing units, an estimated 94.2% are occupied, contributing to a tight housing market as people are looking for places to buy and rent with few homes available.

Figure 1.5 Housing Units by Type



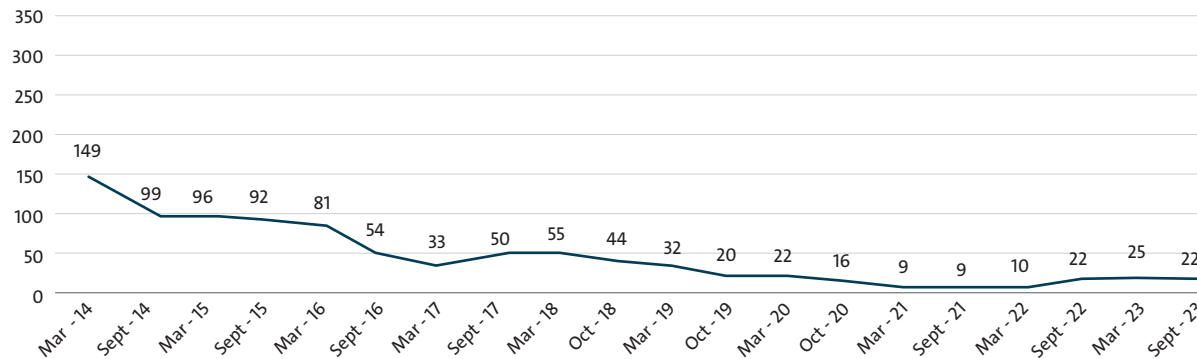
City of Bloomington, City Assessor's Office (2024) Assessment Report 2024

### Ownership

Homeownership in Bloomington spans single-family and two-family homes, townhomes, and condos. Of homeownership, 77% of owner-occupied units are single-unit, detached homes.

The City of Bloomington Environmental Health Division has tracked foreclosures in the city since 2008 when the housing market suffered massive disruption. When compared with the years following 2008, foreclosures have remained low despite uncertainty and instability from COVID-19 and the effects of a long-term pandemic.

Figure 1.6 Bloomington Foreclosure Sales in Preceding 12 months



City of Bloomington, Environmental Health Division (2024)

Renting

Renters in Bloomington primarily live in multi-unit apartments, with 84% living in buildings with three units or more, and 73% in buildings with 10 units or more. The most common rental size is 1 to 3 bedrooms — 33% of units are one bedroom and 53% are two or three bedrooms.

Figure 1.7 Rental Licenses and Inspections by Type

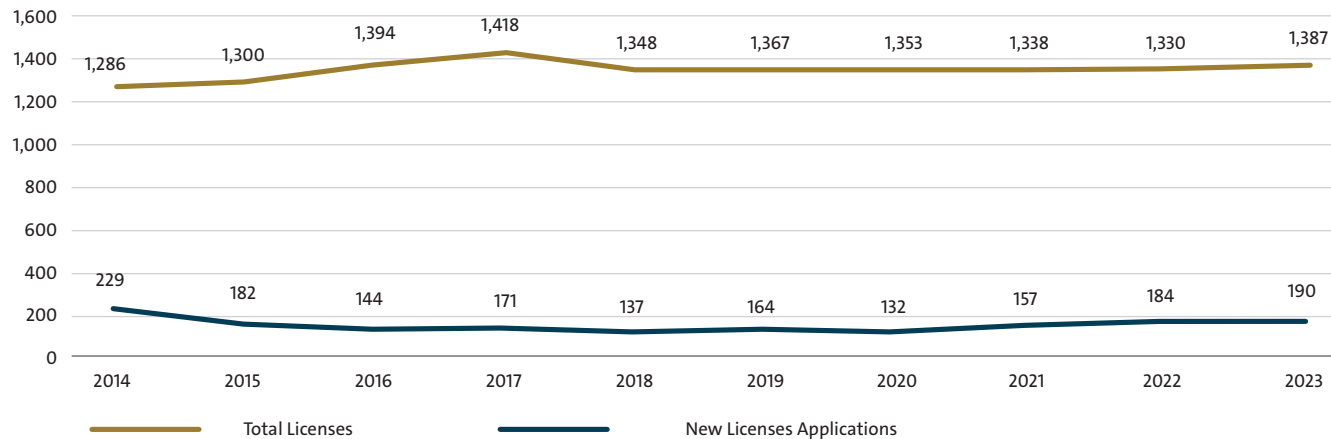
License multi-family buildings & units (apartments & 4-plexes)	468	13,448 units
License single family dwellings (houses, condos, & townhomes)		1,387 properties
Licensed duplex buildings & units	189	289 units
Licensed group housing in R-1 (1-2 dwelling units; <7 beds)	165	701 beds
Group housing facilities & beds	8	392 beds
Rental housing complaints investigated		685

City of Bloomington, Environmental Health Division (2024)

\*\* Spring 2022 City code amendment to license all group homes as rental; Department of Human Services (DHS) licensed group homes now included

There are nearly 1,400 single-family house, condo, and townhome rentals in the city; in 2023, Environmental Health processed 190 new single-family rental licenses, but 133 existing licenses were inactivated. Licenses are mainly inactivated because the property is sold to a new owner.

Figure 1.8 Single-Family Rental Licenses



City of Bloomington, Environmental Health Division (2024)





# Housing Affordability



CITY OF  
**BLOOMINGTON**  
MINNESOTA

# All things Housing Report 2023



## 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, healthcare, and transportation. A household is considered severely housing cost burdened when 50% or more of the income goes towards housing costs. There are two main components to housing cost burden: household income and cost of housing.

### Affordability in the Twin Cities

Bloomington, as part of the Minneapolis-St. Paul-Bloomington metropolitan area, experiences the region’s typical income and housing pressures. The U.S. Department of Housing and Urban Development (HUD) provides affordable housing costs for different income levels for households in the metropolitan region. These income thresholds are for a family of four at different percentages of area median income (AMI). HUD prioritizes affordability at 60% AMI and below and determines access to assisted housing programs based on this threshold.

From the income levels, costs for affordable homes and rents are calculated.

Figure 2.1 2023 Regional Area Median Income Levels

<b>Area Median Income</b>	\$124,200
<b>80% AMI</b>	\$97,800**
<b>60% AMI</b>	\$74,520
<b>50% AMI</b>	\$62,100
<b>30% AMI</b>	\$37,250

\*\* The 80% AMI is capped at the U.S. national median family income

Metropolitan Council. 2024 Affordability Limits for Ownership and Rental Housing

Figure 2.2 Affordable Rents by Number of Bedrooms

Number of Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
<b>Efficiency</b>	\$652	\$1,087	<b>\$1,304</b>	\$1,739
<b>1 Bedroom</b>	\$699	\$1,165	<b>\$1,398</b>	\$1,864
<b>2 Bedroom</b>	\$838	\$1,397	<b>\$1,676</b>	\$2,235
<b>3 Bedroom</b>	\$969	\$1,615	<b>\$1,938</b>	\$2,584
<b>4 Bedroom</b>	\$1,080	\$1,801	<b>\$2,161</b>	\$2,881

Metropolitan Council. 2024 Affordability Limits for Ownership and Rental Housing

Figure 2.3 Affordable Home Price by Income Level

Family Income Level	Affordable Home Price
<b>80% AMI (\$97,800)</b>	\$290,300
<b>60% AMI (\$74,520)</b>	\$217,400
<b>50% AMI (\$62,100)</b>	\$178,600
<b>30% AMI (\$37,250)</b>	\$100,800

For affordable homeownership, HUD does make some assumptions:

- Fixed-interest, 30-year home loan;
- Interest rate of 6.250%;
- A 28% 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, and;
- \$117 per month for hazard insurance.

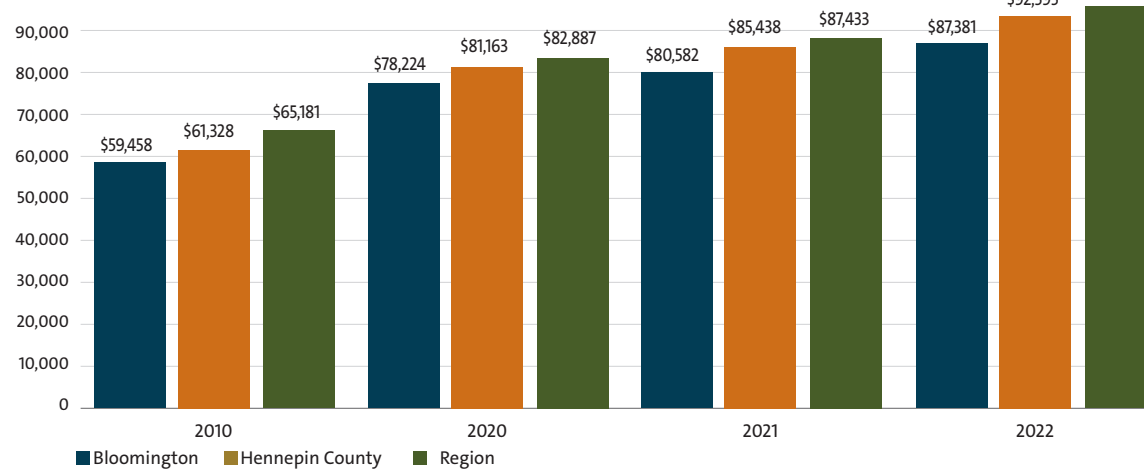
In Bloomington, 26.7% of households are housing cost burdened, and 11.7% are severely housing cost burdened.

As home and rent costs continue to rise, it will be crucial to create and support affordable housing for different income levels and efficiently and effectively connect people to housing they can afford.

### Income and Employment in Bloomington

The median household income in Bloomington continues to grow. In 2023, the median income is \$87,381, nearly 8% less than the median income in the region. The median income for owner-occupied households is \$106,291, almost double the renter-occupied household income of \$57,977.

Figure 2.4 Median Income



U.S. Census Bureau (2023). 2018-2022 American Community Survey 5-year Estimates

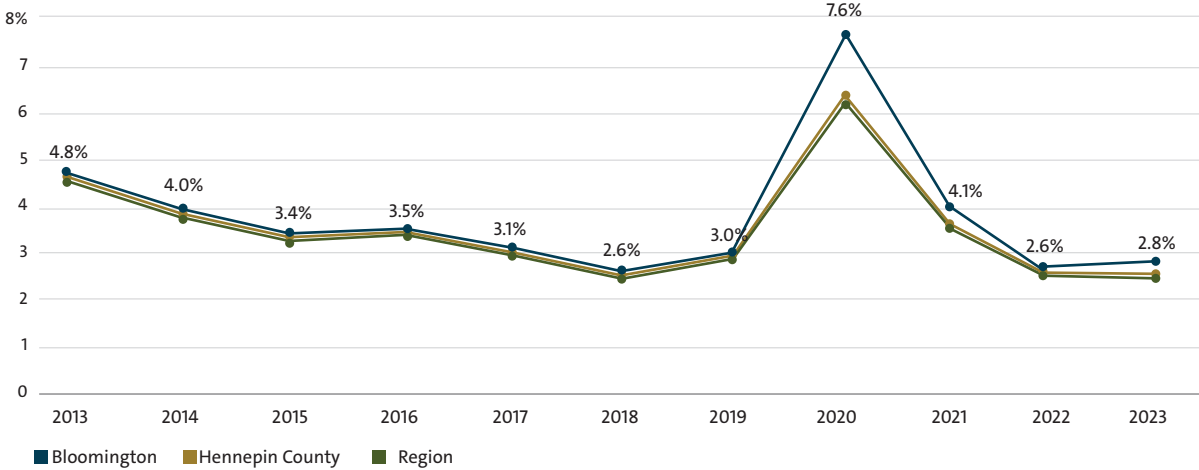
# CITY OF BLOOMINGTON, MINNESOTA

Residents work in a large variety of industries, but just five industries employ 70% of Bloomington employed residents. The top five industries for employment, as reported by the U.S. Census:

1. Educational services; healthcare and social assistance
2. Retail Trade
3. Professional, Scientific, and Management; Administrative and Waste Management
4. Manufacturing
5. Finance and Insurance; Real Estate, rental and leasing

Unemployment has recovered since a large spike in 2020 that exceeded even the county and regional rates at the time. Bloomington has dropped from 7.6% in 2020 to 2.8% in 2023.

Figure 2.5 Unemployment



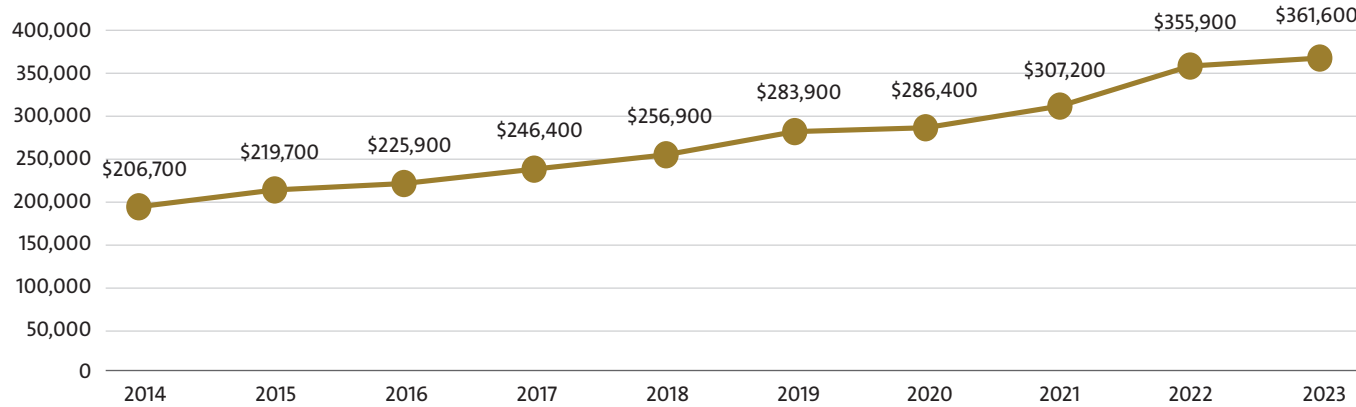
MN Employment and Economic Development (2024) Local Area Unemployment Statistics Data



Housing Cost

Owner and renter housing costs are continuing to rise. In 2023, the median value of a single-family home rose to \$361,600, higher than the region’s \$334,200 median home value.

Figure 2.6 Median Home Value, Single-Family Residential



City of Bloomington, City Assessor’s Office (2024) Assessment Report 2024

Condos, townhomes, and other housing types also showed increases in price, as seen in the table below.

Figure 2.7 Sales and Price by Property Type

Property Type	Number of Sales	Median Sales Price	Median Appraised Value	2021 to 2022 Value Change
Single Family	504	\$387,500	\$356,700	1.7%
Condominiums	159	\$217,200	\$198,700	4.8%
Townhomes	99	\$286,600	\$294,600	4.0%
Two Family	2	\$554,700	\$520,400	5.0%
Zero Lot Line	8	\$306,900	\$302,400	1.8%
<b>Total</b>	<b>772</b>	<b>\$353,400</b>	<b>\$331,500</b>	<b>2.0%</b>

City of Bloomington, City Assessor’s Office (2023) Assessment Report 2023

The average rent in 2023 for Bloomington increased by 7.7% from 2022. Median rents for Bloomington are higher than the region, \$1,426 compared to \$1,324.

Figure 2.8 Average Rent by Unit Size

Unit size	2021	2022
Efficiency	\$1,037	\$1,071
One Bedroom	\$1,165	\$1,120
Two Bedroom	\$1,379	\$1,377
Three Bedroom	\$1,652	\$1,866
Total Average	\$1,308	\$1,359

Costar.com (2023) December 2023 Report; Marquette Advisors (2023) 2023 Q3 Report

According to the available data, the City tracks rental units considered Naturally Occurring Affordable Housing (NOAH) within Bloomington. NOAH is housing that meets the 60% AMI or below thresholds without any subsidy. These units can be NOAH for a variety of reasons, like the age of buildings or units. Data is available for 10,276 units and shows that just under 60% is NOAH, similar to the rate in 2022.

Figure 2.9 NOAH Housing Unit Count

	Total	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Total Units	10,276	651	5,162	3,953	510
Noah Units	6,117	543	2,697	2,792	85
Percent Noah	59.5%	83.4%	52.2%	70.6%	16.7%

Costar.com (2023) December 2023 Report; Marquette Advisors (2023) 2023 Q4 Report

Affordability in Bloomington

When examining housing costs and income in Bloomington, a significant portion of housing in the city is unaffordable. Based on the affordable home price thresholds determined by HUD (Figure 2.2) and Bloomington’s median single-family home value of \$361,800, at least 50% of those homes are unaffordable to family households making \$97,800 and below.



Figure 2.10 below shows the housing cost burden of renters and homeowners in the city: 26.7% of households in Bloomington are housing cost burdened, which is higher than the region (24.8%).

Figure 2.10 Housing Cost Burden by Income

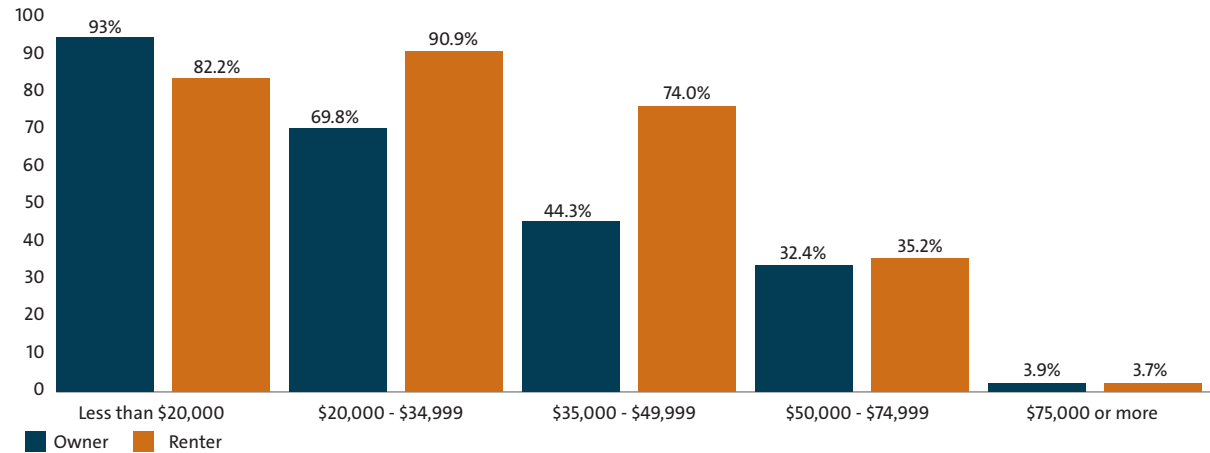
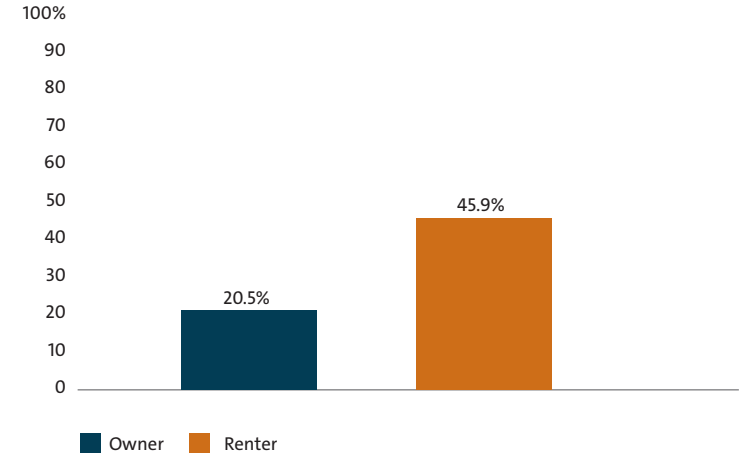


Figure 2.11 Housing Cost Burden By Tenure

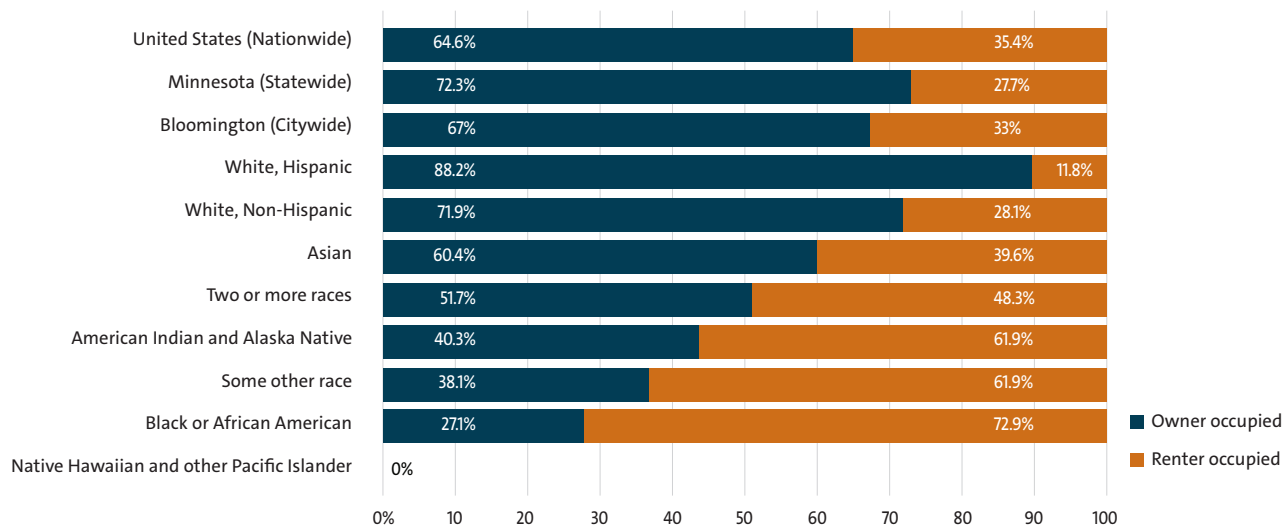


U.S. Census Bureau (2022). 2017-2021 American Community Survey 5-year Estimates; 2000 Decennial Census

When looking at housing cost burden by income, those making less than \$35,000 are significantly housing cost burdened. There are notable drops in housing cost burden as incomes increase, but the data shows that house cost burden is reduced the most when households are making \$75,000 or more.

There are also significant disparities in homeownership across racial/ethnic demographics. White (Hispanic) and White (Non-Hispanic) have higher rates of homeownership than the city, and Black or African American have the lowest rate at 28.4%. These rates have improved in Bloomington over the last decade but slightly lower than Black or African American homeownership in the region at 29.9%. Historically, BIPOC populations have been barred from homeownership through exclusionary zoning practices, racially restrictive covenants in deeds, and predatory financing systems. The ongoing impacts of these practices are still present today and require deliberate action to remediate.

Figure 2.12 Tenure by Race/Ethnicity



Source: U.S. Census Bureau (2022). 2017-2021 American Community Survey 5-year Estimates

When comparing Bloomington’s average rents (Figure 2.8) to the HUD thresholds, those earning 50% and 30% AMI, would not be able to afford the average rent for units at any size in Bloomington. If paying the median monthly rent in Bloomington (\$1,426), a resident making the minimum wage for a large company, \$10.59 an hour, would need to work almost 100 hours a week to avoid housing cost burden.

It is important to note that average rents are calculated for apartment units where data is available, and the average can be skewed by higher and lower numbers. Additionally, units with those prices are not guaranteed to match with households that need that level of affordability.

### Supporting Affordability in Bloomington

Housing and Redevelopment Authority (HRA) programs and other Community Development policies, like the Opportunity Housing Ordinance (OHO) approved in 2019, are important mechanisms to increase housing supply and affordability—for both renting and owning—and support effective pathways into homeownership.

The HRA also operates programs targeting households which pay 40% of their income to housing cost, recognizing these households fall in the gap between housing cost burdened (30% of income to housing cost) and severely housing cost burdened (50% of income to housing cost). Resources and partnerships are also available to connect residents and potential residents with available affordable housing.

To achieve the purpose of the OHO and deliver on City goals, the City seeks to preserve currently affordable housing and generate affordable housing in new development. In a landscape with limited vacant land available for development, it is important to pursue opportunities for affordable housing when new development comes to Bloomington.





# New Development



CITY OF  
**BLOOMINGTON**  
MINNESOTA

# All things Housing Report 2023



## New Development

In 2023, 1,631 new housing units were completed, under construction, or approved. Of the total, 467 units have affordability restrictions guaranteeing affordable rents for various income levels.

Figure 3.1 Total Below Market Rate Units in 2023 – Completed, Under Construction, Approved

30% AMI	50% AMI	60% AMI	70% AMI	Total Units
27 Units	187 Units	253 Units	50 Units	467 Units

City of Bloomington, Community Development (2023)

As part of efforts to increase affordable housing across the region, the Metropolitan Council collaborated with local stakeholders to create goals for the development of new affordable housing units by municipality for 2021-2030. Figure 3.2 shows Bloomington’s 2021-2030 goals and progress.

Figure 3.2 Total Affordable Units Since 2021 and 2030 Goals

Development	30% AMI	50% AMI	60% AMI	70-80% AMI	Market Rate	Total 30%-60%	TOTAL
<b>Opened</b>							
Carbon 31 (2023)			36		369	36	405
Risor – Senior (2023)			14		132	14	146
<b>SUBTOTAL</b>	-	-	50	-	501	50	551
<b>Under Construction</b>							
Noble Apartments		14			135	14	149
Oxboro Heights - Senior	9	23	43	50		75	125
The Ardor					242		242
<b>SUBTOTAL</b>	9	37	43	50	377	89	516
<b>Approved</b>							
1801 American		9			90	9	99
Rosa		37			146	37	183
The Quinn			86			86	86
Penn Terrace	10		58			68	68
700 American Boulevard	8	104	16			128	128
<b>SUBTOTAL</b>	18	150	160		236	328	564
<b>Opened, Under Construction or Approved</b>	27	187	253	50	1,114	467	1,631
<b>2030 GOALS</b>	445	246	151		1,453	842	2,300 NEW TBD NOAH

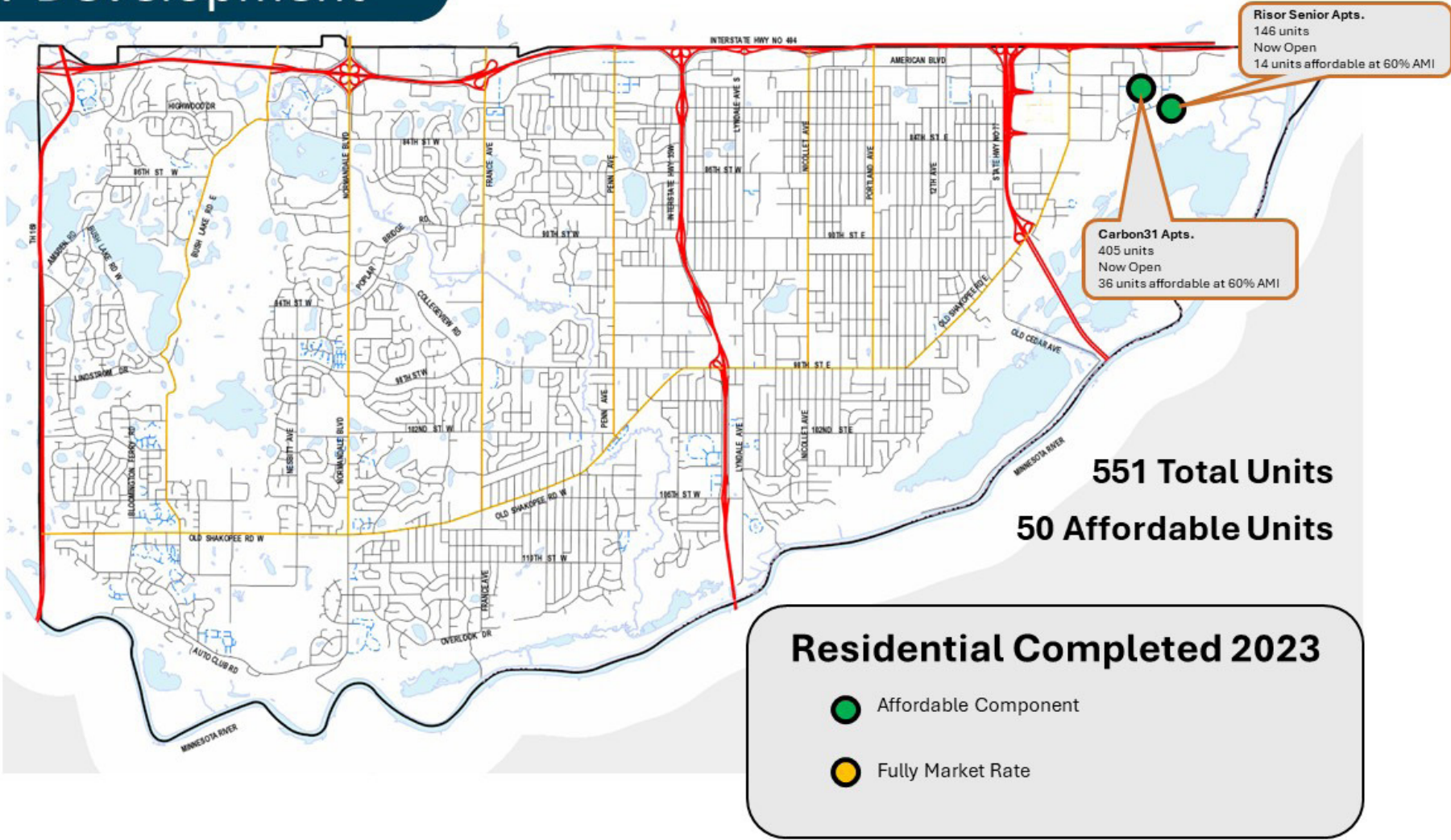
City of Bloomington, Community Development - Planning Division



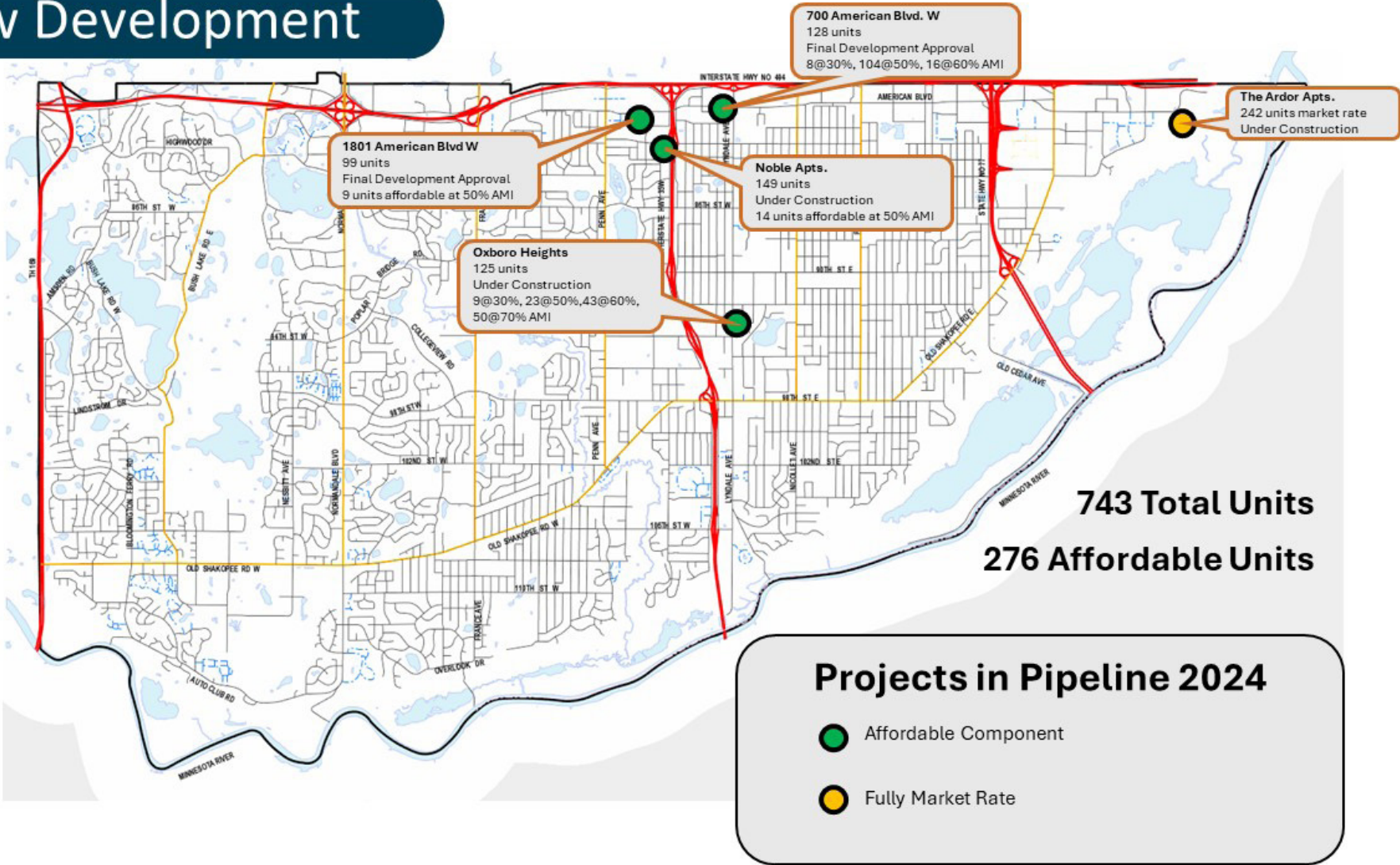
Since 2021, a total of 2,551 new housing units were approved, started construction, or completed and started leasing. The goal for development of new 60% AMI housing units has been achieved and good progress has been made on 50% AMI units. The need for 30% AMI affordable housing is persistent and will continue to be a priority for development with City financial subsidy and support.

Residential Development Completed in 2023

# New Development



# New Development





## CITY OF BLOOMINGTON, MINNESOTA

As part of efforts to increase affordable housing across the region, the Metropolitan Council collaborated with local stakeholders to create goals for the development of new affordable housing units by municipality for 2021-2030. Figure 3.2 shows Bloomington's 2021-2030 goals and progress.

Since 2021, a total of 2,551 new housing units were approved, started construction, or completed and started leasing. The goal for development of new 60% AMI housing units has been achieved and good progress has been made on 50% AMI units. The need for 30% AMI affordable housing is persistent and will continue to be a priority for development with City financial subsidy and support.

### Opened in 2023

#### Risor

Located at 8131 34th Avenue South, this development is a six-story senior housing building with 146 units. Complying with Opportunity Housing Ordinance, 14 units are affordable at 60% AMI.

#### Carbon 31

Located at 8100 31st Avenue South, Carbon 31 opened as a six-story, mixed-use building. It has a 15,000 square foot space for a grocery store on the first level, and 36 of the 405 units are affordable at 60% AMI pursuant to the Opportunity Housing Ordinance requirements.

### Under Construction in 2023

#### Noble Apartments

Located at 8200 Humboldt Avenue South, this will be a four-story, mixed income building with 149 units. Of the total, 14 units will be available at 50% AMI affordability.

#### Oxboro Heights

Located at 520 and 600 West 93rd Street, and 9216 Garfield Avenue South, this development will be a five-story senior housing building with 125 units. It has multiple levels of affordable units: 9 units at 30% AMI; 23 units at 50% AMI; 43 units at 60% AMI; and 50 units at 70% AMI.

#### The Ardor

Located at 3701 American Boulevard East, this will be a six-story, market rate apartment building with 242 units. To comply with the requirements of the Opportunity Housing Ordinance, the developer paid a fee-in-lieu of providing affordable units. The payment will go toward a future residential development which will include affordable units.

### Approved in 2023

#### 700 American

Through an RFP process, the City and HRA partnered with a housing developer to bring a 128-unit 100% affordable senior apartment to a vacant City-owned parcel at 700 American Boulevard West. The apartment will have 104 units at 50% AMI and 16 units at 60% AMI. Additionally, with support from HRA Project Based Vouchers, 8 units will be affordable at 30% AMI.

#### 1801 American

Located at 1801 American Boulevard West, this will be a four-story, mixed income apartment providing 99 units of new housing. The apartment will provide 9 of its units affordable at 50% AMI.



# Community Development Updates



# All things Housing Report 2023



## Community Development 2023 Updates and Looking Forward

### Planning

Planning promotes health, safety, and harmonious land use through zoning ordinance. This involves the development, interpretation, and review of land use related activities and policies. In the previous year, Planning conducted research and made Code amendments to support housing, which include, but are not limited to:

- Review of the Neighborhood Traffic Management (NTMP) Review
- Lyndale Avenue Retrofit Rezoning
- Active Transportation Action Plan (ATAP) Review
- Single- and Two-Family Zoning Updates
- 700 American Boulevard Senior Apartments Development Review
- 6701 W 78th Street Apartments Development Review
- Resilient Communities Projects Return of Investment Analysis with the University of Minnesota

In 2024, the Planning Division work plan includes, but is not limited to:

- Short-Term Residential Rentals Study
- Single Room Occupancy (SRO) Standards
- The Missing Middle Housing Study
- RS-1 Zoning District Study
- Single- and Two-Family Zoning Updates
- Streamlined Development Approvals
- Refined Parking Flexibility Process
- Office Conversion Study
- Equity Review of the Zoning Code

For more information on the Planning Commission and Planning Division workplan and accomplishments, please visit [blm.mn/planning](http://blm.mn/planning). For more information on the Planning Commission yearly work plan, please visit [blm.mn/plan-com](http://blm.mn/plan-com).

## Building and Inspections

Building and Inspections (B&I) ensures compliance with buildings code(s) for safety, new construction, rehabilitations, and Time of Sale. Time of Sale provides potential purchasers with information about the condition of a dwelling and requires the correction of immediate hazards or assumption of hazards by the new buyer. In 2023, B&I:

- Established a partnership with HRA to provide educational support for applicants of their Home Improvement Loan program, aiding in permit acquisition.
- Observed that Bloomington residents invested over \$34 million dollars in valuation through permitting for remodels and renovations on existing single- and two-family homes.
- Additionally, Bloomington residents invested over \$17 million dollars in valuation for trade work upgrades. These investments work towards improving the quality of existing housing in the city.
- 297 permits acquired through in-house Time of Sale Inspection program, ensuring that when hazards required permits for repair, these were appropriately permitted.
- Four new single-family homes were built in 2023 with a combined valuation of \$1,696,057.60

For more information, please visit [blm.mn/bldg](http://blm.mn/bldg).

## Housing and Redevelopment Authority (HRA)

The Housing and Redevelopment Authority (HRA) aims to provide affordable housing opportunities for those households not adequately served by the marketplace. This is accomplished through the administration of multiple programs offered to low- and moderate-income households, and through partnership with local organizations serving Bloomington residents. In 2023, the HRA:

- With Housing Choice Vouchers, HRA assisted 4 households through Veterans Affairs Supportive Housing (VASH), 8 households through Foster Youth to Independence (FYI), and 124 households through voucher Portability; and assisted 461 households with tenant-based housing vouchers in Bloomington and 65 households with tenant-based housing vouchers in other cities.
- In the Rental Homes for Future Homebuyers program, 3 households purchased homes, and 2 households moved out of the program and may purchase homes at a later date. In 2023 the HRA acquired an additional home for the Rental Homes for Future Homebuyers program.
- Through Project Based Vouchers, 38 households were served. Two of these households were part of the Assisted Rental program; 1 household successfully exited the program and achieved self-sufficiency and 1 household purchased a home.
- In 2023 the Home Improvement Loan Program saw 37 loans approved, 35 loans repaid in full, and 9 Housing and Environmental Loan Program loans approved. Compared to 2022, this was 17 more approved loans and 11 fewer repaid loans.
- The Bloomington Homebuyer Mortgage Assistance program was approved by the City Council in August 2022. In 2023 the pilot program assisted 14 households at or below 80% AMI to purchase a home in Bloomington. The pilot will conclude in 2024 as the \$250,000 funding allocation is fully utilized.
- The HRA partners with Project for Pride in Living to present the Journey to Homeownership monthly workshop in multiple languages. The workshops teach participants the basics of the homebuying process and offer further financial and homeownership counseling. In 2023 there were 108 program registrants, and 9 participants went on to purchase homes.

In 2024, the HRA will continue to administer its established programs as well the changes the Housing Choice Voucher waiting list that allows greater monitoring the community's need and facilitating access. HRA will also continue to develop work across the Housing Continuum, like energy efficiency, 4d(1) Affordable Housing Incentive Program, the Opportunity Housing dashboard, and affordable homeownership and home improvements. The upcoming Opportunity Housing Ordinance Nexus Study could also bring changes and further refinement to the ordinance.

For more information about HRA and HRA resources, please visit [blm.mn/HRA](http://blm.mn/HRA). For more information about the HRA agency plans and policies, please visit [blm.mn/hra-policies](http://blm.mn/hra-policies).



## Port Authority

The Port Authority supports economic development throughout the City of Bloomington. Focus areas of the Port Authority include economic and real estate development, small business assistance, and creative placemaking. 2023 was a busy year for the Port Authority as it began a 5-year economic development plan process. Highlights of Port Authority 2023 work are:

- Hiring of an Office Support Specialist, Housing Development Specialist, and Placemaking Specialist.
- Supported development projects including the Gyropolis expansion, SICK Inc HQ buildout, 700 American affordable senior residential apartment, and additional projects expected to make more progress in 2024.
- Housing Development Specialist led Opportunity Housing Ordinance amendment process, in support of Met Council 2030 affordable housing development goals for Bloomington.
- Major programmatic offerings for business assistance, including Open to Business, Elevate Hennepin, and Welcoming Wednesdays. Bloomington was selected as pilot city for Hennepin County CEO Start program in 2024.

Creative Placemaking expanded their efforts citywide in 2023 and have initiated a Creative Placemaking Master Plan process to guide future work. In 2023, Creative Placemaking:

- Hosted the “Making it Public” public art workshop for Artists in January to build local capacity.
- Participated in and promoted local events including Latino Conservation Week, Wakpa Triennial Art Festival, and many more.
- Conducted multiple community outreach and learning events with local partners such as a Bloomington Indigenous History Presentation and organized tours of South Loop public art.
- Supported the development of Public Health’s COVID-19 Artwork RFQ, trained intern on call for art process, facilitated artist selection process and panel meeting.
- Worked with City’s Planning department on the mural ordinance, and the creation of the Murals Policies and Procedures document.
- Hired a new Creative Placemaking Specialist.
- Developed and promoted a city-wide Creative Placemaking Master Plan Request for Proposals (RFP). Reviewed 17 applications and interviewed top scoring candidates.

For more information on the Port Authority, please visit [blm.mn/port](http://blm.mn/port). For more information about Creative Placemaking, please visit [blm.mn/placemaking](http://blm.mn/placemaking).

## Environmental Health

The Environmental Health Division enforces City codes for health, safety, and property maintenance as well as managing the City’s rental housing licensing and inspection program.. In 2023, the Division:

- Investigated 685 complaints at licensed rental units resulting in 757 violations cited in written notices. Of the total violations, 129 (17%) were related to interior conditions including lack of maintenance (91), pests (17), unsanitary/not habitable (15), overcrowding (3), and no heat (3).
- All new single-family rental licenses require interior and exterior inspection before a license is issued to ensure there are no hazardous conditions for tenants. Of the 190 pre-license inspections in 2023, 52% (99) resulted in “passing” with minor violations and 48% (91) needed repairs requiring follow-up inspection before the license was issued. EH uses the pre-licensing inspection to confirm open building permits and problems identified as part of a time-of-sale inspection are resolved before tenants move in.
- Conducted 1,617 routine annual inspections of the existing licensed single-family and duplex rental units.
- 100% of the city-licensed multiple-family apartment buildings/properties received a routine or annual inspection including at least 10% of all units.
- At the end of 2023, licensed rentals made up 36% of all dwelling units in the City, and licensed rentals were 6.7% of all single-family, condominium, townhome, and duplex units.

For more information about the Environmental Health Division, please visit [blm.mn/eh](http://blm.mn/eh).



## Assessing

The City of Bloomington Assessor's Office (Assessing Division) values and classifies, accurately and equitably, all real estate for tax purposes as established by State statutes. Per State statute, every five years, the Assessor's Office must review 100% of the properties in the city. The Assessing Division releases an annual report detailing market value changes over the prior year.

Highlights from the 2024 Assessor's Report are:

- There were 42.9% more home sale listings and 23.1% more closed sales in January 2024 compared to January 2023. Median sales prices also dropped 3.3%. These adjustments are likely due to the market slowly responding to high interest rates and home prices while potential sellers no longer want to delay listing their homes for sale regardless of interest rates.
- Apartment housing stock increased in market value by \$48 million.
- The Assessing Division reviewed approximately 20% of total properties, representing 6,200 of 31,000 total parcels. These inspections along with sale data, permit records, and other sources are used to value properties for the 2025 assessment with property taxes payable in 2026.

For more information about the Assessing Division, and to read the full 2024 Assessment Report, please visit [blm.mn/assess](http://blm.mn/assess).