

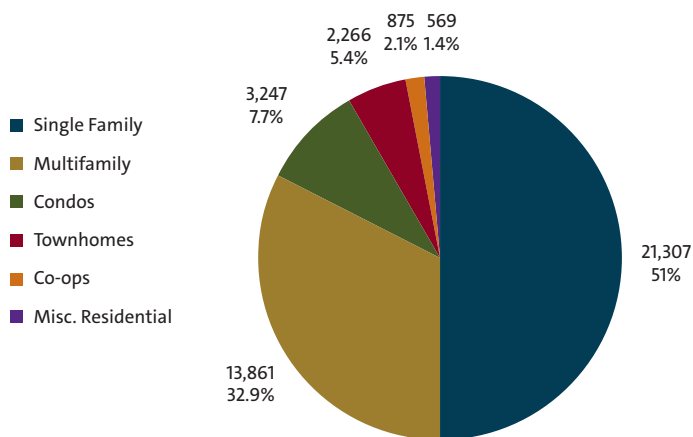
BLOOMINGTON.

tomorrow. together.



HOUSING AVAILABILITY AND AFFORDABILITY IN BLOOMINGTON

HOUSING UNITS BY TYPE



City of Bloomington, City Assessor's Office (2024) Assessment Report 2024
 The City has 42,125 taxable housing units. There are 21,307 Single Family, 569 Misc. Residential, 13,861 Multifamily, 3,247 Condos, 2,266 Townhouse, and 875 Co-op Units.

- 91,537 residents
- 39,634 households
- 2.3 persons per household

Met Council and US Census Bureau

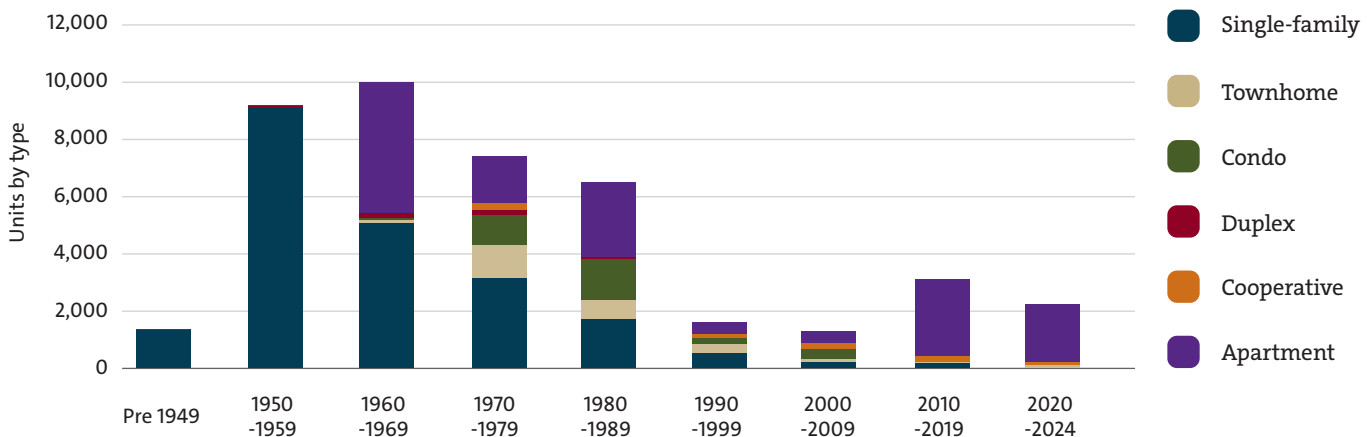
- Median home value: \$361,800
- Average rent: \$1,361

City of Bloomington Assessment Report (2024)

- 67% of housing is owner-occupied
- 27% of households are housing cost burdened (pay more than 30% of income toward housing costs)

2017-2021 American Community Survey 5-year Estimates

NEW HOUSING UNIT COUNT BY TYPE AND DECADE IN BLOOMINGTON



Bloomington has seen steady residential development since the 1950s and is fully developed. To meet today’s housing needs with limited available land, the City promotes redevelopment and infill development and focuses on these four areas:



1. PEOPLE CENTERED PROGRAMMING

Bloomington’s Housing Redevelopment Authority runs numerous programs that strive to create a stable and inclusive community through safe and dignified housing. Key programs include:

- Rental assistance (500+ Housing Choice Vouchers)
- 42 HRA-owned rental homes
- Home rehab loans / Emergency rehab loans
- Downpayment assistance
- Rent to own program, called Rental Homes for Future Homebuyers
- Many other education and outreach programs



2. REMOVE BARRIERS TO HOUSING PRODUCTION

Bloomington is reviewing its codes and development processes to remove barriers to the production of housing, including considering ways to allow for and promote the development of missing middle housing and the conversion of offices to housing. Recent changes to support housing production include:

ZONING CODE CHANGES:

- Simplified standards for Accessory Dwelling Units (ADUs)
- Reduced setbacks, minimum lot and unit size, and parking for single- and two-unit sites

DEVELOPMENT PROCESS CHANGES:

- 2-units are a permitted use by-right on all single-unit lots
- Multi-unit changed from conditional use to permitted in some districts
- Expanded administrative site plan/zoning approval

3. REQUIRE AFFORDABILITY

OPPORTUNITY HOUSING ORDINANCE (OHO)

In 2019 Bloomington approved the Opportunity Housing Ordinance (OHO) that includes inclusionary zoning standard with both requirements and incentives.

- 9% of new units must be affordable at 60% Area Median Income (AMI)
- Between 2020 and 2024
 - 13 multifamily projects entitled under the OHO
 - 11 projects utilized incentives, most frequently parking stall reduction, tax increment financing, and alternative exterior materials
 - 2 projects paid fee in lieu
 - 616 of the 2,586 units (23%) are affordable up to 60% AMI
 - 322 of the 2,586 units (12%) are affordable up to 50% AMI
 - Producing housing at 30% AMI is the most challenging, typically requiring Housing Choice Voucher program involvement. 40 of the 2,586 units (1.5%) are affordable at 30%.

4. FUND THE FINANCIAL GAP

HOUSING TRUST FUND

In 2019 the City created an affordable housing trust fund and funded it with \$15M in bonds through Old National Bank. The Housing Trust Fund was used to support 5 projects that resulted in 524 new and 306 preserved affordable units.

AFFORDABLE HOMEOWNERSHIP

The City partners to build new affordable homeownership housing. A planned project with Habitat for Humanity and Homes Within Reach will result in 6 new affordable homes. And a grant from Minnesota Housing will fund a new home development program to produce 27 new affordable homes.

REHABILITATION LOANS FOR AFFORDABLE APARTMENTS

On an ongoing basis, the City’s HRA works with apartment owners to support renovations that preserve existing affordable units.

PROJECTS FUNDED WITH \$15M IN HOUSING TRUST FUNDS (2020-2024)

Project Name	Loan Amount	Affordable Units Created or Preserved	Subsidy per Affordable Unit
Blooming Meadows	\$7,000,000	306 preserved 172 new	\$16,393
Lyndale Flats	\$1,457,913	81 new	\$17,999
Cadence	\$975,000	68 new	\$14,338
Oxboro Heights	\$2,125,000	75 new	\$28,333
700 American	\$3,426,460	128 new	\$26,769