

Bloomington Housing Action Team

February 11, 2020

Haeg Conference Room – Second Floor

Bloomington Civic Plaza
1800 West Old Shakopee Road
Bloomington, MN 55431

1:30-3:00 P.M.

Tenant Protect Packet

Palermo presented a draft NOAH Identification Reporting that will be presented to Council during their March study session. An interdivisional team helped identify and verify that co-star is a reliable data source to identify properties with average rents that are considered NOAH. Staff cross referenced the dataset against the City's rental license list and found it to be substantially complete. The units were mapped and aggregated by census tract to allow for other demographic comparisons. Some key findings of the data

- Of the over 10,000 rental units in Bloomington a little over half are considered NOAH Units.
- Average age of properties correlated strongly with NOAH units
- While some census tracts had a high percentage of NOAH units it was more telling to look at total NOAH Units
 - There is one census tract had only two apartment buildings, both considered NOAH
 - The census tract incorporating all of South Loop has a moderate percentage of NOAH Units but was the highest total

The data helps the City monitor large acquisitions for compliance as well assist with future preservation efforts. Know the size and location will help with dispersion and improve impact of our NOAH efforts. The group was curious about what the average household size for those living in NOAH units. Staff will try and find more specific demographic data about residents of NOAH units if possible.

Shoquist shared the 90 Tenant Protection Ordinance Guide. The 90 Tenant Protection Ordinance Requires property owners to notify tenants of the sale within 30 days of closing. The City has a couple of avenues at which we learn of the sale, usually within the 30 days. Under the ordinance the property owner is required to send a notice to the City as well as tenants. The City's assessing division also finds out of sales usually about 2 weeks after closing. The new owner is also required to apply for a new rental license.

If the property owner fails to notify tenants and the City it will be important to reach out with our partners to tenants to ensure they are protected from evictions, rent increases, and rescreening. If the new owner fails to notify tenants for this possibility they are required to pay relocation assistance. Staff is working on our enforcement process now that the NOAH Unit identification process has developed.

Affordable Housing Trust Fund

Shoquist presented about the affordable housing trust fund. The Trust Fund has been established with \$15 million. The establishment was very quick in order to utilize for the acquisition of Village Club. The HRA Levy, a partner bank selected as an RFP, and TIF pooling will fund the Trust Fund. The first project is a revolving loan which will help keep the fund sustainable. While half the fund was committed to the Village Club acquisition staff will work with BHAT to identify how best to utilize the remaining funds. Ideas beyond NOAH Preservation include filling rent gap for extremely low income renters, property fix up loans, and potentially services for extremely low income renters.

Village Club Acquisition

Johnson and Shoquist discussed the efforts that went into the Aeon acquisition of Village Club Apartments. The City's environmental health division caught wind of the potential sale from several tenants. The City worked quickly to establish the Affordable Housing Trust Fund to assist Aeon with the acquisition. Representatives from Aeon explained the recent efforts to rehab the property in the last 30 days. They are also working on new affordable units on the property.

Discuss Mission Statement

Shoquist lead discussion about the BHAT mission statement and purpose. The group agree that the goal reflected the mission which is "Create and Preserve Opportunity Housing in the City of Bloomington." They also felt the purpose adequately reflected the consensus from the facilitated discuss in October. The group agreed that the 3 potential mission statements were really about who BHAT was. They also agreed that it should be aspirational and inclusive of groups who may not be represented today at the meeting. The third option, which discussed all the partners' current and future, best reflected the stakeholders involved in achieving the purpose and mission.

Potential meeting topics

- Accessibility Resources
- Future Marketing and Communications
- Recap of Council Study Session
- Deposit Insurance