



ESTIMATED FEES BASED OFF OF A NEW, SINGLE-FAMILY HOME WITH A VALUATION OF \$437,000 ON A VACANT LOT.



BUILDING PERMIT FEE..... \$2,273.13
 Fee includes all inspections and administrative costs for Permit processing and construction process. Includes grading and any demolition unless separate permits are pulled.



PLAN REVIEW FEE.....\$1,477.53
 Fee is for the plan reviewers time to review initial plan set as well as any revisions or modifications to the plans.



STATE SURCHARGE.....\$166.52
 Fee is required to be collected by the State of Minnesota and is sent monthly to the state based on the valuation of permits.



CERTIFICATE OF OCCUPANCY \$227.31
 Fee is for the final certificate to be issued which includes coordination between all departments to make sure all conditions of approval have been met, and all permits have been closed out and finalized.



SAC DETERMINATION FEE.....\$2,485.00
 This fee is for the Sewer hookup and is required on new lots that have never had a home on them per MET Councils requirements. This is sent monthly to Met council based off the permits that are issued for new construction.



PLUMBING PERMIT.....\$410.00
 Fee includes all inspections and administrative costs for Permit processing and construction process.



ELECTRICAL PERMIT \$151.00
 Fee includes all inspections and administrative costs for Permit processing and construction process.



MECHANICAL PERMIT- NEW HOME \$432.43
 Fee includes all inspections and administrative costs for Permit processing and construction process.



MECHANICAL PERMIT- FIREPLACE.....\$56.66
 This fee includes all inspections and administrative costs for Permit processing and construction process of this item.



PARK DEDICATION \$5,700
 Credit is given for lots that had homes on them previously.



WATER CONNECTION \$95



SANITARY SEWER CONNECTION..... \$95

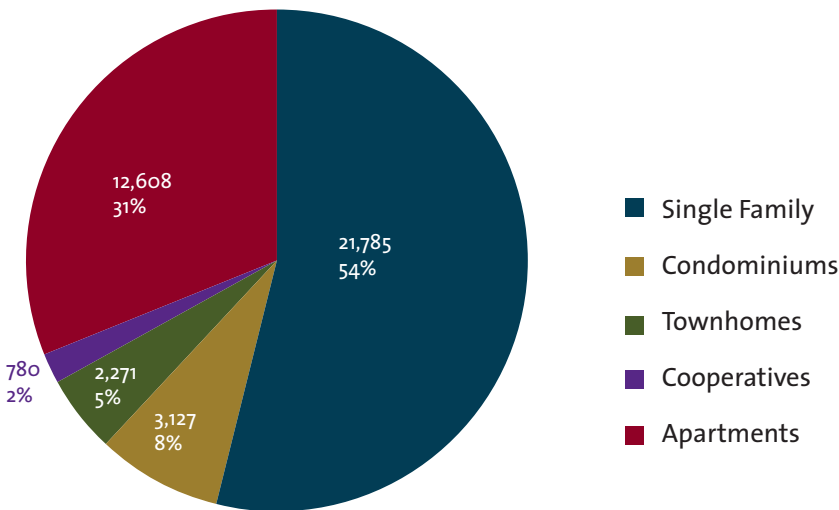


STORM WATER MANAGEMENT (IF IN WATERSHED DISTRICT)..... \$250-400
 Depends on the location of construction.

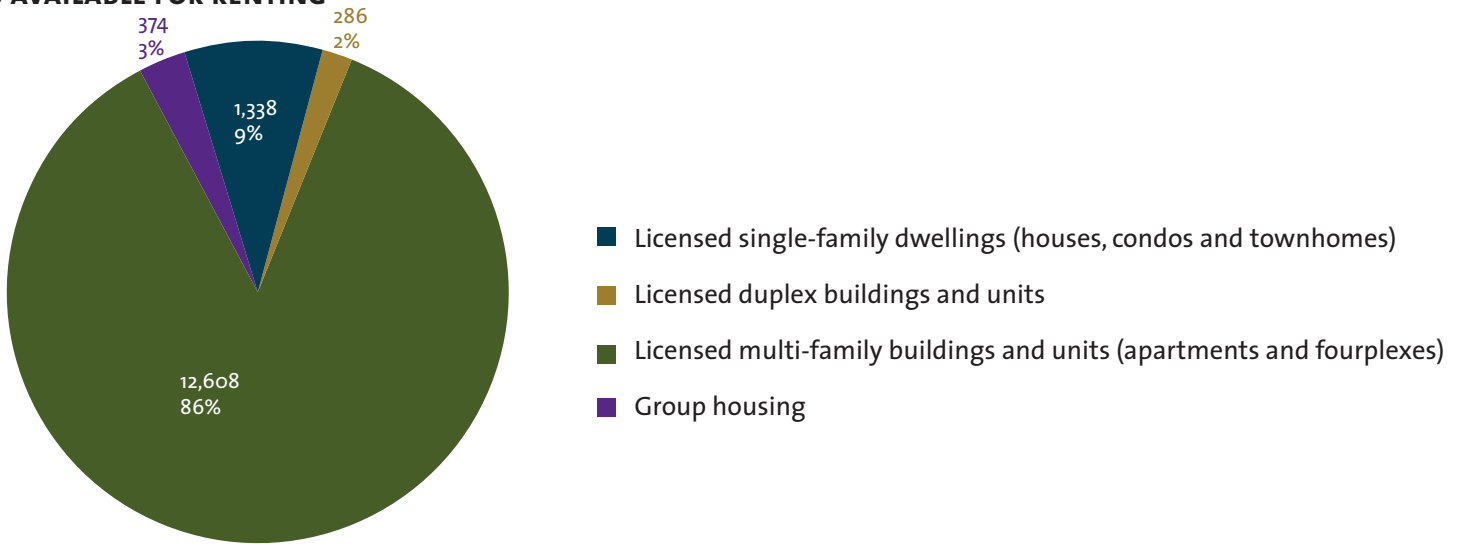
ESTIMATED TOTAL COST \$13,969.58 (3.2% OF THE TOTAL COST)

HOUSING UNITS BY TYPE

TOTAL NUMBER OF HOUSING UNITS IN BLOOMINGTON BY TYPE



UNITS AVAILABLE FOR RENTING



- Bloomington housing is 35% renter occupied and 65% owner occupied.
- There are 1,040 rent restricted or subsidized units in Bloomington.
- Additionally, there are about 4,585 units of naturally occurring affordable rental housing. This reflects asking rent in January 2022 by number of bedrooms as provided by Co-Star. This may differ from actual rents but gives us an estimate of affordability. This source tends to miss smaller properties (4 or 8 units) and does not include single-family home rentals.
- As for homeownership, HUD and Met Council’s current home value for the Twin Cities metro for a household earning 60% AMI is \$245,300. The median appraised value in Bloomington is now \$355,100, up 16% from last year’s \$307,200. Using \$245,300 as the threshold and 2020 data showed just over 4,000 single- and two-family homes (18.4%) of the 21,785 units were affordable.

HOUSING UNITS BY TYPE

MET COUNCIL GOALS

BREAKDOWN OF AFFORDABILITY PARTNERS SINCE 2020 AND NUMBER OF UNITS

Development	30% AMI	50% AMI	60% AMI	80% AMI/ NOAH	Market Rate	Total 30%- 60%	TOTAL
Lyndale Flats - MWF			81			81	81
Blooming Meadows South - AEON				306			306
Blooming Meadows North - AEON	17		104		51	121	172
Penn Terrace - Boisclair Corporation	10		58			68	68
SoLo Apartments (Rosa) - Kimble Consultant		37			146	37	183
Hayden Grove (Senior) - Great Lakes Management Co		34			132	34	166
District - StuartCo		50			198	50	248
Risor (Senior) - Roers Companies			14		132	14	146
8012 Old Cedar - Reuter Walton	6	8	54			68	68
The Ardor - Ron Clark Construction and Design					242		242
The Quinn - Ron Clark Construction and Design			86			86	86
Aire Apartments - Ron Clark Construction and Design		35	11		183	46	229
BCS IV - McGough Development			36		369	36	405
8020 Humboldt - Enclave Companies		14			135	14	149
SUBTOTAL	33	178	444	306	1,588	655	
2030 GOALS	445	246	151	TBD	1,458	842	2,300 NEW TBD NOAH

ADDITIONAL RESIDENTIAL PROJECTS

Name	Units	Affordability	Status
Killebrew Apartments	168 units	16 units afford. at 60% AMI	DRC Level
Founder's Ridge Senior Apartments	111 units senior market rate		Under Construction
Overlook Subdivision	3 units		Zoning Approval Complete
11216 Bloomington Ferry Road	4 units		DRC
The Pointe Senior Apartments	133 units		Under Construction
Knox Landing Senior Apartments	125 Units	125 units at 60% AMI	Replat Approved – DRC for development



SINGLE-FAMILY RESIDENTIAL

Market Value Stratification	Total Parcel Count	2021 Median Home in Strata	2022 Median Home in Strata	2021/2022 Value Change
100K to 150K	25	136,700	146,300	25.0%
150K to 200K	205	187,100	216,700	19.2%
200K to 250K	2,291	235,700	273,100	16.3%
250K to 300K	7,208	274,600	316,200	15.5%
300K to 350K	4,950	322,000	373,800	16.3%
350K to 400K	2,940	370,300	434,500	17.3%
400K to 500K	2,107	437,600	514,300	17.8%
500K to 600K	1,032	538,700	639,500	18.6%
600K to 800K	374	646,800	777,600	19.8%
800K to 1 Million	67	862,100	1,043,700	20.0%
Over 1 Million	30	1,248,600	1,515,000	21.0%

WHAT IS THE CITY DOING TO PROMOTE AFFORDABLE HOUSING?

Opportunity Housing Ordinance - An ordinance that establishes an affordable housing program that offers an array of tools, incentives, and compliance options for promoting flexibility in development. Financing tools such as the Affordable Housing Trust Fund, Tax Increment Financing and Naturally Occurring Affordable Housing (NOAH) Trust Fund are used.

Project Based Housing Program - Contracts with property owners who meet Section 8 requirements to provide rent assistance for qualifying renters paying no more than 30% of adjusted income towards rent.

Housing Choice Vouchers (Tenant Based Section 8) - Rental assistance program administration for eligible voucher recipients at or below 50% area median income.

WHAT IS THE CITY DOING TO PROMOTE HOME OWNERSHIP?

Down Payment Assistance – Provides homebuyer assistance to qualified households to purchase a home in Bloomington.

Develop homes for homeownership – Expanding affordable homeownership opportunities in partnership with local nonprofits through the sale of City-owned lots or gap financing to assist in the new construction or rehabilitation of single-family houses for resale to income qualified owner occupants.

Rental Homes for Future Homebuyers – HRA owned properties for income qualified renters on a five-year pathway to homeownership while escrowing funds to assist with a down payment to purchase their own home.

Home Improvement Loan Program – Provides Bloomington owner-occupied households the ability to access funds to maintain, repair and improve their homes including serious code or health safety violations.

Home Improvement Fair – Biennial fair for homeowners and vendors engaging around home renovation, rehabilitation, financing, and energy efficiency.

Housing Improvement Area Loan – Provides Bloomington condominium and townhome associations with loans for needed common area improvements.

Homeownership Preservation Program – Through the Minnesota Homeownership Center, provides support payments to Bloomington low-income homeowners at risk of losing their homes or who are struggling to pay housing related bills due.

Senior Community Services HOME Program – Providing household and exterior maintenance chore, and homemaking services for seniors, age 62 or older, to age in place.