CITY OF BLOOMINGTON MINNESOTA

Housing and Redevelopment Authority
AGENDA

HOUSING AND REDEVELOPMENT AUTHORITY MEETING
TUESDAY, OCTOBER 13, 2026
COUNCIL CHAMBERS
BLOOMINGTON CIVIC PLAZA
1800 W. OLD SHAKOPEE RD.
BLOOMINGTON, MN 55431
6:00 PM

HRA Commissioners: **Jenna Carter** **Blake Doblinger** **Vicki Hoogheem** **Jennifer Mueller** **Rod Wooten** **Samiira Isse** **Danielle Robertson**

ANNOUNCEMENT

This meeting will be held in person and electronically via Webex. Some members of the Housing and Redevelopment Authority, testifiers, and presenters may participate electronically as permitted by Minnesota Statutes. Members of the public may participate in person or electronically. Directions are provided below.

To watch or listen to the meeting or provide testimony:

- Attend in person
- Watch online on the City's YouTube channel blm.mn/youtube
- Participate via phone (testimony for public hearing only): 1-415-655-0001, Access Code: 2867 605 7600 Password 4721 (Note: long-distance call. Consider calling methods to reduce or eliminate long-distance charges.)
- Participate via computer (testimony for public hearings only): Link: https://logis.webex.com/logis/j.php?MTID=m6ad3669624dce6ebbcc4576a34077a59 Event number: 2867 605 7600; Event password: HRA1

Note that no testimony is taken on non-public hearing items

To aide in the smooth running of the meeting, the HRA recommends pre-registration for remote testimony for public hearing items: e-mail HRA@BloomingtonMN.gov or call 952-563-8937 any time prior to 4:30 p.m. on the date of the meeting to register and receive instruction.

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. CONSENT BUSINESS

3.1 September 8, 2026 meeting minutes

3.2 Metropolitan Council Livable Communities Demonstration Account Grant Application Resolutions of Support

3.3 Southview Estates Rehabilitation Project Final Agreements

4. ORGANIZATIONAL BUSINESS

4.1 Public Hearing: Resolution Approving the 2027 Housing Choice Voucher Annual and Administrative Plans

5. NEW BUSINESS

5.1 Request for the use of Local Affordable Housing Aid (LAHA) for The Heights Rehabilitation Project and an Amendment to the Development Agreement for the Heights Condominium Housing Improvement Area (HIA)

5.2 Professional Services Contract with NEOO for Developer Training Sessions

6. DISCUSSION ITEMS

6.1 Bloomington 2050 Comprehensive Plan Update

6.2 HRA Policy and Project Updates

7. ADJOURNMENT

BloomingtonMN.gov: A yearly meeting schedule, agendas, and the official minutes once approved are available. If you require a reasonable accommodation, please call 952-563-8733 (MN Relay 711) as soon as possible, but no later than 9:00 a.m. one business day before the meeting day.

Our mission is to cultivate an enduring and remarkable community where people want to be.

CITY OF BLOOMINGTON MINNESOTA

Board Agenda Item

Originator	Item
Housing and Redevelopment Authority	**3.1 September 8, 2026 meeting minutes**
Agenda Section	Date
CONSENT BUSINESS	October 13, 2026

Requested Action:

Approve September 8, 2026 meeting minutes

Description:

September 8, 2026 meeting minutes

Attachments:

HRA meeting minutes September 8 2026 unapproved.pdf

(UN)APPROVED MINUTES

Housing And Redevelopment Authority

Date: 9/8/2026
Time: 6:00 p.m.
Location: City Council Chambers
Address: 1800 W Old Shakopee Rd, Bloomington MN, 55431

Members Present: Chair J. Mueller, R. Wooten, S. Isse, D. Robertson, B. Doblinger, J. Carter.
Staff: Sarah Abe, HRA Administrator; Keele Jackson, Program Specialist II; Ryan Solberg, Housing Development Specialist; Mike Palermo, Assistant HRA Administrator; Rachel Tierney, Attorney; Breanne Phillips, Office Support Specialist

Chairperson Jennifer Mueller called the meeting to order at 6:01 p.m. A quorum is present.

APPROVAL OF AGENDA.

2.1 Approval of the September 8, 2026 Agenda

Commissioner Isse moved to approve the September 8, 2026 agenda. Commissioner Robertson seconded the motion. Motion passed 6-0.

CONSENT BUSINESS.

3.1 August 19, 2026 meeting minutes

Chair Mueller introduced the Consent Business agenda, which included the August 19, 2026 meeting minutes. Commissioner Wooten moved to approve the Consent Business item. The motion was seconded by Commissioner Robertosn. The motion passed 6-0.

3.2 August 25, 2026 meeting minutes

Chair Mueller introduced the Consent Business agenda, which included the August 25, 2026 meeting minutes. Commissioner Robertson moved to approve the Consent Business Item. The motion was seconded by Commissioner Isse. The motion passed 5-0, with Commissioner Wooten abstaining.

ORGANIZATIONAL BUSINESS.

4.1 Emergency Rental Assistance Program – VEAP Contract Amendment

Keele Jackson presented a request to reallocate $55,000 in Emergency Rental Assistance Program funds to VEAP. The program provides rental assistance to Bloomington households experiencing housing instability and financial hardship, primarily serving households at or below 50% of Area Median Income (AMI). Of the organizations originally selected to administer the program, two were unable to execute their funding due to state compliance requirements, leaving $55,000 available for reallocation.

Staff reported that VEAP had fully expended its initial $125,000 allocation and assisted 40 eligible households. A recent HRA site-monitoring visit found VEAP fully compliant with program requirements, with thorough documentation, strong program oversight, and individualized follow-up with households receiving assistance. Staff recommended reallocating the additional $55,000 to VEAP, bringing its total allocation to $180,000.

Commissioners discussed the demographics of households served and opportunities to ensure rental assistance is accessible to communities that may be hesitant to seek assistance, particularly immigrant and Latino households. Staff noted that demographic information is collected and could be provided to the Board, although the data does not specifically identify whether households were affected by recent immigration enforcement activity. Commissioners also discussed outreach and accessibility, including VEAP's availability of in-person assistance in addition to its online application process.

Staff explained that VEAP had temporarily exhausted its HRA funding in August and was referring applicants to another partner organization during the funding gap. Staff also noted that community-based organizations are referring households to VEAP and that additional county funding available to VEAP is restricted to households at or below 30% AMI, while the HRA funding can serve households up to 50% AMI.

The Board further discussed the challenges associated with state compliance and documentation requirements and how those requirements may discourage some households from accessing assistance. Commissioners expressed interest in exploring whether other funding sources could provide greater flexibility while continuing to comply with applicable requirements.

Motion by Commissioner Wooten, seconded by Commissioner Carter, to authorize an amendment to the Professional Services Agreement for Emergency Rental Assistance. Motion passed 6–0.

4.2 Consideration of Request from Mount Olivet Rolling Acres for Local Affordable Housing Aid Fund

Ryan Solberg presented additional information regarding Mount Olivet Rolling Acres' (MORA) request for $85,204 in Local Affordable Housing Aid (LAHA) funds to complete capital improvements at two Community Residential Setting (CRS) group homes in Bloomington. The request was previously discussed at the July 14 HRA meeting, when the Board requested additional information regarding the evaluation criteria and the status of licensed group homes in Bloomington.

Staff reported that Bloomington has 113 CRS facilities serving approximately 400 residents, including 22 operated by nonprofit organizations. Residents of MORA's two Bloomington homes are below 100% of the federal poverty level and meet state LAHA income eligibility requirements. Staff evaluated the request based on its alignment with state and HRA priorities, MORA's financial readiness and organizational capacity, and demonstrated need for funding. Staff determined that the proposed improvements aligned with several state priorities, including housing stability, habitability, accessibility, and energy efficiency.

Staff noted that MORA has previously invested its own funds in maintaining both Bloomington properties and demonstrated the capacity to complete the proposed improvements. Because other state, local, and federal funding sources were not available for improvements, staff recommended approval of MORA's

request. Staff also reported that a formal application process for future LAHA requests is under development to establish a consistent evaluation process.

Commissioners expressed support for the purpose of MORA's proposed improvements but raised concerns about approving an individual funding request before establishing a formal application and review process. Discussion focused on ensuring that future LAHA funding decisions are fair, transparent, consistent, and based on objective criteria, particularly if other nonprofit group-home operators or eligible organizations submit similar requests. Staff indicated that a draft application is being developed and could be completed by the end of the year.

The Board discussed potentially incorporating a scoring or evaluation system into the application process. Staff stated that criteria include alignment with state and HRA priorities, demonstrated financial need, and organizational readiness. Staff also confirmed that legal counsel had reviewed MORA's request for compliance with LAHA requirements. Commissioners generally expressed a preference for having MORA apply through the forthcoming process, noting that there did not appear to be a pressing need requiring immediate action.

Commissioner Carter moved to deny the resolution awarding LAHA funds and authorizing a grant agreement with MORA, with the request that staff encourage MORA to apply once the formal LAHA application process is available. Commissioner Wooten seconded the motion. Motion passed 6–0.

NEW BUSINESS.

5.1 2025 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG)

Mike Palermo presented the 2025 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) program. The CAPER reports accomplishments under the Annual Action Plan and five-year Consolidated Plan and is required by the U.S. Department of Housing and Urban Development (HUD). The 2025 program year covered July 1, 2025, through June 30, 2026. Staff noted that expenditures were slower during the program year due in part to new federal requirements that delayed grant agreements and contracting.

Staff explained that the public hearing process was streamlined this year in coordination with HUD. Rather than holding separate presentations and hearings before the HRA and City Council, the HRA would conduct the public hearing, with the item subsequently proceeding to the City Council consent agenda. Bloomington also participates in the Hennepin County Consortium, through which the CAPER is reviewed and ultimately submitted to HUD.

Staff provided updates on CDBG-funded activities. Senior Community Services assisted 92 residents through its HOME program, which provides chores and light home maintenance services primarily to senior homeowners, and expended $19,970. Staff also discussed Bloomington's participation in the Fair Housing Implementation Council, which pools resources among metro-area jurisdictions to support fair housing activities, testing, education, and assistance.

Updates were also provided to include activities that were not fully expended by the end of the program year, including the HRA Rehabilitation Loan Program, Homes Within Reach, VEAP, and HousingLink. Staff reported that three rehabilitation loans were in process with additional applications under review; Homes Within Reach was working to acquire two homes; VEAP was expected to expend its $30,000 allocation due

to continued demand for rental assistance; and HousingLink had completed its funded activity after the program-year deadline.

Staff discussed demographic data for residents served by Senior Community Services. Commissioners discussed ways to improve outreach to communities of color in future programs. Staff also discussed broader outreach efforts for the HRA Rehabilitation Loan Program, including how the program is marketed and opportunities to expand the pool of contractors used by the program.

Commissioners also discussed HousingLink's fair housing chatbot, including privacy protections, accessibility, and how easily users can transition from the automated tool to assistance from a person.

A motion was made to open a public hearing for the 2025 CAPER. Moved by Commissioner Doblinger and seconded by Commissioner Robertson. The motion passed 6–0. No members of the public were present in person or online to provide testimony. Commissioner Wooten moved to close the public hearing and seconded by Commissioner Isse. Motion passed 6–0.

Commissioner Robertson moved to recommend approval of the 2025 Consolidated Annual Performance and Evaluation Report and its submission to HUD through the City Council. Commissioner Doblinger seconded the motion. The motion passed 5-0, with Commissioner Wooten abstaining.

DISCUSSION ITEMS.

6.1 Discussion on Vision for St. Mark's Property

Sarah Abe presented an update and facilitated discussion regarding the future development of the St. Mark's property at 86th Street and Xerxes Avenue. The approximately four-acre property was acquired in early 2026 for development of owner-occupied housing, with funding from multiple sources, including a Minnesota Housing grant. Staff noted that civil engineering work is underway, with developer selection, predevelopment activities, neighborhood engagement, infrastructure work, and construction anticipated to follow. New home construction is currently anticipated to begin in 2027.

Staff presented several development concepts illustrating different combinations of single-family homes, duplexes, triplexes, and smaller lots. The original concept included five duplex buildings and five single-family homes, with all grant-funded homes targeted at households at 80% of Area Median Income (AMI). Staff explained that infrastructure, land, and construction costs result in significant per-unit funding gaps, particularly for single-family homes. Increasing density through duplexes, triplexes, or smaller lots could reduce infrastructure and subsidy costs on a per-unit basis.

Staff also discussed a potential mixed-product concept incorporating smaller-lot single-family homes, zero-lot-line duplexes, and potentially a triplex as a pilot project under the City's new missing-middle housing ordinance. Staff explained that a triplex could provide additional units and reduce the per-unit funding gap but would require additional zoning work and consideration of parking, shared-wall arrangements, and other development requirements. Staff also asked whether the Board was interested in exploring a mixed-income approach that could include market-rate units as a potential strategy for reducing the overall funding gap.

Commissioners discussed infrastructure and ownership considerations, including a preference to avoid creating a homeowners association (HOA). Staff explained that the site is being designed with public infrastructure, including a public roadway and potentially public stormwater facilities, to minimize the need for shared ownership arrangements. Commissioners also discussed cottage-style housing, which staff indicated had been considered but presented challenges related to parking and the likelihood of requiring an HOA.

The Board discussed balancing density and affordability with the character of the surrounding neighborhood. Commissioners expressed varying levels of interest in piloting a triplex but raised concerns about significantly increasing density, parking, smaller lot sizes, and introducing a single triplex that could appear inconsistent with the remainder of the development. Commissioners emphasized the importance of additional community engagement if the proposed development differs substantially from concepts previously presented to the neighborhood. Commissioners also expressed some openness to including market-rate homes if doing so could help reduce the per-unit subsidy required for the affordable units.

Staff summarized the Board's direction as a preference for keeping the number of units as close as possible to the original proposal, further exploring the feasibility of potentially including one triplex, considering some market-rate units, conducting clear community engagement, and minimizing the per-unit subsidy while balancing the other development considerations.

Staff will continue working with the civil engineers to determine what the site can support, conduct additional community engagement, and return to the Board with additional information before finalizing the site plan. Staff clarified that the existing grant requires development of 16 additional grant-funded units; any market-rate units added to the development would be separate from those grant requirements and could potentially serve as a gap-filling mechanism. No formal action was taken.

6.2 HRA Policy and Project Updates

Sarah Abe provided several HRA policy and project updates. HRA Commissioner applications are currently open for one available seat, with applications closing November 1, 2026. Staff noted that the selection process will occur during November and December, with the appointment made by Mayor Tim Busse and approved by the City Council.

Staff also provided the Board with the Q2 Property Report, which includes information regarding expenditures, vacancies, and ongoing investments in HRA properties.

An update was provided regarding The Heights, where construction has uncovered additional issues and resulted in change orders and higher-than-anticipated costs. Staff indicated that an additional funding request may be necessary and that discussions are ongoing with the parties involved to determine project costs, timing, and potential solutions. A site tour with the HRA Board, staff, the construction company, and the HOA was proposed to allow Commissioners to view the conditions and discuss the project directly with those involved. Staff clarified that the HRA is not obligated to provide additional funding and that any additional funding request would require further Board consideration.

HRA legal counsel Rachel Tierney of Kennedy & Graven provided a presentation regarding conflict-of-interest requirements applicable to HRA Commissioners. The presentation was intended to help Commissioners recognize circumstances in which they should seek legal guidance regarding a potential conflict rather than independently determine whether a conflict exists. Counsel reviewed applicable state law and Bloomington City Charter provisions governing financial interests in contracts, sales, leases, and other official decisions. Counsel also reviewed Minnesota's gift restrictions applicable to elected and

ADJOURNMENT.

Commissioner Wooten moved to adjourn the meeting. Commissioner Robertson seconded the motion. The motion passed 5-0, and the meeting was adjourned at 7:47 pm.

CITY OF BLOOMINGTON MINNESOTA

Board Agenda Item

Originator	Item
Housing and Redevelopment Authority	**3.2 Metropolitan Council Livable Communities Demonstration Account Grant Application Resolutions of Support**
Agenda Section	Date
CONSENT BUSINESS	October 13, 2026

Requested Action:

Motion by_____, seconded by _____, to adopt Resolution No. 2026-___, authorizing application and execution of a grant agreement for the Livable Communities Demonstration Account fund for the Bloomington Affordable Homeownership Program at 8630 Xerxes Avenue South.

Motion by _____, seconded by _____, to adopt Resolution No. 2026-__, authorizing application and execution of a grant agreement for the Livable Communities Demonstration Account Funding for Bloomington Family Townhomes at 4810 Nord Drive.

Motion by _____, seconded by _____, to adopt Resolution No. 2026-__, authorizing application and execution of grant agreements for the Livable Communities Demonstration Account funding and an Environmental Response Fund grant for Blooming Meadows South Housing Rehabilitation at 1930 East 86th Street.

Description:

The Metropolitan Council annually provides a grant opportunity for development projects through the Livable Communities Account (LCA) program. The funds are intended to support the community and address the Metropolitan Council's Thrive 2050 goals. The program funds several activities. This cycle, staff from the Bloomington HRA are recommending an application for 8630 Xerxes (the St. Mark's site) and there are 2 external developers interested in submitting grant applications.

Attachments:

Staff Report
Resolution - LCDA Bloomington Affordable Homeownership Program
Resolution - LCDA Bloomington Family Townhomes
Resolution - LCDA Bloomington Meadows

STAFF REPORT

DATE: 10/13/2026

TO: Housing and Redevelopment Authority Board

CC: Sarah Abe, HRA Administrator

FROM: Michael Palermo, Assistant HRA Adminstrator
Ryan Solberg, Housing Analyst

SUBJECT: **Livable Community Account Grant Applications Authorization**

The Metropolitan Council annually provides a grant opportunity for development projects through the Livable Communities Account (LCA) program. The funds are intended to support the community and address the Metropolitan Council's Thrive 2050 goals. The program funds several activities. This cycle, staff from the Bloomington HRA are recommending an application for 8630 Xerxes (the St. Mark's site) and there are two external developers interested in submitting grant applications.

The application is due on October 15, 2026 and each application requires a resolution of support from the HRA. The HRA has applied for and received several other LCA grant awards in the past three years. Below is a short summary of the requests. Because there are different funding pools designated for homeownership and multifamily projects, the two categories are not direct competitors for funding.

Homeownership application

- **Bloomington HRA, $1,575,000.** The HRA application is to support the St. Mark's phase of the Bloomington Affordable Homeownership Program at 8630 Xerxes. This is the final phase of development to construct owner occupied units affordable to households making 80% Area Median Income. The request is anticipated to be $1,575,000 to support construction of the road, grading of lots, and installation of storm water infrastructure. This is a repeat of the same grant application that the HRA received $225,000 for in September 2026.

Multifamily development projects

If awarded, the HRA serves as a pass through for these developer-led projects.

- **Common Bond Communities (CBC), $2M.** CBC is seeking to complete a rehabilitation of the Bloomington Family Townhomes (BFT) at 4810 Nord Drive. First built in 1991, BFT is a 20-unit development that is restricted to serving households at 60% AMI. The average income of residents is below 30% AMI. CBC received $130,000 in LCDA Pre-Development Grant funding in 2025 to create drawing for the rehab effort aimed at addressing the property's most critical repairs such as roof, window, door, and HVAC replacement.

- **Aeon, $2M**. Aeon is interested in submitting 2 applications; LCA from the Met Council, and Environmental Response Fund (ERF) grant funding from Hennepin County. Funding would address concerns related to asbestos and lead-based paint at the property located at 1930 East 86th Street known as Blooming Meadows South. The request is anticipated to be up to $2 million for each application. Aeon purchased the property in 2019 with support from the HRA, preserving 306 units of naturally occurring affordable housing. In addition to these 2 applications, Aeon has also received previous LCA Development funds from the Metropolitan Council for a broader rehabilitation project at the property.

HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF BLOOMINGTON
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NO. 2026-

RESOLUTION AUTHORIZING APPLICATION AND EXECUTION OF A GRANT AGREEMENT FOR THE LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING FOR BLOOMINGTON AFFORDABLE HOME OWNERSHIP PROGRAM AT 8630 XERXES AVENUE SOUTH

The Board of Commissioners (the "Board") of the Housing and Redevelopment Authority in and for the City of Bloomington (the "Authority") finds the following:

WHEREAS, the Authority is a public body corporate and politic, duly organized under Minnesota Statutes sections 469.001 through 469.047, as amended; and

WHEREAS, the Authority is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2026 as determined by the Metropolitan Council, and is eligible to make an application and apply for funds under the Livable Communities program guidelines; and

WHEREAS, the Authority has identified a project within the City that meets the Livable Communities program proposes and criteria; and

WHEREAS, the St. Mark's Project to develop 16 or more units owner occupied units affordable to those making 80 percent of the area median income is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS, the Authority has the institutional, managerial, and financial capability to ensure adequate project and grant administration; and

WHEREAS, the Authority certifies that it will comply with all applicable laws and regulations as stated in the contract grant agreements; and

WHEREAS, the Authority finds that the project will not occur through private or other public investment within the reasonably foreseeable future without Livable Communities grant funding; and

WHEREAS, the Authority represents that it has undertaken reasonable and good faith efforts to procure funding for the activities for which Livable Communities funding is sought but was not able to find or secure from other sources funding that is necessary for project completion and states that this representation is based on the following reasons and supporting facts;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Bloomington:

1. That the Administrator of the Authority is hereby authorized to submit an application for Bloomington Affordable Homeownership Program St. Mark's Project in the amount of $1,575,000 and, if the Authority is awarded Livable Communities grant for this project, the Authority will be the grantee and agrees to act as legal sponsor to administer and be responsible for grant funds expended for the project contained in the grant application submitted on or before October 15, 2026.

2. That the Administrator of the Authority may enter into a grant agreement with the Metropolitan Council taking any and all actions required to accept the grant funds for and on behalf of the Authority, including making any and all necessary related budget adjustments.

Whereupon said Resolution was declared duly passed and adopted by the Housing and Redevelopment Authority in and for the City of Bloomington on the 13th day of October 2026.

_____
Jennifer Mueller, Chair

ATTEST:

_____
Blake Doblinger, Secretary

HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF BLOOMINGTON
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NO. 2026-___

RESOLUTION AUTHORIZING APPLICATION AND EXECUTION OF A GRANT AGREEMENT FOR THE LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING FOR BLOOMINGTON FAMILY TOWNHOMES AT 4810 NORD DRIVE

The Board of Commissioners (the "Board") of the Housing and Redevelopment Authority in and for the City of Bloomington (the "Authority"), finds the following:

WHEREAS, the Authority is a public body corporate and politic, organized and existing under the provisions of Minnesota Statutes Sections 569.001-469.047, as amended (the "Housing Authority Act"), and an authorizing resolution adopted by the City Council in accordance with the Housing Authority Act; and

WHEREAS, the Authority is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2026 as determined by the Metropolitan Council, and is therefore eligible to make application for funds under the Local Communities Demonstration Account (the "LCDA Funds"); and

WHEREAS, the Authority has identified a project within the City that meets the Demonstration Account's purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS, CommonBond Communities (the "Developer") seeks to rehabilitate the "Bloomington Family Townhomes" at 4810-4840 Nord Drive and 10-60 W 90th Street (the "Project"); and

WHEREAS, the Authority has the institutional, managerial and financial capability to ensure adequate Project and grant administration; and

WHEREAS, the Authority certifies that it will comply with all applicable laws and regulations as stated in the contract grant agreements; and

WHEREAS, the Authority finds that the project will not occur through private or other public investment in the reasonably foreseeable future without Livable Communities grant funding; and

WHEREAS, only a limited amount of LCDA Funds are available through the Metropolitan Council each funding cycle, and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Demonstration Account grant funding.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Bloomington:

1. That CommonBond Communities is hereby authorized to submit an application for Metropolitan Council Livable Communities Demonstration Account grant funds for the Project in the amount of $2,000,000.

2. That if the Authority is awarded LCDA Funds for the Project, the Authority will be the grantee and agrees to act as legal sponsor to administer and be responsible for grant funds expended for the Project contained in the grant application submitted on October 15th, 2026.

3. That upon approval of the application by the Metropolitan Council the Authority may enter into an agreement with the Metropolitan for the Project, and the Authority certifies that it will comply with all applicable laws and regulations as stated in all contract agreements.

4. The Authority authorizes and directs the Administrator of the Authority to take all actions necessary or desirable related to the submission of the grant application and to accept, administer, and subgrant the grant if awarded, including executing and delivering any grant agreement, drafting and executing related subgrant agreements, and other related documents that are consistent with the intent of this Resolution.

Whereupon said Resolution was declared duly passed and adopted by the Housing and Redevelopment Authority in and for the City of Bloomington on the 13th day of October 2026.

_____
Jennifer Mueller, Chair

ATTEST:

_____
Blake Doblinger, Secretary

HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF BLOOMINGTON
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NO. 2026-___

RESOLUTION AUTHORIZING APPLICATION AND EXECUTION OF GRANT AGREEMENTS FOR THE LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING AND AN ENVIRONMENTAL RESPONSE FUND GRANT FOR BLOOMING MEADOWS SOUTH HOUSING REHABILITATION AT 1930 EAST 86TH STREET

The Board of Commissioners (the "Board") of the Housing and Redevelopment Authority in and for the City of Bloomington (the "Authority"), finds the following:

WHEREAS, the Authority is a public body corporate and politic, organized and existing under the provisions of Minnesota Statutes Sections 569.001-469.047, as amended (the "Housing Authority Act"), and an authorizing resolution adopted by the City Council in accordance with the Housing Authority Act; and

WHEREAS, the Authority is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2026 as determined by the Metropolitan Council, and is therefore eligible to make application and apply for funds under the Livable Communities program guidelines; and

WHEREAS, the Authority has identified a contamination cleanup project within the City that meets the Livable Communities Grant Program's purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS, Aeon (the "Developer") seeks to rehabilitate a residential apartment property located at 1930 East 86th Street, Bloomington, Minnesota hereinafter referred to as the Bloomington Meadows South project (the "Project"), and has requested that the Authority submit two separate grant applications in support of the Project: (i) an application to the Metropolitan Council for a Livable Communities grant and (ii) an application to Hennepin County for an Environmental Response Fund grant (the "ERF Grant"); and

WHEREAS, the Authority has the institutional, managerial, and financial capability to administer the Livable Communities Grant and the ERF Grant, whether either or both are awarded, and to ensure adequate Project and grant administration; and

WHEREAS, if the Authority receives either or both of the Livable Communities Grant and the ERF Grant (collectively, the "Grants"), the Authority will enter into the applicable grant agreement or agreements, administer the awarded Grant funds, and comply with all applicable laws, regulations, and requirements as stated in the grant contract agreement(s); and

WHEREAS, the Authority finds that the required contamination cleanup on the Project property will not occur through private or other public investment within the reasonably foreseeable future without Livable Communities Grant funding; and

WHEREAS, if the Authority receives either or both Grants, the Authority intends to enter into one or more subgrant agreements with the Developer under which the Authority will subgrant the applicable Grant funds to the Developer for eligible Project costs and will administer those funds in accordance with the applicable Grant requirements; and

WHEREAS, the Authority represents that it has undertaken reasonable and good faith efforts to procure funding for the activities for which Livable Communities Grant funding is sought but was not able to find or secure from other sources funding that is necessary for Project cleanup completion and states that this representation is based on the following reasons and supporting facts:

- Developer investigations have identified concerns related to asbestos and lead paint at the property, requiring asbestos and lead paint surveys, associated risk assessments, and the development of operations and maintenance plans. These surveys may also necessitate action for asbestos and lead paint abatement, along with required air monitoring, clearance testing, and Phase I ESA reporting.
- The property was purchased by the Developer in 2019 with support from the Authority to preserve 306 units of naturally occurring affordable housing at risk of losing affordability;
- Since its purchase, the property has struggled to generate sufficient revenues for the Developer to meet its financial obligations, with existing debt exceeding the value of the property;
- The property has significant maintenance issues, defunct common spaces, and energy inefficiencies that lead residents to paying higher-than-average utility costs;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Bloomington:

1. The Board hereby approves and authorizes the submission of two separate grant applications for the Project: (a) an application to the Metropolitan Council for a Livable Communities Grant on October 15, 2026, and (b) an application to Hennepin County for an ERF Grant. The Developer is authorized to prepare and submit each application on behalf of the Authority in the amount of up to $2,000,000.

2. If the Authority is awarded either or both Grants, the Authority is authorized and willing to serve as the grantee and legal sponsor for each awarded Grant and is authorized and willing administer and be responsible for the awarded Grant funds in accordance with the applicable application, grant agreement, and program requirements.

3. If either or both applications are approved, the Authority is authorized to enter into the applicable grant agreement with the Metropolitan Council and/or Hennepin County and

one or more subgrant agreements with the Developer to provide the awarded Grant funds to the Developer for eligible Project costs. Upon entering into such agreements, the Authority will administer each awarded Grant and will comply with all applicable laws, regulations, contractual requirements, and program requirements.

4. The Board authorizes and directs the Administrator of the Authority to take all actions necessary or desirable to prepare, submit, complete, and implement both grant applications and to accept, administer, and subgrant either or both Grants if awarded, including executing and delivering any grant agreements, drafting and executing related subgrant agreements, and other related documents that are consistent with the intent of this Resolution.

Whereupon said Resolution was declared duly passed and adopted by the Housing and Redevelopment Authority in and for the City of Bloomington on the 13th day of October 2026.

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_____
Jennifer Mueller, Chair

ATTEST:

_____
Blake Doblinger, Secretary

CITY OF BLOOMINGTON MINNESOTA

Commission Agenda Item

Originator	Item
Housing and Redevelopment Authority	**3.3 Southview Estates Rehabilitation Project Final Agreements**
Agenda Section	Date
CONSENT BUSINESS	October 13, 2026

Requested Action:

Motion by _____, seconded by ____, to adopt Resolution No. 2026-__ approving funding sources and related agreements between Bloomington Southview Limited Partnership and the Housing and Redevelopment Authority in and for the City of Bloomington and making related budget adjustments.

Description:

On February 24, 2026, the Bloomington Housing and Redevelopment Authority (HRA) approved a funding agreement with Southview Estates for a substantial rehabilitation project. The project anticipates closing in October. It has secured additional State and County funding as well as the HRA's commitment of Local Affordable Housing Aid (LAHA), two renegotiated and consolidated previous deferred loans, and capitalized interest from a previous loan. These HRA sources also act as a match for Local Housing Incentives Account funds (LHIA) funds awarded to the project by the Metropolitan Council.

This action item is to confirm the HRA loan terms for the Southview project, which include:

- Maintaining separate agreements for each funding source.
- Finalizing the match requirements. The project recieved grant funding from Hennepin County, which decreased the LAHA commitment from the HRA from the $385,000 approved in February to $221,333.77.

These changes follow guidance from legal counsel and the Metropolitan Council and align the financing with funder guidelines.

Attachments:

Resolution - Southview Loan Confirmation

HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF BLOOMINGTON
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NO. 2026-__

RESOLUTION APPROVING FUNDING SOURCES AND RELATED AGREEMENTS BETWEEN BLOOMINGTON SOUTHVIEW LIMITED PARTNERSHIP AND THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON AND MAKING RELATED BUDGET ADJUSTMENTS

The Board of Commissioners (the **"Board"**) of the Housing and Redevelopment Authority in and for the City of Bloomington (the **"Authority"**) finds the following:

WHEREAS, the Authority is a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001 through 469.047, as amended (the **"Housing Authority Act"**), and an authorizing resolution adopted by the City Council of the City of Bloomington, a home rule city and municipal corporation of the State of Minnesota (the **"City"**), in accordance with the Housing Authority Act; and

WHEREAS, on May 21, 2002, the Authority approved a loan in the amount of $165,000 from HRA Levy funds (the **"HRA Levy Loan"**) and a loan in the amount of $150,000 from the Metropolitan Council Local Housing Incentives Account (the **"2002 LHIA Loan"**) to Bloomington Southview Limited Partnership, a Minnesota limited partnership (the **"Mortgagor"**), for the purpose of supporting a 47-unit residential development at 8901 Aldrich Avenue (the **"Property"**); and

WHEREAS, on September 9, 2002, the Authority and Mortgagor entered into a Mortgage and Assignment of Leases and Rents for the LHIA Loan in the amount of $150,000 with a 0% interest rate, and on September 12, 2002, the Authority and Mortgagor entered into a Mortgage and Assignment of Leases and Rents for the 2002 HRA Levy Loan in the amount of $165,000 with a 3% interest rate; and

WHEREAS, both the HRA Levy Loan and the 2002 LHIA Loan mature on the later of October 31, 2033, or the maturity date of the First Mortgage on the Property; and

WHEREAS, the Mortgagor intends to convey the Property to a related entity, Bloomington Housing Group, LLC (the **"Borrower"**), which will undertake a substantial rehabilitation of the 47-unit residential development located at 8901 Aldrich Avenue and commonly known as Southview Estates, preserve and expand the affordability of the housing, and continue operating the Property as affordable housing (the **"Project"**); and

WHEREAS, the Property currently includes thirty-four (34) dwelling units affordable to households with incomes between 50% and 60% of area median income and three (3) dwelling

units affordable to households at 30% of area median income, providing an important source of affordable housing within the City; and

WHEREAS, the Project will retain the existing affordable units and impose affordability restrictions on an additional ten (10) dwelling units at 30% of area median income, thereby increasing the number of deeply affordable units at the Property; and

WHEREAS, at its July 23, 2024 meeting, the Authority approved a motion supporting the renegotiation and consolidation of the HRA Levy Loan and the 2002 LHIA Loan to facilitate the Project, including extending the maturity dates and adding a required debt-service obligation; and

WHEREAS, on August 5, 2024, the City Council passed Resolution No. 2024-15 acknowledging the application for Local Housing Incentives Account funds (**"2025 LHIA Funds"**) and authorized the Authority to sign the Metropolitan Council Local Housing Incentives Account Grant Acknowledgement Form; and

WHEREAS, on December 8, 2025, the City Council passed Resolution No. 2025-191 accepting $700,000 in 2025 LHIA Funds from the Metropolitan for the Project; and

WHEREAS, the 2025 LHIA Funds require a local dollar-for-dollar match which must be from a source other than the required affordable and life-cycle housing opportunities amount, as defined in Minnesota Statues, Section 473.254, Subd 3a; and

WHEREAS, on February 24, 2026, the Authority passed Resolution No. 2026-11, authorizing renegotiation of the terms of the 2002 HRA Levy Loan and 2002 LHIA Loans and authorizing up to $385,000 in Local Affordable Housing Aid to meet the required match; and

WHEREAS, following the earlier consolidation approval and further review of the Project financing, the parties determined that the 2002 LHIA Loan should instead be released and replaced with a new LHIA Loan, and that the replacement loan will not be applied toward the local match required for the 2025 LHIA Funds; and

WHEREAS, to facilitate the transfer, rehabilitation, and continued affordable operation of the Property, the existing HRA Levy Loan, with an outstanding balance of $328,666.23 including capitalized interest, and the existing 2002 LHIA Loan, with an outstanding balance of $150,000, will be released and replaced with a new HRA Levy Loan and LHIA ($150) Loan, respectively, as further described in the Loan Documents; and

WHEREAS, the Authority has determined that a loan of $221,333.77 from Local Affordable Housing Aid funds (the **"LAHA Loan"**), as further described in the Loan Documents, will finance eligible Project costs and provide a portion of the local match required for the 2025 LHIA Funds; and

WHEREAS, the Authority has also identified funding from Hennepin County's Supportive Housing Strategy and Affordable Housing Incentive Fund programs to provide the balance of the required local match and support completion of the Project; and

WHEREAS, funding for the Project provided by Hennepin County, as described herein, is an eligible source for the local dollar-for-dollar match, as determined by the Metropolitan Council; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Bloomington that:

1. The Board approves the Rehabilitation Loan Agreement, the HRA Levy Loan, the LHIA ($150) Loan, the LHIA Loan, and all associated documents (collectively, the "Agreements"), substantially in the forms presented to the Board.

2. The Board recognizes the use of funding from Hennepin County's Supportive Housing Strategy and Affordable Housing Incentive Fund programs as part of the local match for the Metropolitan Council LHIA funds.

3. The Administrator is authorized, in consultation with legal counsel, to negotiate, approve, modify, execute, and deliver the Agreements and any amendments or other related instruments. The Administrator may approve changes that do not materially alter the Project or increase the Authority's financial obligation and may establish such terms, conditions, and closing requirements as the Administrator deems necessary or appropriate to protect the Authority and complete the Project.

4. The Administrator's execution of an Agreement or related document is conclusive evidence that its form and terms, and any revisions approved under this resolution, are authorized by the Board. If the Administrator is unavailable or unable to act, a duly designated acting administrator or other official designated by the Administrator may exercise the same authority and execute and deliver documents on the Authority's behalf.

5. The Administrator is authorized to take all other actions necessary or appropriate to carry out this resolution and complete, close, fund, administer, and enforce the Project and the Agreements, including satisfying or waiving conditions, making disbursements, accepting and recording documents, correcting nonmaterial errors or omissions, and executing further instruments consistent with this resolution.

Commissioner _____ introduced the foregoing resolution, the reading of which was dispensed with by unanimous consent, and moved its adoption:

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereupon said Resolution was declared duly passed and adopted by the Housing and Redevelopment Authority in and for the City of Bloomington on the 13th day of October 2026.

_____
Jennifer Mueller, Chair

ATTEST:

_____
Blake Doblinger, Secretary

CITY OF BLOOMINGTON MINNESOTA

Board Agenda Item

Originator	Item
Housing and Redevelopment Authority	**4.1** **Public Hearing: Resolution Approving the 2027 Housing Choice Voucher Annual and Administrative Plans**
Agenda Section ORGANIZATIONAL BUSINESS	Date October 13, 2026

Requested Action:

Motion _____, second _____, to close the public hearing to solicit comments on the 2027 Housing Choice Voucher Annual and Administrative Plans.

Motion _____, second _____, to approve the 2027 Housing Choice Voucher Annual and Administrative Plans for submission to the US Department of Housing and Urban Development.

Description:

The Bloomington Housing and Redevelopment Authority (HRA) is required by the U.S. Department of Housing and Urban Redevelopment (HUD) to annually submit two plans, the Annual Agency Plan and the Administrative Plan, for the Housing Choice Voucher (HCV) Rental Assistance Program.

The HRA's Annual Plan for 2027 is a guide to the HRA's policies, programs, operations and strategies for meeting local housing needs and goals for the coming year. This plan is modeled off of the goals identified in the 5-Year Agency Plan and provides updates towards meeting goals over the last year.

The Administrative Plan describes the policies and procedures for the operation of the HCV program. Changes to the plan reflect updates from the Housing Opportunity through Modernization Act (HOTMA) and National Standards for the Physical Inspection of Real Estate (NSPIRE) that the HRA is required to implement in 2027. Updates are clarifications to align the plan with HUD requirements, such as the new HOTMA compliance date, policy clarifications from HUD notices, and annual form updates. The Administrative Plan draft is available on the City website here: 2027 Administrative Plan.

A notice was published, and a 45-day comment period was held for the Agency plan and related documents. Notice was sent to all program participants informing them of the comment period. A public hearing is required as another opportunity for the community to provide feedback on the proposed plans.

Attachments:

Resolution
Agency Plan Draft
County Administrator Certification
HCV Certification to HUD

HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF BLOOMINGTON
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NO. 2026-

RESOLUTION APPROVING THE 2027 HOUSING CHOICE VOUCHER (SECTION 8) ANNUAL AND ADMINISTRATIVE PLANS FOR SUBMISSION TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

The Board of Commissioners (the "Board") of the Housing and Redevelopment Authority in and for the City of Bloomington (the "Authority"), finds the following:

WHEREAS, the Authority is a public body corporate and politic, organized and existing under the provisions of Minnesota Statutes Sections 469.001-469.047, as amended (the "Housing Authority Act"), and an authorizing resolution, as amended, adopted by the City Council of the City of Bloomington, a home rule charter city and municipal corporation of the State of Minnesota, in accordance with the Housing Authority Act; and

WHEREAS, the Authority administers the United States Department of Housing and Urban Development Office of Public and Indian Housing (HUD) Housing Choice Voucher (HCV) program; and

WHEREAS, HUD has designated the Authority a “High-Performer PHA,” which owns or manages more than 550 combined Public Housing Units and Housing Choice Vouchers;

WHEREAS, as a requirement of the High Performer PHA designation, the Authority must submit an Annual Plan to HUD; and

WHEREAS, the Authority reviews and updates its HCV Administrative Plan annually to maintain compliance with federal regulations.

NOW, THEREFORE, BE IT RESOLVED, based on these recitals herein incorporated by reference, by the Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Bloomington:

1. Approves the 2027 Annual Plan for submission to HUD; and

2. Approves the 2027 HCV Administrative Plan; and

3. Directs and authorizes the Administrator, Chair of the Authority, and other duly authorized officials to undertake all necessary and expedient actions consistent with the intent of this Resolution.

Commissioner _____introduced the foregoing resolutions, the reading of which was dispensed with by unanimous consent, and moved its adoption:

The motion for adoption of the foregoing resolutions was duly seconded by Commissioner _____and upon vote being taken thereon, the following voted in favor thereof:

Hoogheem
Robertson
Mueller
Wooten
Doblinger
Isse
Carter

And the following voted against the same:

Whereupon said Resolution was declared duly passed and adopted by the Housing and Redevelopment Authority in and for the City of Bloomington on the 13th day of October, 2026.

Jennifer Mueller, Chair

ATTEST:

Blake Doblinger, Secretary

Status: Created

Streamlined Annual PHA Plan ***(High Performer PHAs)***	**U.S. Department of Housing and Urban Development** **Office of Public and Indian Housing**	**OMB No. 2577-0226** **Expires 9/30/2027**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

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A. PHA Information.

A.1

PHA Name: HRA IN AND FOR THE CITY OF BLOOMINGTON **PHA Code:** MN152
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 0 **Number of Housing Choice Vouchers (HCVs)** 565
Total Combined 565
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: The documents are available for review on the City of Bloomington website at www.bloomingtonmn.gov Keyword: Agency Plan. The 2027 Annual Agency Plan and Housing Choice Voucher Administrative Plan drafts are also available in the Housing and Redevelopment Authority (HRA) offices Monday through Friday between the hours of 8:00am and 4:30pm, until the day of the closing of the public comment period.

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. Plan Elements

B.1 **Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N
- ☐ ☑ Statement of Housing Needs and Strategy for Addressing Housing Needs.
- ☐ ☑ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☐ ☑ Financial Resources.
- ☐ ☑ Rent Determination.
- ☐ ☑ Homeownership Programs.
- ☐ ☑ Safety and Crime Prevention.
- ☐ ☑ Pet Policy.
- ☐ ☑ Substantial Deviation.
- ☐ ☑ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N
- ☐ ☑ Choice Neighborhoods Grants.
- ☐ ☑ Modernization or Development.
- ☐ ☑ Demolition and/or Disposition.
- ☐ ☑ Conversion of Public Housing to Tenant Based Assistance.
- ☐ ☑ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☑ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☑ Project Based Vouchers.
- ☐ ☑ Units with Approved Vacancies for Modernization.
- ☐ ☑ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3 **Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

Create and maintain affordable housing opportunities: • Leased 8 more PBVs within a 55+ community called the Rosalyn that opened early 2026. Opened and closed Rosalynwaiting list in February 2026. • Collaborated with various partners on continued affordable homeownership development. Two units completed construction in 2026, 8 more are in various stages of construction, and underutilized land was acquired to develop an additional 17 homes. • The HRA worked in collaboration with Southview Estates to secure $1.04 million in funding for substantial rehabilitation at the property to maintain affordability. • Awarded 10 Bring It Home Project Based Rental Assistance Vouchers to Bloomington Family Townhomes. Improve the quality of service delivery for assisted programs. • Continued staff training, expanding customer service staff to meet increasing demand for HRA services • Expanded Strategic partnerships with Hennepin County and Bloomington Public Schools to develop a referral pipeline through the School to Housing Program. Increase awareness of agency and available program offerings: Expanded outreach and education to Property Owners and Managers-

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	conducted 2 outreach events in 2026, developed new information guides, etc. • Held a bi-annual Home Fair at the City of Bloomington • Promoted programs through City website and in the monthly City newsletter that is mailed to all residents Promote a healthy living environment or assisted households: • Performed approximately 500 biennial inspections of assisted units using HQS protocols. • Collaborated with Frontier Energy on the LIRE program to bring Energy Efficient capital improvements to HRA-owned rental properties. Leveraged CDBG-CV funding to complete capital improvements at 16 HRA owned rental properties. Promote self-sufficiency and asset development of assisted households • Administer Rental Homes for Future Home Buyers program. 1 Family has purchased a home in 2026. • Increase homeownership education opportunities in Bloomington in collaboration with Minnesota Homeownership Center Ensure equal opportunity and affirmatively further fair housing: Pull from Prior year • The HRA maintains active participation in the Fair Housing Implementation Council (FHIC) to expand Fair Housing education and resources throughout the region. Through efforts coordinated through FIDC and CDBG funds, the HRA provides funding to local legal assistance agencies to support ongoing tenant education and advocacy work within the community.
B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y ☑ N ☐ (b) If yes, please describe: **The HRA did not complete or maintain tenant file checklists as required by its established internal controls when performing tenant eligibility determinations and annual recertifications for certain individuals receiving HAPs during 2025. As a result, three instances were identified where the lack of documentation of control procedures led to errors in individual HAP calculations. The auditors recommended the HRA implement and monitor controls to ensure policies and procedures related to tenant eligibility determinations and recertifications are consistently followed. This is a continuation of a finding identified in the 2024 audit. In April 2025, staff reinstituted tenant checklists as part of the formal process. Some files audited for 2025 had actions that occurred prior to staff implementing the change in April 2025.**
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**

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	Form 50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y☐ N☐ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 5.26 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *MN152-HRA IN AND FOR THE CITY OF BLOOMINGTON Form HUD-50075-HP (Form ID - 9460) printed by Anna Salvador in HUD Secure Systems/Public Housing Portal at 08/11/2026 09:22AM EST*

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Status: Created

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, **Jodi Wentland** (*Official's Name*), the **County Administrator** (*Official's Title*) certify that the 5-Year PHA Plan for fiscal years **2027-2031** and/or Annual PHA Plan for fiscal year **2027** of the **MN152 - HRA IN AND FOR THE CITY OF BLOOMINGTON** (*PHA Name*) is consistent with the Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

Hennepin County
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Bloomington HRA's 2027 Annual Plan for its Housing Choice Voucher Program is consistent with the goals and objectives of the Hennepin County Consortium's Consolidated Plan. The HRA's Annual Plan describes how the HRA provides affordable housing to all eligible applicants, including members of protected classes that have a disproportionate need due to housing cost burdens, as identified in Section NA-15 of the Consolidated Plan. The Annual Plan is also consistent with the AI as it provides applicants access to affordable housing outside of areas of racially/ethnically concentrated poverty.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: **Jodi Wentland**	Title: **County Administrator**
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: MN152 - HRA IN AND FOR THE CITY OF BLOOMINGTON form HUD-50077-SL (Form ID - 7680) printed by Anna Salvador in HUD Secure Systems/Public Housing Portal at 08/20/2026 11:06AM EST

Certifications of Compliance with PHA Plan and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2027, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
    i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
    - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
    - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
    - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
    - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act**,** the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times

and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

HRA IN AND FOR THE CITY OF BLOOMINGTON	**MN152**
PHA Name	PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20**27**

_ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: **MRS Sarah Abe**		Name of Board Chairman: **Jennifer Mueller**	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *MN152-HRA IN AND FOR THE CITY OF BLOOMINGTON form HUD-50077-ST-HCV-HP (Form ID -2869) for CY 2027 printed by Anna Salvador in HUD Secure Systems/Public Housing Portal at 08/20/2026 11:09AM EST*

CITY OF BLOOMINGTON MINNESOTA

Commission Agenda Item

Originator	Item
Housing and Redevelopment Authority	**5.1 Request for the use of Local Affordable Housing Aid (LAHA) for The Heights Rehabilitation Project and an Amendment to the Development Agreement for the Heights Condominium Housing Improvement Area (HIA)**
Agenda Section NEW BUSINESS	Date October 13, 2026

Requested Action:

Motion by _____, seconded by ____, to adopt Resolution No. 2026-__, a resolution authorizing the use of Local Affordable Housing Aid funds for The Heights condominium rehabilitation project.

Motion by _____, seconded by ____, to adopt Resolution No. 2026-__, a resolution approving an amendment to the development agreement between the Housing and Redevelopment Authority in and for the City of Bloomington and the Heights Condominium Association with respect to the Heights Condominium Association Housing Improvement Area

Description:

Request from The Heights Condominium Association for additional funding to complete the underground parking garage rehab project. The project has experienced significant delays and cost increases. Staff are recommending the use of LAHA funds to help fill the financial gap.

Attachments:

The Heights HRA Staff Report.pdf
Resolution to Amend the Development Agreement.pdf
Resolution to Approve LAHA.pdf
Photos of Deterioration.pdf
Hunerberg Letter.pdf
Encompass Request Narrative.pdf
HOA Correspondence to HRA Board.pdf

STAFF REPORT

DATE: October 9, 2026

TO: Housing and Redevelopment Authority Commissioners

FROM: Ryan Solberg, Housing Development Specialist
Kim Berggren, Community Development Director
Sarah Abe, HRA Administrator

SUBJECT: Request for the use of Local Affordable Housing Aid (LAHA) for The Heights Rehabilitation Project and an Amendment to the Development Agreement for the Heights Condominium Housing Improvement Area (HIA)

Summary of Issue

The underground parking garage rehabilitation project at The Heights (8045 Xerxes Ave S) has experienced unexpected delays and increased costs. An additional $697,222 is needed to complete work. The Heights Condo Association is requesting additional funding from the HRA to complete the project and an extension of the construction deadline.

Background

Since 2019, the Homeowner's Association (HOA) at The Heights Condominiums has sought funding for its failing parking structure. The HOA requested funding from the HRA and from private funders and was unable to secure sources due to the burden on residents and high cost of repairs. In Fall 2024, the City ordered the parking garage at The Heights condominium development to be closed after structural deterioration was found to be more extensive than previously understood.

In response, a Housing Improvement Area (HIA) was created, and the project was awarded $2.4 million in bond and interfund loan financing from the Bloomington Housing and Redevelopment Authority (HRA) and the City of Bloomington to support the necessary rehabilitation work. The HRA also approved the use of Tax Increment Financing (TIF) to support repayment of the loans. The goals of the public funds include:

- To keep residents stably housed.
- To promote neighborhood stabilization and revitalization.
- To correct housing or building code violations and address health and safety violations as identified by City code enforcement staff.
- To provide for the long-term maintenance of the property.
- To preserve naturally occurring affordable housing (NOAH).

However, as project planning advanced, continued deterioration, rising construction costs, inflation, and materials pricing affected by tariffs caused the projected cost of repairs to increase. In August 2025, the HRA and City Council approved an updated financing package totaling $2,833,187 to address these escalating costs. Estimated monthly assessments for unit owners to repay the loans ranged from $401.16 to $546.46 per unit depending on unit size and allocation.

Project delays include a subcontractor going out of business mid-work (a new subcontractor was selected to complete the work) and slow responses to draw and change order requests, both of which have extended the construction timeline. Overall costs have risen due to prevailing wage requirements, concealed structural deterioration that was not identifiable during initial assessments (see attached for photos of exposed deterioration), and additional façade and balcony repairs.

The project engineer now estimates that the total construction and contingency budget required to complete the garage rehabilitation is approximately $3.2 million, representing a $697,222 increase beyond the construction and contingency budget from August 2025. The estimated timeline for completion, originally anticipated for this Fall, has been extended to Summer 2027.

Table 1: Estimated Costs for Completion

Encompass Change Order No.	Description	Cost
	Original Contract Amount	$ 2,470,793.00
1	Increase in labor costs due to Prevailing Wage requirements.	$ 216,518.00
2	Increase in construction schedule. Demolish deteriorated precast.	$ 12,880.00
3	Replacement of gas line to bring it up to code.	$ 5,449.00
4	Drain and fill abandoned fuel tank	$ 22,551.00
5	Additional structural steel repairs and replacement	$ 24,864.00
6	Rerouting of fire alarm wiring	$ 1,248.00
7	Asbestos testing	$ 874.00
8	Replacement of structure in area where precast was present	$ 54,644.00
9	Additional demo costs and emergency shoring outside original scope	$ 25,474.00
10	Sandblasting steel and installing corrosion-inhibiting primer and paint at structural steel members with severe corrosion	$ 59,824.00
Future 11	Remove remaining rear Juliette scope	$ (12,000.00)
Future 12	Revised gas line scope	$ (4,609.00)
Future 13	Metal decking	$ 6,985.00
Future 14	Repair brick façade (estimate)	$ 50,000.00
Future 15	Extended fencing rental (estimate)	$ 20,000.00
	Out of scope balcony repair (estimate)	$ 30,000.00
	TOTAL	$ 2,985,495.00
	NEW CONTINGENCY (15% OF REMAINING PRIVATE BUDGET - 5% OF ORIGINAL CONTRACT)	$ 182,519.98
	PROJECTED SHORTFALL	**$ 697,221.98**

Condo Association Request and Stakeholder Project Contributions

The HOA reports that they have sought alternative financing options to cover the increased costs but have been unable to secure funding from private lenders. The HOA has also paid approximately $65,000 out of pocket for items related to the project but not included in the construction contract's scope, including tree removal, emergency shoring, and replacement of stolen copper piping. These and other circumstances have left the HOA in a weak financial position. The organization had $12,544.96 in its checking account at the end of August against $46,899.32 in current liabilities. The HOA has not received

$57,897.84 in delinquent assessments from members and has told City staff that they are initiating foreclosure proceedings on the units in an effort to obtain what is owed.

The HOA is prepared to contribute $75,000 raised through one-time payments from unit owners and is requesting financial assistance from the HRA to help cover the remaining costs needed to complete the rehabilitation.

City staff are also working with the HOA to apply for a State Petrofund grant or a Hennepin County Environmental Response Fund grant to help with the cost of addressing the buried fuel tank located on the property (estimated to cost $22,551). Any grant funds received would decrease the HRA's contribution to the project.

In addition to the HOA's financial contributions, other project stakeholders have supported the effort through in-kind contributions ($50,000 from the project engineer and $47,000 from the general contractor).

Table 2: Updated Sources & Uses and Stakeholder Contributions

Project Expense	**Amount**
Original Construction Contract	$ 2,466,003.00
Original 5% of Construction Cost Contingency	$ 129,790.00
Professional Fees	$ 180,000.00
Admin Costs	$ 57,394.00
New Construction Costs	$ 514,702.00
New 15% of Remaining Budget Contingency	$ 182,519.98
Total	**$ 3,530,408.98**
Funding Source (Capital Projects Fund 4511)	**Amount**
Resident Prepayments	$ 84,000.00
GO Bonding	$ 916,000.00
HRA Interfund Loan	$ 1,833,187.00
HOA Contribution	$ 75,000.00
HRA LAHA Forgivable Loan	$ 622,221.98
Total	**$ 3,530,408.98**
Stakeholder Contributions	
HOA Unexpected Costs	$ 65,000.00
Encompass, Inc.	$ 50,000.00
Hunerberg Construction	$ 47,000.00
Total	**$ 162,000.00**

Funding Source and Terms

To close the remaining funding gap and ensure the rehabilitation project can be completed, staff recommend providing $622,222 in Local Affordable Housing Aid (LAHA) to the project fund. This amount includes an additional contingency to conservatively account for potential added costs as the project nears completion. Any unspent contingency could be directed to other capital repairs identified in the reserve study, such as the roof. Staff recommend that the contribution be structured as a forgivable loan.

This request falls under the Affordable Housing Development and Preservation category of the HRA's LAHA Framework. State statute permits LAHA funding to be used for "financing the operations and management of financially distressed residential properties," which is applicable in this case. The Heights Condo Association is responsible for maintaining, repairing, and managing the common areas of the property, including the parking structure, and the expenses proposed for LAHA support are costs that would typically fall within the Association's regular operations and maintenance obligations. Staff has made this determination in consultation with the HRA's attorney. If the HRA does not want to use LAHA as the funding source for the forgivable loan, the HRA could choose to use funds from its development fund, which were collected via the HRA levy.

By the end of 2026, the HRA will have received a total of $3,431,551.71 in LAHA funding. $1,656,538 has been spent or committed through resolutions for projects such as Southview Estates, Bloomington Affordable Homeownership, Habitat for Humanity down payment assistance, and rental assistance programs. Approving the request would leave $1,106,538 in LAHA funding for other projects. Bloomington will also receive another LAHA allocation in 2027, estimated at $1.4 million.

Summary of Forgivable Loan Terms

- Source of Funds: Local Affordable Housing Aid (LAHA)
- Amount: $622,222
- Interest Rate: 0%
- Term: 20 years or forgiven after 3 years when certain conditions are met
- Prior to release of funds:
    - HOA contributing $75,000 to the project
    - LAHA funding will be the final source used. After the existing City/HRA financing package—consisting of bond proceeds and HRA interfund loan funds—is fully expended, the $75,000 HOA special assessment will be applied next. All remaining project costs through completion would then be covered by LAHA.
    - Completion of an updated reserve study.
    - Adoption of updated HOA fees to meet or exceed the requirements of the reserve study and demonstration of successful collection of fees.
- Conditions of forgiveness:
    - Completion of the project and issuance of a certificate of occupancy by the City's Building & Inspection Division.
    - Updated reserve study in or after 2029 and updated HOA fees and reserves to aligns with reserve study.

Summary of proposed Amendment to the Development Agreement

The original development agreement will need to be amended to reflect the updated terms and responsibilities. Additionally, a second agreement will be executed to finalize the allocation of LAHA funds. Staff recommend the following changes to the development agreement:

- Update the project completion deadline to June 30, 2027, and allow the HRA Administrator to extend up to 60 days for good cause shown.
- Clarify that local prevailing wage requirements apply to the project.

Next Steps

If approved, staff will begin drafting an amendment to the Development Agreement for the HIA and preparing a new, separate agreement for the LAHA funds. Because the City is a party to the original Development Agreement, the amended agreement will also require approval by the City Council.

The City's Building and Inspection Division is currently evaluating whether residents may be permitted to park in the semi-completed parking structure once the first concrete is poured, anticipated in November. Until a determination is made and communicated, residents will continue to utilize on-street parking in accordance with all winter parking regulations.

HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF BLOOMINGTON, MINNESOTA
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NO. 2026-__

A RESOLUTION APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON AND THE HEIGHTS CONDOMINIUM ASSOCIATION WITH RESPECT TO THE HEIGHTS CONDOMINIUM ASSOCIATION HOUSING IMPROVEMENT AREA

The Board of Commissioners (the **"Board"**) of the Housing and Redevelopment Authority in and for the City of Bloomington finds the following:

WHEREAS, the Housing and Redevelopment Authority in and for the City of Bloomington (the **"Authority"**) is a public body corporate and politic, organized and existing under the provisions of Minnesota Statutes, sections 469.001 through 469.047, as amended (the **"HRA Act"**), and an authorizing resolution adopted by the City Council of the City of Bloomington, a home rule charter city and municipal corporation under the laws of the State of Minnesota (the **"City"**), in accordance with the HRA Act; and

WHEREAS, the City is authorized under Minnesota Statutes, sections 428A.11 through 428A.21, as amended (the **"Act"**), to establish by ordinance a housing improvement area within which housing improvements are to be made or constructed and in which the costs of the housing improvements are to be paid in whole or in part from fees imposed within the housing improvement area; and

WHEREAS, Ordinance No. 2024-31, adopted by the City Council of the City on December 2, 2024 (the **"Enabling Ordinance"**), established The Heights Condominium Association Housing Improvement Area (the **"HIA"**) in order to facilitate certain improvements to property known as The Heights Condominiums, located at 8045 Xerxes Avenue South, all in accordance with the Act; and

WHEREAS, Resolution No. 2025-20, adopted by the Authority on August 12, 2025, authorized execution of a Development Agreement (the **"Agreement"**) between the Authority and The Heights Condominium Association, a Minnesota nonprofit corporation (the **"Association"**), setting forth the respective obligations of the Authority and the Association with respect to the HIA and the improvements to be constructed (the **"Improvements"**); and

WHEREAS, the Agreement was executed by the Authority and the Association on September 22, 2025; and

WHEREAS, during construction of the Improvements (the **"Project"**), the contractor discovered previously unknown conditions including, but not limited to, additional corrosion of structural steel beams, crumbling of brick facade, additional deterioration around the balconies, and deterioration of precast decking materials, as further described in the staff report presented to the Authority, which have delayed completion of the Improvements beyond the completion date stated in the Agreement; and

WHEREAS, the Association has requested that the Authority and the Association amend the Agreement to extend the deadline for completion of the Improvements and make related administrative revisions; and

WHEREAS, the proposed amendment does not modify the boundaries of the HIA, increase or extend the HIA fees, materially expand the Improvements financed with HIA fees, or otherwise amend the Enabling Ordinance; and

WHEREAS, the Authority has determined that extending the completion deadline and making the related administrative revisions are necessary and appropriate to facilitate completion of the Improvements and preserve the housing within the HIA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON, MINNESOTA, based on the foregoing recitals, which are incorporated by reference, that:

1. The Board approves an amendment to the Agreement that is consistent with the following material terms:

    a. Extending the deadline for completion of the Improvements from December 31, 2026 to June 30, 2027 and give the Administrator authority to approve for an additional 60 days for good cause shown.
    b. Clarifying that prevailing-wage requirements are applicable to the construction of the Housing Improvements.

2. The Administrator or the Administrator's designee is authorized to negotiate, prepare, approve, execute, and deliver an amendment to the Agreement and any related documents, provided that the amendment is consistent with the material purposes and terms of this Resolution and is approved as to form by legal counsel. The Administrator or the Administrator's designee is further authorized to make any nonmaterial additions, deletions, or revisions deemed necessary or advisable to effectuate the purposes of this Resolution and to cause the amendment or any related document to be recorded if the Agreement was recorded or legal counsel determines that recording is advisable.

Commissioner _____ introduced the foregoing resolutions, the reading of which was dispensed with by unanimous consent, and moved its adoption:

The motion for the adoption of the foregoing resolutions was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereupon said Resolution was declared duly passed and adopted by the Housing and Redevelopment Authority in and for the City of Bloomington on the 16th day of October 2026.

_____
Jennifer Mueller, Chair

ATTEST:

_____
Blake Doblinger, Secretary

HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF BLOOMINGTON, MINNESOTA
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NO. 2026- _____

RESOLUTION AUTHORIZING THE USE OF LOCAL AFFORDABLE HOUSING AID FUNDS FOR THE HEIGHTS CONDOMINIUM REHABILITATION PROJECT

The Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Bloomington (the "**Board**"), finds the following:

WHEREAS, the Housing and Redevelopment Authority in and for the City of Bloomington (the "**Authority**") is a public body corporate and politic, organized and existing under the provisions of Minnesota Statutes, sections 469.001 through 469.047, as amended (the "**HRA Act**"), and an authorizing resolution adopted by the City Council of the City of Bloomington, a home rule charter city and municipal corporation under the laws of the State of Minnesota (the "**City**"), in accordance with the HRA Act; and

WHEREAS, Local Affordable Housing Aid ("**LAHA**") is funding generated by a 0.25% sales tax collected across the entire seven-county metropolitan area by the Minnesota Department of Revenue and is intended to support cities and counties in addressing affordable housing needs; and

WHEREAS, LAHA must be used for a qualifying project under Minnesota Statutes, section 477A.35, subdivision 4 (the "**LAHA Statute**"), including financing the operations and management of financially distressed residential properties; and

WHEREAS, the City is a recipient of LAHA and received its first payment of LAHA on July 26, 2024; and

WHEREAS, the City and the Authority entered into an agreement for the Authority to develop, administer, and monitor all 2026 activities for LAHA on January 2, 2026; and

WHEREAS, the Heights Condominium Association (the "**Association**") is a residential property undertaking a significant rehabilitation project at the Heights Condominiums (the "**Project**"), including repairs to a structurally substandard parking structure and related improvements necessary to maintain the property; and

WHEREAS, the Authority previously approved the establishment of a Housing Improvement Area ("**HIA**") to assist with financing improvements at the Heights Condominiums after considering the financial circumstances of the Association and the need for public financing assistance; and

WHEREAS, during the course of the Project, the contractor discovered unexpected conditions including, but not limited to, additional corrosion of structural steel beams, crumbling

of brick facade, additional deterioration around the balconies, and deterioration of precast decking materials, as detailed in the staff report presented to the Authority, resulting in additional Project costs; and

WHEREAS, the Association has represented it lacks sufficient funds to cover such costs, and that, without additional assistance, the Project is in jeopardy of not being completed; and

WHEREAS, the Association has requested $622,222 in additional financial assistance to pay for the unanticipated costs in order to complete the Project; and

WHEREAS, the Authority evaluated the Association's financial condition at the time the HIA was approved, and the Authority finds that the Association's financial condition has not materially changed; and

WHEREAS, under the City's HIA Policy, HIA financing is intended to be used as a last resort, is not provided to housing improvement projects that have the financial stability to proceed without HIA financing; and

WHEREAS, in connection with establishment of the HIA and consideration of the Project, the Authority received information demonstrating the Association's financial condition and its limited ability to finance the full costs of the necessary improvements through its existing reserves, assessments, or conventional financing; and

WHEREAS, based on these circumstances, the Authority finds that the Heights Condominiums constitute a **financially distressed residential property** for purposes of the applicable LAHA requirements; and

WHEREAS, the Association is responsible for the ongoing operation, maintenance, repair, and management of the common elements of the Heights Condominiums, including the parking structure; and

WHEREAS, the costs proposed to be funded with LAHA are expenses that are included in, or otherwise constitute obligations that would ordinarily be funded through, the Association's operations and management budget, including its responsibility to maintain and repair the common elements of the property; and

WHEREAS, the Authority therefore finds that the proposed expenditures are appropriately considered part of the **operations and management** of the Heights Condominiums for purposes of LAHA; and

WHEREAS, providing LAHA assistance will reduce the financial burden associated with the necessary rehabilitation of the property and support the continued viability of the Heights Condominiums as residential housing in Bloomington; and

WHEREAS, based upon the facts and circumstances described above, the Authority has determined that the proposed use of LAHA funds qualifies as financing for the operations and

management of a financially distressed residential property and is therefore an eligible use of LAHA funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON, based on the foregoing recitals hereby incorporated by reference, that:

1. The Authority affirms and adopts all of the above-stated recitals.

2. The Authority hereby finds that the Heights Condominiums are a financially distressed residential property based upon the circumstances and findings described in this Resolution and the supporting materials presented to the Authority.

3. The Authority hereby finds that the expenditures proposed to be funded with LAHA are part of the operations and management responsibilities of the Heights Condominium Association.

4. The Authority finds that the Project is an eligible qualifying project for Local Affordable Housing Aid purposes and approves the request from the Association subject to the terms of this Resolution.

5. The Authority allocates up to $622,222 in LAHA funds for the Heights Condominium rehabilitation project, in order to cover the additional unanticipated costs as described herein and in the staff report, subject to compliance with applicable LAHA requirements and the terms and conditions established by the Authority.

6. The Authority authorizes, empowers, and directs the Administrator of the Authority, or the Administrator's designee, to negotiate, finalize, and execute an agreement with the Association, together with any related documents or amendments, in substantially the form approved by Authority staff and legal counsel, and to take all actions necessary or convenient to carry out the intent of this Resolution.

7. Authority staff is directed to maintain documentation supporting the findings contained in this Resolution and to describe the basis for this use of LAHA funds in the Authority's applicable LAHA reporting.

Commissioner _____ introduced the foregoing resolution, the reading of which was dispensed with by unanimous consent, and moved its adoption:

The motion for adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereupon said Resolution was declared duly passed and adopted by the Housing and Redevelopment Authority in and for the City of Bloomington on the ____ day of _____, 20__.

_____
Jennifer Mueller, Chair

ATTEST:

_____
Blake Doblinger, Secretary

Photos Before Demo



Photo 1: Exposed area of steel prior to demo with mild corrosion visible.



Photo 2: Exposed area of steel, anticipated area of steel repair.



Photo 3: Exposed area of steel prior to demo with mild corrosion visible.



Photo 4: Exposed area of steel prior to demo with minimal visible corrosion.

Photos After Demo



Photo 5: Corrosion on top side of beams (previously touching metal deck)



Photo 6: Corrosion on top side of beams and at areas enclosed in slab (previously exposed area with mild or minimal corrosion



Photo 7: Mild corrosion typically limited to top of beam. No strengthening required.



Photo 8: Corroded bolts behind slab



Photo 9: End of beam shown in Photo 8. Note section loss in web. Cantilever was anticipated as a repair area, but the amount of section loss in the area concealed by angles and the slab was greater than predicted. Bolts are still behind the concrete in this photo.



Photo 10: Close up of bolts and deteriorated web.

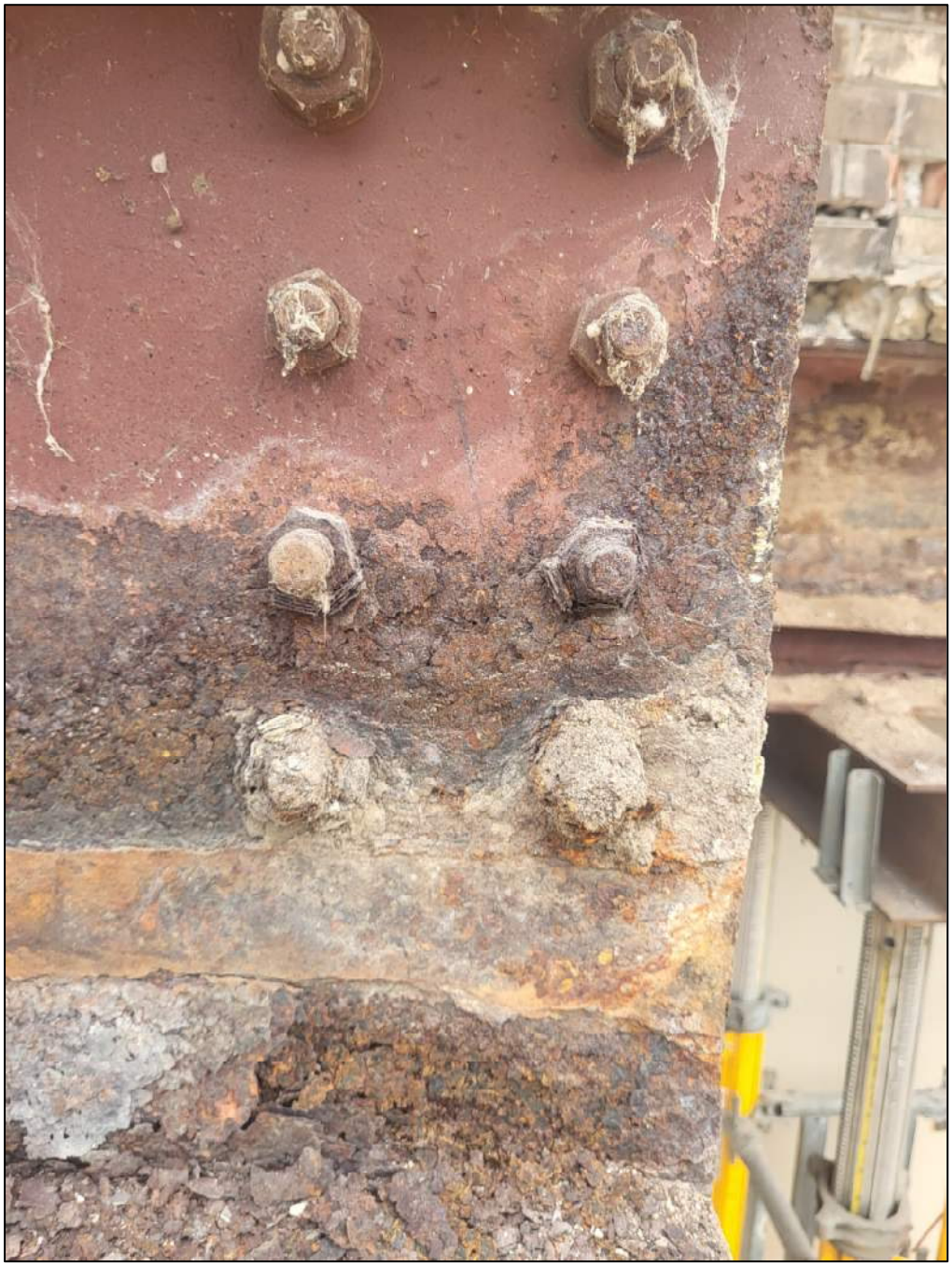


Photo 11: Corroded bolts behind slab



Photo 12: Mild corrosion below angle, severe corrosion above angle (slab location)



Photo 13: Severe corrosion behind slab location, some corrosion below patio door.



Photo 14: Severe corrosion concentrated at slab location



Photo 15: Corrosion above angle, area below angle with minimal corrosion



Photo 16: Mild corrosion below angle, severe corrosion above angle (slab location)



Photo 17: Corrosion behind brick and slab. Brick originally was bearing on slab.

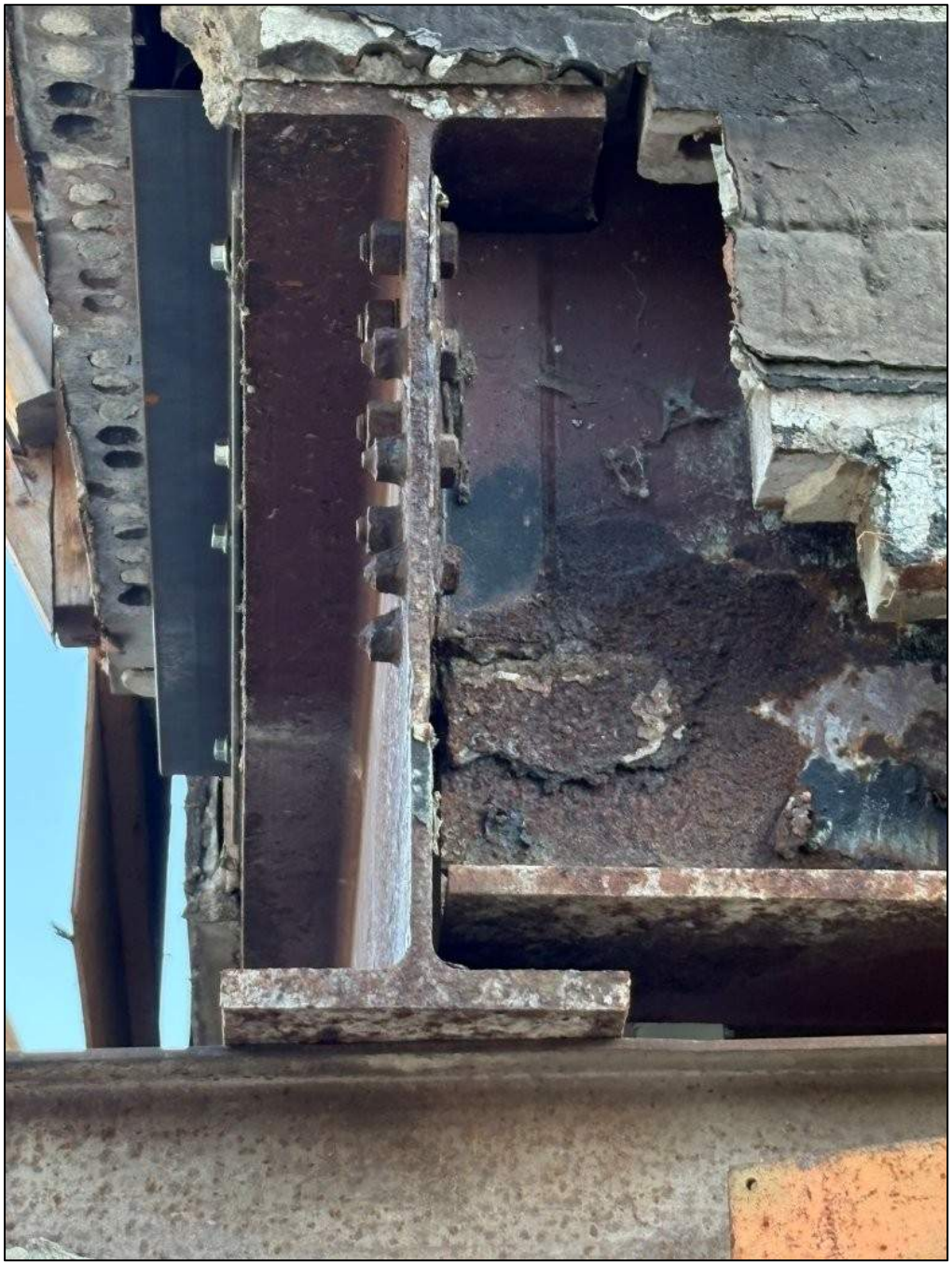


Photo 18: Close up of beam shown in Photo 17. Note deterioration at removed slab.

HUNERBERG
CONSTRUCTION COMPANY

9/29/26

Heights Condos Summary of Unbilled Time

Starting with our initial 2019 bid for this project, we provided nine bids or revised bids over a six-year period prior to entering into the current contract in the Fall of 2025.

Each bid represents a significant time commitment and includes multiple site visits, studying the construction documents to learn the full scope of the project, consulting time with the Engineer, time soliciting subcontractor bids and responding to subcontractor RFI's, compiling and comparing subcontractor bids, estimating and calculating self-perform items, compiling the bid, preparing & submitting final bid documents, and responding to follow up questions from the Engineer and subcontractors following bid submittal.

As time spent bidding is typically non-billable time, we do not specifically track hours spent bidding on a per-project basis. However, it is possible to put together a rough estimate of the dollar value of this time using assumptions based on relative experience. As shown in the below table, we estimate the value of time spent bidding and re-bidding this project from 2019-2025 to be approximately forty-seven thousand dollars.

Date	Item	PM	Hours	Rate	Total
Dec 2018-Jan 2019	Initial Bid	JH	80	$150.00	$12,000.00
March 2019	Phase Two bid	JH	40	$150.00	$6,000.00
March 2019	Phase two Scope Revision Re-Bid	JH	20	$150.00	$3,000.00
June 2020	2020 Bid	JH	40	$150.00	$6,000.00
March 2023	2023 Bid	JL	40	$125.00	$5,000.00
Sept. 2024	2024 Bid	JL	40	$125.00	$5,000.00
January 2025	2025 Value Engineering Revision	JL	20	$125.00	$2,500.00
April 2025	2025 Value Engineering Revision	JL	20	$125.00	$2,500.00
Sept 2025	Final VE Bid for contract	JL	40	$125.00	$5,000.00
			340		$47,000.00

As this project has progressed, the relative administrative and project management requirements have increased significantly over the initial amounts forecasted in our estimate and included in our initial bid. This is due to many factors, including:

- Documentation and subcontractor management related to the Prevailing Wage requirements
- Weekly stake holder meetings not initially planned for, including prep time and time following up on requests made in these meetings
- 9/2/26 stakeholder meeting at Bloomington Civic Plaza
- Additional consult time with engineer & subcontractors regarding ongoing design and schedule questions and other misc. Owner concerns
- Internal meeting time discussing project concerns relative to project funding

- Additional project management, supervision and general conditions costs associated with schedule modifications and down time due to delayed decisions and change order approvals

Again, this time is not specifically billable so we do not track it on a per-hour basis. As these issues are still on going and these costs continue to build.

It is also important to recognize the opportunity costs of the increased time burden of this project. All of the time detailed above, including the 300+ hours of unbilled estimating time noted above represents time that we are unable to devote to our other projects and to pursuing new work. This can and does have an impact on our ability to provide all our customers with the attention they deserve and limits the time we can devote to bidding new work.

October 9, 2026

Encompass
engineering consultants
forensic analysis

Ryan Solberg and Kim Berggren
City of Bloomington
rsolberg@bloomingtonmn.gov
kberggren@BloomingtonMN.gov

Jennifer Coates
The Heights Board President
coatescush@cc03properties.com

T.J. Pelka and Josh Kluver
Cities Management
1331 Tyler Street NE, Suite 202
Minneapolis, MN 55413
tjp@citiesmanagement.com
JoshK@citiesmanagement.com

Re: The Heights
Garage Repair Project – Technical Project Summary & Budget Recap
Enc. Project #: 24-5940-018

Ryan, Kim, Jennifer, T.J., and Josh:

As requested during our September 2 meeting, we prepared this summary to explain the construction conditions and related costs that have increased the budget for the Garage Repair Project at The Heights. The cost summary at the end of this report identifies the original contract amount, change orders, estimated future costs, contingency, and projected funding shortfall.

Summary: Encompass recommends allocating an additional $697,221.98 to complete the Garage Repair Project. This projected shortfall reflects identified change orders, estimated future work, and a contingency for remaining unforeseen conditions. The contingency is based on 15% of the remaining project cost, including the approved change orders and the estimated future change order costs. The principal cost drivers are the prevailing-wage requirement, concealed structural deterioration, and façade and balcony repairs. Reference the following sections for details.

Original Contract Amount

The original contract amount was $2,470,793.00. A contingency of $129,790.00, approximately 5% of the project cost, was included in the city allocation amount. This is less than the typical 10%+ contingency amount that would be recommended in a project of this type and size. This smaller contingency amount was used due to the limited funds available above and beyond Hunerberg's contract amount when the project was funded in September 2025.

Prevailing Wage Requirements (CO#1)

The contract was signed in September of 2025. The prevailing wage requirement was not included in the contractor's bid. This requirement led to a change order (CO #1) for $216,518.00. The prevailing wage requirement was factored into all change orders and cost estimates after change order 1.

Concealed Damages

In general, multiple concealed conditions have been uncovered during the deconstruction phase of the project. Although we anticipated elevated levels of damage and corresponding repairs in the work scope, additional damage was identified in the construction phase.

Precast Concrete Plank (CO #2, #8)

- During the demolition of the topping and the walls around the precast area, severe deterioration of the precast was identified.
- The precast tendons at the west end (the area previously buried in the CMU bearing walls) were revealed to be severely damaged with full loss of integrity.
- Additional damage was revealed in the edges and top surface, including holes and concrete spalls at shear connections respectively.
- Due to the poor condition of the precast, full replacement of the precast plank is recommended; repairs would be more expensive and/or not structurally feasible.
- The removal of the precast plank and replacement was included in CO #2 in the amount of $12,880. Replacement of the framing in this area is included in CO #8, which is for $54,644. A change order for an additional $6,985 is anticipated for the increased composite metal decking area (future CO).

Structural Steel (CO #5, #9, #10)

- Additional structural steel damage was revealed when the slab and joists were removed.
- The central girders and the beams near the entry have corrosion on their top flanges (the side that originally was in contact with the metal decking).
- A few beams were so corroded that replacement was more cost effective than repair, while a few others needed plating for strengthening.
- The girders supporting the front elevations of the building are severely corroded. The steel angles and slab trapped moisture against the web (vertical portion of the I-shape) of the girder, leading to more severe corrosion than was anticipated.
- The removal of this corrosion to allow for strengthening of the girders with steel plating is a more complicated and expensive repair than was originally included in the bid documents: sandblasting and full repainting vs. use of wire-brush or grinding and spot repainting. The web plates are also longer than originally anticipated.
- The additional beam repair cost (CO 5) is $24,864, while sandblasting and painting with a corrosion inhibiting paint will cost $59,824 (CO 10).
- The additional shoring and added demo costs due to the severe deterioration add up to $25,474 (CO 9).

Brick Façade (Future CO)

- During demo, the brick façade was found to be poorly supported by the existing slab.
- Due to water damage behind the brick, the brick ties were corroded.
- Some of the brick detached from the building and revealed water-damaged sheathing behind the brick. The estimated cost to repair these façade areas is $50,000. The full scope and finalized pricing are pending completion of the slab in the area, as this area cannot be fully accessed and evaluated without the slab in place.

Elevated Unit Balconies (CO #11)

- The balconies, which were a late addition to the project scope, require additional field-coordination of details to make them Juliettes.
- Water intrusion at these decks was revealed to be extensive.
- Some removal of brick will be required to fix structural damage and to allow for code-compliant railing connections.
- The Board has requested that this scope be removed from Hunerberg's contract. This will provide a deduct of $12,000 for the Juliette railings at the rear elevation. A change order to remove these balconies has been issued.

Miscellaneous

- Gas Line: During demolition, a non-code compliant gas line was identified at the southwest corner. A change order (CO #3) for $5,449 was issued to cover the replacement of this gas line. After the gas meter work was performed by the gas company, much of this work was eliminated. Change order 12 provides a credit of $4,609 for the work removed from Hunerberg's scope.
- Fuel Tank: An underground fuel tank is located at the southeast corner of the building. The fuel tank was initially a concern due to its proximity to the foundation wall, but the walls were able to be demolished and reconstructed without damage to the tank. This fuel tank is no longer used and should be removed or drained and filled to prevent environmental or safety hazards. CO #4 allocates $22,551 to complete this work, but the board is also pursuing a grant to cover this item. This work is on hold until the grant decision is determined and/or if this needs to be part of this project.
- Fire Alarm: The fire alarm wiring was not up to code. The cost to repair is $1,248 (CO #6).
- Asbestos: Asbestos testing cost $874 (CO #7).
- Delays:
    - Several delays have occurred during the project. This spring, the excavation subcontractor suddenly went out of business, which led to a delay while a new excavator could be interviewed and hired. Later, delays in the signing of change orders (June 29 to September 2) led to critical path problems where the contractor's ability to proceed was hampered. Work in some areas had to be delayed/deferred, and other work had to be rescheduled to work around areas where change order work was not yet approved.
    - These delays are likely to necessitate winter weather construction costs (i.e., heat and cover) or a pause in construction. A pause in construction is currently preferable for cost and feasibility reasons, as it will be difficult and expensive to provide the necessary heat and cover for pouring the concrete topping in the winter.
    - The delays have already led to extended rental costs for the security fencing. The budget for the extended fencing rental is approximately $20,000.

Contingency

For budgeting purposes, we recommend an additional contingency of 15% of the remaining contract value (including current or estimated future change orders), or $312,309.98. Although deconstruction is mostly complete, unforeseen cost increases remain possible.

Conclusions

The conditions and costs described above have made the original project budget and allocated funding insufficient. As summarized in the following table, we recommend allocating an additional $697,221.98 to complete the project successfully while maintaining an appropriate contingency for remaining unforeseen conditions.

Let us know if you have any questions.

Sincerely,



Anne Crisp, P.E., S.E.
Senior Project Engineer



Curt Isernhagen, P.E.
Principal

Cost Summary

Item	Description	Cost
	Contract Amount	$2,470,793.00
CO 1	Prevailing wage	$216,518.00
CO 2	Precast demo	$12,880.00
CO 3	Gas line	$5,449.00
CO 4	Fuel tank	$22,551.00
CO 5	Girder repairs (plates)	$24,864.00
CO 6	Fire alarm wiring	$1,248.00
CO 7	Asbestos testing	$874.00
CO 8	Reframing precast area	$54,644.00
CO 9	Shoring and saw-cutting	$25,474.00
CO 10	Sandblasting and corrosion-inhibiting paint	$59,824.00
CO 11	Remove remaining rear Juliette scope	-($12,000.00)
CO 12	Revised gas line scope	-($4,609.00)
Future CO 13	Metal decking	$6,985.00
Future CO	Repair brick façade (Est.)	$50,000.00
Future CO	Extended fencing rental (Est.)	$20,000.00
	Out of Scope Balcony Repair (Est.)	$30,000.00
	TOTAL	$2,985,495.00
	EST. FUTURE CONTINGENCY USE (15% of remaining project budget estimate)	$312,309.98
	ORIGINAL CONTINGENCY	($129,790.00)
	PROJECTED SHORTFALL*	$697.221.98

*Special assessment funds are not accounted for in the shortfall.

Jennifer R. Coates
Chair, The Heights Homeowners Association Board
8045 Xerxes Ave
Bloomington, MN 55431

October 8, 2026

Chair Jennifer Mueller and Commissioners
Housing and Redevelopment Authority Board
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55431

Dear Chair Jennifer Mueller and Commissioners:

I am the Chair of the Heights Homeowner's Association Board located at 8045 Xerxes Ave, Bloomington, Minnesota.

On behalf of the Heights board and the Heights community, I write to express my gratitude for your continued interest and support of our community and the garage repair project. Our community is comprised of senior citizens, young families and other individuals who, like many in our state, are cost-burdened and financially stretched. Without the HRA Board, the Heights community would otherwise not be able to fund this project and, as a result, remain in their homes. We truly are thankful for your help and assistance.

The HRA staff at the city have also been invaluable in this process and we thank them, as well. This is not an easy project, and the staff have been helpful and steadfast in their support of the Heights.

I understand that a proposal for additional funding will be before the HRA board shortly. The funds requested are desperately needed and I thank you in advance for your consideration of the proposal.

While the Heights Community hopes that you will accept the proposal, we also ask that you place the community in the best position possible to finish this project on-budget by adding some accountability guardrails. Specifically, I ask that you require a new Fixed-Price Contract or Guaranteed Maximum Price Contract to be executed between the Heights and its contractor(s) that encompasses all work proposed and requires the contractor to absorb all cost overruns. The Heights,

as you know, does not have the ability to finance any further overruns. This accountability structure will protect the Heights, as well as the contractor and the City of Bloomington.

Thank you for considering this accountability request.

If you have any further questions, I can be reached at 612.518.5125.

Sincerely,



Chair, The Heights Homeowners Association Board

CITY OF BLOOMINGTON MINNESOTA

Commission Agenda Item

Originator	Item
Housing and Redevelopment Authority	**5.2 Professional Services Contract with NEOO for Developer Training Sessions**
Agenda Section NEW BUSINESS	Date October 13, 2026

Requested Action:

Motion _____, Second _____, Resolution Authorizing an Agreement between NEOO Partners, Inc. and the Housing and Redevelopment Authority in and for the City of Bloomington.

Item presented by: Sarah Abe, HRA Administrator

Description:

The HRA purchased the property located at 8630 Xerxes, the former St. Mark's Church property, for the purpose of developing more owner-occupied housing on the site. For the past year, staff have been working on acquisition and predevelopment to add public infrastructure to the property. Part of this initiative includes selecting and training emerging developers as project partners with Bloomington Housing and Redevelopment Authority (HRA). The HRA worked with NEOO Partners to develop a curriculum for developer training as well as a scoring rubric for selecting developers and now seeks to contract with NEOO to deliver the training sessions.

Attachments:

Staff report
Resolution

STAFF REPORT

DATE: October 13, 2026

TO: Housing and Redevelopment Authority Commissioners

FROM: Sarah Abe, Housing and Redevelopment Authority Administrator
Breanne Kennedy, Thrive LLC Consultant

SUBJECT: Consider Contract with NEOO for Phase II of Developer Training

Background

The HRA purchased the property located at 8630 Xerxes, the former St. Mark's Church property, for the purpose of developing more owner-occupied housing on the site. For the past year, staff have been working on acquisition and predevelopment to add public infrastructure to the property. Part of this initiative includes selecting and training emerging developers as project partners with Bloomington Housing and Redevelopment Authority (HRA). The HRA worked with NEOO Partners to develop a curriculum for developer training as well as a scoring rubric for selecting developers and now seeks to contract with NEOO to deliver the training sessions.

The Request

As part of a previous scope, the HRA contracted with NEOO Partners to complete the first phase of work associated with a developer recruitment and training process. The contract cost was $45,000 with deliverables including the development of a full 6 course training curriculum and identification of eligibility criteria and scoring rubric for developer partner selection.

The second phase of this work is to identify and recruit developer participants, select partners for the development of the St. Mark's site, and complete the course training. Staff has received a proposal from NEOO for an additional $50,000 to complete the training portion of this next step in January and February, and recommends approval of a contract for this work. The result of this effort will be a group of 2 to 3 developers for the St. Mark's site and completion of training for these emerging developers, as follows:

1. Prepare presentation materials and handouts for 4 training sessions 3 hours each on the following topics:
    - Orientation to the site and project - Program and site overview, status of the site, meet the HRA and consultant teams. Discuss goals of the HRA, project timeline, and planning guidance.
    - Proforma training, including hard and soft costs, using the site as the case study. Sources and uses training, intro to obtained sources and pursuit of additional sources.
    - Developer requirements (primary and gap financing, underwriting, insurance, building a team, risk and risk management).
    - Compliance requirements (city, HRA, State of Minnesota, prevailing wage, draw process)

2. Prepare and facilitate each session and prepare 'homework' for participants, including calendaring and coordination of meeting space.
3. Provide support after the training to answer questions to participants about the project, proformas, and other development issues (up to 3 months after training).

The training would be focused on the chosen developers, but open for broader registration and capped at approx. 10-15 participants based on available consulting and support hours.

Next Steps

Below are the next steps associated with the development of St. Mark's property:

- October HRA meeting – contract with NEOO for developer selection and training process
- October/November – recruit developers for St. Mark's
- December HRA meeting – developer selection
- Winter 2026/2027 – complete developer training; site plans and proformas for each set of lots; due diligence
- Spring 2027- close on lots; building permit issuance; begin construction

HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF BLOOMINGTON
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NO. 2026-_____

RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN NEOO PARTNERS, INC AND THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON

The Board of Commissioners (the "Board") of the Housing and Redevelopment Authority in and for the City of Bloomington (the "Authority"), finds the following:

WHEREAS, the Authority is a public body corporate and politic, organized and existing under the provisions of Minnesota Statutes Sections 469.001 through 469.047, as amended (the "HRA Act"), and an authorizing resolution adopted by the City Council of the City of Bloomington, a home rule city and municipal corporation of the State of Minnesota (the "City"), in accordance with the Housing Authority Act; and

WHEREAS, the Authority desires to support homeownership programs for low- and moderate-income homebuyers in Bloomington; and

WHEREAS, the Authority has purchased the real property located at 8630 Xerxes Ave South (St. Mark's site); and

WHEREAS, as part of the re-development of the site, the Authority desires to work with emerging, local developers; and

WHEREAS, the Authority has received grant funds through the Metropolitan Council's Livable Community Act program to design and deploy a developer education curriculum and training program; and

WHEREAS, NEOO Partners, Inc. (the "Consultant") has completed part one of the grant funded work - the creation of a curriculum and a recruitment process to select developers for the site, for $45,000; and

WHEREAS, the Authority seeks to partner with Consultant to complete part two of the grant-funded work to complete the training in order to prepare them for the development project in an amount not to exceed $50,000.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Bloomington:

1. That the Authority authorizes, empowers and directs the Administrator of the Authority, or the Administrator's designee, to enter into a Professional Services Agreement with Consultant as described herein in substantially the form on file with the Authority.

2. The Administrator, or Administrator's designee, is hereby authorized and directed to execute all documents necessary to implement the terms of the Agreement, and to take all actions necessary or convenient to carry out the intent of this Resolution.

Commissioner _____ introduced the foregoing resolutions, the reading of which was dispensed with by unanimous consent, and moved its adoption:

The motion for adoption of the foregoing resolutions was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereupon said Resolution was declared duly passed and adopted by the Housing and Redevelopment Authority in and for the City of Bloomington on the 13th day of October, 2026

_____
Jennifer Mueller, Chair

ATTEST:

_____
Blake Doblinger, Secretary

CITY OF BLOOMINGTON MINNESOTA

Board Agenda Item

Originator	Item
Planning	**6.1 Bloomington 2050 Comprehensive Plan Update**
Agenda Section	Date
DISCUSSION ITEMS	October 13, 2026

Requested Action:

Staff are requesting feedback on the draft Strategic Priorities and Guiding Principles to help provide direction going into 2027. Feedback collected from Boards and Commissions will further refine these items before general community engagement from January-March 2027.

Some questions to consider about the draft Strategic Priorities and Guiding Principles include:

- What ideas or commitments do you see in the strategic priorities and guiding principles?
- Which statements feel especially important to Bloomington's future?
- Are there any statements that give you pause or feel difficult to stand behind as written?
- What long-term issue(s) within your Board or Commission subject-area are missing or understated in these statements?

Description:

Staff will provide a brief introduction and status update of the comprehensive planning process and highlight how Boards and Commissions will be engaged for Bloomington 2050.

Some questions to consider while reviewing the information include:

- What ideas or commitments do you see in the strategic priorities and guiding principles?
- Which statements feel especially important to Bloomington's future?
- Are there any statements that give you pause or feel difficult to stand behind as written?
- What long-term issues within your Board or Commission subject-area is/are missing or understated in these statements?

Attachments:

Staff Report
Phase 1 Bloomington 2050 Engagement Report
Phase 1 Engagement Data Summary
Community Profile

CITY OF BLOOMINGTON MINNESOTA

DATE: October 2026

TO: Advisory Board of Health; Creative Placemaking Commission, Housing and Redevelopment Authority; Human Rights Commission; Parks, Arts, and Recreation Commission, Planning Commission; Port Authority; Sustainability Commission

FROM: Dakota Kastenday, Planning Supervisor
Tracy Smith, Community Outreach and Engagement Coordinator

SUBJECT: Bloomington Comprehensive Plan Update

BACKGROUND

Bloomington 2050 is the City's next Comprehensive Plan update. Bloomington 2050 is a long-term plan with a 20- year time horizon that outlines the vision for future growth and change in the City. The plan will establish a future land use map for the City and includes the community's goals, strategies and actions related to land use, housing, transportation, community infrastructure, community facilities and parks. New to the 2050 Comprehensive Plan cycle will be additional focus on economic development, climate adaptation and mitigation, community health, and natural systems planning.

State law requires that all cities within the seven-county metro area adopt a Comprehensive Plan. Cities in the seven-county metro must also submit their plan to the Metropolitan Council for review to ensure it is compatible and conforms with their regional development plan. The adopted regional development plan is **Imagine 2050** and was adopted by the Metropolitan Council in February 2025.

The City of Bloomington must have its 2050 Comprehensive Plan approved by the Metropolitan Council by December 31, 2028. Significant staff time will be required to complete the plan over the next three years with support from other various Boards and Commissions, the City Council and the community members of Bloomington.

BLOOMINGTON 2050

The Metropolitan Council provides a System Statement and a Minimum Requirements Checklist that outline the required components for the Comprehensive Plan. For example, there are new requirements related to climate adaption and mitigation as well as natural systems planning that will need to be incorporated into Bloomington 2050. However, cities can tailor the plan to their needs and go beyond the minimum requirements where applicable. For Bloomington 2050, the addition of an Economic Development chapter as well as a Community Health and Services chapter are examples that go beyond the minimum requirements. The addition of these two chapters align with the priorities of the

Bloomington. Tomorrow. Together. (BTT) Strategic Plan and recent adoption of the *2025-2030 Economic Development Strategic Plan* and the *2024-2029 Community Health Assessment*.

Our community engagement efforts launched in April 2026 and will run through 2028. 2026 focuses on big ideas and key issues. This year is also prioritizing the data collection for the minimum requirements from the Metropolitan Council. 2027 will continue to focus on public engagement and data collection around the policy framework for the Goals, Strategies, and Actions of Bloomington 2050. 2028 will include the review of the draft plan and prepare for adoption and submission to the Metropolitan Council (*Figure 1*).

Throughout this process, staff will also coordinate and align efforts with the Climate Action Plan that was launched in 2026 and the next update to the BTT Strategic Plan, as well as any other citywide initiatives underway over the next three years.

Figure 1: Bloomington 2050 Plan Development and Engagement Timeline



PHASE 1 ENGAGEMENT

Phase 1 Engagement launched the Bloomington 2050 effort to raise awareness about the Plan among various community stakeholders. Engagement focused on exploring emerging ideas and trends. In addition, feedback collected spoke to the perceptions, values, aspirations, and experiences of community stakeholders. Staff had **646** unique interactions across **15** events, collected **489** six-word story postcards, and received **172** online survey response. Engagement remained high-level and broad in scope to help inform the overall vision for Bloomington 2050. All feedback collected during Phase 1 is provided in the attached *Phase 1 Engagement Summary*.

STRATEGIC PRIORITIES AND GUIDING PRINCIPLES

The attached *Phase 1 Bloomington 2050 Engagement Report* outlines the overall themes that staff heard from community members. This feedback was used to create draft strategic priorities and guiding principles that provide the framework for all chapters of Bloomington 2050. Each chapter of the Plan will have Goals, Strategies, and Actions that will need to tie back to these strategic priorities and guiding principles.

> **Vision:** A short, future-focused statement that describes what the organization most hopes to achieve in the long-term
>
> **Strategic Priorities:** Aspirational, long-term goals to provide the framework for the Plan and achieve the vision
>
> **Guiding Principles:** Core values that guide behavior and how we make and evaluate decisions
>
> **Goal**: A broad, long-term outcome *("what we want to achieve")*
>
> **Strategy**: A specific plan to address a problem and achieve the goal *("how we can achieve it")*
>
> **Action**: A short-term task to implement the strategy *("what we will actually do to achieve it")*

Based on feedback received from Phase 1 Engagement, current BTT priorities, and other recently adopted city plans, the 2050 Core Team and 2050 Engagement Team present the following draft priorities and principles:

Vision

Bloomington is an enduring and remarkable community where people *can* and want to be.

Strategic Priorities

In 2050, our community will be remarkable and enduring because...

1. Bloomington is an inclusive, welcoming, and connected community.
2. Bloomington provides safe and convenient transportation choices that bring people to where they want to go.
3. Bloomington invests wisely and maintains high-quality community amenities and infrastructure.
4. Bloomington leads on climate action and protects a healthy and sustainable environment for future generations.
5. Bloomington builds a strong economy that creates opportunities and benefits everyone.
6. Bloomington ensures housing is available to meet different needs, incomes, and stages of life.

Guiding Principles

Equity. Inequities, injustices, and barriers have been eliminated and everyone feels included and empowered.

Sustainability. Bloomington's environment and community are resilient for today and future generations. Greenhouse gas emissions are reduced and healthy air and clean water are protected.

Livability. Those who live, work, and play in Bloomington are socially connected, healthy, and safe. Community members can afford and access quality housing, jobs, services, and opportunities that support a great quality of life.

NEXT STEPS

These draft priorities and principles are being presented to the City Boards and Commissions in October 2026 for their feedback and refinement. During Phase 2 Engagement, early 2027, the public will be able to respond to the draft priorities and principles. Throughout Summer and Fall 2027, we will launch Phase 3 Engagement and gather input on the emerging goals and strategies the City should pursue over the next 20 years.

All upcoming engagement events and information will be available to the public on our website (blm.mn/2050) as well as our Let's Talk Bloomington project page. Staff will continue to table at community events, hold special focus groups, and share information through the Bloomington Briefing and social media to inform community members about the Comprehensive Plan process. Community members can also email their questions and comments to 2050@bloomingtonmn.gov.

REQUESTED ACTION

Staff will provide a brief introduction and status update of the comprehensive planning process and highlight how Boards and Commissions will be engaged for Bloomington 2050. Staff are then requesting feedback on the draft Strategic Priorities and Guiding Principles to help provide direction going into 2027. Feedback collected from Boards and Commissions will further refine these items before general community engagement from January-March 2027.

Some questions to consider about the draft Strategic Priorities and Guiding Principles include:

- What ideas or commitments do you see in the strategic priorities and guiding principles?
- Which statements feel especially important to Bloomington's future?
- Are there any statements that give you pause or feel difficult to stand behind as written?
- What long-term issues within your Board or Commission subject-area is/are missing or understated in these statements?

ATTACHMENTS: Phase 1 Bloomington 2050 Engagement Report
Phase 1 Engagement Data Summary
Community Profile
Presentation



CITY OF BLOOMINGTON MINNESOTA

BLOOMINGTON 2050

Bloomington 2050 Engagement Report

Phase I: Big Ideas & Key Issues

City of Bloomington

October 2026

BLM.MN/2050 | 2050@BLOOMINGTONMN.GOV



Key Audiences Reached

- General Public
- Youth & Families
- Residents
- Tourists & Visitors

Key Questions

1. What makes a community enduring and remarkable?
2. What challenges and opportunities are most important for Bloomington to address over the next 20 years?
3. What do you hope Bloomington looks like in 20 years?

Methods Utilized

- World Café
- Online Survey
- Community Pop-Ups
- Online webpage
- 6-Word Story Postcards
- Social Media



Highlights

- **646** unique interactions across **15** events
- **489** six-word story postcards collected
- **172** online survey responses

Bloomington 2050 Engagement Report

DECISION TO BE MADE: Adopt our next update to the City's Comprehensive Plan and 20-Year Vision

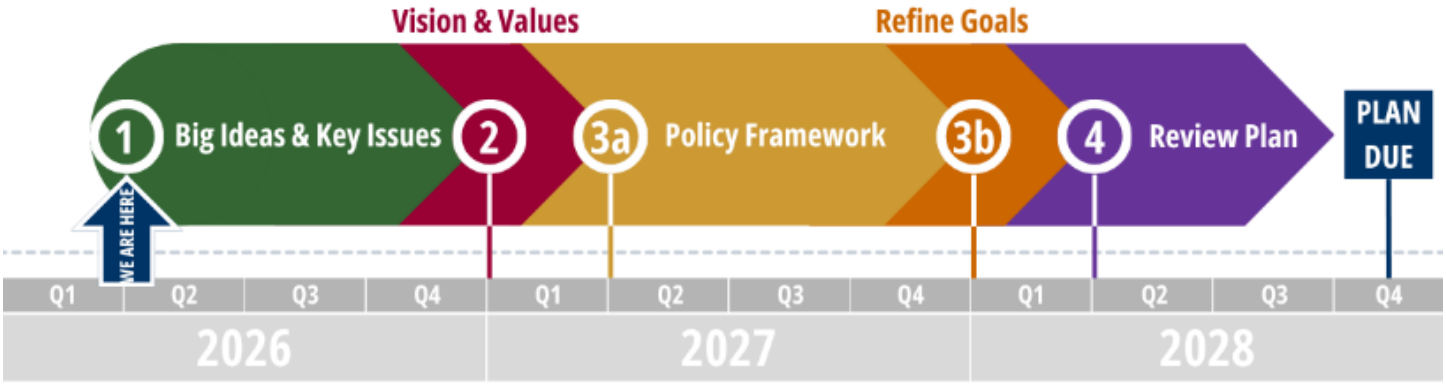
ENGAGEMENT DESCRIPTION: Phase 1 – Big Ideas & Key Issues

Phase 1 Engagement launched the Bloomington 2050 effort to raise awareness about the Plan among various community stakeholders. Engagement focused on exploring emerging ideas and trends. In addition, feedback collected spoke to the perceptions, values, aspirations, and experiences of community stakeholders.

PHASE 1 ENGAGEMENT DATES: April 2026 to September 2026 *(with additional engagement with City Boards and Commission in October 2026)*

LEVEL OF ENGAGEMENT: **X** Inform **X** Consult ☐ Involve ☐ Collaborate ☐ Empower

Bloomington 2050 Engagement Timeline



(Draft) Vision and Strategic Priorities for Bloomington 2050

Based on feedback received through our Phase 1 Engagement and reviewing priorities from the *Forward 2040* Comprehensive Plan and *Bloomington. Tomorrow. Together.* Strategic Plan, staff have drafted the following strategic priorities to provide the overall framework for the Bloomington 2050 Plan. These draft priorities will be available for further community input and refinement at the start of 2027 as part of Phase 2 Engagement.

VISION STATEMENT: *Bloomington is an enduring and remarkable community where people can and want to be.*

STRATEGIC PRIORITIES:

- Bloomington is an inclusive, welcoming, and connected community.
- Bloomington provides safe and convenient transportation choices that bring people where they want to go.
- Bloomington invests wisely and maintains high-quality community amenities and infrastructure.
- Bloomington leads on climate action and protects a healthy and sustainable environment for future generations.
- Bloomington builds a strong economy that creates opportunities and benefits everyone.
- Bloomington ensures housing is available to meet different needs, incomes, and stages of life.

What We Heard

The information summarized below comes from a variety of engagement events throughout Phase 1. This includes our in-person Community Launch event at Bryant Park on May 20th and our online Community Launch event on May 26th. In addition, city staff tabled at community events and farmers markets, collected six-word story postcards, and provided an online survey for resident input. The full results of our responses are available in the supplemental *Engagement Data Summary* document and available on Let's Talk Bloomington.

What Makes a Community Enduring and Remarkable?

- **Listening and responding** to the needs and concerns of community members. Ensuring a variety of communication methods are used to keep community members **informed** and community engagement efforts allow community members to be **involved in decisions**.
- **Inclusion** of older adults, youth, new families, and individuals with disabilities in City events and decisions. Ensuring that community spaces, community engagement efforts, and communications are **accessible** to underrepresented groups and **meet the needs of everyone**. Making sure those impacted are at the table.
- **Supporting community groups and nonprofits** to help get residents connected to volunteer opportunities and raise awareness of programs and efforts across the city. Utilizing these untapped **community assets** could foster an enduring community where community members take initiatives on themselves.
- **Affordability** to keep community members in their neighborhoods. **Sustainable funding and city budget** as well as a **mix of residential, commercial, and industrial uses** will help to keep property taxes affordable. Ensuring that **affordable housing** is available across the City.
- **Complete, connected neighborhoods** where you can get around **safely** and don't always need to rely on an automobile. Neighborhoods should be **walkable** and **bikeable** to get to services, shops, and parks. Developing more of a "main street" feel within neighborhoods that **do not feel car centric**.
- **Exploring opportunities for growth**, while still reflecting the same sets of principles. Having an **ability to thrive** and a **willingness to change** but **honoring what is existing today**.

Other feedback mentioned preserving trees, parks and green spaces; having lots of community events; and having a variety of third spaces for community members to gather helps to make a community remarkable and enduring.

What challenges and opportunities are most important for Bloomington to address over the next 20 years?

- **Ensuring a sustainable community** that has a plan to address and be **adaptable** to the changing climate. There were numerous ideas shared on how to **reduce our carbon footprint**, **improve our water quality**, and **improve our air quality**. Some ideas included: reducing greenhouse gas (GHG) emissions from automobiles and buildings, providing more solar and green roofs across the city, reducing waste, de-paving parking lots, providing more trees and native plantings, and exploring energy independence from private utility providers.
- **Providing more affordable housing and a variety of housing options** to keep existing residents in Bloomington and welcome new residents to the City. **Diversifying our housing stock** to allow more housing options for older adults to age in place and more starter homes for young families will be an important opportunity. More housing in the community can provide more tax revenues and help to lower housing costs for existing housing.

- **Maintaining and investing in high-quality parks, green spaces, and "third spaces"** for community members from different background to **meet and foster connections**. Having park spaces and events that are free for anyone to use are a great equalizer and allow people to get out of their comfort zone and be in a community-oriented environment.
- **A transportation system that supports transit use, biking, and walking**. All modes of transportation are **accessible** and **safely connect** residents to destinations throughout the City. Streets are redesigned to **accommodate all users**. Supporting active transportation will help to reduce GHG emissions.

Other feedback mentioned attracting new residents and keeping families here; improving diversity and inclusion of residents; incentivizing small businesses; increasing healthy food options; and beautifying aesthetics.

What do you hope Bloomington looks like in 20 years?

- **Mixed-use centers that support more housing, commercial corridors, and connected streets.** Neighborhoods have **sidewalks** and paths for walking and biking, preserved **green space** and "**third spaces**" to connect, and local stores to shop. Bloomington has gone away from auto-centric design and has improved **neighborhood character** and **destination areas** where people live, work, and play.
- **A "green" and eco-friendly community** with ample trees, native plants, parks, natural areas, and community gardens. Parking lots are replaced with **public art** and **nature**. **Sustainable development** ensures buildings are energy efficient and have green roofs and solar panels.
- **A connected community that welcomes more young people and new families** to stay and grow with the City. **Sidewalks** allow people to walk in their neighborhood and **bike lanes** allow people to travel across the City. The perceived East and West divide is gone and everyone feels **welcomed** and **included**.

Other feedback mentioned updated commercial corridors; an affordable community; more community integration and inclusion; more city events; and more small businesses.

Additional Insights on Perceptions, Values, Aspirations, and Experiences

Based on the 489 six-word story postcards collected, the most frequent words included: **Community** (~45 cards); **Parks** (~40); **Walk/walkable/walking** (~35); **Bike/biking/bikeable** (~30); **Safe/safety** (~30); **affordable/ affordability** (~30); **Green/green space** (~25); **Housing/homes** (~20); **Inclusive/inclusion/diversity** (~20).



What do community members value?	What do community members want Bloomington to become?	What challenges and opportunities could shape whether Bloomington gets there?
➢ Location of Bloomington in the region ➢ Dependable and high-quality water supply ➢ Overall quality of parks, trails, and recreation ➢ Overall quality of life ➢ Ensuring a healthy community ➢ Ensuring a sustainable and environmentally friendly community ➢ Ensuring adequate and affordable housing choices ➢ Wanting to ride transit, bike, and walk more in the City ➢ Reducing social isolation and loneliness and fostering more opportunities for connection ➢ Retaining and expanding small businesses ➢ Quality schools and education in the community ➢ What is unique about Bloomington: o Proximity to the river, natural spaces and the National Wildlife Refuge; o Proximity to the airport; o Mall of America; o Mix of commercial and industrial base; o Tourism-related tax revenues	➢ More community events and celebrations that bring neighbors together ➢ Less auto-centric design with more accessible public transportation and active transportation options ➢ More greenery with trees, native plantings, parks, natural areas, green roofs, and gardens ➢ Third spaces or a stronger "downtown" for community members to connect and share ideas ➢ Commercial areas and services close to home ➢ A name on the map as place for young families to establish their lives here ➢ More affordable housing options ➢ A people-centered community that embraces diversity and inclusion across the City ➢ Continue to innovate and build a better community ➢ A sustainable community to reduce greenhouse gas emissions and protect natural resources ➢ A healthy community ➢ Safe streets and well maintained infrastructure ➢ A destination for neighborhood businesses, restaurants, food trucks, arts, festivals, markets, and cultural programming ➢ Financially stable to invest in amenities and infrastructure and maintain affordability for residents and businesses	➢ Investing in upgrades to aging infrastructure and public facilities ➢ Supporting biking, walking, and public transit use and investing in infrastructure for other modes of transportation (sidewalks, trails, etc.) ➢ Providing resources to support improvements in aging neighborhoods and housing stock ➢ Creating a welcoming community for all residents ➢ Considering the environmental, public health, and economic impacts of decisions and investments ➢ Providing housing for aging populations as they downsize and look for active 55+ living communities ➢ Providing affordable homeownership opportunities for renters that are looking to stay in Bloomington ➢ Ensuring recreational opportunities and education around active and healthy living for youth, adults, and older adults ➢ Mixed use zoning regulations that allow for walkable shopping areas near residential neighborhoods ➢ Ensuring affordable property taxes ➢ Providing quality schools and education ➢ Increasing access to affordable health care options to improve physical and mental health ➢ Adapting to the changing climate and reducing our carbon footprint to ensure healthy air and water quality

In addition, there were other specific ideas expressed based on current events: concerns around data centers, concerns around Flock cameras, impacts of the Bloomington Forward projects, preserving the clock tower, frustration around the I-494 construction, and Old Cedar Rd/Old Shakopee Rd improvements

Next Steps

The draft strategic priorities will be available for further community input and refinement at the start of 2027 as part of Phase 2 Engagement. Throughout Summer and Fall 2027, we will evolve to our Phase 3 Engagement and gather input on the goals and strategies the City should pursue over the next 20 years.

The feedback collected in Phase 1 that related to various policy decisions related to land use, housing, transportation, parks, community infrastructure and climate change will also be used by staff to help prepare goal and strategy alternatives for Phase 3 Engagement.

All upcoming engagement events and information will be available to the public on our website (blm.mn/2050) as well as our Let's Talk Bloomington project page. Staff will continue to table at community events and share information through the Bloomington Briefing and social media to inform community members about the Comprehensive Plan process. Community members can also email their questions and comments to 2050@bloomingtonmn.gov.













CITY OF BLOOMINGTON MINNESOTA

BLOOMINGTON 2050

Engagement Data Summary

Phase I: Big Ideas & Key Issues

City of Bloomington

October 2026

Bloomington Home Fair | April 25, 2026

Bloomington staff tabled at the Bloomington Home Fair to share information about Bloomington 2050 and collected 6-word story postcards. Staff interacted with around 65 individuals and collected 25 postcards. In addition, the following questions were posted near the staff table for attendees to respond anonymously. Responses collected are presented below.

What Makes a Community Enduring and Remarkable?
When we listen to and respond to the concerns of neighbors
A great bunch of people to work with

What Do You Value Most About Bloomington?
Family
Police and Fire Department
Cleanliness, safety, beauty, and Bloomington is always striving to be better. Bloomington is the best!
Parks and clean drinking water
The nature!

Community Launch Event (in-person) | May 20, 2026

Bloomington staff hosted a community launch event at the new Bryant Park shelter. Staff provided free food for attendees and shared information about Bloomington 2050. Attendees than participated in a World Café with 3 rounds of questions to guide Phase I of engagement. There were 25 attendees and responses collected are presented below.

Round 1: What Makes a Community Enduring and Remarkable?
When we listen to and respond to the concerns of neighbors
A great bunch of people to work with
For seniors, getting together to exercise, sharing different lifestyles
Communications and local news - not everyone has computers to connect
Including people with disabilities - ensuring things like information and transportation are accessible
Communication needed - dealing with isolation in this moment
Intergenerational spaces make enduring and remarkable communities
Need connection with people in common as well
A city that can fit many people's needs - examples: families, seniors, etc.
Bloomington built on single-family homes
New community center and Creekside transition, its good with a centralized location
Indian Mounds School - students visit Martin Luther homes, gain enrichment
Farmers market - people and connection
Events like Summer Fete and car shows that bring people to the area and raise awareness about Bloomington
Affordability is important for making an enduring community
Property value (not just property taxes) going up also prices folks out of the community
More neighbors, well-connected and people are taken care of
Parks, trails and protected bike lanes
Sustainable (funding) - thinking ahead of time and planning to avoid disrepair
Engagement with residents and community groups
Keeping BAA parks in the City - more support from the City for Bloomington Athletic Association
Balance destination parks versus local parks - creating a welcoming park vs destination park
Ensuring residents are engaged in volunteer opportunities, residents are aware of community groups and nonprofits
Partnership and support from the City for community groups and nonprofits
Loss of ball fields in Smith Park does not feel enduring or remarkable
Ensuring space for Angelic Choir and arts programming in new CHWC or Civic Plaza
Cricket pitch good, but softball field loss creates issues
So many opportunities to engage and participate in activities
Natural areas, parks, Mall of America
Highlighting free events and activities
Mature trees
Valley View Pool
Fostering togetherness
Having spaces where we can gather and have conversations like this
Aesthetics - sounds luxurious, but if we look at oldest cultures in the world – brick and stone are enduring. New Zealand example - 15 years ago had some areas that were modern medieval - Not built in straight lines, buildings fit in, but the walking paths was more windy
Somewhere you can explore, somewhere you can just drop in and walk - would love to see more on Lyndale Avenue
More than just adding art
What would you describe to someone who has never been here before? – Biggest mall in the world, airport, don't have sidewalks
We are rebuilding streets, but why no sidewalks? - Roads are wide enough, Edina is doing this (adding sidewalks) all over!
Having tree standards
Bike lanes
Good quality of life
Things have been removed and replaced with something that is not equally as great. It has art on it, but doesn't feel remarkable
Having new people come in makes it enduring - offers different perspectives

Affordability
Different housing types
Folks from any tax bracket can afford to build
Keeping homes affordable
Having access to healthy foods (not having food deserts)
Municipal heat and energy systems
Stop signs in the neighborhoods - safe roads
Inclusive and adaptable communities
Partnerships with community members to take initiatives on themselves
Community spaces/amenities – Hyland Nature Preserve, Moir Park, Perk Up Kitchen, Artistry Spaces
Riding bikes and places to walk
Having neighborhoods
We rely on trees
All of Bloomington
Community
Family restaurants
Life outside of MOA
Nature
Diversity
Keep changing and growing
Attract younger people
People in homes are mainly older
Jobs
Need revamped housing
Can't sustain on hotels and malls
Good education
Proximity in the region
People seem to stay
Parks – people can get together from other neighborhoods
Community engagement, spaces to come together and create something that can improve everyone's lives
Vibrant local businesses, can own things
Blend of economic businesses. Money stays here and we foster small businesses. Rolling out red carpet for businesses
How to get people in apartments to stay – purchase a home in Bloomington
Developing more of a main street that is non car-centric. Example: nowhere to walk to when getting car fixed at tire zoo on Lyndale Ave.
Businesses also move in next to apartments
Bloomington allows involvement. Most cities dictate to the people, but City here is always asking for participation.
Opportunities for growth
Better methods of outreach – A Bloomington app like Nextdoor. Email isn't as relevant anymore.
Bring back bulletin boards – Coffee shops and Nine Mile Brewery have them!

Round 2: What Challenges and Opportunities are Most Important for Bloomington to Address Over the Next 20 Years
Affordability - i.e. housing costs, not sure if we could stay in the city and own a home
Keeping affordability while maintaining what we have in place - striking a balance of affordability
More opportunities to get into additional housing options
More housing options for ownership and renting
Keeping people here, retaining residents, and attracting new residents
Intergenerational change
Opportunity: Highlighting the park system. People look for good parks and schools when looking for a place to live
Parks as a third space, with renovating facilities and building community
Partnerships with residents, city and community groups
Housing - one resident in attendance moved to Bloomington to join the senior cooperatives
Third spaces and free opportunities
Parks and recreation classes
Solar and green roofs
Economic opportunities such as development, conventions, event space in South Loop, sculpture garden, arts and entertainment
Challenge: Keeping hotels along 494 in good condition
Transportation and housing and the connection between the two. We have grown from a rural farming community to the suburban boom to being fully built out. How are we going to support new housing with accessible transportation options?

East Bloomington has transit, and West Bloomington has bike paths and trails, but there is not a connection between the two
Opportunity: Transit, bike, walk network across the city
Lyndale Ave - street reconstruction should support biking, walking, and density
Street safety
Walkability and bikeability access to destinations in Bloomington
Reducing Greenhouse Gas (GHG) emissions, particularly by car; should be using transit, walking or biking instead
More housing = more tax revenues
Bloomington should be a leader and suburban example of a climate-forward community and a model for the U.S. and world
Solid waste and composting - good that the city offers compost, but want more efforts from the city and encourage people to reduce waste
Energy independence from Xcel Energy/private utility providers. Xcel only wants to meet their bottom line. How could we have a city-owned/publicly owned utility
Local government is the most important way to make impact on climate
Transportation: Know folks from Minneapolis and Edina that want to move to Bloomington, but cannot because of Bloomington's lack of transit
Housing costs - more housing to lower costs
Climate Change - heat waves
Need things like more solar and renewable energy
Sustainability and energy efficiency
Water management - i.e. more pollinator gardens; don't just have to have lawn grass
Difficulty to get started on taking climate action for a resident - can there be more city support and resources for residents?
Proactive water use, save on water billing
Ban AI data centers - will there be impacts on Bloomington and residents even if Bloomington doesn't build one, but a neighboring community does?
Public transportation is a challenge with a growing population - Not easy to get here from Minneapolis on I-35/494
Affordability is a challenge - specifically housing and utilities. Example of $1600 for a studio next to the freeway
Increasing taxes/property values is a challenge for older adults
Challenges: creating conditions for builders to want to build, providing more housing options
Inclusion and belonging - lots of opportunity
Want to increase the celebration diversity of ages, cultures, languages spoken
Help people to connect and stay connected
Broad diversity
Utilize libraries for connection time - Penn Lake has not been updated for a long time
Opportunity to connect more with people and bring people together to keep folks informed of what's happening in the city
Community Health and Wellness Center - big building, no parking, intersection is already tight
Mature trees
Continue to have outdoor space - parks are great!
More accessible, inclusive areas/parks
Parks - "this is my neighborhood"
Food access - Good spread of grocery stores in south loop, keeps people there!
Sidewalks - don't have this on the east side
Keep neighborhoods livable on the east side
City to listen to residents
Did City need athletic needs – 98% said yes. Minority wanted health center.
Follow comprehensive plan
Master tree plan. Inventory vs. action.
Trees aren't as they should be but not taking enough action to restore lakes when partnering with community and city
Partnerships, diversity and inclusion
Challenges and opportunities with park access (transportation, bike lanes, etc.)
Young people think about climate change a lot
Safe to take alternative transportation
Stormwater runoff large source of pollution – putting in concrete in parks not good
Driving further away to use amenities like baseball and football
In Minneapolis, with its density, can regain green space on roof space. City can't regain green roofs here so that is a barrier.
Why can't make places more beautiful, and have more green space?
Opportunities to make spaces more beautiful/public art like South Loop
Lyndale Ave is just a big road (uglier)
Inconsistency in property maintenance in different areas of city (Portland/American; Lyndale and east side parks do not get cleaned/maintained
More repair, less of redoing everything. Plan to maintain things
Opportunity to depave concrete (ex: DQ on Lyndale has permeable pavement)
We have more asphalt than we need
Xerxes and Old Shakopee Rd – no street parking. Super wide street. Many streets are way overbuilt. More space bike lanes and protective bike lanes from parking.

Round 3: What Do You Hope Bloomington Looks Like in 20 Years?
Walkable "downtown" area similar to Uptown and Midtown!
Increasing density, native plants, suburbia supporting each other
More community integration and inclusion
Improve street design for integration
More placemaking efforts, reducing speeds, allowing for more walking
Community events like citywide garage sales
More sidewalks! Especially in east and central Bloomington
Richfield as a model for Bloomington to look at
Connection to other cities with transportation, more Bus Rapid Transit (BRT)
Affordable transportation
Transit hub - hub is in downtown for transit, light rail connections
Native plantings
More green roofs - roof refresh programs, more solar
Having innovations like green roofs
Rewrite what the city is known for - try to outshine the Mall of America
Bloomington as a leader, especially for walking and biking
Lyndale Ave - connections with Richfield, increase density, etc.
Centennial Lakes with a mix of park
Mixed use areas - apartments built with a park for example
Brand new city - new housing, new people; funds to improve aging homes as homes built in Bloomington can't last for 100 years; more younger people and young families
More family-friendly to grow families that want to stay in the City
Innovation in changing spaces - update our commercial corridors like Lyndale Ave, American Blvd, and Nicollet Ave; tallest building on Lyndale Ave is self-storage - why is that?
Mix of uses, encouraging housing
Hoping the city can enforce things on private developers
Values for young people are not currently reflected in the City- for example, not everyone wants to drive everywhere
Getting away from car-oriented design
Do we require a large lawn? Why? Not everyone wants a large lawn
Small business support - grow small businesses, facade improvement, create parking away from the street
Example: W 7th Street in St Paul - brand recognition and freeway access - how do we get people to get off the freeway and visit our small businesses
Dream big so we can get the policies we want as we get funneled down
Relax standards where we can
Want to walk and bike - there is a bike curious population in Bloomington, just need the education and infrastructure to support them
Don't pave paradise and put up a parking lot
Sustainable development as we grow
Less traffic and protect neighborhoods from street expansion
Commuting to not impact local streets
Can make areas more natural, save green space
Need compact, dense development to save space and preserve green areas
Reduce Greenhouse Gas (GHG) emissions
Less parking lots - ex: South Loop has lots of underutilized parking
As we get more remarkable - what are we showing people? Need neighborhood character and destinations like co-ops, coffee shops, grocery stores
Get people to spend money here
Maintain low density neighborhoods
Lush and green with lots of access to parks and trails, having the river nearby
Well-connected, livable spaces for people to be - parks, public art
Less grass, more native pollinators or vegetables
Urban canopy is well taken care of
See different options for different housing
More diverse housing options; condos - keeps population healthy, keeps costs affordable
Want to see more families coming in, more kids getting enrolled in schools
Support athletics
Addressing holding ponds (Smith Pond)
Really well-connected Bloomington - 35 splits it - need to make the halves cohesive
Places to go along a path - restaurants, parks, art
Well-connected public transit
Designated bike lanes
Hope people come visit Bloomington
Lots of opportunity in the south loop. Example: Convention Hall - bring in National events to Bloomington, Lean into tourism

Lifting up our hidden gems
Maintain wildlife refuge
More equity with green space
Safe roads
Having a little bit of everything
Youth sports, community groups, ski jump, everyone should be able to find something to do that you like
Investing in parks, arts, and recreation
Important to get community on board
People coming from outside to spend
Wealth disparity between west + east, how do we bridge that?
More third spaces, community areas to come and not spend money, learn how to build community. Bryant Park shelter free to come into
I would like to be able to still afford to live here.
Community gardens
More multifaceted way to address issues – building community and growing food
A lot of investment in built environment vs. natural environment. Organics recycling program, compost giveaway is great. Bio bags for organics recycling.
More education and programs in nature.
Ability to have organics in apartments – share that information with apartments.
Bloomington to look like a forest with native species. No buckthorn.
Make lawns only native species. Incentivize planting of native species. Educate others about native and non-native species.
Native species giveaways – partnerships with city, city-sponsored education events
More multi-use and alternative transportation
More protected bike lanes
Classes on how to take the bus
In person learning opportunities

Bloomington Economic Partnership | May 21, 2026

Bloomington staff presented an overview of the Bloomington 2050 effort as well as general demographic trends in Bloomington to members of the Bloomington Economic Partnership at their regular meeting in May. After the presentation, attendees participated in a mini-World Café with 3 rounds of questions. This information was gathered from seven civic leaders and presented below.

Round 1: What Makes a Community Enduring and Remarkable?
All of the parks we have
The strong arts presence due to the Arts Center; however there is not enough awareness in the community, creating an accessibility challenge
So many great amenities, such as the parks, Arts Center, creative place-making. What are all of the amenities in Bloomington?
The community events like Pride and Juneteenth are important. We appreciated the City continuing those events even when the political environment caused the community to wonder if these events would go away
The schools are great
The nature here is good and accessible
The location/proximity of Bloomington to important locations such as the airport, major highways, etc. The central location of the City brings a lot of people from various places
The murals and community art
The high level of business presence and engagement in Bloomington. Having high-profile employers in the City elevates the external perception of the City and strengthens the community economically
Having great schools, parks, riverfront
Proximity and access to regional amenities
Great school system
Opportunity to develop relationships outside of work/school - like after school sports, recreation, etc.
All generations being together - events, parks, third spaces, etc.
Number 1 spot in Bloomington like a heart
Business caring for the community/showing up
Festivals, community events
How are cities bringing people here? Bringing people together?
Keeping residents here likes having great schooling, fun events for kids
Having food truck events frequently
More events for residents in the city like the home fair
More summer events
All of the parks we have

Round 2: What Challenges and Opportunities Are Most Important for Bloomington to Address Over the Next 20 Years?
44% of kids are eligible for free or reduced school lunch; this and the poverty numbers caused us to question how this aligns with being remarkable or enduring. What role does the City have in addressing this? What is the City already doing and what more can be done? How do we account for the rising costs of housing? Even if housing is available, can the residents that are currently here afford it?
We saw a lot of great community-driven work being done during Operation Metro Surge, however fears around what was happening, and fear that City government would not be able to protect people, crippled communication and resulted in several parallel efforts that would have been more effective if brought together. How can the City cultivate information sharing and felt safety in the future when something similar to OMS happens?
How do we bridge efforts across the City? Not just connecting East and West, but connecting the programs, resources, and community members that want to help but who are not connected to each other?
Is there something to be done about the growing distance between income and costs of living?
Stop the spraying of toxins from pesticides in the City. Can the City do an incentive for community members, encouraging the use of eco-friendly pesticides instead?
Demographic changes - how can we lower poverty, etc.
More affordable housing for families
Open enrollment for schools
How can we keep the kids enrolled in pre-K to stay in the same school
More places to build things
What are the things that make people stay here and how can we keep that going?
How to pay more attention to the city's brand

Round 3: What do You Hope Bloomington Looks Like in 20 Years?
More community gardens and more awareness of them. Hopefully these can replace some empty lots, and also be managed by community members.
Reduce the divide between East and West Bloomington by increasing general pride in the City overall
That community events like Pride and Juneteenth are still happening and are even expanded. We have a great interest in a “community festival” that integrates art, music, dance, and food. This broad, connecting event should be the biggest festival of the City
Increased communications externally about how wonderful Bloomington is. People are not aware if they are not already part of the City.
A more walkable City. Can transit be transformed to help with this? Is a trolley system realistic? What other transportation options would help with City walkability?
More ability for employers to leverage transit programs to get their employees to work. An example mentioned was replicating the SouthWest Transit for Eden Prairie
More affordable parking options, especially for the growing single-person households
Less hotels
More waterparks
Youth sports/more sports teams
Maybe combine the 2 high schools into one big one?
Increased student enrollment for schools
More attractive schools
Use our lakes more - like having restaurants near them (ex: Sea Salt in Minneapolis)

Community Launch Event (online) | May 26, 2026

Bloomington staff hosted a virtual community launch event over Microsoft Teams. Staff shared information about Bloomington 2050 and attendees than participated in a virtual World Café with 3 rounds of questions to guide Phase I of engagement. There were 13 attendees and responses collected are presented below.

Round 1: What Makes a Community Enduring and Remarkable?
Enduring = sustainability. Sustainability leads to resilience; resilience makes us enduring
So many areas to think of - technology, public health, a lot to be considered when we're thinking of enduring
Theme of sustainability – how the community can maintain its services and what is offered to residents when there is a wide variety of socio-economic statuses within the community
Affordable housing
Bring in families and students
Bring in tax-base that's needed
The ability and willingness to change – culture, society, demographics
Enduring – will not look the same, but generally reflects the same set of principles
Will this be a living document? Want to look back at it
Hold things loosely, be willing to change and adjust on the fly
Shorter range plans – align with the circumstances that we are in, not pressing ahead foolishly
Remarkable – something noteworthy, something remarking upon, something to make note of
Remarkable – your basic foundations are being met; how are we assessing this before we think about things that are more "noteworthy"
Making sure everyone is on the cart before we put the horse before it
Making sure the people who should share the most are at the table
People who care and are invested in the process is remarkable
Ensuring that all voices are heard, perspectives are shared
Remarkable communities are connected, people can be successful, provide the opportunities for folks to be successful and engaged
Relationships, feeling safe to know your neighbors, look out for each other, everyone is on the same side of efforts
Counting on your neighbors and community members when you need them, providing that for your neighbors and community members as well
Accessibility
Genuine, consistent engagement, consistent responsiveness
Consistent opportunities to share feedback not just when something is needed
Belonging requires that there is a place for you
Moving with kindness and caring for others
Interested in the wellbeing of our neighbors
Lots of green space (30% of Bloomington land is green space) - places for folks to engage and recreate
Trees! Help to curb the urban heat island effect
How it looks like aesthetically – want it to look attractive
A variety of places for people to meet all of their needs – eating out, entertainment
Engaged residents with the government – people feel like they have a voice in the community; opportunities for gov to engage
Walkable community; getting around with an automobile; moving around a community safely, regardless of modes of transportation – extra support from group
Welcoming for family, youth, children – makes it both enduring (bringing young families in for the future); remarkable
Portland example: Green roofs, capturing rainwater
Sustainability and planning for it now
Embracing alternative energy sources, water conservation
Walking and biking paths as an alternative to automobiles, so that it can be safe and accessible for residents
Ensure areas are safe (I often avoid big intersections)
More east-west connections across Bloomington that aren't 494 or Old Shakopee Rd

Richfield has a wonderful network of safe protected bike routes with great shade coverage and slower traffic! Convenience and quality are important in addition to safety.
Inviting and welcoming to everyone
Like the current direction of the City, keep going
Welcoming to all different types of people
More local life and vibrancy
Good accessibility and opportunities for alternative transportation
Parks
Ability to thrive through change
Don't let your past define your future – a willingness to change
A lot of high quality land with potential
Investment in parks and recreation
Potential for a downtown experience
Quality place to raise a family, and possible place (cost of living)
Community assets that are valuable to or appreciated by a wide array of people
Prideful community
Accessible community
Good energy and joy
Being in a place where people can be vulnerable and listen
Place where people want to be

Round 2: What Challenges and Opportunities are Most Important for Bloomington to Address Over the Next 20 Years
Maintaining status as a "refuge state" and "refuge community" Thoughtful about how we understand incoming demographics of folks that are re-locating. Structure that centers equity and accessibility
Beautify everything – everything kind of looks the same as it did in the 60s; homes and buildings need some updates
Storefronts, streets, boulevards
More plants throughout the city
Incentivize businesses to come here
Challenges to opening a business – we've lost out on opportunities; e.g. Trader Joe's didn't come here
There is very little opportunity for healthy food choices in restaurants in Bloomington
We're inundated with fast-food restaurants
Walkability is easy and safe to do
Safe and inviting to walk
Talked about this in first group – need designated bike lanes and walking paths
Opportunity: make another east/west artery across Interstate 35. Add something to do along the way.
Revamp Hyland Golf Course fairway – it's got to be done
Could use more senior high rise with shops underneath, walkable areas
Something like Centennial Lakes
We need senior housing
Increase quality of living spaces
Small business strategic planning will go a long way
Alternative forms of energy – sustainability needs to be part of the City's plan
Education about energy - evidence-based
Challenge/opportunity: Housing for older population, senior residents (65+); having accessible senior living in neighborhoods – in places that are walkable, near services
Not just in a spot where there is space, but where it is by their needs
Challenge: Bloomington needs to figure out what kind of community it wants to be – seem to be some tension between older adults who want to age in place and immigrant families moving in – there is a challenge in finding houses
New families bring kids that keep our schools funded, keep enrollment up
Needing to balance all these needs that are perceived to be competing
Bringing in residents can help support tax base
Climate Action Plan – climate is changing and we need to plan for it. Bloomington needs to address these items
How to reduce our carbon footprint, improve our water supply and water quality
Agree with the comments on housing, tensions in the community (east vs west, student athletes)
Bloomington feels like a hopeful place and creating an opportunity to thrive, have resources/services
Live music, free festivals as a great equalizer

Infrastructure and natural landscape has been good in Bloomington; finding those spaces where people can be naturally together
New views and new spaces to appreciate new insights on Bloomington
Appreciate the arts – I didn't know that I enjoyed it until I got to experience it
Getting people out of their zones – want to be in a thoughtful space
Challenge/opportunity: School safety; keeping enrollment up, sustainable funding
At a time when there are some tough decisions being made right now that can have a future impact – people could move, etc.
Need to keep schools successful and sustainable
Getting involvement from community where there is low involvement (regardless of what side of the issue you are)
Reducing barriers for engagement/involvement
Improve relationship between government and the public
Improve interaction between neighborhoods and the government
Bloomington's geography (too big can be a challenge; can feel like different cities and not one cohesive place)
Lacking a clear downtown
Accessibility of biking and other transportation modes other than cars
Hard to travel east to west
Feels like multiple cities
Natural and physical barriers (e.g. 35W)
Connections between the neighborhoods needs attention
Budget and financial sustainability – questions about state and federal funding
Changing treads – Transportation
Artificial Intelligence will change all communities in different ways
Growing forms of diversity across the board
Adapting to changing climate
Being resilient and prepared for change is so important
What kind of transportation is needed in the future given how unpredictable things are
How to prepare for success: More affordable housing, affordability for young families, more housing opportunities for seniors, more maintenance free housing, housing for all life stages, diversify housing stock, more middle housing types

Round 3: What Do You Hope Bloomington Looks Like in 20 Years?
Maintain having an excellent school system
Great community recreation, expand what we can do with Community Health and Wellness Center (CHWC)
Easier for older adults to transition from single-family home into housing that is less maintenance, but not assisted living
More pet-friendly housing options
Bloomington could be a place where you could live, work, play and not have to leave if you don't want to
Medical care, recreation, food, etc.
Expand upon third spaces for people to form and connect with community
Use spaces that are not currently being used
Work with developers
More community involvement with City Council
More encouragement of participation; If they can't – why? Articulate reasoning for how to participate
More inclusive, feel like residents have a voice
Make a buckthorn mill, make plywood out of it
Focus on what is within the capacity of the City
Think about how we build opportunities for folks to be connected, including those that are visiting from nearby cities
Come to Bloomington because it is gorgeous – we have large trees, native grasses, awesome parks, natural areas, gardens
Parks with gardens!
Hyland Reserve – could we convert the golf course into something else that is awesome
Great small businesses with a variety of people to eat and shop; variety of price points, etc.
Bloomington is a classy place to live
Live close to Minneapolis, but rarely need to go there a lot for stuff – we can stay in Bloomington for hiking, shopping, restaurant, etc.
Want people to feel comfortable in Bloomington to experience all that is has to offer
I have lived across Hennepin County and Bloomington is the best place I have lived
Feel very lucky to live in Bloomington
Green space – parks, trees, gardens
Low rise senior apartments with green space and shops; walk their dog

Golf course not the highest value green space, but it can be a place for birds, etc.
Native gardens and water
Lots of bluebirds at Dwan, Masonic Homes
Continue to be more diverse, more welcoming
Less parking lots, less car-oriented experiences
More biking and walking – east/west connection
One central location/downtown would be helpful
Continue to have access/making accessible to Nine Mile, Hyland, etc.; making connections between these areas
France Ave – would love to see a wildlife bridge
Lyndale Ave – could be a hub, central engagement
Want to see an East/West that is less divided
More real central space/downtown connecting east/west
Very aware of the divide even though I am relatively new to the city; hoping new people would not feel this divide
History: Homebuilders advertised the "prestigious" West Bloomington
One Bloomington effort failed – hard to engage East Bloomington
Good schools
A place that meets the needs of many different people
Economic opportunity
A place that draws people in for different reasons.
Fully embrace biking and transit
Unique neighborhoods around transit stops
Connectivity
Safe walking and biking, including going to other neighboring cities
Vibrant street life
Organized triathlon or recreational races
Walkable commercial districts
More places to spend the whole day/afternoon
Robust and strong small business community
Holiday market
Destination areas
More live music
Protected nature preserves and conservation areas
Natural areas need investment
Stanford model – a lot of listening and seek excellence
Bloomington known for: Host to excellent and renown events, Healthy living/wellness

Petals of Peace | May 30, 2026

Bloomington staff tabled at the Petals of Peace event to share information about Bloomington 2050 and collected 6-word story postcards. Staff interacted with around 15 individuals and collected 4 postcards. In addition, the following questions were posted near the staff table for attendees to respond anonymously. Responses collected are presented below.

What Challenges and Opportunities are Most Important for Bloomington to Address Over the Next 20 Years
Taxes (less property taxes, more support for seniors, low income residents)
Senior independent living/community center with senior programming
Develop more green space/want more nature
Third spaces for youth and opportunities for their growth creatively and professionally
More cultural programming and making it accessible for many languages
More walk/bike friendly places

What Do You Hope Bloomington Looks Like in 20 Years?
Lots of parks
Community Center
Less crowded and less traffic
Central park
Indoor play areas
Senior amenities
Outdoor activities - theater, music, etc.
Attractive, livable city center - something similar to where South Loop is heading
Winter indoor activities for children (free)
Invest in nature preserves - nature boardwalk
More public transportation
Youth centered and youth led
Main street and downtown area

Juneteenth | June 20, 2026

Bloomington staff tabled at the Juneteenth event to share information about Bloomington 2050 and collected 6-word story postcards. Staff interacted with around 78 individuals and collected 42 postcards. In addition, the following questions were posted near the staff table for attendees to respond anonymously. Responses are presented below.

What Makes a Community Enduring and Remarkable?
Fix 494!
No construction
Trust
People and love
Love and loyalty
No gatekeeping
Teamwork and leadership
Kindness
Lots of pets
Cute dog area
Cultural diversity
More community events
Respect
People (neighbors) talking to neighbors

What Do You Hope Bloomington Looks Like in 20 Years?
Flying cars
Family focused
No Karens!
Snow cones on every block
More activities for youth and teenagers
Better places to eat
No littering
Peace
Safety and unity
More diversified
More affordable
Housing for middle income and lower income
More jobs
More affordable
No more bad

Bloom in Bloomington Session | July 31, 2026

Bloomington staff presented information about Bloomington 2050 to the young adult interns involved in the Bloom in Bloomington program. This internship program is for high schoolers and young adults that live or attend school in Bloomington. After the presentation, interns spent time sharing their ideas around the challenges and opportunities for Bloomington to consider. Responses are presented below.

What challenges or opportunities do you feel Bloomington will need to address over the next 20 years?
No data centers
Reduce carbon emissions
Improve public transportation
Improve Thunderbird Site/Park
More protected bike lanes
Build an underground subway
Co-op for community to run businesses
Programs and support for incarcerated persons
Climate change
Addressing concerns around private equity
More affordable kids programs and childcare
Protected intersections or round-a-bouts
Housing (for young adults that costs less than mortgage)
Gardens (community engagement, trees can cause root damage to roads)
Children activity free or cheaper (with scholarship for kids especially in the summer)
Reusable energy (cheaper options so neighborhoods can develop instead of individual homes)
Diverse housing - many single family homes and 65+ housing, but could have more apartments to have young adults
Housing Communication - Different opportunities for housing aid for wider age group and decreasing the waitlist (currently 5-15 years)
Reusable energy, more solar power and opportunities for residents to gain access as opposed to personal decisions
More internship opportunities all year long, more youth career development resources
Continued access to safe drinking water
Trees
More security
Hang-out spots
Murals
Economic affordability
Diverse community
More opportunities/employment
Clean environment
Housing affordability
Transportation infrastructure

Bloom in Bloomington Session | August 7, 2026

Bloomington staff presented information about Bloomington 2050 to the high-school interns involved in the Bloom in Bloomington program. This internship program is for high schoolers and young adults that live or attend school in Bloomington. After the presentation, interns spent time sharing their ideas around the challenges and opportunities for Bloomington to consider. Responses are presented below.

What challenges or opportunities do you feel Bloomington will need to address over the next 20 years?
Stopping gentrification
Creating policies and protections for AI (using AI in hiring)
Encouraging more multi-family houses
Updating housing (safety, curb appeal)
Providing more awareness and resources about youth substance abuse
Providing more opportunities for youth to get involved in government programs/community
Affordable housing/different types of housing for residents
Climate change
Park spaces
Regulating data centers
Sustainable food
Increase community engagement
More mixed-use developments
Rebuilding old houses

Six Word Story Postcards | March 5, 2026 to September 19, 2026

Throughout Phase I Engagement, Bloomington staff collected six-word story postcards about the future of Bloomington. These postcards were made available at community events, Civic Plaza, and online for people to complete. For Phase I, **489** postcards were collected. Responses are below.

Event	Number of Cards Collected
Bloomington Leadership Program (3/5/26)	**16**
Early Childhood Expo (4/11/26)	**44**
Home Fair (4/25/26)	**25**
Civic Plaza set-up for passersby (4/27-5/20/26)	**3**
Community Launch Event (5/20/26)	**6**
Bloomington Economic Partnership (5/21/26)	**3**
Petals of Peace (5/30/26)	**4**
Bloomington Farmer's Market (6/6/26)	**108**
Bloomington Pride (6/14/26)	**177**
Juneteenth Celebration (6/20/26)	**42**
Civic Plaza set-up for passersby (7/15-8/20/26)	**27**
Bloom in Bloomington Interns (7/31 & 8/7/26)	**9**
Bloomington Farmer's Market (8/8/26)	**18**
Bloomington Midweek Market (8/12/26)	**0**
Online via Let's Talk page	**5**
Learning LinkUp @ Bloomington Public Schools (8/20/26)	**2**
Fiestas Patrias (9/19/26)	**0**

What is your 6-word story for the future of Bloomington?

More parks for toddlers	Nature trails, community events, and safety	More affordable single-family homes
Parks, trails, community center	Bike and walking trails, outdoor activities	Safety, better roads, parks, closer community
Gyms for kids, reading/ESL program	Boulevards, green hubs, walkability, and a downtown	More dog parks
More stroller accessible nature areas	Safe, seen, inclusive, helpful, happy, hopeful	Parks, small businesses, street and infrastructure upkeep
Walkable, bikeable, transit, all ages entertainment	More walkability, swimming, basketball, green space, downtown	Accessibility, visibility, and walkability
Walkable, low pollution, sustainable, pocket parks	Walking paths and public swimming pools	Equitable, community center, sustainability, and safety
Less crime, more family events, affordable sports	East-west bike lanes and "downtown" style hubs	Natural spaces, inclusivity, family-friendly
More parks for younger ages	Keep the gardens	Lower property taxes, good schools, public events, trails

Indoor play, splash pad, public play investment	Keep the trails along the river clean	Community events, small businesses, activities for teens, accessible
Safe water, community and events	Walkable and bikeable	Community, inclusive, nature programs, small businesses, bikeable
Parks and open spaces	Inclusive, affordable, well maintained parks	Art, inclusive, clean water, affordable housing, walkable
Inclusive, bike paths, connected community, safe, splash pad	Support for young and new families	Walking paths, playgrounds, curbside cleanup
Walkable, safe, green, diverse, friendly, nature	Walking paths, safe, bulk garbage pickup, helpful	Skateboarding and rollerblading camp for beginners
Support for young, diverse families	Affordable housing, childcare, and green spaces	Friendly, well maintained roads, and affordable
Better walking paths in parks	Understandable park system	Diversity, public safety, lower property taxes
Outdoor, environmental, natural, friendly, fun	Beautiful, kid-friendly, clean, safe, wellness, healthy	Opportunity to be the change
Free, kid-friendly play areas	Allow no crime, no junk in yards	494 construction has ended and complete
Public transit, pedestrian-friendly, accessible	Green spaces, walkable, diversity, people	Love to walk, but need sidewalks
Programs for kids, community events, inclusive	Straight A's to be a good student	Bloomington recognizes the needs of all
Parks and playgrounds	Safe, diverse, community, walkable	Family-friendly, walkable, safe, accessible, greenspace
Safe, kid-friendly, beautiful Bloomington community	Mobility, kid-friendly activities, major event center	Community connectedness, beautiful parks, less construction
Diverse, sustainable, open, affordable, and fun	Kind, family activities, health and wellness activities	I see eagles and hawks daily
Good roads, housing, parks, lower taxes	Clean, friendly, and affordable to all	Born and raised, grateful, and proud
Warm, inviting, community mixing, everyone peacefully	Inclusive, sustainable, multigenerational housing and activities for all	Growing family. Bloomington has it all.
Fun, exercise, sports, nature, games, camps	I would like to see peace and harmony	Apartments, trails, lakes, parks. Here we explore.
Keep the people happy, healthy, loved	Well maintained parks and recreation	Trails, trees, wildlife - finding peace within
Garden swaps, jobs, fix it days	Park, transit, and affordable housing for all. Immigrants welcome.	Bloomington leading with heart, vision, progress
Pride to be a resident here	Beautiful nature and its inclusive residents	Kids growing up feeling cared for
Bloomington Police Chief makes great videos	Youth programming for middle schoolers	New Pool, Better Baseball Fields, Better
Happy split between city and nature	Programs for older adults to build community	I like the park
Need better school and bigger yard	More programs for older adults in various languages	More Flowers Thank You!
Beautiful green area at the art/civic center	Centered in community. Uplifting our youth.	Tolerant, Diverse, Eco-friendly, Bike-friendly, Great neighbors!
More bus, bicycle and pedestrian movement	More nature-based, hopefully. Grow our community	New Walmart. More swimming pools. and more Hotels.
Bring back the woodshop	Looking for the health & wealth of my grandkids	My Favorite Farmer's market. I want to see more!
Connected, supportive, engaging, culture of belonging	Better road safety and bike lanes	Wellness program for first responders and schools
Minnesota's largest arts and music festival	Better housing with affordable rent	I really love the farmer's Market!!
Pride, activity, community, purposeful, history, connection	improved conditions in living space	a lot of more artworks! yay!
Well-connected, walkable, green spaces, nature, safe, creative	Peace, no ice!	Healthy Food, safety, a lot of fun.
Inviting, diverse, robust, city of the future	Keeping residents informed with transparent information	swimming/parks/bike infrastructure/walk on route in park
A city that embraces change	A city for all people	less pollution, no presidents
Multimodal, accessible, sustainable, affordable for all	More teachers, bike path, more playgrounds	No Data Center! Clean streets
Bloomington has everything I need	Bloomington is growing to fit the needs of its diverse population. Its adaptive rec is wonderful	No Data Centers; Keep Parks updated
A new closer Library than Penn	Bloomington has the BEST Farmers Market	Safe biking on city streets
I want this Farmer's Market to be bigger & better every year!	We would love more bike paths	Keep up the parks

MORE recreation areas, more Farmers market, playground for kids	The Civic offerings to include a technology learning center	Love our people, community and Earth
Here for 30 years! LOVE IT!!!	More nature and accessibility	Finish construction on 494 already
More safety on Old Shakopee Road	Please rebuild and replant Mior Park	Please no data centers. They hurt environment
Bigger Farmers Market	Everybody will be nice	More vertical endeavors
Keep encouraging and expanding the farmer's market	Neighbors helping each other	Continuing to host amazing vendors here
Balanced City Council; lower Property Taxes	A close community and outdoor spaces	Bike/skate parks, more climbing gyms
Progressive - keep Seniors in mind	Pools and swimming	More rock climbing gyms
More left turn lights	More parks, more splash pads, more fun	A healthy home for every family
A place for all to be welcome!	More safe roads and neighborhoods	Clean places to gather with friends
Farmer's markets all around town	Free pool days, more parks, game nights	Protected bike lanes all over Bloomington
I would like services for people w/ Disabilities; Focus on nature, culture, health	Sustainable nature bringing quality of life	Invest in parks and playgrounds
Walkability	Inclusive, accessible, green space, quality education, respectful dialogue, equality	Pool parties
I love pools	Planning for diversity of ethnicities and ages	Connect and engage with diverse communities
New pool and indoor play areas	Keep riding bikes, play in parks	Game nights, programs for youth
Water parks, community gardens, places to ride my bike	Walk, bike, play in parks	We love hiking along Nine Mile
Better school lunches	Parks, senior activities, nice streets and people	More small businesses and community events
More walkable and connected community	Carbon free, more trees everywhere	Grow sensibly. Redo Old Cedar/Old Shakopee corner
A vibrant street canopy	Parks, parks, and more parks	Keeping our parks and trails beautiful
More small businesses in our neighborhoods	Save history - keep the clock tower	Diversity, bike-friendly, affordable, community
Food by the lakes	Keep Bloomington clean and full of trees	Inclusive, sustainable, healthy, equitable, engaged, youth-oriented
More ninja parks	Continue to welcome all	Boomeranged back - who would have thought
Keep Farmer's Market, swimming at community center	Grow a welcoming and inclusive community	More small businesses, welcoming community
Free daycare	Free pool days	Good community supporting small businesses
Free daycare	Families becoming community for everyone	More entertainment in the city
Beautiful expansion of people and art	Walkable, bikeable, green, diverse, healthy and happy	For all people to feel safe
Pool days, scooter rides, biking, pickleball	A place where my kids thrive	A walkable + bikeable community
Keep Bloomington rent affordable. Fix potholes	Lots of community options	Love the Dog Parks for My Dogs!
Senior activity, continue great snow plowing	Community walks together during summer nights	Well-maintained parks, schools, culture, and government
More of the same	Safe streets for kids, bikes, scooters	Increased public transportation and community investment
Inclusive, respectful, safe, smart, friendly	Clean water for all	Support for all residents
Do better. More safe homes for all <3	Parks for all to enjoy	Better parking options at City Hall
Accessibility; equal housing; walkability; updated parks; community support	More places for teens and pickleball	More new homes for growing families
Updated parks, trails, and splash pad	A connected bike trail system	Explain the MOA waterpark
Well-funded school district	Safer streets with bike lanes	Green space ; Sustain; Modernize; Inclusive; Diverse
Diversified community development and building hope	More section 8 and affordable housing	Equitable; Leading; Engaged; Roots; Community; Service
Better lake/beach area with food and beer garden	Free splash pad	Better Roads; Housing; transportation; Walking trails; Dog parks; Pride
Centralized location/main street to congregate	Better balance in taxes and spending	1. Pride 2. Happiness 3. Cleanliness 4. Better Roads 5. Transportation 6. more parks

More freedom for food trucks	Accessibility for seniors to be part of the community	More small businesses support things local!
More bike lanes, bus routes, and playgrounds	Diverse, walkable, affordable, livable community	More bike friendly + less cars
Invest beyond MOA	Events for all ages	Add waterpark; More greenery; Locals discounts
I love the plants!	Continue to be a progressive + inclusive city	Family, Love, diverse, individual Art, Environment
Community is key. No one forgotten.	More affordable housing and community gathering space	Very inclusive and very very colorful
Healthy, community, support for small biz.	A walkable and bikeable community	Safety for Residents. Allow for Bee Garden Front Yards
More open spaces, benches & parks	Best Trails and parks in MN	More affordable housing and transit options
We need more good restaurants soon!	more nature and outdoor amenities	Have an LGBTQIA focused living area
INCLUSIVITY IS THE BEST WAY FORWARD	Better public, cheaper, maybe free transportation	Bike lanes; parks w/ woods; community centers
Stop signs for safe intersections - thanks!	More accessibility for Deaf people	People-first, accessible with more green
More low income/Affordable housing options.	More accessibility, more sidewalks, updated sidewalks	safe biking/walking can get somewhere without a car
A more centralized downtown area.	Farmer's Market, Senior activities, Logan Lodge	public transit that is accessible to all
Leave the trees! Study the topography	Queer, walkable, public transit, pro-immigration	parks, connection w/ people clean, support
A bigger park and more walkways.	Diversity support, police department services, Bryant Park	More art and splash pads please
Build more public housing units.	More bike lanes to connect everywhere	more art fairs & festivals; a splash pad/kids event
Bike lanes; public drinking fountains; Public parking; Parks; Gas stations	more support for queer & LGBTQ+ people	I want to see more parks
thriving, friendly, welcoming, community for all	We all come together in one	Continued investment in our green areas
Diversity, and sustainability in all aspects of city functions	central/cute downtown area	A safe clean, green, & lots of community gardens
Trees, Prairies, healthy, thriving, freedom, and safety	combine both high schools into one high school to help create one community	parks, hockey, support, love, beauty
To grow collectively and with love	More food gardens and bike paths	Hockey, water, great city to work in
More affordable rent with tenant protections	community space - parks; safety and security for all	Fewer roads more trees
more dog friendly walking spaces (with poop collection bins)	More kid friendly bike parks (dirt)	Let the youth have more say
better bike routes on old shakopee rd	Affordable single Fam Housing and Free Spaces (to hangout)	All people are loved equally and fairly
Shakopee/Bloomington Bridge overhaul and playgrounds	More affordable housing and green spaces	Inclusion continuing to grow and love
I love all of the beautiful parks and the wonderful people	I love community. I would love to see more youth programs.	more animal parks, for cats & dogs
No ICE, equal, safe, clean, welcoming, inclusive	Create more community within Bloomington	better and more art spaces more bingo
Hope to be a place I still live in	Family friendly; bike paths	pickleball courts and walking trails
Good, clean parks to play in	More mixed-use affordable housing & retail	I want to see a Hyvee
Healthy, Happy together as a city	Keeping nature & parks clean (no litter)	Walkability, more 3rd spaces, biking paths, stadium
A city of good/cheap rent and clean trails	Affordable housing, walkability, accessible food, rehabilitation	I want a Hyvee!
More outside space for dogs & humans	More wheelchair accessible walkways/roads	Affordable housing, green spaces, thriving community
I want there to be more police or security	I hope the political protests get better.	More safe bike paths, housing options more GLBT Events
Even more inclusivity to every person	Community center, sustainability, outdoor, art, new athletic fieldhouse	More MOA's, green parks, and playgrounds
More community events and more restaurants	Walking trails; safe streets	I would like more bike trails, also peace
I would like more biking paths kid friendly bike parks with no cement	We take care of one another	Roads free of any potholes
For happy and inclusive; love & community	walking, green, trees, inclusive, caring, hopeful	Fairs, festivals, markets, outside, fun, people

A sustainable and welcoming community for all	more transportation options to downtown Minneapolis	Inclusive playgrounds for children on the spectrum
Hope, Dreams, love, inclusive, abundant, peace	More affordable housing	Inclusive
Beautiful parks, great, snow removal, and wonderful water	Walkable city with lots of public transit	The hope of glory
Continue good schools, nice parks, and playgrounds	Natural spaces, community programming, renewable energy	Culturally diverse, affordable, family forward city
A connected community built in love	No Flock cameras	I hope it has more events
Taxes low, people friendly, living good	More renewable energy, please!	Keep making more money for life
Stop cutting down trees!	Keep up the awesome outdoor spaces	Community connection that uplifts and moves us forward
Dog Park with clean water (pond, lake, etc)	Staying inclusive and diverse; keep the fun	More programs and splash pads for kids
Equality for all people	We love these community events!	I love Bloomington, especially the mall. Can't stand 494
Great place to live	Protect house from Medicaid, Please!	I love everything about Bloomington. It's a very nice city. The only thing I hate is 494.
More bus like in W Bloomington	Diversity, accessibility (ADA+ driving)	To be a great city all together.
A more walkable downtown area with shops	Keep it inclusive	More pools and places to chill
More Community Moments, more access to nature	Senior housing, more public amenities	I would like to see more parks and a splash pad
Local, Walkable, Beautfiul, Community within reach	Diverse & welcoming community strong schools	I want to see people more caring
Strong mental health care programs in schools	Friendly, safe, educated, clean, kid friendly, one Bloomington	A company to support homeless people
Arts and theater programs in schools	More connected community and mix of cultures	I want more parks around here
strong mental health and education in schools	Activities near the river	Free adult workout center and free daycare
affordable housing and gathering centers for diverse communities	More things to do downtown	Peace and love
welcome to all; access to nature	Programs to reward all, not just one	There is going to be peace and love
safe roads and investment in small business	Fix the roads	Love, peace, hopeful, respect
More community events	City of all people	Putting residents first (over commercial developers)
Add more social service opportunities	Everyone coming together for greater good	A fun downtown entertainment and social district
Fix the roads	Walkable, green, urban Bloomington center	More ethnic, non-chain restaurants
More community engagement	Caring, helping, nature, healthy, walkable, fun	Save the Nine Mile trees
Fix the roads	Connected, green, affordability, thriving, welcoming, opportunity	Reduce property taxes for people 80 and over
Fix roads add train	Clean air, clean water, clean life	AI center no, can't replace clean water, higher electric costs, higher noise levels, reduce property value
Flying cars and alternative transportation	Opportunities and Diversity	Clean lakes, safe cycling, natural hiking
Nature, equality, trails, restaurants, art, breweries, community	Housing for young adults	Bush Lake full of water. keep improving parks
Create a downtown or market square	Renewable energy for neighborhoods	Population living within the natural framework
Affordable housing, community gardens, solar, water conservation, senior communities, freedom school	Walkability, public transit, diversity of housing	Green space and parks to safely enjoy nature
Stop persecution	Nine Mile Creek and gyms are top notch!	Keep Nine Mile Creek fully wooded
A constant growth to endless abundance, clarity and truth	Our city cares about every person	Stop the suicidal empathetic liberal policies
Just continue to grow and make the city great	Bloomington Police Department is number one	Class during the day for 55+, yoga weights Zumba, how to play Mahjong, book clubs
More diversity, more community events and more development	Honor the existing, welcome the new	Re-do the intersection of Old Cedar + Old Shakopee, too many near misses
More safety for children	Financially, administrative, police, fire, voting solvent	Fix/save the clock

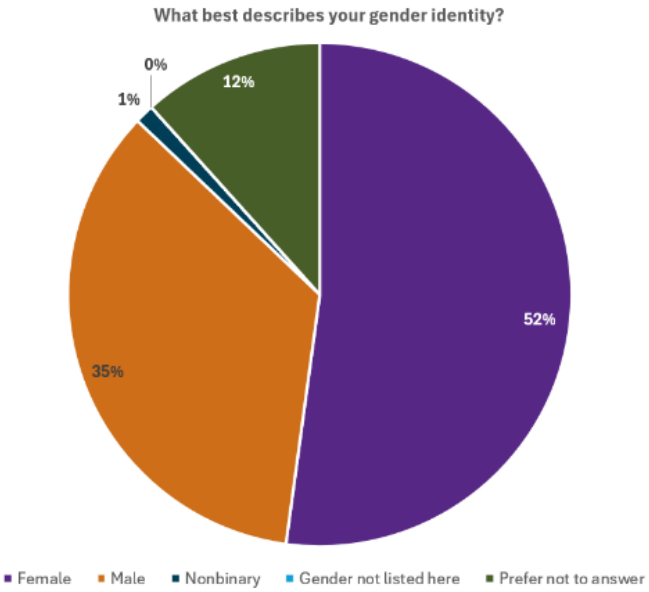
Cultural diversity, equality for all walks of life	Supportive, connections, friendly, opportunities, growing, and thriving	More bike paths year-round please
A community centered on public wellness. Investing in the wellness of community invites us into a transformative space. A space defined by humility, relationship, and restoration of one's dignity. These collectively define justice. More resources away from enforcement and compliance - more towards accountability and dignity.	Keep taxes as low as possible	Beautiful parks! Indoor play area for kids! Lots of community gatherings!
Fewer car lanes. More spaces for people.	Building lives to improve our home	Fix the sidewalks and bike lanes
We need downtown	Connected communities educated on the happenings	Preserve the Hyland Golf Course
More affordable houses	Learning from people to serve all	Non fast-food restaurants, winter activities, senior housing
We the people support each other	Creating opportunities for people to thrive	Humble beginnings, returning to contribute here
New beginnings, hope, peace, and family	Leading the way to sustainability	Property tax increase lower than inflation
Republicans live here too, embrace balance	Restoration, clean water, healthy environment, diversity	Bikes and urbanism build community vitality
Bloomington will be the most beautiful city in Minnesota	Native habitats in all open spaces	Please emphasize Bloomington on the Minnesota!
City of where community thrives	Too many single traffic lanes	Return to two lane roads
A place where home ownership for young people is easier	Progress, loving, welcoming, safe, eco-friendly, nice	Less turf grass. More native plants.

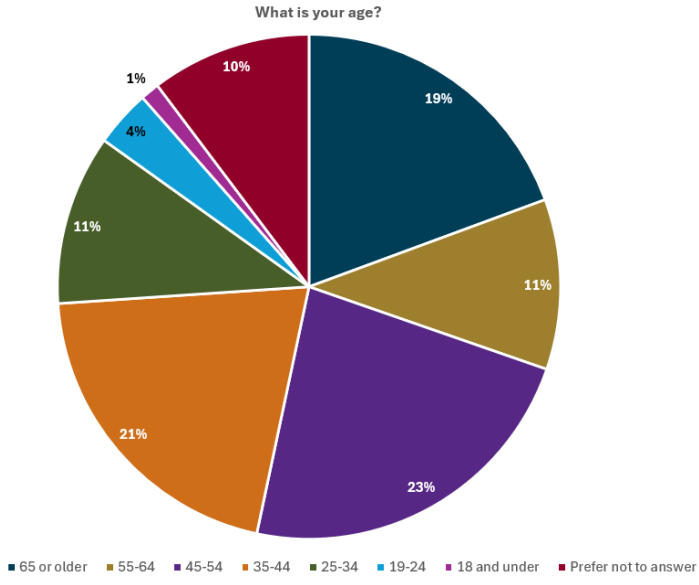
Phase I Engagement Survey | April 8, 2026 to August 20, 2026

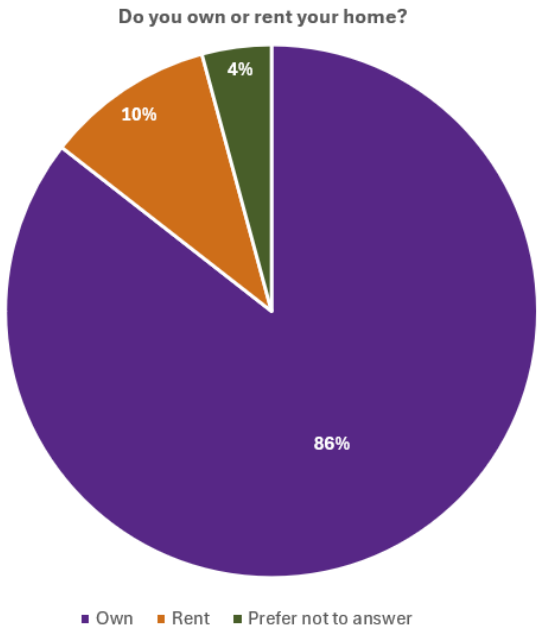
Throughout Phase I Engagement, an online survey was available on our Let's Talk Page between April and August 2026. This survey is an opportunity for community members to share their perceptions, values, aspirations, and experiences. This survey can help city staff and elected officials understand the most important issues and opportunities for the City to consider over the next 20 years. Surveys were available in English and Spanish and were primarily promoted through social media and E-subscribe list-serv email blasts. For Phase I, **172 survey responses were collected**. Summary of results are below.

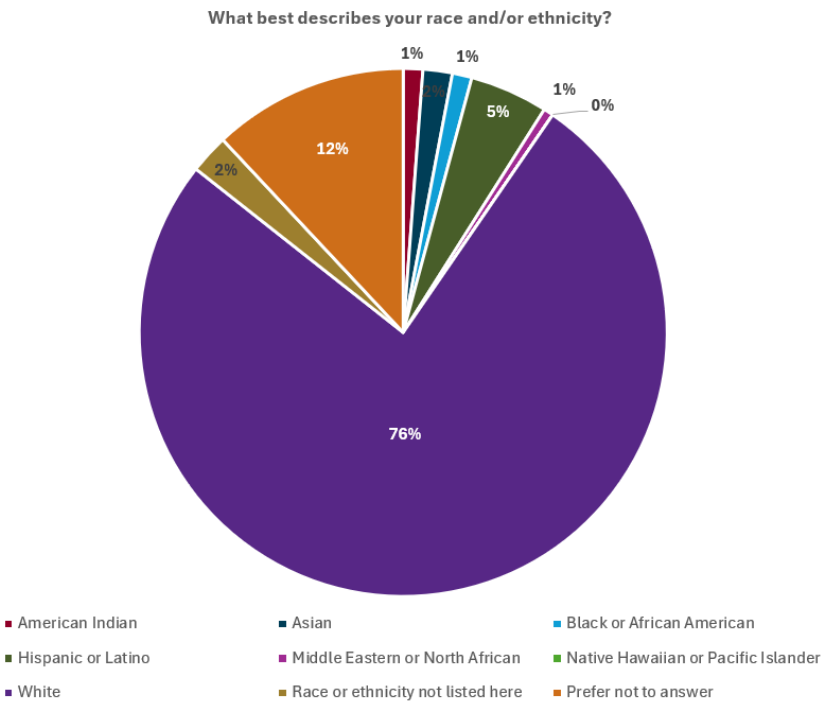
Demographics of Survey Respondents

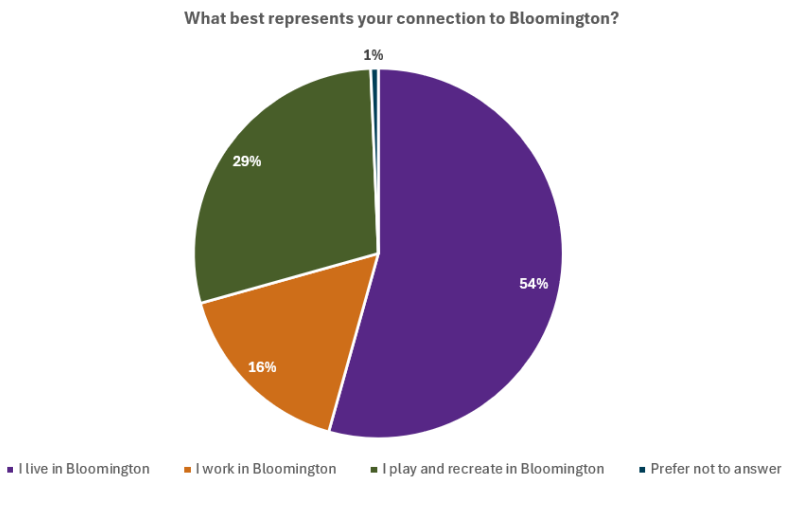
Survey responses were mixed across age, gender, and geography, though most responses were from those 25 and older. Most responses to the survey were from individuals who identified as White (76%) and from individuals who owned their homes (86%). All respondents had the option to self-identify and could also choose not to answer any question on the survey. A reminder that this survey is just one of many engagement efforts throughout the process that will help guide the vision, goals, and strategies for Bloomington 2050. These survey results were intended to capture a high-level temperature check on efforts currently underway by the City. These results can be further supplemented with the standardized National Community Survey that provides a statistically valid survey around community strengths and satisfaction (blm.mn/survey).

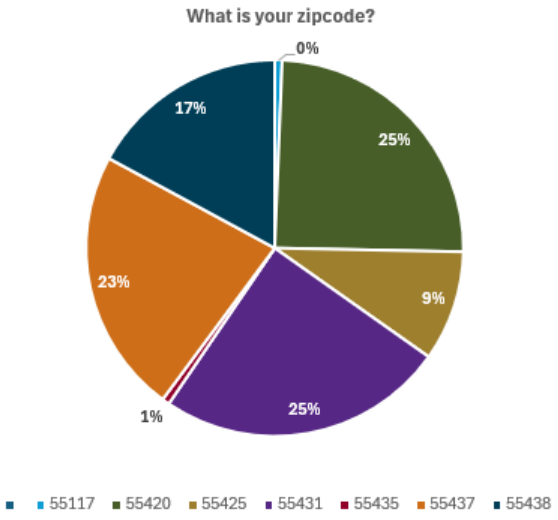




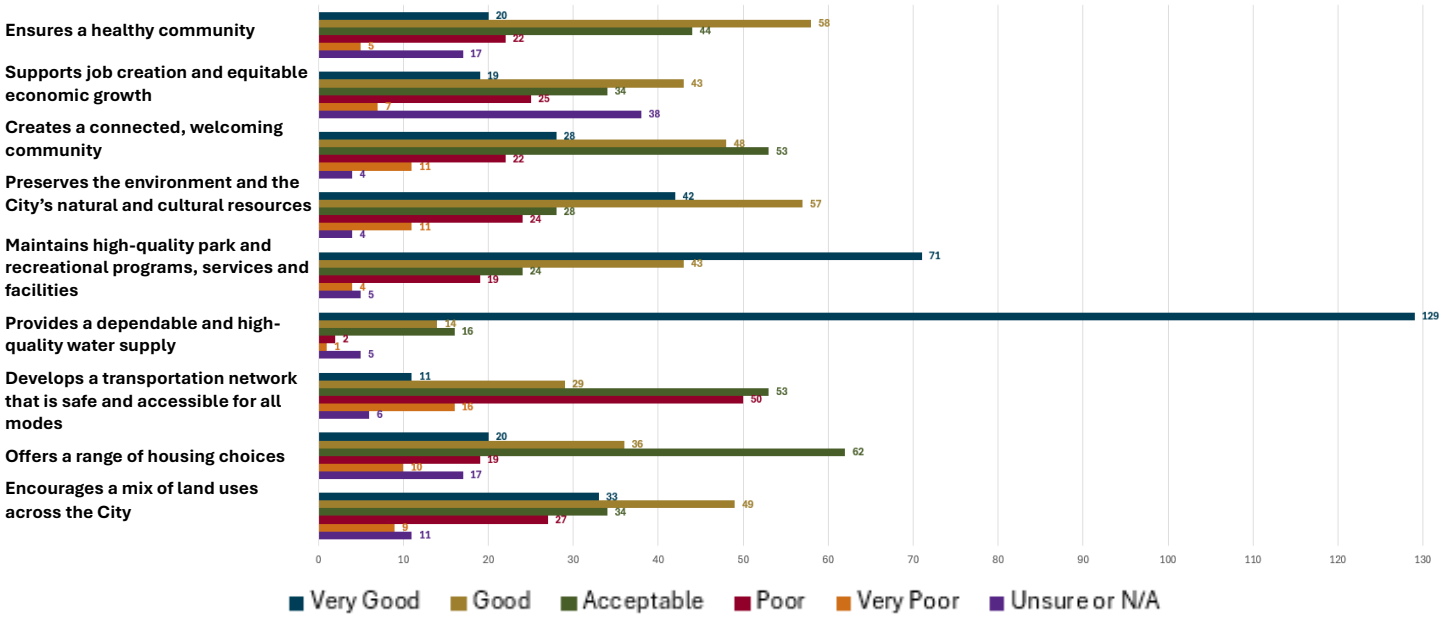

Do you own or rent your home?
4%
10%
86%
Own
Rent
Prefer not to answer


What best describes your race and/or ethnicity?
1%
1%
2%
1%
5%
0%
12%
2%
76%
American Indian
Asian
Black or African American
Hispanic or Latino
Middle Eastern or North African
Native Hawaiian or Pacific Islander
White
Race or ethnicity not listed here
Prefer not to answer

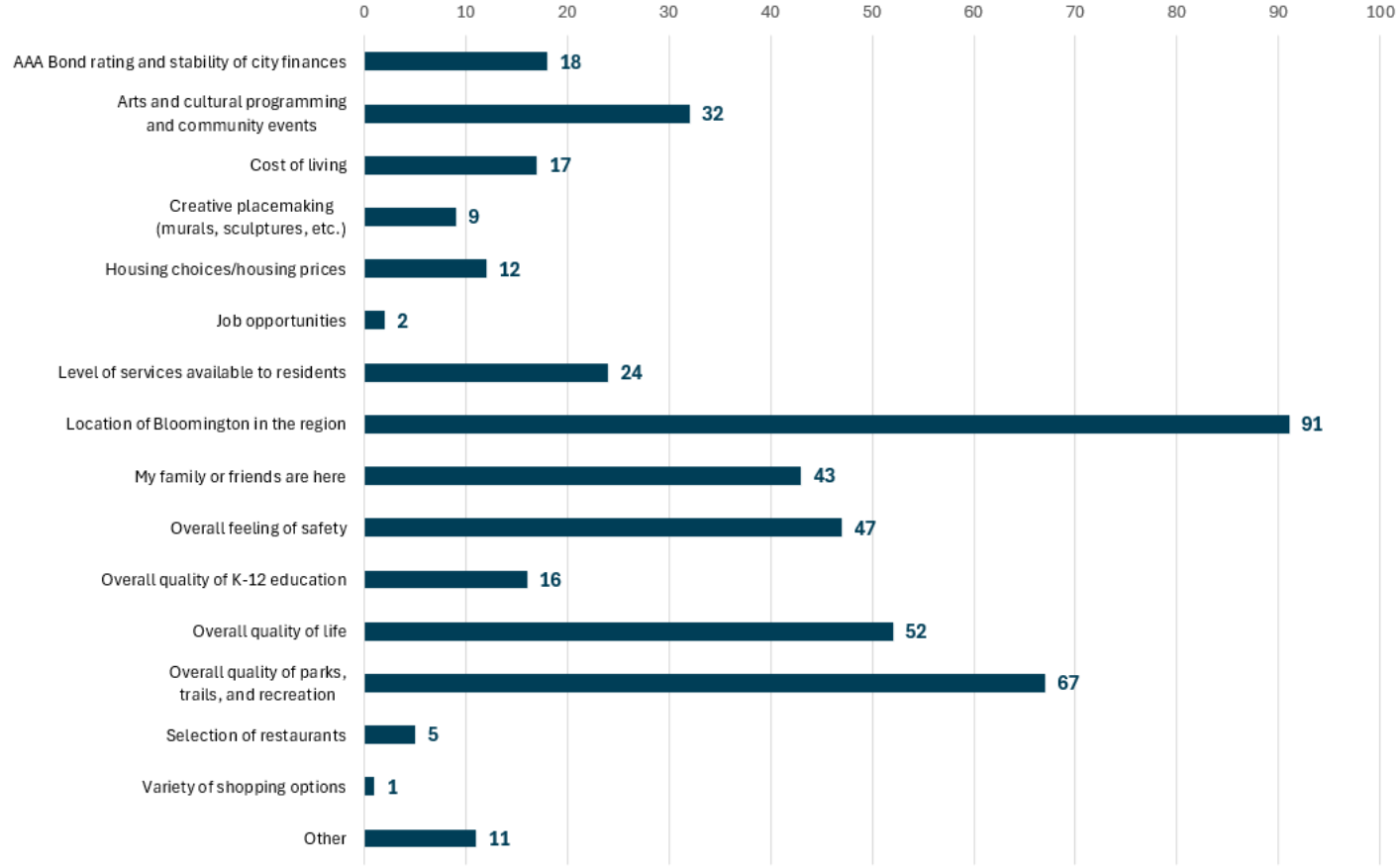

What best represents your connection to Bloomington?
1%
29%
54%
16%
I live in Bloomington
I work in Bloomington
I play and recreate in Bloomington
Prefer not to answer


What is your zipcode?
0%
17%
25%
23%
9%
1%
25%
55117
55420
55425
55431
55435
55437
55438

In your opinion, how is the City of Bloomington doing in each of these areas right now? (n=167, skipped=5)

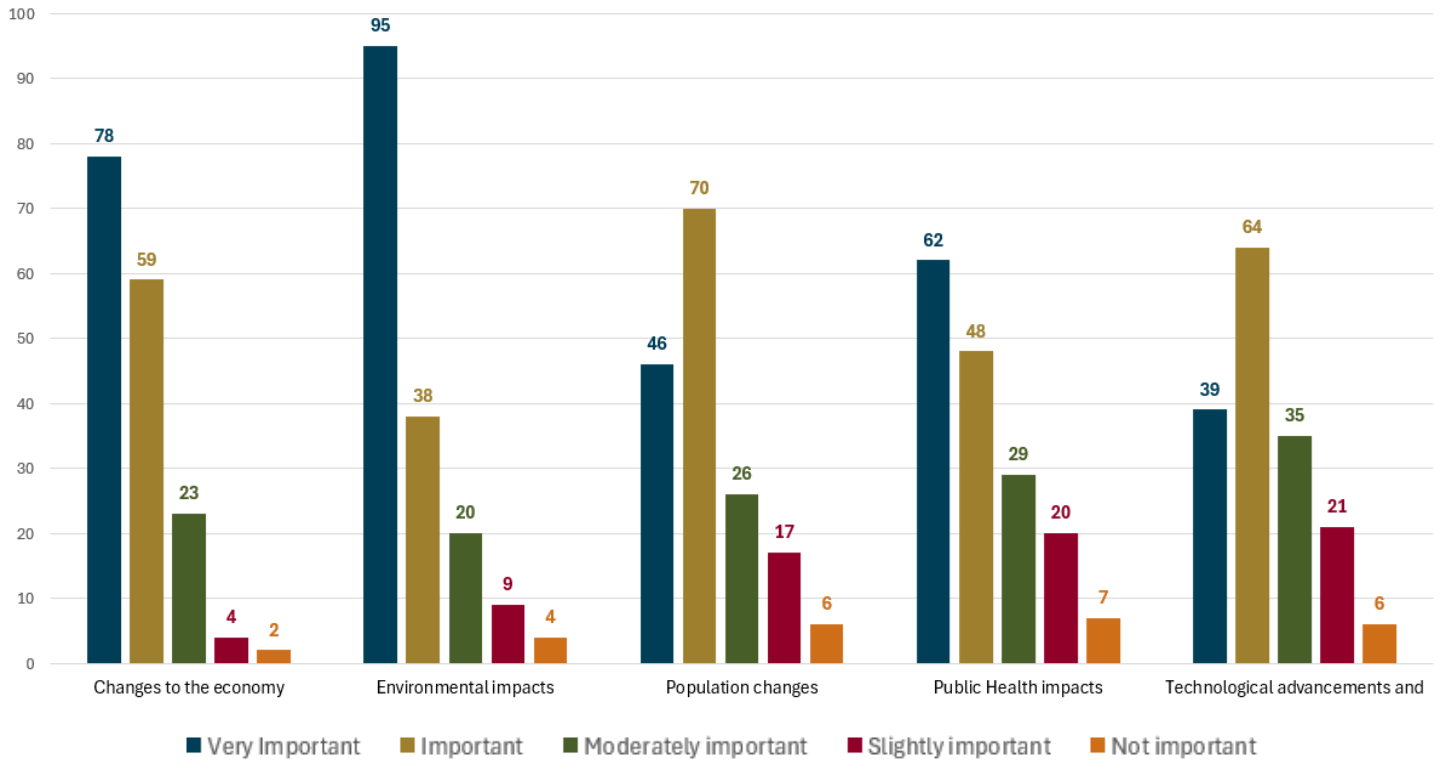


What do you value most about living in Bloomington (select up to 3)? (n=165, skipped=7)



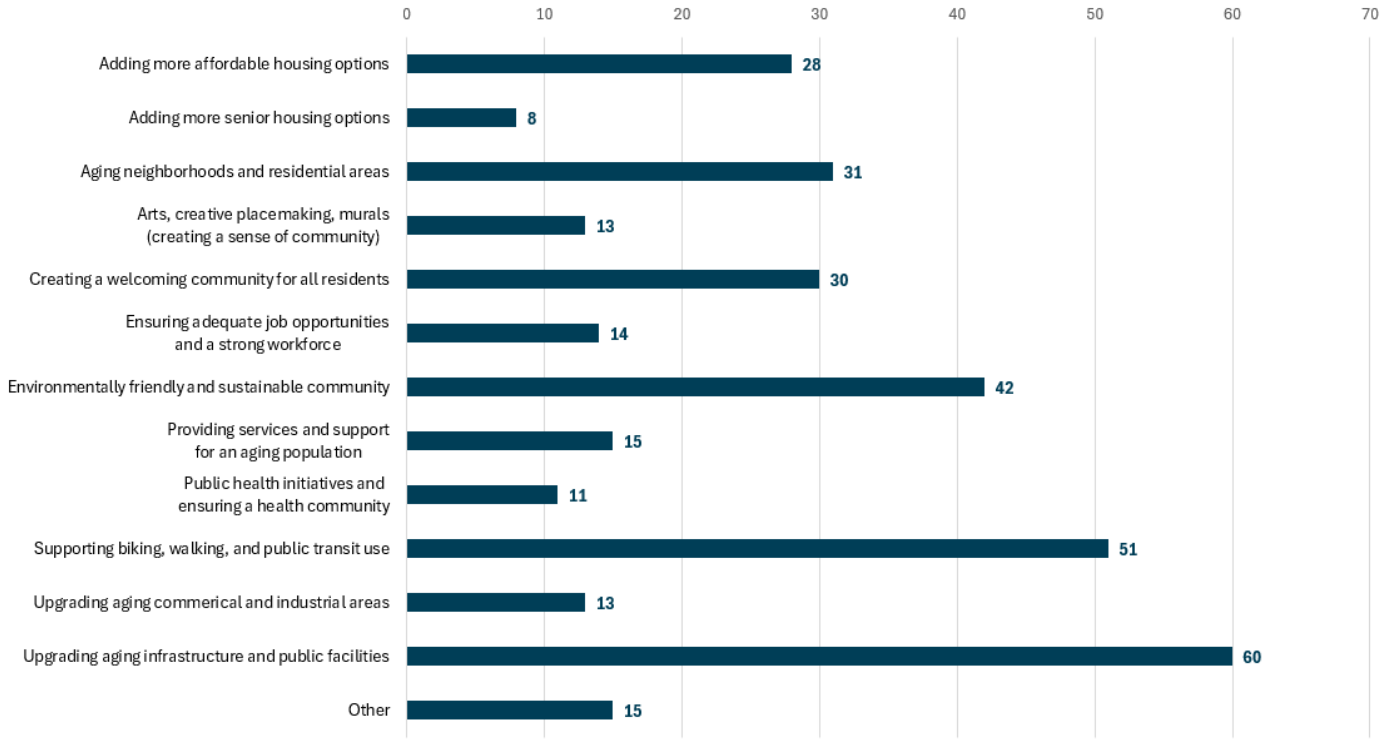
"Other" Responses
Location is good. The changes of moving city hall (wiped out many businesses), adding curbs, adding Bloomington to get fees on all our utility payments & putting in many huge residential buildings - all bad. was a quiet, affordable place to live, WAS.
Intentional stewardship of keeping Bloomington competitive, not just settling for good enough today
Positive interactions with policymakers, service providers, regulators. I feel I can bring up issues and be heard.
Lots of green space that is NOT developed
I used to like Bloomington. The taxes were low, things were efficient, etc. Now Bloomington is racing to become Minneapolis. Spending money on every pet project, waving the flags of various leftist groups at city hall (you do know that should also mean that you have to wave the flags of every group that asks otherwise you infringe on their speech rights especially after you set the precedent). The only thing I like about Bloomington now is my neighborhood & heading out of town to do things like shopping (to not pay the city sales tax) & generally having fun. It's rare that I go out in Bloomington at all anymore. I usually head south of the river or "out west" as I'm generally treated better there. I expect to leave this city in 2-5 years because of the bad decision making that got the city to this point. We should be spending money on businesses "harmed" by immigration enforcement. City hall & especially the mayor should not be hosting meetings to discuss how to best "not assist" with actual law enforcement, etc, etc. I wonder how much money the mayor has gotten in campaign donations from the 'learing' centers?
It's close to surrounding communities that have more to offer
Natural areas
The water is good but that's all...the city council and mayor are a joke
Protection of immigrant communities from DHS and ICE. BPD should not be assisting or partnering with ICE in any way.
I've lived in Bloomington for 63 years and what i see is Bloomington cares only about diversity and inclusion at the expense of homeowners , the section 8 housing , the crime, the NO income people wandering around day and night and the garbage at every bus stop. the city codes only apply if your white , i see violations everyday . Bloomington is well on it's way to becoming Minneapolis.
No longer a community member. I am an independent historian.

How important is it for the City Council to consider the following changes when planning for Bloomington over the next 20 years? (n=166, skipped=6)



What factors do you think are most important for the City to address over the next 20 years (Select up to 3)? (n=167, skipped=5)

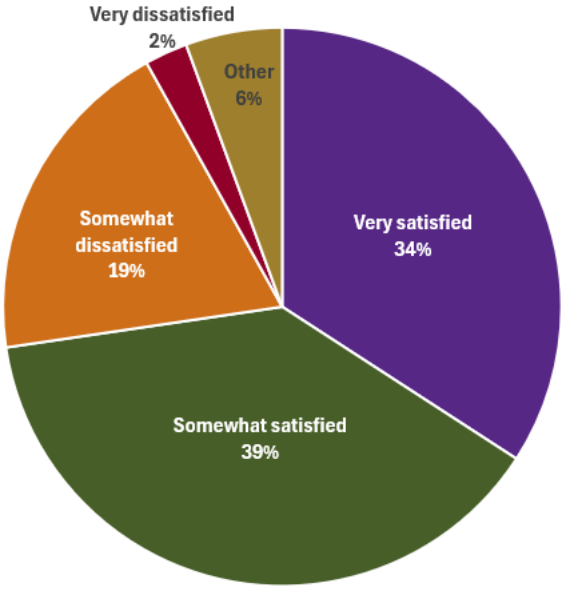
Note: The top 2 answers were "Ensuring property taxes are affordable" (86) and "Ensuring quality education/schools" (65). The Bloomington 2050 Plan does not specifically address property taxes, though it is still a very important consideration for future decisions. With rising costs, it is important for city leadership and elected officials to be mindful of the impacts of decisions on taxpayers. The City also does not directly make decisions about the schools, given those are done by the School Board and school administrators. However, it is important for city leadership and elected officials to continue to build relationships with the School District to ensure they are working on the same goals to improve the community. With these considerations in mind, they are not listed in the graph below, so that items more directly reflected in the Bloomington 2050 Plan can be highlighted.



"Other" Responses
More restaurants. We don't need more 55+ communities
Restaurants
Remove parking minimums. We have an unreasonable amount of parking and it puts a burden on businesses.
Bloomington needs to continue plowing ALL residential sidewalks throughout the city. The nonsense in 2025 about the city stopping doing this was ridiculous. The city council and mayor tried to claim there was no money in the budget for this, yet in early 2026, were able to find plenty of money to give away to nonprofits for food pantries and rental assistance. Particularly egregious was that there was no assurances from the city council, at the time that money was approved, of the city demanding oversight and accounting for how that money was spent, especially ensuring it went to Bloomington residents. Bloomington needs to review its policies with regards to worker compensation for job injuries. The city council needs to look at this closely. I've heard Bloomington fights employee claims aggressively (according to one person I've talked to, to the point where a court determined that a city supervisor lied to the court about an employee's injury some years ago), and that discourages workers, esp. those in physically demanding jobs, from making claims for on-the-job injuries. That may be part of the reason why the parks dept is trying to reduce the amount of sidewalk and trails plowing it does. Workers in physically demanding jobs will have injuries caused by their job, and they deserve access to statutory compensation for legitimate injuries (medical treatment, time off, etc.)
Providing recreation opportunities and spaces for all youth, including middle and high school students
Keeping all taxes low, is most important to me. I rarely if ever use any of the city services other than water, roads, utilities etc... My rising property taxes are making me want to leave the only city I've ever lived in. If it wasn't for my wife I would have moved elsewhere already. She is getting closer to moving somewhere where we don't have to pay almost $13 per day for property taxes.
Stop the spending. Bloomington used to be one of the lower taxed cities in the area. Now we're quickly trending to the highest for just property taxes...then add the various "fees" & sales tax, etc. We used to have license center in town which was a good convenience for residents. Now we have to drive to

another city for that. We're spending nearly a $100M on a wealth & hellness center that looks god awful industrial. We've spent enough under Jamie. We need to pause for at least 10 years so our taxes can level out.
Parks and Recreation
Stop listening to small vocal groups and listen to the majority when it comes to parks and roads, etc
Keeping it family friendly and keep our family values
Listen to the residence and not your own woke agenda. We are not Minneapolis, we are a suburb. Treat the city as such. We've had enough of bike lanes, multi unit residential and pushing through projects that don't make sense. (CHEC)
Preserve green spaces like parks, and trees around buildings. Stop building apartments and build more parks instead. All of these new apartments are clogging roads and taking away parking spaces.
Addressing safety concerns like surveillance tech like flock camera (get rid of them), stop allowing BPD to cooperate with ICE, get a better, more responsive, less personally ambitious police chief, address systemic racism amongst Bloomington police force to avoid another lawsuit.
Keeping overpolicing/surveillance out of Bloomington as companies try to push more invasive contracts and programs onto residents, cities, counties, and states
Returning to history, including the Pond Dakota Society and all history focusing on facts with documentation, not folklore and stories of singular cultures as is occurring at present.

How satisfied are you with the housing choices available in Bloomington right now? (n=161, skipped=11)



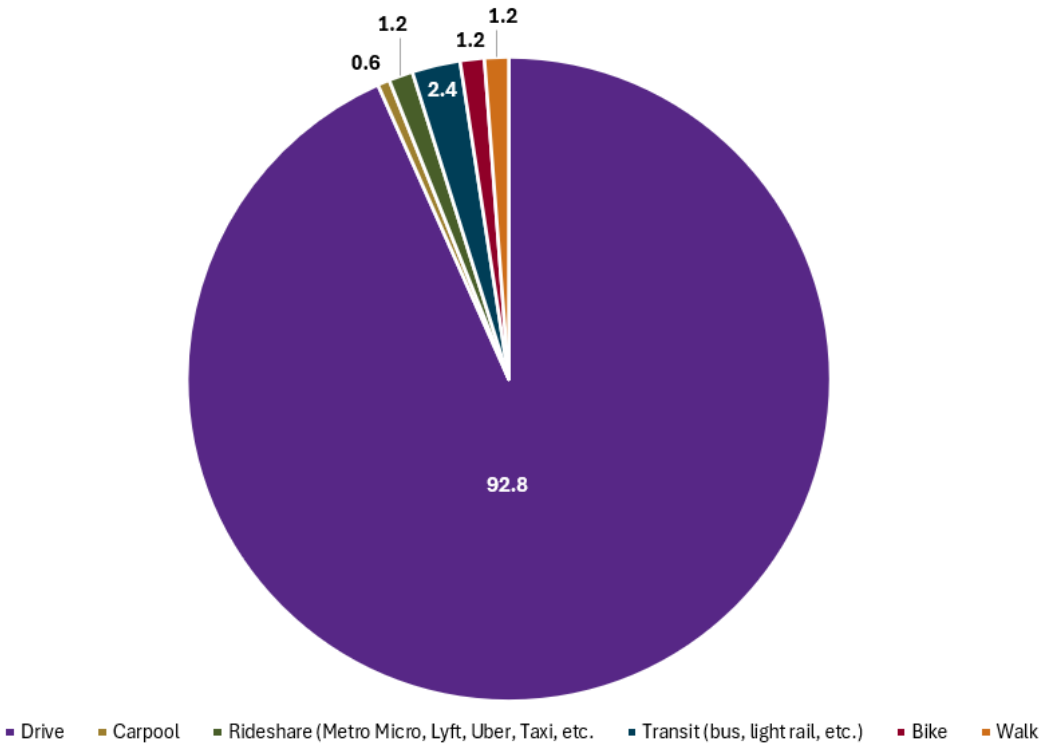
How do you think your housing needs will change between now and 2050? (n=119, skipped=53)
We will be transitioning from two kids at home to empty-nesters, continuing to live and work in Bloomington and perhaps downsizing by 2040.
more affordable.
There will be more need for low income housing.
May need active 55plus community
I will likely want senior housing.
As a senior citizen, we want to have good choices for quality and affordable Senior Housing in our city (Bloomington).
Significantly
None. I own a home. I care about what others will need.
All things will keep getting worse.
We are less focused on dividing our family into individual households and more focused on creating community, building strong neighborhoods, and finding well maintained homes that meet the needs of larger family systems. We want to be mindful of our resource use so that EVERYONE can have the space they need, not gatekeeping large lots and expansive homes for small family groups and shutting out new homeowners.
May need to downsize
I will be moving to a single story home with services designed for seniors
I think the younger generation has the most difficult time with affordability

Heading into retirement age, finding opportunities to remain in our house as long as possible. Living independently will be possible with public services for groceries, yard work and transportation.
More housing for aging people who need additional care.
They will not change
More affordable housing. There have been improvements to zoning laws recently which is super important, but the city needs to do everything it can to help the development of the new housing projects: cutting as much red tape as possible.
In the last 10-15-20 years, Bloomington has increased housing units far more than the projected growth for the metro area. Bloomington should stop pushing density. Additionally, Bloomington needs to address the fact that the existing density is NOT EVENLY BORNE by all areas of Bloomington. The quadrant of the city that is east of 35W, and north of 90th, is UNFAIRLY overburdened with the density load. Bloomington needs to stop adding density to this area. If more housing units, especially multi-family housing units, are going to be added to Bloomington, they need to be added in the less dense areas. This means areas west of France Avenue, and particularly areas South of 90th St, and W of France. Bloomington needs to consider at EQUITY of BURDEN caused by dense housing. More crime, more parking issues, more noise, less privacy.
Lots of aging people and need for the city infrastructure and businesses to adjust.
I am currently a renter in Bloomington and hope to buy a home in the next 5-10 years.
Housing desirability will change for better internet access/options, fire code, extreme weather, accessibility to transit, and increased density around walkable services (grocery stores, jobs, transit lines, etc).
Move out of state if property taxes continue to increase and tax me out of home.
We will be looking to downsize in our current neighborhood. Unfortunately, townhome options are limited to 1970s-era contemporary designs that are ugly and not designed for aging people. We need to *redevelop* aging townhomes - not with multi-story condos, but with twinhomes & townhomes that are timeless in design & adaptable for different age groups.
Many many small starter/senior homes are needed. One level living with nice yard space
The aging housing stock will need refurbishment and upgrading. The wide variety of price points should be encouraged.
Something in the townhouse type. Shared spaces but still owning your assets. Ability to keep an expansive yard but reduce maintenance. ie I don't want to give up my large yard but I can't physically care for it.
I think the city needs to look at paving a pathway to creation of ADU's to support aging parents or the younger generations need for housing. I also think the City needs to look at the needs of residents and inquire if help is needed when it comes to people's yards instead of sending into ward letters. Also, addressing dead trees is another issue.
Changing from needing 5 bedrooms to less bedrooms and more affordable housing that supports us as we age.
We will be able to downsize since the kids will be out of the house.
We will likely sell our house and look first to move into a townhome or apartment.
Mine will not change, other than having to get a second part time job to help pay for taxes.
I will sell my house and move to Assisted Living
I wish there were more options for low-rise condos or apartments in residential areas, i.e. smaller footprint homes that aren't put on busy streets or overlooking highways. I want to downsize but find the options limited in Bloomington.
Downsizing to a walkable option
Housing has become unaffordable for young people. WWE need more entry level homes for purchase.
Overall, Bloomington has a great diversity of housing types, from single-family homes and townhomes to rental apartments and senior living. Whether one is looking to own or rent, pretty much every category of housing is available in Bloomington. If anything is missing, it's probably detached single-level living, courtyard townhomes, etc.
Need affordable homes and renting for young adults
Housing is great as is. Bloomington is an attractive place to live because of ample, somewhat affordable single family homes. We do not need more density. Spacious single family homes and ample access to green space are of the utmost importance.
I am not sure that i will still be able to live in my current townhouse & can see myself transitioning to a 55+ apartment/condo.
I would like to see some senior specific housing added to the mix. We have a vibrant community close to Minneapolis - I want to stay in it as I age.
As someone who does not make a lot of money, more townhomes and condos is important so that people like me can have the option of owning a home. I don't need a huge lawn I'm not going to use, I don't need a three car garage, I just want something that's in a place i can get to shopping quickly and easily, and something that's similar price to renting.
More need for smaller housing units with smaller family units.
By 2050 I will need to sell my home and move into senior housing or a handicap-accessible home.
Higher density housing is needed for an increasing population. Additionally the working class is growing will the middle class is shrinking. The majority of single family homes in Bloomington are not affordable for the average American.
It's possible we will have to move to senior living, or hire out more yard work.
NA
I hate the changes to zoning as it's made it free for all. I don't see myself staying in Bloomington. I no longer trust leadership, even this questionnaire was slanted. Throwing words like equitable in questions is deceitful.
This seems like a dumb question. General housing needs won't change much. People needs places to live that are adequate to want they want/do. They might have more home offices, home businesses, or short term rental situations. Tech will change some things, but people need a kitchen, bathroom, bedroom, & probably adequate garage/storage space.

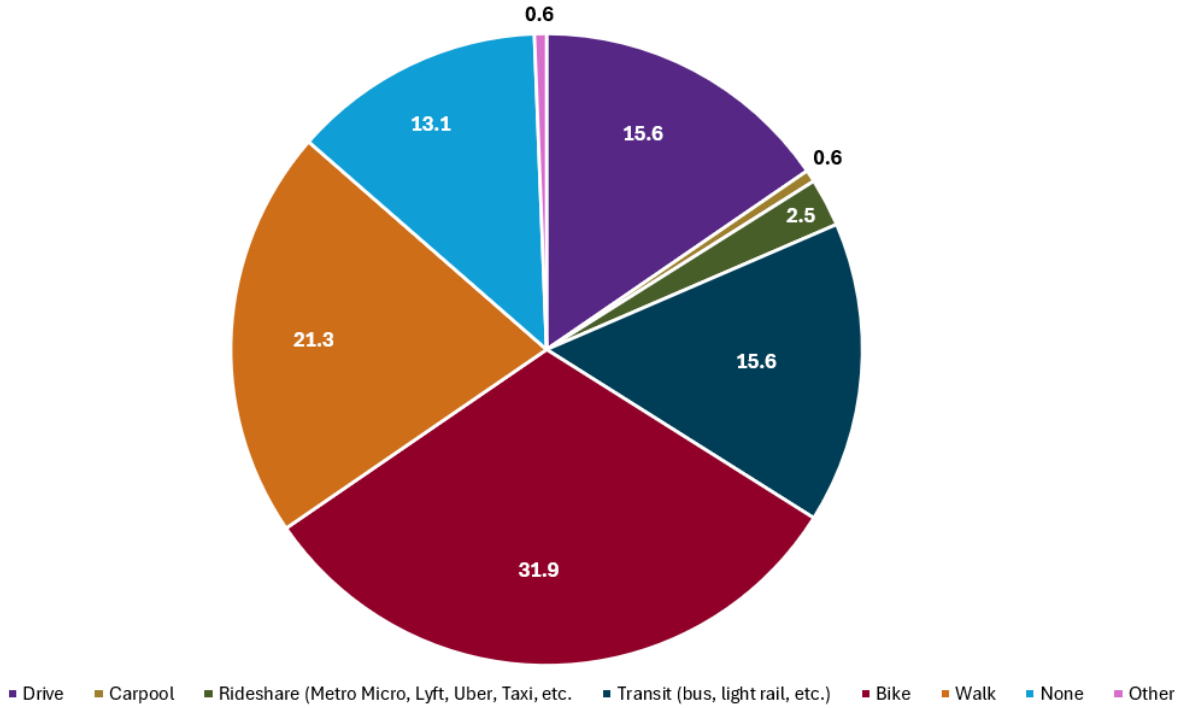
My rent has risen substantially over the last few years. Im a single senior citizen who continues to work full time just to make ends meet. I won't be able to do that forever and Im constantly worried about what will become of me as I get older.
Bigger house needed
To help keep our house cool in the summer, I would like increased street sweeper use to keep leaves out of street drains today, so that we can be allowed today to start planting boulevard-friendly rooted trees on the boulevard, so that by 2050 they will shade the street from reflecting extreme summer heat into our neighborhood. (It is also urgent to shade city sidewalks for walkers.) I may need to cost efficiently remodel my home to accommodate either a housemate after my husband passes, or a caregiver.
Too much pack and stack housing coming in.
need more property management help. lawn mowing, snow shoveling, garden weeding
We're leaving the city next year, so buh bye! Bloomington has gone too far downhill with our current elected officials.
I hope restrictions will be relaxed so that our housing stock can be revitalized
Would like to seek a house without cars speeding past all day. More peace, quiet, and nature.
I would love to have options for smaller houses and low-rise and mid-rise multifamily buildings that are not the usual apartment buildings with one long corridor and built on main arterial roads. Build multi-family housing and other options of housing in single-family residential (and not just rows of townhomes). Get creative and bold on the housing that is available!
I will likely move because property taxes are too high
I am a senior. It would be a moot issue by 2050
Change from ownership to rental.
Downsize
n/a
Provide more condominiums as Bloomington is completely built out.
There will be lass need for apartments
More options for single family homes that are well maintained yet priced appropriately
I may need a nursing home. I live alone now.
I can't say for certain that I will still be in my single-family Bloomington home in 2050, but I will say this: I am already being priced out, right now. The increases to property tax have caused my monthly mortgage/escrow payments to increase by over $450 in a 4-year window, while wages continue to stagnate. Property tax should be based on average income over a rolling period of a few years. I am so sick of paying my property tax, only to get 50% of it back in my property tax refund every year. I am giving the city an interest-free loan every single year, when that money could be in my pocket during the year - Money I could be putting back into the local businesses in our economy.
I'll be moving out of Bloomington as soon as I can
I'll be old! lol!
We need more single family housing. There are too many apartment buildings, and too little actual homes with yards. Bloomington has properties sitting empty that can be sold to single family home builders.
Housing needs to be affordable for young people. Keep corporate buyers out of the housing market.
How can anyone answer this question
I will be dead in 2050 but need more affordable senior living facilities with extras
Toooo many apartments
Need a townhouse
That will depend on how many people you want to cram into a finite space. Please stop with the unsightly high rises anywhere you can along with pushing density. The rentals are not affordable and pretty ugly and unsightly. You are trying to force home ownership as a thing of the past by increasing property taxes for wants and not needs. Pricing retirees out of their homes. You need to stop clearing land and considering proposals until other projects are finished like 86tgbsbd Penn.
need to downsize
Unsure
I want to leave Bloomington. It is not the city my parents raised me and I raised my son. The City has a woke agenda. It's moving from suburb to a city. I want to live in a suburb. I've lived in Bloomington all my life.
Implement more affordable housing and no luxury apartments. But also,n please do not approve building in residential areas without the input of the actual residents living next door who will be most impacted by the change. I'm also really disappointed that the corner of Penn and 86th was raised, only to never have housing put in. Can there be a penalty for companies that do this?
affordable housing, no new builds unless youre taking something down and replacing it with a structure of the same size. opportunities for first time homebuyers to own a single family home.
We have already downsized to a condo. The next step isn't much fun to talk about,but I would have options in Bloomington
Personally, we may limited to what we can do in our house due to age and abilities. Whether we stay in this house, or move somewhere else (even in the city) is yet to be determined. I must admit I am not familiar with all of the housing options for our aging citizens
Will retire
In the next 24 years I could see a physical change of the old housing stock with tear down and rebuild
Not at all
I won't be here
Not enough single family homes that are affordable.

Will property taxes be affordable
Being a senior already my needs are not important, BUT as the city adds more and more NO income housing the crime will continue to go up . What senior wants to live next door to section 8 housing ?
Likely need for care in home. Do not intend to move
I feel like we have a lot of options for housing.
No change. Own a home.
Need more single family housing, not more apartments.
I think we'll continue to see a need to allow more mixed use and "missing middle" housing options available. I'd love to see us shift away from car dependency as much as we can, but understand I'm a bit of an outlier in that regard. There are a few trails and bike lanes that I'd love to use more often, but they're usually quite close to busy streets where people like to drive too fast and it takes a lot of the enjoyment out of using them. In particular I think the marsh lake trail on France avenue is a beautiful spot, but there is always a lot of traffic going way too fast and it makes it hard to truly enjoy the area.
We plan to stay in our home and add onto it during this time. I would love to have a more co-housing or community approach to the sterile suburban setup that most of Bloomington has.
Personally mine will not change. I am a one person household
Not at all unless I want more land
I hope my housing needs won't change.
I don't expect my situation to change.
More senior and affordable housing will be needed. More mixed use options to create walkable micro neighborhoods
I'm too old to worry about that issue
I will want to move out of a rental and into ownership
We have young-ish children, so I see us living in our home until they graduate HS. 2040 is the earliest we would want to downsize, but we have considered moving to Minneapolis when we do that so we can live in a more walkable community than we have now.
Hard to say. Not much change is in the plan.
Not much.
Not anticipating changes
Hopefully they won't
Senior housing
Might need one-level living or a retirement community.
Will need more space for our growing family, but will have challenges with housing prices.
Housing costs are very high, i don't know if we will be looking for a different home between now and 2050 but it is a consideration for many renters at the moment.
My house is from the 50's and will likely need many upgrades in the next 20+ years, if I were to stay in Bloomington after selling my current home I would need to be able to age in place, and not have to invest heaps of money into upgrading the property. Opportunities for home improvement grants would be important as well as walkability to the city's resources/community centers etc.
Most Bloomington households are adequately housed today, but needs will shift by 2050. Aging is the main driver. Residents aging in place need single-level living — no stairs, step-free entries, wider doorways, safe bathrooms. The city's mid-century ramblers and split-levels weren't built for that, so they'll need retrofitting or residents will leave. Maintenance burden follows. Yards, roofs, and driveways get harder to manage and costlier to outsource. Smaller townhomes, condos, and co-ops near transit and daily services would let longtime residents stay in Bloomington rather than move to communities that already offer them. Cost is the binding constraint. Property taxes and utilities weigh heavily on fixed incomes. Energy-efficient units, accessory dwellings, and multigenerational options would let households adapt without leaving.
Difficultad con el costo de vivienda en Bloomington Translation: *Difficulty with the cost of housing in Bloomington*
Agregando más apartamentos a bajo costo en el area East de Bloomington Translation: *Adding more low-cost apartments in the East Bloomington area.*

How do you primarily get around the City today? (n=166, skipped=6)



What mode of transportation would you like to use more? (n=160, skipped=10)

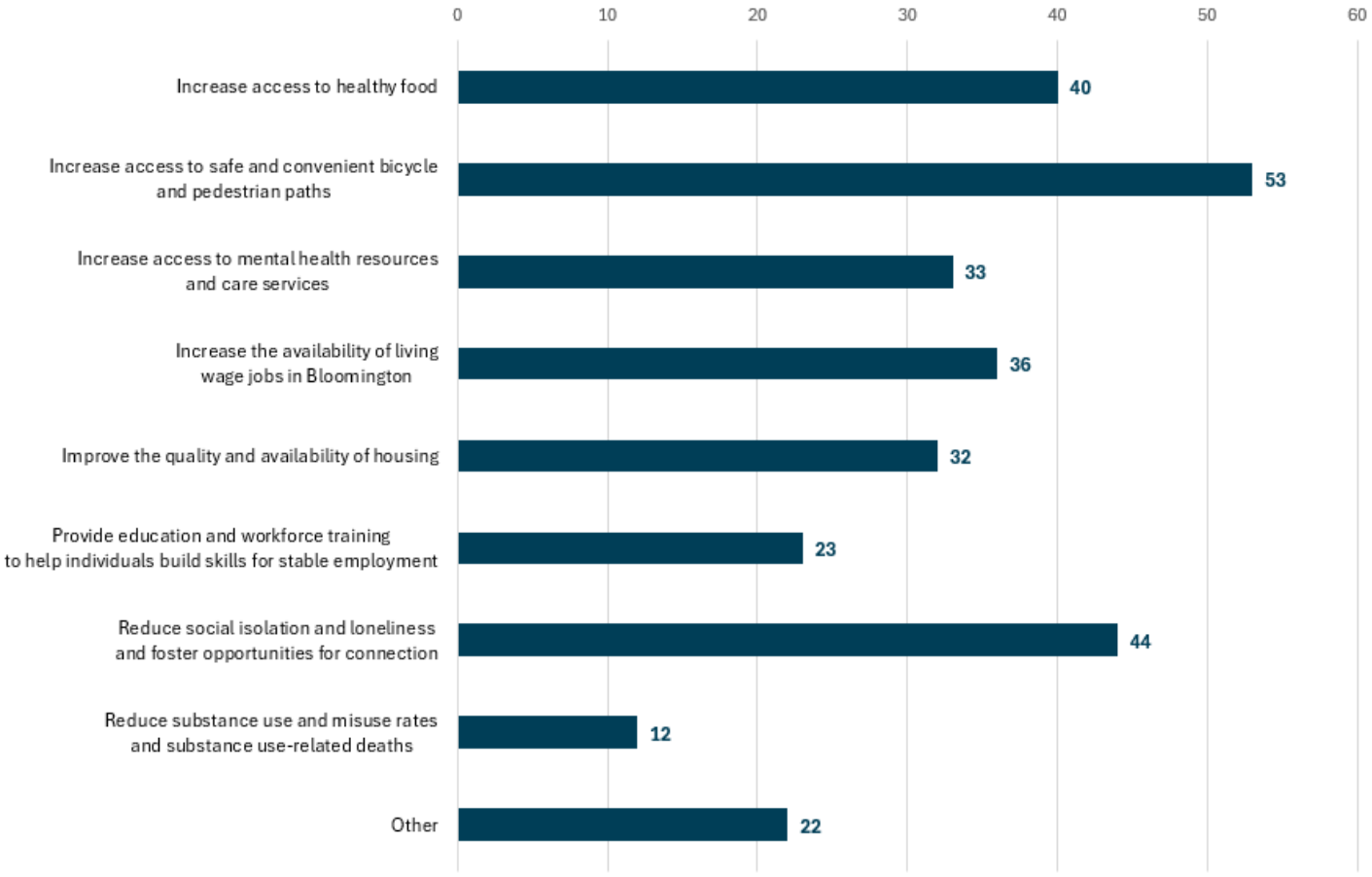


How do you think your transportation needs will change between now and 2050? (n=113, skipped=59)
I will want to walk, bike, and take transit more.
I wish Bloomington was more walkable to shopping.
I'm trying to use transit options more in a mix with biking, walking and driving.
More people will not have their own cars and need public transportation
Not sure
I will be less able to drive so will have to rely on other options for going places and getting stuff.
Less driving. More reliance on Rideshare.
I will need a vastly expanded bike and public transit network. I am willing to give up more of the road to achieve this.
The bad drivers will continue to disable our cars. Stupid ideas that cost millions of $$$ & disrupt our lives like reducing the on & off ramps on 494 tend to continue. No circle intersections, bad idea.
More accessibility needed for transport that is not individual vehicle based ; improving aging infrastructure to ensure those who need to drive can safely and efficiently do so
Substitute rideshare or transit for driving
Will be using E-bikes / scooters, especially if the city makes it safe to use.
We should all strive to use the light rail more. Need more options throughout the entire metro area, though. Too spread out right now to make it convenient for all.
Heading into retirement age, using alternatives to driving (solo) will be a must with carpool, mass transit, walking, biking all need to be addressed and integrated into everyday life, something that is difficult to currently do for many in Bloomington.
Electrification of vehicles and buses needs to happen to move away from fossil fuels.
None
It will get much harder to bike safety as my kid ages and wants to bike on there own
More protected bike lanes and safer streets for bikes to share with cars (slowing cars down with road design istead of stop signs and speed limits which don't work)
I'll be getting older, so biking will probably be less of an option. I'll end up driving more. While I do use transit, it's not my preferred option for most things. Even when the connections are good, it takes a lot longer than driving, or sometimes, even biking. It's not convenient for getting a lot of errands run in a shorter amount of time - it wouldn't be even if the buses ran every 10 minutes. Just walking from a bus stop to a place of business often takes 10-15 minutes, if not more. And transit it completely impractical when you're running multiple errands that include multiple places you're making purchases like groceries.
More e charging stations and bike trails hopefully
I anticipate being more reliant on bike and public transit. I anticipate switching from minimal car use to electric bike.
Self-driving cars will be the norm by 2050, my needs will be on-demand point to point rides (think automated uber), from where I live to the grocery store, or my doctor.
Maybe not
Will not change
No change
More dependent on mass transit
Our City is not walkable and we have no areas that have independent small businesses. Having opened a small business here I know how hard the City makes it to do so. In my neighborhood there are only fast food places and auto stores.
They won't.
Will likely need to rely on rideshare or transit.
I don't anticipate them changing.
More public transportation as I will eventually give up driving
How I wish I could use public transportation and walk and bike more in Bloomington! It is a horrible city for any of those choices, especially biking. I wish there were more third spaces where it was pleasant to walk and bike to. I don't like driving and wish I could leave my car at home more, even though I use public transport and walk much more than most people. I hate relying on my car, and this is even more important now with the sky-high gas prices.
Would like to be able to walk more or have public transportation options
I will need additional options as I she.
Bloomington, particularly the northern and eastern portions that border Richfield/Edina and follow the standardized street grid, needs to see rapid construction of bikeways between now and 2050. Richfield is a shining example to follow, of a city that has completely reinvented itself over the past 15 years. Bloomington has a great active transportation action plan, but that was passed a few years ago and no "action" has been taken yet. The city is failing to address even the lowest hanging fruit for road diets. 102nd St between France and Normandale is still 4 lanes with no bikeway. 90th Street seems an obvious candidate for a road diet and bike lanes. The list is long, but we need to start tackling projects now to have any hope for Bloomington in 2050 to be as bikeable as Richfield is today.
More accessible and walkable opportunities as I age
They will not. Bloomington is a suburb and was designed as a suburb with single family homes and everyone having a car. It is what it is.
I appreciate the addition of Metro Micro. I can see myself using that door-to-door service in the next 25 years.

As the cost of gas will inevitably increase, improving public transportation as well as e-charging will be important.
Need more frequent and more transit coverage to get more parts of the city. Should try to couple new development along American boulevard with a BRT line. Also improve walking and biking infrastructure to encourage active living.
I work in Minneapolis and live in Bloomington. I'll always drive. The paint used on roadways is unacceptable. It's invisible at night when it rains. It is truly a hazard and should be addressed immediately.
I use my car because that's how most things are accessible, but I would love to be able to depend on it less.
Hopefully it won't
I will be 104 in 2050
More off-road bike trails are needed, especially connecting parks and natural areas and in the east/west direction.
NA
I'd guess battery vehicles will become the norm in all forms (car, bike, scooter, golf cart, etc). I'd also guess that things like golf carts would become more of a thing if they were legal as "neighborhood" vehicles. Ultimately we still will need roads and room for driving.
Id love to be able to afford a car again. But sadly the cost of cars is out of control now too. All the affordability problems seemed to have started during Covid and of course lately have gotten considerably worse.
None
I'm retired and drive my car only 1 or 2 days/week. If we have self-driving EV taxi's in the future, that may be a good option for me.
Have a bad feeling we will see more public transportation coming in. Lightrail will make a mess of the city.
ADA transportation
They won't change. And I said I would like to walk more but I don't feel as safe anymore.
I will be driving less
I think more mass transit will be asked for as a younger generation takes control. I think the desire for less traffic jams will be in vain. Unless this issue isn't addressed immediately Bloomington will become a parking lot. People will leave due to air quality.
Would like to be able to bike/walk more safely and conveniently.
More routes to connect areas of the city for travel and recreation - I would LOVE to see the highline converted to rails-to-trails. A lot of our city is very car centric, options need to be developed for more personal and sustainable transportation/movement. As a household we often discuss getting down to a single motor vehicle but the infrastructure in our city is lacking and does not instill confidence in less experienced riders.
More people are biking, especially with e-bikes. I think we need to look at more traffic calming and bike lanes.
I hope I will be able to bike and walk more and have better options for public transit and not rely on my car as much.
More biking lanes
Will need better transit options for children that don't include driving them around. Things life safe, separated bike lanes and well connected public transit.
I drive for work and errands and use biking and walking for enjoyment.
Drive a little less and other options more including Rideshare and/or Transit.
We will see self driving cars
More bus routes
I will no longer be driving.
I'll still need to get around the same way I do now, and in MN that means biking / e-biking in the winter is not feasible. We must move away from fossil fuel vehicles and ensure wide access to charging stations for electric vehicles. The average American is simply not going to give up their personal vehicle and move to public transportation in its current state, so if that is desired improvements must be made in that respect.
It won't
I will need a self driving car in order to keep my mobility as long as possible.
I may not be able to drive in 20+ years.
How can anyone answer this question
No changes
Tooo many electric bikes, scooters
Transportation in Bloomington will never change to bike riding/walking. What you have done on France is widely unacceptable by residents. Yes the City worked with the county on this. Everyone wants kids to be safe but " traffic calming" is just a big falsehood. Otherwise quiet neighborhoods are going to be cut throughs to avoid the one lane fiasco. Forcing backups doesn't make anyone "calm" or safer. No one is going to bike as an alternative especially where we have snow almost half the year. Back ups will become frustrating fore drivers and walkers. Bikers already say it's just too unsafe. Facilitate traffic, not obstruct it.
drive less
I would bike much more if there were bike lanes.
Same
I hope to bike more. Additionally, my husband takes the transit system to Minneapolis daily. Currently, we use the express bus, but easier access to it from our home off of Nicolette would be beneficial. I see the city trying, and I'm excited for the future.
bike and bussing more
More and better connections to existing infrastructure. More coordination between Bloomington wayfinding and that of neighboring communities.

I believe that a lot of residents and families will be priced out of owning multiple cars and will need to rely on public transportation and biking/scooters/walking. developing safe transit corridors that empower residents will be a overall positive for the city and its residents. Even if drivers are initially opposed to this. Education will become a key component in keeping the peace.
None
I think unless something isn't done now wider streets and boulevards will need to be built to accommodate the increased traffic. So making it more difficult to cut through the city to avoid the freeway congestion is imperative.
Not at all.
This is a crap shoot question because there are so many variables.
If gas gets more expensive I'll be driving more.
Would like there to be more gathering places that are on public transportation options. Worried that the senior options that Creekside provided will not come back. Bloomington was ahead of its time and worried the great senior programs will have disappeared
More and more traffic
Don't know
I think I'll want to have easier ways like more bus stops, to get around. More people might mean more cars, and that's a lot of clutter
Less driving. Bike more to work, etc.
I know it's hard to accomplish, but I'd love to see us increase housing density in key areas and create a more walkable feel in places. I would love to see more trees planted in neighborhoods too to help with shade and increasing the appeal of the city for walkers and cyclists. I hope between now and 2050 we've made great progress in electrifying transportation where possible and have done as much as we can to address the changing climate. Unfortunately I think we'll have to get used to living in a warmer world and I'd love to see us try to adjust as best we can to that likely reality.
I'm hoping to be able to bike and walk more places. We need to be supporting healthy and safe ways for everyone to travel, including public safety education around electric bikes, scooters, etc.
I will likely need services like rideshare and safe bus options
Will use bus less. There is no parking lot for bus stop at Knox and American boulevard for residents
I hope my transportation needs will not change.
I don't expect to be driving in 2050.
We need comprehensive mass transit. Light rail main lines either spokes to key neighborhoods and shopping destinations.
Too old to about that
I drive for personal needs, and take the bus downtown for work. My children will become the age where they could drive, but right now it feels unsafe for them to bike around town due to wide roads and high speeds. We continue to want safer roads from now through 2050, making biking and walking more approroachable.
With an improvement in pedestrian and biking infrastructure, I see less need to for local driving.
Gas will likely continue to get more costly, so I will need an electric car. The temperatures outside will fluctuate and make it harder to plan for things like biking and walking.
I will provably need more ride share as I age
More environmentally sustainable infrastructure (ex. EV charging)
More safe and pleasant walking and biking paths to get over 35w from 90th street - 98th street
N/A
I would love to bike / scooter more but feel unsafe doing so on our streets.
As gas prices continue to rise, I want to lessen my carbon footprint and bike more. The current bike infrastucture is dissapointing, I feel unsafe biking in the road in the bike lane. Jersey barriers would help as it is a physical barrier between me and a 4k pound car.
I will be more reliant on public/shared transit.
I love being a transit rider but if I choose to have kids I would have to drive because the transit options would not be sufficient for me to get my kids to the places we need to go in a reliable manner. We have pretty good frequency but we need more connectivity, especially west/east.
Bloomington is built around driving, and that won't fully change by 2050 — but the assumption that everyone can drive will. Aging is the main driver. As residents give up their keys, they still need to reach clinics, groceries, and family. Reliable transit, dial-a-ride, and affordable on-demand service become the difference between staying in the community and being stranded in it. Short trips matter as much as long ones. Wide arterials like Old Shakopee and Normandale are hard to cross on foot, and unshoveled sidewalks shut people in for months. Safe crossings and winter maintenance are basic access, not amenities. Technology will help but not solve it. EVs need charging renters and condo owners can actually use, and autonomous options will arrive unevenly. Connections to light rail and to jobs outside the city must still work.
Transporte acesible Translation: *Accessible transportation*
El transporte público en la ciudad de Bloomington no es muy bueno. En calles principales no ahi medio de transporte público o tarda mucho para pasar. Por ejemplo, la calle Portland no ahi transporte público y es muy necesario. Agregar mas tranporte publico y que se conecten con otras rutas Translation: *Public transportation in the City of Bloomington is not very good. There is no public transit on major streets, or the service takes a long time to arrive. For example, there is no public transportation on Portland Avenue, even though it is sorely needed. More public transportation should be added, and routes should connect with one another.*

What do you believe is the most important to making Bloomington healthier (select up to 2)? (n=161, skipped=11)



"Other" Responses
Provide facilities to encourage more healthy, physical AND mental activity for adults(ages 50+), including exercise areas, hiking paths, arts & crafts activities, gyms etc.
Have people be responsible for themselves. Get them to recycle, be friendly & mature. Teach youth & more to be respectful and have gratitude. You need to stop people being so demanding, self-centered & rude.
Punish criminals and fraudsters to the fullest extent
Removing costly parking mandates and start managing the parking supply by charging for it
Most important, for making Bloomington healthier: The city needs to provide recreational options, both for children and adults, through city parks and facilities like Valley View pool, Bloomington Ice Gardens, the new community center, using existing sidewalks, trails, etc. for walking/running / biking, and so on. The city needs to encourage community sports programs (like BAA, etc.) There will be some cost to the city for team sports, facilities, etc. Less expensive options: Physical activity options do NOT have to be focused only on team sports. Bloomington could (for relatively low cost) develop programs to encourage walking, running, biking in the city. This wouldn't require redoing sidewalks and adding trails. Bloomington could have a monthly section in the Briefing of "interesting walking/running" routes. It might even add a web page where people could have an account to log their miles and routes. It could encourage people to set up walking clubs within that web page. Many inexpensive options here. The city can provide educational links to health resources that exist, on its website, through the Bloomington Briefing, at city sites. These health resources can include links to state and county resources to help getting health insurance (including mental health), but it's NOT (and should not be) the city's responsibility to provide free health care (including mental health care). The city can also help connect people to existing education and workforce training options available through the state, but it's not the city's responsibility to bear the cost for that training. The city should NOT start writing ordinances to establish higher minimum wages in Bloomington. If minimum wage being too low is an issue, that's something that the state legislature should address. Gardening is good for one's health, too - the city can, in small ways, encourage this, but it should not dedicate a lot of money for it. The majority of Bloomington residents have options for gardening. Even those living in apartments can do some gardening in containers on balconies, and there are options for community garden plot rentals. If demand for those rentals exceeds availability, Bloomington could expand those.
Foods not polluted with glyphosate, other chemicals and not feed GMO crops. We do not need more grocery stores.

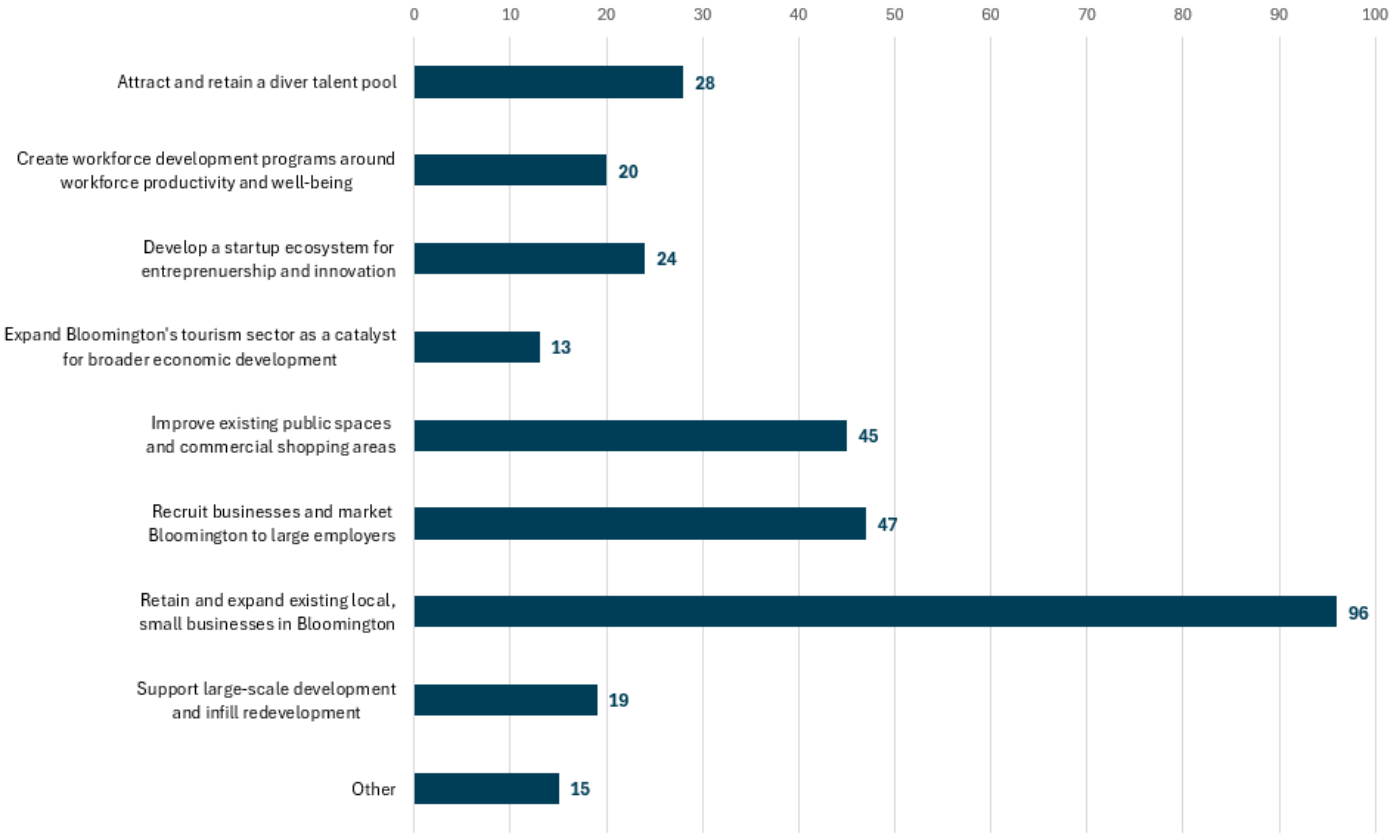
Reduce the use of computers/screens in schools.
Hold people accountable
Many of these items are just leftist talking points. Living wage? really? How about reducing the tax burden & attract quality businesses & things will take care of themselves. Maybe the mayor needs to step down so he can get some mental health treatment since his tds was showing bigtime during the immigration enforcement surge.
Not the cities job.
Mixed use zoning and pedestrian friendly shopping. Local coffee shops and gathering spaces that aren't designed around parking lots and 4 lane stroads.
Take panhandlers, mentally ill and homeless people off the corners and get them help
Most of these answers the city shouldn't even be involved in. There's no meaningful and effective way a city can achieve these without wasting my tax dollars. STOP GOING WIDE AND FOCUS ON JUST GOING NARROW AND DEEPER. Common sense.
City government is not responsible for the above.
More fiscal responsibility
Make sure you focus on city infrastructure. That is your number one priority.
Stop making roads 1 lane like 106th and France. This causes more accidents.
Reducing crime
Reducing taxes
Cut down on rising crime and taxes.
Stop allowing homeless to use bus shelters to shoot up with needles and pills and vomit. These shelters should be for people paying to use buses. The stops are scary when homeless are aggressive.
Provide fact based, neutral interpretation of Bloomington's geographic location and return to multicultured interpretation of preBloomington such as battles that forced all tribes out and left the Dakota as the 'winners' of brutal battles, credit the Ponds with inventing a written language that allows the Dakota to communicate today, and share geological facts regarding waters sources and how/when each thawed (still frozen 3,000 yrs ago per U of M's Greg Brick).

How do you think your life will be different between now and 2050 as it relates to your needs and your health? (n=89, skipped=83)
As middle-aged parents now, we'll be moving closer to retirement age and grandparents. Health needs will shift to longevity and aging in place.
I think I'll need access to more community health classes. There's not a lot of options for community ed for adult fitness compared to other cities.
As I age, my health will likely decline and I will need access to quality care close to my home.
Will need quality and affordable senior support, i.e. assisted living facilities plus memory care.
A fight against poorer health due to our changing environment, pollution, mental health, and lack of meaningful bike infrastructure.
I'm concerned that we as a community may compromise spending the $ to invest in health - which is never an immediate concern - to feel better in the short term. I'm glad our city leadership balances priorities and considers the problems we can solve, does not overreach into systemic problems and try to solve them alone, but still meaningfully commits to presence and community building.
More visits to health care providers. Using small group classes or a personal trainer to stay fit and mobile.
As an older individual, I'll probably need accessibility to nature and good heath care system.
Heading into retirement age, opportunities to stay engaged in the community will be key to continuing to live in Bloomington.
More digital so we need more opportunities for people to get outside.
I would like to raise my 1 year old daughter in a city that allows her to be more independent. Her school won't be far away, I would like to be confident in her safe path to get there by bike or walking. I want her and her friends to be able to attend youth city events and activities on there own (or with more independence instead of needing to be driven there and around)
The city's actions with regard to Creekside Senior Center are only going to INCREASE social isolation & loneliness for seniors. Last I saw, the new community center isn't going to have any space dedicated to senior citizen use. In contrast, it's going to have area dedicated to children. We all love children, but seniors deserve dedicated space, too. Seniors who feel they really lost out when Creekside was closed have a legitimate complaint - I suspect the new community center is NOT going to come close to replacing what Creekside provided for seniors.
I anticipate having children and wanting opportunities for their education, mobility around the city, and access to cultural and connective programs. (Shout out the Creative Placemaking for creating programs that are family friendly and culturally relevant- keep that going)
By 2050 I will be elderly, Bloomington already has decent elder care options. So more clinic visits, etc.
Generally Bloomington has good access to health care options. Residential neighborhoods lack safe walking routes (specifically, there are few sidewalks in west Bloomington), especially in the winter.
About the same
I will be 90 years old. I'll need more mental and physical supports. Services coming to me rather than my transport to them
Forgoing and removing the Senior center and broken promises increasing a space for seniors is one of the worst things the city has done. Also creating the monstrous building on that corner was a bad idea for traffic as well it will demolish green space and trees..
I'll be well into retirement by then.

I will require easy access to health maintenance and improvement resources - provider availability, facilities for exercise and socialization, etc.
Not sure, I'm sure as I age I will have more health issues develop. I have not nor will not rely on the city to provide any health related care for me.
I will be getting older (won't we all!) which will change my needs and health, although I hope to continue to be healthy of course!
I will need additional health services as I age.
I will need more community connection to feel rooted here
Should be similar
I will most likely be on a fixed income/retired. Having more options for healthy food would most likely help me drive less. i may also need some assistance in daily tasks such as laundry, house work, shopping, etc.
I will be aging and hopefully retired! I would like a community center that serves me that includes a pool, workout facility and senior programming!
I'll be in my mid-70's in 2050. If I am still single I will need help getting to and from doctors appointments etc.
It might be harder to get out and about, especially in the winter. (I'll be 88 in 2050!)
I will be 104 in 2050. I am disappointed with what Bloomington offers seniors, especially since the closing of Creekside.
NA
Let's see...I'll be older, probably slower, but who knows how that may play out? Why should the city plan for my aging? Just make sure the accessibility laws are being adhered to...
Im now a Senior (much to my surprise) but I'm healthy and able to work full-time. I do worry that as I age and have to work fewer hours that I won't be able to afford nice housing. Im very worried.
Will be less tolerant of microplastics in our water supply - I think this is the single biggest regret Bloomington will have years from now that they didn't get fixed sooner, to mitigate long term health effects sooner. I have a $400/year filtration system, but others can't afford that. Will be less tolerant of air pollution - so need more trees to absorb it (Need oak savannas on all public property). I will be less ice-tolerant. Will need ice-free sidewalks for safer winter walking (I walk/jog every day) - interested to know if there is landscape designs that help with that. Would like to see tax incentives (funded by a sugar tax) for healthier restaurants (Sweetgreens, etc which offer Mediterranean or MIND diet fare) and coop grocery stores so don't need to travel so far for them.
N/A
in home services, healthcare
Well I'm 70 so I'll probably be in heaven by then. I wouldn't want to live to that age with the state of this world
I will be aging and becoming less active with my health declining
I think it will be inevitable that the quality will deteriorate. More cars old homes, a place to pass through unless we address issues today before they happen instead of reacting afterwards.
Need more outdoor recreation opportunities (hiking).
I hope I live in a place where there is more of a sense of connection and less isolation that R1 single-family home districts, made for cars and not for people, foster and create. Cities should also be for people OUTSIDE of cars, not only those that are inside.
Not much different. But may move out of Bloomington if the city keeps doing things like changing 9 mile to oak savanna, trying to force people to use bikes or public transport by making driving more difficult, schools allowing teachers to indoctrinate our kids and teach their political slant, etc. Bloomington is changing for the worse, and I have lived here most my life and seen changes over time. Arts and Parks are good, but the people running them have agendas that are different than what the residents want. Spending is out of control with $150k statues.
Possibly more care services. Community connections as well.
As a age, more accessibility will be important.
There will be more computer uses. There will be a huge need for electricity
I will need more health care and probably services that I don't need now.
We are an increasingly divided and disconnected society. We need to ensure we are taking steps to combat the loneliness epidemic, as it will only get worse under the status quo. By the time 2050 rolls around, I'll want to make sure my children have access to affordable housing, clean air, and clean water. I'll want to ensure they have access to living wage jobs. I want them to be able to have a family without constant stress of how they are going to afford to pay for everything and put food on the table. I want to do everything we can to combat climate change from progressing any further. I will be getting older, and access to affordable healthcare will also be important. But more than anything, I want future generations to have a better quality of life than I had!
Age changes.
I'll age in place.
I will be aging out of my home.
How can anyone answer this question?!
Unsure but will need more services for the elderly
I will be dead
Unsure
If I'm still in Bloomington, I'd like Senior services restored. Like Creekside was for a long time!
Probably an increase in health issues due to the deregulation of food safety inspections and air pollutants, as well as other issues due to global warming. I'm unfortunately asthmatic. I hope the city and state place an emphasis on environmental care to help reduce these issues for residents.
I'll she to 90 so will probably quit driving
Unknown
I hope I'm alive in 24 years from now. I'll be 98.
Not at all as am physically active and plan to continue that.

The typical issues that arise as seniors age.
I feel like my life may be worse off because of climate change and the difficulty of getting around on bike or foot in Bloomington.
If i stay in Bloomington, i will see my beloved city turn into Minneapolis
Likely to need support to stay in my home
I think I will grow a lot more of my food, and I will share more and trade more with other locals
I will need less crime and lower taxes.
Having access to living a healthy lifestyle as I age.
Will need more access to Healthcare
I fear that social media and phone usage will continue to be a net drag on society and lead to further isolation of our communities. I think having a more pedestrian/cyclist friendly transportation options and housing density can help counter these effects and think European cities can help serve as a worthwhile example of how things could look. I'd love to see a more connected community and love events like national night out where I get to meet and talk to all my neighbors who participate and wish we had more options or city events like that.
I am currently 39 and will be in my mid 50s by then. I would like to see strong relationships amongst my neighbors and friends - this is the number one indicator of longevity. We need to reclaim our food sovereignty by increasing options for local gardening and farming and providing education and resources so everyone can make this a normal part of their lives.
I hear of too many older residents being taxed out of homes they love. Bloomington should make more efforts to keep taxes lower so people can stay in their home
Not different
Idk
Hopefully will retire by then and will want access to continuing education, fitness, art classes, etc.
Too old to worry about that
We will naturally age, but healthcare costs have risen so much. Access to affordable urgent care and vaccines is our highest priority, as well as mental health providers.
My wife has terminal cancer and we have a 2, almost three year old, and we will need access to easy bike transportation and healthy food accessibility. No fresh food within two miles of the front door accessible via safe biking routes.
Not much
I will be nearing retirement and my overall needs will change
I will be a senior citizen. I hope there will be accessible, affordable healthcare. I hope I will feel safe walking and biking.
I will be dead
More people needing mental health services and access to affordable health care
I will be getting older and using the community health and wellness center (once it opens) more and more as the years go on. Having health services onsite will be very beneficial
My needs will remain the same but my disabilities and capitalism will make it increasingly difficult for them to be met.
There is no doubt I will have increased health needs as I age.
The biggest change by 2050 is that more residents will be managing health conditions while living alone. Care shifts from the hospital to the home. Chronic conditions, recovery, and end-of-life care increasingly happen where people live, which depends on a home health workforce already stretched thin and on family caregivers working full time themselves. Isolation is a health issue, not a social one. Losing a spouse, a license, or nearby friends raises real medical risk. Places to gather, and services that come to people who can no longer come to them, matter as much as clinics do. Access has to keep up. Telehealth helps only with reliable internet and the skills to use it. Summers are hotter, and cooled indoor space becomes a safety need. Cost is the constant — care, prescriptions, and housing competing for one fixed income.
Disponibilidad de recursos para la salud Translation: *Availability of health resources*
El futuro no se ve favorable. Todo esta muy caro y los precios suben en comida y viviendas. Estas dos son muy esenciales para tener una estabilida. Si nuestro ingreso de dinero no sube como las familias podran sobre vivir? Necesitamos que nuestro ingresos/ pago de trabajo tambien subar. Creo que si las cosas no mejoran 2050 mi salud no estara muy buena por que no podre pagar mis gastos medicos. Vivo en el are oeste de Bloomington. Una area que ya es conosida como el area pobre de Bloomington. Asi que desde ya esto sintiendo los efectos de la economia para la gente como yo de clase trabajadora. Translation: *The future does not look promising. Everything is very expensive, and the prices of food and housing are rising. These two things are essential for stability. If our income doesn't go up, how will families survive? We need our wages to increase as well. I believe that if things don't improve, my health will suffer by 2050 because I won't be able to afford medical expenses. I live in the western part of Bloomington—an area already known as the "poor" part of town. So, I am already feeling the economic impact on working-class people like me.*

What do you believe is the most important to support Bloomington's economy and local job market (select up to 2)? (n=163, skipped=9)



"Other" Responses
Drastically lowering the cost of entry for our community to determine their own economic destiny. Achieved through spaces such as a library of things, creative makers, and microbusinesses that promote very low risk startups and community development.
Teaching work force development for people to have realistic ideas for employment. Teens thru 30's do not show up for work, pay little attention to the job, do not care, are hostile, etc. Bring back the small shops that existed here before Bloomington moved its main building. We had everything we needed, Blm city changed that.
Help residents find new employment and meaningful work in the midst of job upheaval created by AI
Removing costly parking mandates and start managing the parking supply by charging for it
The options provided throughout this survey are too often vague and unclear. For example, what does "Attract and retain a diverse talent pool" mean? Do you mean among city employees? Or do you mean among Bloomington residents? If you mean "Among Bloomington residents", then yes, I agree that's important. Retaining existing local, small businesses, and attracting new local small businesses, is important. The city, however, should not be spending much city money for this (and the Hatch Bloomington prize is an example of "too much" going to too few businesses - even in the 2026 version of Hatch Bloomington). Equally important is to have a balance of large employees as well - they can better withstand economic downturn, compared to local, small businesses. However, you never want a city to be highly dependent on one employer, or one employment sector; that can be disastrous in an economic downturn. Bloomington, however, should not increase the area that are zoned for business. There are plenty of areas in Bloomington already that are zoned for business, and quite frankly, many of those areas could handle more business density. I'm thinking of especially of the area in far west Bloomington south of Old Shakopee with warehouses; areas between Penn and 35 W between roughly 94th & 98th. Bloomington primarily is a residential community and that's why people want to live here. The push by the city council toward increasing housing density is NOT a positive change for Bloomington, especially the NE corner (east of 35W, N of 90th St), which bears the highest burden in the city for this density. Businesses are important to the economic health of the city, but there needs to be a balance, with the focus on Bloomington being first and foremost, residential. Tourism also plays a role, but too much would not be a positive thing, either.
Reduce the regulations, tax (city and county) SAC, charges for small businesses
Mix of big, medium, small and entrepreneur business. Continue diversifying

Getting out of the way of business and industry, I looked at opening a business near 82nd street and Pillsbury and the city wanted me to do way too much to just get the doors open. I have heard similar stories from others who have tried or did open businesses here.
Stop AI from taking all the jobs.
Stop making it expensive & hard for businesses to operate in Bloomington. The only business that has been welcomed in this town since I've been here is essentially hospitality.
I would like to see evidence that the city is engaging with economists/researchers on the best path forward to ensure a good economic / job market future for Bloomington.
State of MN is driving business away with high taxation and programs like the Benefits for sick leave etc. Bloomington should try and fight these programs if they want to retain and attract large employers
#1: Create Bloomington County and stop sending airport and MOA tax revenue to Minneapolis. Keep it here for our needs and our use. #2: Create a downtown area that caters to families. Market Bloomington as a great place for families and build out that infrastructure.
Reduce taxes
Stop trying to grow the city and retain the wonderful parks. If we need more tax dollars, cut spending instead or look closely at wasteful spending going on. Have someone aggressively audit city spending and where tax dollars are going.

How do you think your employment needs will change between now and 2050? (n=82, skipped=90)
Technology will play a huge role in my employment (newspapers) while my wife continues to work in healthcare. I can see expanding local medical resources to perhaps more on-call and home-call services being provided instead of larger clinics.
I will retire
As an 80 year old retiree, I only want to see Bloomington thrive for the younger generations and grandchildren behind me.
Unlikely to change.
Don't know
Reliance on tourism is failing markets around the country like Vegas ; it should still remain a focus as it is a big market , but I would like to see consistent focus on small business and year round entities that provide even in the tourism droughts.
I may need a health care assistant
Personally, I will need good talent pool and a good affordable space for business
My needs will head into retirement and volunteer opportunities in the community.
Need to continue to upskill people.
N/A
I will continue to be fully employed
By 2050 I will be retired.
maybe not so much
No change
Tourism sector jobs do not pay enough for a living wage. Bloomington should continue to upgrade infrastructure for a mix of commercial and industrial sectors.
I'm already retired. I hope I'm still alive
Overall all communities and the country need to inact living wage and stop paying the people at the top while enslaving the population to barely get by.
I'll hopefully be retired.
I'm retired and hope to stay that way.
I hope to retire if the taxes don't keep climbing.
I am nearing retirement (I'm 58) so that will be a big change! I'd like to leave my current job to do something different too. Whether that will happen remains to be seen (handcuffs of healthcare keep me there).
I am retired.
Need more jobs for youth to get a head start in the job market and need livable wages
They will not
I plan to be retired. There is a possibility that I would need to work part time for an income.
I hope to be retired in 2050!
I'm already retired and volunteer some, I expect I'll.still be doing some volunteer work
I am retired. Looking for a job to help pay my taxes
NA
If things go as expected I'll be retired so employment will be unnecessary for me. I suspect overall that people will need to become more entrepreneurial & will have more contact work in order to get ahead.
Im not sure.
I am planning to do more volunteer work. The city could expand volunteer opportunities with the city, perhaps with commensurate token (like $15) reduction in property taxes to help cover transportation costs, after so many hours of volunteer work. This would encourage seniors to socialize and get some physical activity.

See no change.
I am retired
N/a
Unsure.
I am not knowledgeable enough about this to give my opinion
I will retire.
Will retire somewhere in this timeframe.
We will need more scientists and people with high level skills
You are going to need a mix of large and small employers to provide services as well as cover the tax base
I'm retired and I plan to stay retired.
My needs with regards to employment have always been the same and will continue to be the same: Pay me a living wage. I don't want to work, I work because I have to in order to not die. Humans were not meant to sit in little boxes 40 hours a week until we're too old to fully experience life. We should have moved to a 32 hour work week decades ago. Work for me is purely transactional - I'm here for a paycheck. What I need is a living wage. I only demand the same standard of living my grandparents and parents were given.
I'll retire.
Large office towers don't seem to be full. Seek out new businesses that can provide local jobs.
AGAIN WITH THIS DUMB QUESTION
I am retired
Status Quo
I will be nearing retirement in 2050
I hope to be retired and enjoying local restaurants, businesses and services.
I'm currently a stay at home parent. I imagine, if our Nation continues on this disastrous course, I will be needing to work despite being at retirement age by 2050.
Unknown
N/a
Am retired so no change
I'm retired
Freelance work
Retired
Not employed. May need more paid caregivers
I will retire
No idea
No change.
I currently enjoy the option of working remotely for my company and would love to see that option continue but I understand that's not really something that the city controls. It'd be nice to have more third space type places available for folks to meet up at and collaborate/talk with one another.
I will likely still be working outside Bloomington but my children will have some need for local jobs and I would love there to be robust opportunities for young people to build skills and community.
I hope to retire by then
Will work less
Stop with creative placemaking, stop adding more low-income housing (apartments). Become a more business & restaurant friendly city, which will then take the burden off residential property owners.
I will remain retired.
Will retire
Retired
We try to shop as local as we can, and shop small business. Unfortunately corporate landlords are harming our community, with tenants telling us the rent is going up and they have to leave (while their storefront now sits empty, thinking of Normandale Village / Lowman's Plaza with the hardware store and others). We will largely stay employed and our offices are not in Bloomington, but we rely on the thriving businesses around us to make the quality of life here worth sticking around for.
Hopefully will not change
Hopefully not much.
I will be transitioning to late career and then retirement
I hope I am retired by then. I don't currently work in Bloomington. I hope that as a senior citizen I'm able to access local, affordable businesses for groceries, home needs, etc.
No change
Hopefully will be retired, if not able to retire having options for work
I would love to work in the same city as I live, ensuring small businesses are supported in the area would be a very attractive way for me to work here.
I do not expect finding employment to become easier for me as I age.

I think we need more local shops, there is currently mainly fast food places and box stores around me. It would be nice to be able to patron more interesting establishments.
People will work longer, but differently. Full-stop retirement at 65 gives way to phased and part-time work, and the city needs employers willing to hire a 70-year-old for 20 hours a week. The job mix is shifting underneath the city. Automation and AI are reshaping office and back-office work along the I-494 corridor, while demand grows fastest in health care, home care, and skilled trades — jobs that cannot be done remotely and are chronically short of workers. Hybrid work changes what the city needs from its buildings. Underused office space is an opportunity for housing and mixed use, not a loss to absorb. The real constraint is that many who work in Bloomington cannot afford to live here. Retail, hospitality, and care staff commute in. Without attainable housing, childcare, and transit, employers will keep struggling to staff.
Mas oficinas para apoyar a los resturantes locales Translation: *More offices to support local restaurants*.

What is one thing that could really improve your neighborhood? (n=140, skipped=32)
Transit access
Preventing traffic from cutting through to avoid the light
Enforcement of the rules on the books. Tighten the rules on rental properties both as owners and renters. I think more dedicated pathways would be nice and fewer stoplights (more roundabouts) would help traffic flow.
More events to bring neighbors together
Access to community fitness classes, outdoor activities in nature
Removal of buckthorn and dead ash trees.
Elimination or prohibition of unsightly fences and "add-on" outbuildings around yards in violation and lax enforcement of original covenants.
School system that function on meritocracacy
More lawns converted into native landscapes. Actual bike infrastructure. A welcoming 3rd space.
Single family homes need to be lived in by the owner.
More resources allocated to education support including low income and special needs students ; emulating a wraparound support model for families and prioritizing skill growth over grade advancement.
Easy access to bike line
Attention to property upkeep and improvements.
Paying less taxes. A good space where neigbors can gather
More accessible public transportation.
Enforce the rules that are currently in place or get rid of them. Relying on neighbors to call the city to report violations seems to shift the responsibility to neighbors for something the city should be doing.
Investment in Parks and regular utilization by Rec programs.
Less traffic
Neighborhood non strip mall commercial nodes
Designing my street for people instead of cars: sidewalks, bump outs, street trees, bike paths, road design that actually slows drivers down
Don't tear up Nicollet Ave in 2027, as Henn Cty plans.Nicollet is in good condition; many sections have been reconstructed more recently, but even older sections are still solid.Getting another 10 years out of Nicollet would save a lot of $$ long term.
Create a safe place for middle and high school kids to hang out - there is no place where they can just hang out and be teens, like a rec center. Instead they hang out at the park and roam the neighborhood but have nowhere to go in bad weather
More places for connection, more food options
More connective pedestrian and bike paths. E old Shakopee is too wide of a street and cars drive way to fast, it's uncomfortable to be in the sidewalk from 494 all the way to Bloomington civic center.
A tree-replanting by the city after we lost all our trees.
Respecting each other, agree to disagree. Be open minded to other's view and opinions.
Regulate rental homes. Tenants and (absent) owners do not take the pride homesteaders have and do not take care of property or care about neighborhood.
Making the city walkable year-round.
Reduce traffic flow and do not add multi family housing- main street is already to busy.
Mixed generation community facilities.
City rule enforcement done with an attitude of helping rather than punishing. As people age it is harder to maintain a property. Helping to transition rather than forcing compliance.
Get homes up to code and offer grants to help people with their homes to stop eyesores...aka beat up homes.
My neighborhood is great!
Fix cracked curbs. Some construction was done years ago before we ever moved in and the curb is still damaged.
Access to safe walking and bike paths
Not much that I can think of.

BETTER BIKING AND WALKING OPTIONS
The parks near my house (Sunrise and Countryside) are old and run down. They need new playground equipment, picnic tables, a splash pad on the west side of town would be nice.
Better care of lakes
Access to public transit
Find a way to deal with empty houses. We have a house that hasn't been lived in for six years in our neighborhood. The owner moved away and does little maintenance.
90th Street. Road diet. Now.
More street lights
Lowering taxes and keeping green spaces
More mixed use/retail within walking distance.
Improving the park near my house (although there might be plans to do that!) and more interesting restaurants on the West side.
I live in a commercial desert, with the nearest store (that isnt a dispensary) nearly a mile away. Being able to live in a place that is in close proximity to daily essentials would do wonders for me.
The walking infrastructure.
The paint used on roadways; it's all but invisible at night in the rain.
Better sidewalks. I live on Nicollet and I understand there is a revitalization plan in place. However, there are every few sidewalks in the neighborhoods themselves.
The city should actually enforce the city codes for homeowners, especially problem homes - habitual offenders. Also DuPont play lot grounds are ugly, full of invasive plants and.. the unmowed part is just a big rectangle instead of natural.looking line.
Neighborhood watch.
Wider sidewalks, more shade, more trees
84TH BETWEEN FRANCE AND NORMANDALE IS NOT WALKER OR BIKE FRIENDLY/SAFE. NEED 2 LANES WITH BIKES LANES. CITY WANTS PEOPLE TO BIKE/WALK BUT YOU NEED TO PROVIDE SAFETY RICHFIELD/ MINNEAPOLIS CHANGED LYNDALE AND NICOLETT TO 2 LANES WITH BIKE LANES.!!!!!!
Respect for private property. Don't let people/kids ride dirty bikes on sidewalks and roads.
The generally city minding it's own business & not getting into people's business nor forcing beautification projects on neighborhoods.
A nearby grocery store.
People who want to stay here for a long time
Trees shading the streets.
Get rid of rank choice voting.
Help with home maintainace
Enforcing environmental and animal control codes. Cats being allowed to roam, spraying on our patio furniture and our home. So many lawns are a disaster
People taking care of their appearance of their homes and drive by inspections by the city
More connections between neighbors. Challenge them to make it beautiful.
Bike safety and access (bike greenways). Reducing car traffic and speeding!
Traffic calming. There have been several car accidents in my neighborhood. We have these wide roads but a 25 mile speed limit that no one follows.
A sense of community rather than isolated, single-family homes
How the city models how they treat residents of all perceptions
Traffic calming and roundabouts. Design roads for safe speeds, rather than applying speed limits that everyone ignores.
Trail connections.
More young people!
I would like to see more public transportation and more immediate walkability. I am near the South Loop, but far enough away to the point where I feel like I still rely on car traffic.
Make 9 mile healthy not change it to oak savanna and prairie
More local transit options like Metro Mobility.
Fix the park equipment for the kids. Also fix the baseball diamond so it doesn't flow into the pond. Enforce yard maintenance
Retail
Traffic calming bump outs
Less traffic
More dedicated bike paths - not tiny little shoulders on main roads where people fly past at 45mph.
Stop signs at the uncontrolled intersections
Decongest 106th Street
more third spaces! art! Walkability
I have no issues with my particular neighborhood at all.
Sidewalks.
We have a home in our neighborhood that has been vacant for 5+ years. Getting new home owners in that house would help.
Sidewalks. Improve power stability....my power goes out 5-6 times a year. Stop wasting taxes dollars on seal coating our roads.

Upgraded play areas for you ger families
Lower taxes
Force homeowners to Cut down dead ash tress
Limit the number of group homes. We have two in our block and two side by side just up the street. The number of fire/ambulance is way too frequent. Also, during school, speed traps would be welcome since our street is used as a cut through by parents .
city inspections of numerous properties that are not maintained suffciently
keep homeless and illegal aliens out!
More natural spaces
No redevelopment! I like it as is.
Increased walk-ability. There are wide roads with no sidewalks on most streets.
cheaper rent.
Tree replacement from losses
Underground power lines
Street repair
The change to the street going to two lanes is a disaster. It is creating traffic jams that are unnecessary. It is dangerous as many are confused by the middle turn lane.
Greater walkability and better funding for the arts, in Schools specifically.
Nothing
Help with invasive plants.
ore native gardens, less chemical spraying of lawns.
We need to be able to get out of neighborhoods, the 1 lane roads on 106th sometimes leave me stick waiting for an opening to pull out.
Utilities having poles that do not look awful. I know that is on them but what are the standards
Less diversity , more young people that go to work and care about their property
Keep 98th Street 4 full lanes. We need this as a thoroughfare thru the city for safety!
The park honestly, is horrible and old. We are near Bloomington ferry Rd, and the park still has sand. Went just went to Bryant Park, and wow. Ours feels like a litter box for cats with rusted chipped painted playground equipment
Lower crime
Less traffic, more quality restaurants and more walkable resources or services.
Not allowing beggers to occupy intersections of 98th Street, 35W, and Lyndale Ave which is only blocks from my neighborhood
I would love to see further encouragement of planting more trees in our neighborhood. I know we currently have a tree sale in the beginning of the year, but I'm not sure most folks know about it. I'd love to see the options expanded as well for trees.
Walkable neighborhood ... ability to walk to convenience stores, etc. Everything requires driving...
Make it more walkable and bikeable by making it less accessible for cars to drive fast and more dedicated space for walking/biking.
Remove unused internet boxes
I love my neighborhood
Less crime, fewer people, less traffic
A more communicative city council that puts the emphasis on families and single-family residential homes and sharing important information with each property tax paying residents of what is happening in our neighborhood.
More sidewalks is the first thing that comes to my mind.
A roundabout at OSR and Penn (at a minimum fix that light's timing)
Mass transit and walkability.
No comment
Making the police officers who were working with federal agents to harass people engaged in nonviolent observation of ice activities have to engage in actual community service
Safer streets, and heping ensure that greedy commercial landlords don't jack up the prices but let the shops sit empty.
Safe, protected pedestrian and biking infrastructure
More unique restaurants. There are places like Applebee's and plenty of fast food options, but not a lot of interesting places like South Minneapolis.
Demonstrate a clear commitment to Bloomington residents, don't participate in harm against them
Traffic-slowing measures
Clean and better parks
More community in person connection
Renovation of Logan Playlot
safety. I live on Verdi Road, and cars fly down the street without any concern. I am often weeding my garden, or enjoying time outside and feel unsafe when I have to go into the street. young families are at risk as well by the traffic.
Housing security/rent control/landlord restrictions
Stop signs at intersections
Community spaces close to home. Most neighborhoods here have nowhere to gather within walking distance. A shared gathering spot — indoors and out — with safe crossings and sidewalks cleared in winter keeps people connected when they can no longer drive.

More gathering locations
Poner mas luz para ayudar en la noche Translation: *Add more light to help at night.*
Que sea mas limpio. Educar a las personas sobre lo importante de poner la basura en su lugar. Las fachadas de los edificios de apartamento tengan mejor mantenimiento por dentro y por fuera. Translation: *Make it cleaner. Educate people on the importance of disposing of trash properly. Ensure apartment building facades are better maintained, both inside and out.*

What do you feel is unique about Bloomington? (n=131, skipped=41)
Location
Location
The diversity in all aspects of life from east to west and north to south. We have a slice of poor to rich neighborhoods, many walkable areas, natural areas and a sense of more urban-growing areas (South Loop and American Blvd).
i used to think it was welcoming and for everyone. during the metro surge i have realized you guys ae quiet and complacent and seem to be waiting for it to blow over so you guys dont have to take action. which makes bloomington less unique than i thought.
The services the city offers makes it a comfortable place to live
It feels like a small community
Our green spaces
We're becoming less unique as the city gentrifies and becomes ethnically "Balkanized".
The tyranny of the minorities with ranked choice voting
Our commitment to our natural resources.
Less & less every year.
The invested community feel despite being a large population center and the commitment that is unwavering and represented publicly for inclusivity!
Location
Cohesive neighborhoods and variety on all things from open spaces to employment to stores
The way it is so spread out and there is no "downtown", MOA,
The variety of businesses, parks, houses, schools in a well-located spot in the greater Twin Cities makes Bloomington unique.
Diversity of people
Quality of outdoor activities
The wildlife refuge and park system
Bloomington is a vibrant, attractive, family-focused, residential community with good infrastructure (water, sewer),recreational facilities, many large and small businesses, with residents who care for and respect their neighbors and community as a whole.
Robust recreation programming
Proximity to river, natural spaces, national wildlife refuge. Unique and important value of creative Placemaking efforts. Potential to relate to indigenous history of the area
Bloomington's leadership (mayor & council) is relentless in getting value from our taxes and doing the right thing for the community, every time.
It's proximity to a lot of places. Not too far from downtown but not very city like. I like the mature trees/nature, and I hope the city will continue to take care of it.
It used to be a quiet bedroom community but has changed drastically in last decade or so. It is becoming a mini-Minneapolis.
The only thing unique about Bloomington is its location - close to the airport and business, but without the deep social, political, and safety issues of Minneapolis.
Nothing it's a carbon copy of all the other south metro and western suburbs
The location is excellent.
Good economic foundation, well diversified. Valuing arts, green spaces, education and public health.
We have everything in the way of shopping one could ever want.
It's the biggest small town.
Our proximity to other areas of the city. We have the MOA and airport, but the city keeps raising our taxes making housing less affordable.
It is socially, ethnically, racially, and economically diverse, which is challenging, but also reflective of the world.
Nothing
I like how easy it has been to get involved with the city, and appreciate all of the initiatives, events and programs that the city arranges, hosts and organizes.
No downtown
The proximity to the airport and convenience of getting around the metro.
The strong commercial-industrial tax base and tourism-related tax revenues that keep residential property taxes low compared to many surrounding cities. We can aggressively invest in Bloomington's future without impacting residential payers as much.
Business emphasis
Being so close to a large urban center, but having tons of natural green spaces

All the parks, especially the river bottoms.
I like that Bloomington isn't a cookie cutter suburb. It has unique housing and established neighborhoods.
Lots of green space.
I love all the green spaces in sw Bloomington
The variety of density. The area in east Bloomington feels urban while west Bloomington feel residential.
Even though it's a large city, it feels like a connected community. Bloomington does so many things excellently, and connecting people is one of them.
It's gotten more of a sense of community and acceptndkance over the 40 years I've lived here. (When I first moved here it felt like a big , unfriendly blob with little sense of community)S
It used to be a good place for families to raise children, and for people to grow old. Now I am anxious everyday.
NINE MILE CREEK, NATURE AREAS, SKI JUMP EVENTS, MOA OF COURSE, POLICE CHIEF, POLICE AND FIRE DEPARTMENTS, CITY THAT BACKS IT'S POLICE FORCE, DON'T EVER CHANGE THAT!
The parks but that seems to be deteriorating
it doesn't really have a downtown
It's so close to the Twin Cities and all that has to offer, yet Bloomington retains a safe, small town feeling to me.
Location and tourism opportunities
I love your creative placemaking efforts.
Government over reach.
Well balanced economy
Nothing that's good
That they have moa
Resident involvement in its future
Mix of city life and parks.
Communication of plans has been great!
the varied tax base, businesses, nature and parks
The location could lend to a great small town feel but close to airport and national landmark
Great parks and green spaces around the city.
diversity of people. quality of parks. proximity to shopping. greenery . good streets that are not freeways
Natural areas and parks.
Their diversity in income, race, political beliefs, and ages
The commissions and boards are strong. People know how to plug in and get involved.
All the parks and trails, good music and events in the summer
The location. Parks, lakes, rivers, airport, big cities, etc.
Our large three river park and the mall of America
Quality of drinking water
Our proximity and access to green spaces, despite being in the middle of a densly populated urban area.
Nothing
Beautiful arts and parks
Water. Green spaces.
Our beautiful parks and trails!
It’s on the bluffs.
Bloomington’s proximity to the airport and so many other things is unique.
Almost nothing because they copy and paste the same woke ideology as the other nearby cities. If you want to stand out, think for yourself and listen to ALL of your residents.
Being part of the su urbs
Moa
Still holding on after covid
Our park system
9 mile creek, Old Cedar Ave Bridge, Mn River Valley, Hyland Park Preserve, Bush Lake
Access to river, trails, and beach.
We have so much here. Nature, parks, MOA, many restaurants, employment opportunities.
We have so many green spaces and a commitment to restoration of many of them.
a city council that cares about human decency and nature.
The shade provided by all the healthy trees along Nine Mile Ckeek
Proximity to Twin Cities, MN River, airport, and outdoor green spaces.
Not much. It looks like most suburbs. MOA I guess
Involvement of the residents in the decisions of Bloomington.
Parks and natural areas but starting to see city messing up places that were gems with what they think it should be vs what the majority of the citizens and other visitors from outside city used to enjoy.

It use to be Moir Park and the woods and natural paths down by the river but not since the cutting down of the trees (and I'm not speaking of buckthorn)
The different neighborhoods.
All of the green spaces.
Its a major city yet small town. I love the support of the arts.. choral, music, and theater. The arts center seems central in city
Our history of indian villages along the Minnesota river.
Location
The way the city spends our money
How connected we are to places and people
The amount of parks and recreation is amazing and the amount of tourism that is provided
Matture single family neighborhoods, lots of shopping options and convince of being close to highways
I like how we have a nice mix of residential and commercial properties. I love how fiscally responsible and stable the city is. I love our parks and natural amenities and would always love to see more trails and parks or just general improvements.
Location
We are a really big suburb and we have a lot of people power. We also have a lot of natural resources in the Minnesota River, Nine Mile Creek, and Hyland Park Reserve
Great water; great location to southern sunburns and Minneapolis and St. Paul urban areas
Nine mile creek was
Parks
We are not Minneapolis and shouldn't try to be.
How hard the city works to make it a great place to live!
Parks
Well governed , friendly,
It feels like there are people in Bloomington really trying to make it a good place, some places that seems like an act, but it does feel real here
So many parks and green spaces.
Amazing park system
We have a nice mix between urban and woods along with decent access to this cities.
Richardson / Hyland / Bush Lake area
Size and diverse communities
There is opportunity and effort made to make Bloomington a forward thinking, community centered city.
Very diverse
Safe city
How large it is and the different "regions" of it
Nine Mile Creek trail system
our diversity in population, our investment in arts, creative placemaking, parks and community
Quietly diverse
Bloomington is two cities at once: a global front door — airport, Mall of America, corporate corridor — wrapped around a quiet residential city with a national wildlife refuge, river valley, and a last working farm on the bluff within sight of the Mall.
Location
Es una cuidad muy bonita Translation: *It is a very beautiful city.*
La calida de agua. Eso si no lo puedo negar. Buenísimo trabajo! Otra cosa que hace unico a Bloomington es que esta muy serca del areopuerto y del Mall de America dos lugares muy importantes. Translation: *The water quality—that is something I certainly can't deny. Excellent work! Another thing that makes Bloomington unique is that it is very close to the airport and the Mall of America—two very important places.*

What is your big idea or dream for Bloomington's future? (n=128, skipped=44)
A city where all people have the option to get around via walking, biking, and transit
More mutual aid support from the city for those impacted by ICE
Attract a pro sports franchise back to town. Create a town festival that everyone feels a part of (Hopkins Raspberry Festival or Burnsville Fire Muster, etc.) and continue to invest in public education while keeping a healthy financial position, perhaps decreasing taxes for homeowners and charge more for businesses/retailers/hospitality.
for you guys to use your voice and make bloomington feel safe and inclusive and proud to have the residents of diversity.
More public transportation connected to light rail.
I'd like more cool small business shops
Five percent or less increases in propytax bills from year to year.

A city with a mix of low and high-tech businesses, such as medical technology, health-care and traditional manufacturing, with high-quality schools and a diverse population, SOA health and wellness facilities, plus ample entertainment, arts and dining options.
Integration of all the elements of government institutions. For instance, integrating senior programs and senior programs
Developing the infrastructure to recycle our building materials. Better utilizing our own natural resources in a circular way. Developing a unique and attractive city aesthetic residents and visitors want to be immersed in. Environmental resiliency and justice. Making Lyndale Ave a completely walkable, mixed use area similar to Centennial Lakes, but better. Housing and food for all.
Hard to say. Bloomington & it's government have squashed & destroyed so much that was good.
Become a name on the map for young families establishing their lives through providing sustainable infrastructure that enables them to create the next phase of their lives, strong education to ensure we're doing the best for the next generation, and investments in human beings' wellbeing even when the cost of living increases.
Walkable downtown area with housing, restaurants and small shops
Emphasis on upgrading and maintenance of public places and open spaces. Conceiving every public space as a multi-use space.
A better E-bike/scooter infrastructure, less taxes, housing affordability, a stronger sense of community with immediate neighbors and city as a whole, and a better health care system.
Light rail across the city. Not just one line from MOA to downtown. Go east & west, too. Public bus is too slow. Light rail from west side to east side is needed. For example, from Hyland Hill Ski area to MOA (or simply near 494). Ideally another one more south like near Old Shakopee Road. Make the city actually connected through light rail.
A place where people want to be... live, work, thrive and serve as a spot where young families, single adults, aging population and everyone in between wants to be. Perhaps attracting a pro sports franchise while continuing to provide a world-class public education.
A community that uses its Parks and Recs programs (maybe make them free) to bring people together and keep them from being inside all the time.
Moving away from costly car centric design and into a more sustainable environment that grants children some independence
A city designed for people and not cars. Might not be possible to get there completely, but we could get a lot closer than we are now.
I want Bloomington to continue being what it has been in the past. I think the City Council sometimes wants to spend more money than it should, while at the same time, trying to take away or reduce services residents value highly. The snow plowing of sidewalks discussion in 2025 was a clear example of this. Some council members tried to argue the city doesn't have the money, yet in early 2026, were able to find plenty of money to give away to nonprofits for food pantries and rental assistance.
It is aging and more community places to connect, shopping options to reduce amazons convenience and programming for diverse populations
We re-develop densely, we say Yes In My Back Yard relentlessly for housing, commercial, and industrial, and we are the ideal for a well rounded, self-sustaining borough in the twin cities.
Everyone has to contribute to make the place we live in a better place. It would be nice, great and ideal if we stop thinking just about ourselves, hopefully we can be more about the greater good. Respect each other and agree to disagree.
Concentrate on cost-effective city services.
Rewind to it’s small town feel
Do not let exurbs take the talent and finances. Continue to evolve to meet future family needs.
Bloomington to be a magnet for innovation in municipal environments. A showcase of how to make urban living healthy and enjoyable .
More walkable neighbors and city spaces. We need decisions the city makes on spending funds to be decided by the people and NOT the council.
More intentional community.
Business friendly, family friendly, and removing the East vs. West mentality.
I need to ponder that.
For the government to become smaller.
I would love to see the city council really be bold and really change zoning ordinances to allow more housing options. My big thing is low rise apartments like in Minneapolis and St. Paul that blend in. Really develop a city with alternative options for transport. And more third spaces where people can just go and be without paying! Make the city more accessible to people, not to cars. We are still stuck in the 1960s. Redevelop the sad strip malls (encourage since they are private property).
It would be nice to have a yearly festival. All the cities nearby have something and we tried to have a parade for a few years and then nobody wanted to bother running it. It would be nice to have a fun event to gather at besides Summer Fete.
A multi cultural, artistic, recreational area similar to centennial lakes
Better connectivity between neighborhoods
More housing options.
Bloomington doesn't need another big idea. It needs to execute on the plans that have already been developed, namely the Active Transportation Action Plan and commercial node redevelopment, Lyndale retrofit / "gateway development district". Ok, I have a dream: Bloomington 2050 is a city without "porkchop" free right turns at every intersection, intersections aren't 7-8 lanes across, and American Boulevard has a mature tree canopy.
More cultural events so people feel belonging and have a cultural museum to see ourselves reflected
Looking to the past. As a new resident to Bloomington I moved here because of the established beautiful neighborhoods surrounded by nature. I don’t want world’s fairs or 100 million dollar community centers on micro plots of land.
Continue to embrace diversity as strength & striving for equity for all.
I would love to see an investment in our schools. With good schools come more people, better property values, better citizens, and a desirable place to work, live and be a part of. Education is so important!

I would love to see all of our commercial corridors redeveloped into mixed-use mid-rise corridors, with Lyndale, Penn, and American Boulevard especially being a huge opportunity to add ten thousand residents without touching residential neighborhoods. On these corridors, getting people around with free, fast, frequent bus rapid transit and connections to light rail stations.
Bloomington having a cool Main Street like 50th & France within the city.
Affordable, safe, quiet place to live
I would love to be able to walk to get groceries, go out to eat, etc. I would also love something like Mugshots/West Side Perk and Scoops on the East Side!
To continue to grow it's welcoming and accepting of all spirit, through the arts, theater, music, festivals, farmer market s, etc. all while still enforcing laws and city codes. I would love Bloomington to grow as an environmentally friendly community, including air, noise(ridiculously loud vehicles and hiway noise!) light pollution .(Safely darkening night time skies so we might see some stars) I'd also like our public schools to improve their ratings, and please keep our property taxes
More off-road bike trails connecting commercial nodes, parks and other key areas.
SAFER STREETS FOR BIKING AND WALKING. OSR, 84TH FRANCE TO NORMANDALE ARE HORRIBLE. SPEED THROUGH STOP SIGNS, TREAT THE STREETS AS A SPEEDWAY. CITY WANTS RESIDENTS TO GET OUT WALK/BIKE FOR HEALTH, THEN MAKE IT SAFE TO CROSS A STREET. WEIGHT LIMITS. WHY ARE SEMIS COMING DOWN 84TH AT 2 AM? WHY ARE THEY NOT ON 494?? EVEN DURING THE DAY, FULL SEMIS WITH NO REASON TO BE ON 84TH. THESE ARE RESIDENTIAL AREAS. LET'S KEEP IT THIS WAY. NOT A SPEEDWAY OR COMMERCIAL ROUTE.
That I won't be here & will laugh when Bloomington succeeds in becoming temu-minneapolis.
I'll have to think about this 🩶
Beautiful development for the currently vacant areas along 494 corridor
Top notch science education for everyone. Youth summer camps throughout the city that focus on the scientific method, perhaps focusing on nature and waterways. The east end of Bloomington's tree canopy that is as dense, or denser!, than the tree canopy of the west side, for mental and physical health equity.
Quiet!
We're just leaving it so it doesn't matter to me anymore.
A city where the residents actually work and speak English. A government that isn't so ass kissing to the woke and lgbt communities, that care about the residents who make up the majority.
Bloomington Beautiful. Challenge the residents to participate in making everywhere more beautiful. Their homes, their neighborhood, parks, lakes, foliage,streets etc. It will create pride ownership, comradery, and longevity. People will say you've got to see Bloomington it's gorgeous.
Super bike friendly and beautiful nature areas.
A bikeable city with small city centers with small businesses.
A city that is liveable for people not only for cars! I would love to see streets closed to traffic, if only for an afternoon, to allow people to be out. I would love to see Bloomington lead the way in creative ways to expand housing. Let a home owner with a large lot to build two small houses. Change the set backs. Allow for courtyard style apartments that are not the dual stairway, long depressing corridor. Be creative and bold to meet the needs of the future. Make the city for people!
That the city council become balanced and that the city fosters a equal space for conversation to happen and for good stewardship of the cities finances
Having great bike and pedestrian spaces and mixed use areas with coffee shops, retail, restaurants and apartments. I don't want my shopping to be centered around giant parking lots. Get rid of single family zoning - I want to walk to a coffee shop down the street!
Do not lose any parks !
Become a "15-minute city" with access from each home to all essential services with a walk of 15 minutes or less.
More inclusive and collaborative
I dream of building on the crucial work we began during the last strategic plan. Everyone feels included, climate change is mitigated and people can settle here.
Stop the extreme groups that are in the city's ear and getting their special interests implemented- while the city ignores the wishes of the majority.
There is not a downtown Bloomington but we could do more events/community gatherings across the city in neighborhoods for human connection with one another.
Bring in a large business by 494 to increase our tax base. Our taxes are too high and we are noticing that people are moving out of our neighborhood
Walkable mixed use buildings. Updated single family homes, thriving small businesses and entertainment sector
More financial support for public schools
Put people first, not individuals or corporations. We should have a system that works for and supports everyone. We should have social safety nets funded by those who can afford to pay, and make them pay their fair share. We should do everything we can to move towards fully sustainable energy sources to ensure future generations have a planet they can live on.
Quit ruing the main roads like Nicollet Ave...whoever came up with the idea to widen it and destroy people's yards should be fired.
If only all of our residents could embrace all newcomers
More communal spaces! MORE MIXED USE, boulevards, places where I want to actually spend my time in my neighborhood and walk to, trying to get more restaurants and retaining small business
To continue to be successful. And excited for the new community center!
Bloomington County creation.
Having all corruption stop within the city council and city admin. Improving schools and not letting politics influence decisions that end up hurting our kids (why we goto a charter school). Bloomington location will always drive talent, big biz, tourism, so stop trying to do too much. Focus on residents, schools and parks, and you/we will THRIVE naturally in all areas.

Make Bloomington a better community
Not so diverse
Lower taxes
The city goes back to the original purpose of city governing, safety, services and deregulation economically.
Complete fully the MN River Vally paved trail across the entire length of Bloomington and embrace our position as a environmental steward as a river community
Maintain and enhance existing parks, nature. Improve bicycle infrastructure. Continue supporting the arts. Reform police department - no ICE collaboration.
Stay a suburb and make the City Council represent the residents, not move forward with their own agendas. KEEP OUR BEAUTIFUL SIBURB. Oh, and these 4-lane roads moving to 2 lanes is ridiculous.
Increase infustructure to support safe walking and biking within neighborhoods; a change of commercial licensing to allow for local diners within neighborhoods without massive parking lots; continued restoration of our local ecosystems and a focus on our schools.
more growth within nature and inclusiveness.
Make it safer/easier to cross 494 in modes of transportation that are not cars.
A Central downtown.
Every effort is made to improve the city. Demand more from the owners of shopping centers in disrepair. Constantly evolving and prevent stagnation. Improve housing stock so m more young people want to live here. Create Beautiful Bloomington so that the neighborhoods are beautiful, desirable. Shopping centers the same. Clean up the junk. The ugliness. Make Bloomington so desirable for both residents and businesses
That the city get back to core responsibilities and stop creating new areas that are not financially sustainable and not necessary. We need a well maintained city infrastructure not art.
A better mayor that isn't so wishy washy.
I'd like to see it more environmentally sustainable with better cycling/pedestrian infrastructure and that all my boys all have a home that they could afford.
I would love to see the farm by MOA become a beautiful event space. Keep the trees and nature, capitalize on its location. It could be for weddings, company retreats. Do not make it sterile - beautiful, clean lines, windows. Not too huge that you have too much going on at the same time. Large enough to host a prom.
Less diversity , less low income rentals that in turn bring down the street crime. You could walk the dog in the dark and not even think about being robbed , NOW you could be robbed / hurt on any given night. The thug crime in Bloomington is a well kept secret.
All ages and cultures considered when decisions are made.
To keep it Bloomington and not make it Minneapolis
To be a model for other cities of putting the BS to the side, and listen to the neighbors and get progress made. Bloomington us the potential and low key the opportunity to be the best place for people to live in the twin cities, but we need to be a little more authentic and not so passive aggressive with people who are showing up.
As a person that has lived in Bloomington for 29 years, I see a major divide between West and East Bloomington. I live in West Bloomington and work in East Bloomington. The change of socioeconomic differences is so noticeable. I love to see a more unified Bloomington.
I would love to see further increased density where it makes sense as well as more transportation options. We aren't as bad as some of the other cities south of the river, but I feel like we could really benefit from increased density and the promotion of a more communal feeling. I love the farmers market and town hall but wish we had more things to do around there or places to walk to. I want to really feel like we live in a welcoming community and get to know more folks and hope we can do so.
Close Lyndale to cars, rail transit, walkable and diverse business / commerce options that encourage small businesses that make Bloomington an area locals and non-locals want to explore and spend time.
I would love to see us all building micro communities in neighborhoods, coming together and growing our own food, exchanging skills and goods (eg "buy nothing" groups and fix-it clinics), and being more of a "village" mindset where people gather for rituals and work together on big tasks.
Invest in parks and community spaces while maintaining a stable financial position
Affordable place to live where we care about our neighbors
A city surrounded by green and nature
Allow for more school choice, keep laws/statutes minimal, continue with the park & rec opportunities for young people, don't force "big city" ideas with a big price tag on the taxpayers of Bloomington.
Multigenerational housing and tiny homes without sprawl. A plethora of community gardens. Easy to navigate public transportation. Wild spaces kept wild. Increased diversity with respect and understanding of various cultures. Addressing the Big Issue of our warming climate!
Be diverse, welcoming, safe, and safeguard residents civil rights and access to all healthcare
Too old to worry about that
A place where people can actually be safe, not like fake police state safe, but real safe. Mental health resources, housing aid for unhoused people, rehabilitation programs, robust food programs, things proven to help people avoid criminality in the first place, so neighbors can feel safe in their neighborhoods without having to bring in cops with guns.
I would like Bloomington to be a place where families of all backgrounds and incomes can once again afford to live and thrive. So many of my neighbors are retirees who have lived in their homes since the 1960s, and I'm worried that young families are going to be priced out once my neighbors decide to sell. Bloomington depends on young families to ensure our schools have appropriate enrollment and families contribute to our economy.
Antler Park in Lakeville has a brewery on site and several food trucks where people can walk around with their beer and drink anywhere within a specified area. There is a lake there with a beach as well so there is a lot going on there. I think Bush lake could do something similar and be very successful.

A sustainable, people centered community that welcomes, provides opportunity and support for all. A city that champions equity and human dignity.
All the racist people who complain about immigrants and Muslims would choose to leave... or preferably would finally change their minds about their bigotry
Better city government.
Healthy, connected, thriving community
Investment in some small town charm - Bloomington community festival and parade
For us to be an inclusive community, where you can explore nature and find your passion.
I don't want residents of Bloomington or anywhere else to continue living in fear, fighting to survive. I want every member of our community to thrive in safe and affordable homes, with access to quality food, education, and a variety of life's enrichments. My dream is for us to be free.
More blossoming businesses and more sidewalks!
Make the river valley the front door Bloomington sits on one of the great river valleys in the country and most residents rarely touch it. The dream is a continuous green spine — trails, creeks, and bluff parks — linking every neighborhood to the refuge, so a kid can bike from a cul-de-sac to the Minnesota River without crossing a highway. Turn the city's best asset from a backdrop into daily life.
One high school to bring the city together
La union de diversidad para mejorar la comunidad Translation: *Uniting diversity to improve the community.*
Me gustaría ver mejor transporte publico, mejor acceso a viviendas. Tambien agregar mas negocios en el area east/oeste de Bloomington. Todos los recurso se usan para la are West de Bloomington. Tambien un Community Center en el area East de Bloomington para nuestro jovenes. Seria un lugar para ofrecer programas/recurso para adultus y nuestros jovenes. Translation: *I would like to see better public transportation and better access to housing. I would also like to see more businesses added to the east and west sides of Bloomington; currently, all resources are directed toward the west side. Additionally, a community center for our youth on the east side of Bloomington would be beneficial—a place to offer programs and resources for both adults and young people.*

PLANNING FOR OUR FUTURE:

A LOOK AT THE DATA

Bloomington

in tune

CITY OF BLOOMINGTON MINNESOTA



BLOOMINGTON 2050

This community profile outlines a demographic snapshot as well as a summary of various city projects and initiatives completed since the adoption of the Forward 2040 Comprehensive Plan in 2019. This report also includes some key facts about the organization's operations and budget.This report is a resource and reference point as the city prepares it's next Comprehensive Plan update, Bloomington 2050. As we prepare for our next 20-year vision, it is important to understand our community composition and current strategic priorities. This will help inform community leaders on anticipated trends and considerations as we develop a vision for the future.Learn more about the Bloomington 2050 Comprehensive Plan and how to get involved at:

BLM.MN/2050

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- D. A Healthy Community
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- A. The City's 2026 Budget
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Bloomington in tune

CITY OF BLOOMINGTON MINNESOTA

Bloomington by the Numbers

Bloomington in tune

CITY OF BLOOMINGTON MINNESOTA

Bloomington by the Numbers

This section provides a snapshot in time of Bloomington's demographics as City staff and elected officials prepare the next Comprehensive Plan Update, Bloomington 2050. In addition to the demographic summary that follows, these resources provide up-to-date demographic information for Bloomington:

- All Things Housing StoryMap and Report for Bloomington
- Metropolitan Council Local Housing Data Tool for Bloomington
- Metropolitan Council Community Page and Profile for Bloomington

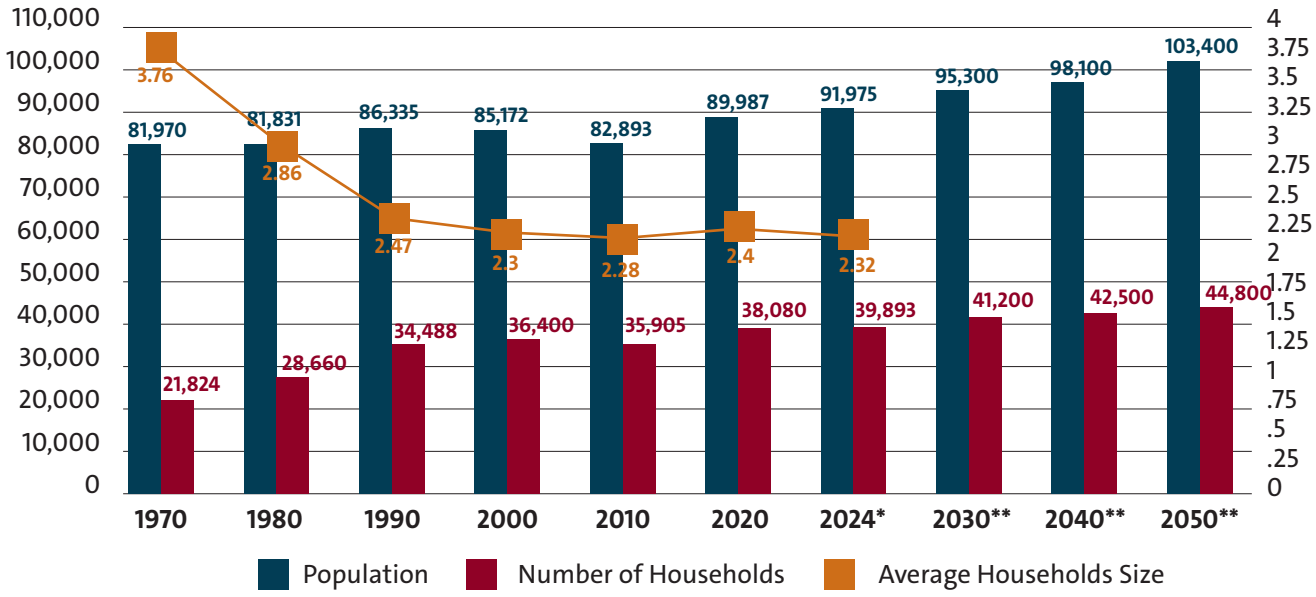
Population and Households

While Bloomington's population has remained stable since 1970, the City has seen a slight, steady increase in population and the number of households since 2010. The population increased from 82,893 in 2010 to 91,975 in 2024 (which represents a relative change of an 11 percent increase in population since 2010). The number of households has increased from 35,905 households in 2010 to 39,893 in 2024. See Figure 1.

Over this time period, the average household size has decreased, which attributes to the increase in population and the number of households. For example, two-thirds of households in Bloomington either live alone (one-person household) or are families without children (two-person household). See Figure 2.

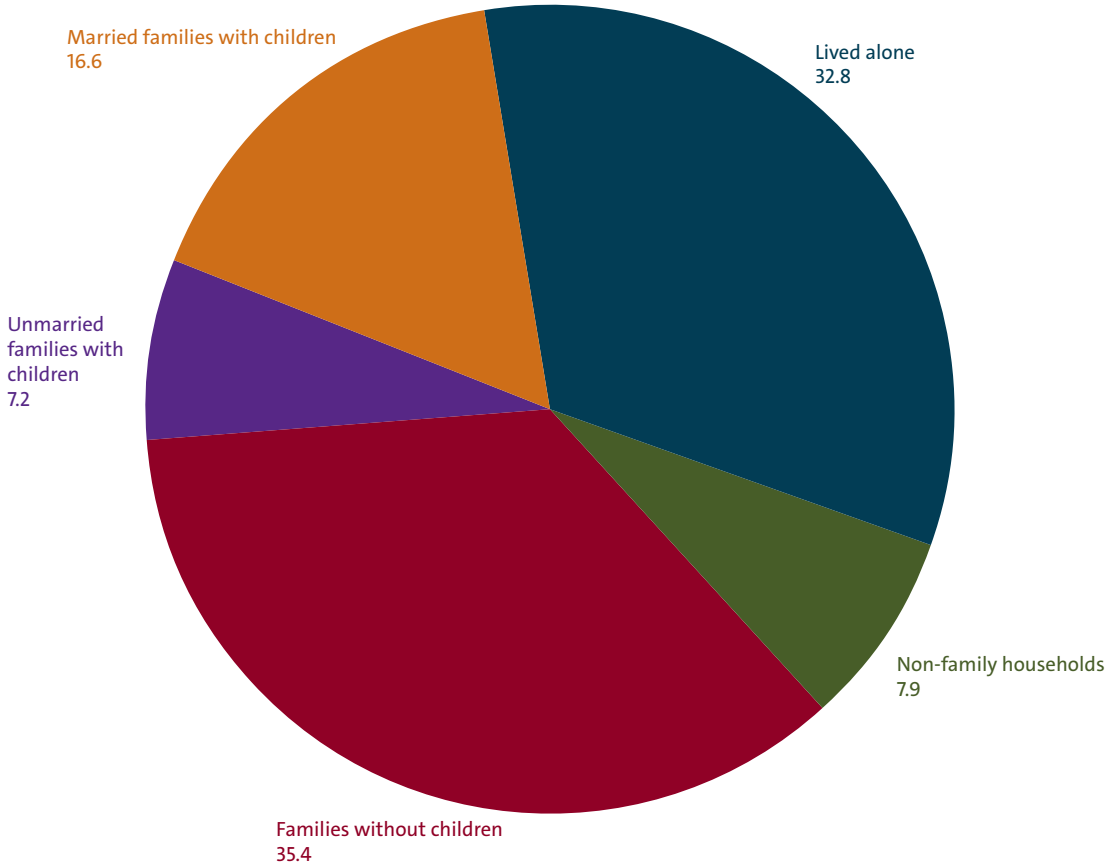
By 2050, the Metropolitan Council projects a population of 103,400 people and 44,800 households. The Bloomington 2050 comprehensive plan will need to address how the City can accommodate this growth of around 13,000 people and 6,700 households over the next 20 years.

Figure 1: Total Population, Households, and Average Household Size



*Data Source: U.S. Census Bureau Decennial Census, *Metropolitan Council Annual Estimates, **Metropolitan Council Forecast*

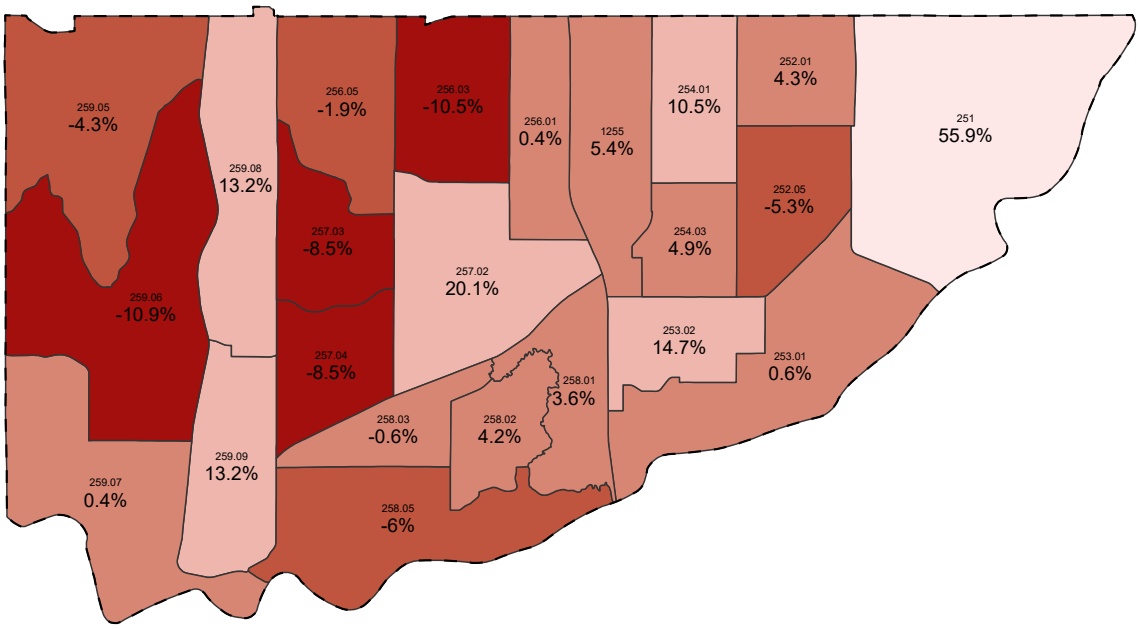
Figure 2: Household Type in Bloomington, 2024 (in percentages)



Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates 2020-2024

The map below shows population change across the City over the last 10 years. The largest increase in population was in Census Tract 251, which includes all the new housing development within the South Loop District. The largest decrease in population was in Census Tract 259.06 in the western part of Bloomington. See Map 1.

Map 1: Population Change by Census Tract



Housing

Since 2015, there has been an increase in 852 owner-occupied units and 1,255 rental units. Today, there are about 37,601 occupied housing units in Bloomington. Sixty-five percent of housing units are owner-occupied and 34 percent are renter-occupied. See Figure 3.

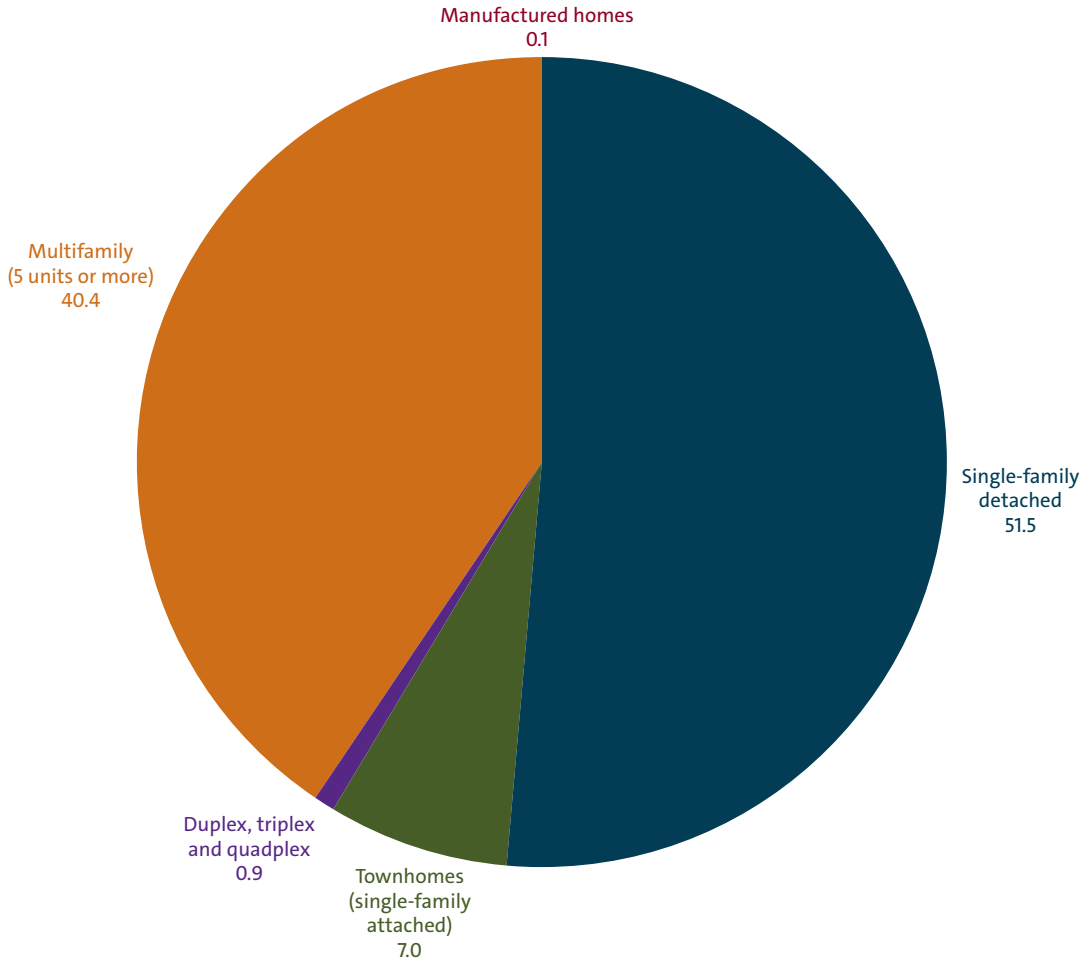
Figure 3: Housing Tenure

Housing Tenure 2015-2019 ACS	Percentage	Housing Tenure 2020-2024 ACS	Percentage	Diff Over 10 Years	%Change Over 10 Years
Total Occupied Housing Units **35,494**		Total Occupied Housing Units **37,601**		**2,107**	**5.94**
Owner-occupied Housing 23,870	67.3	Owner-occupied Housing 24,722	65.7	852	3.57
Renter-occupied Housing 11,624	48.7	Renter-occupied Housing 12,879	34.3	1,255	10.80

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates 2015-2019 & 2020-2024

Around 51 percent of all housing units in Bloomington are single-family detached homes and 40 percent are multi-family buildings that contain 5 or more units. Maintaining a diverse housing stock by adding more "middle housing" types like townhouses, cottage courts, fourplexes and triplexes will be important to meet the needs of all households currently living in Bloomington and to accommodate needs of future residents. See Figure 4.

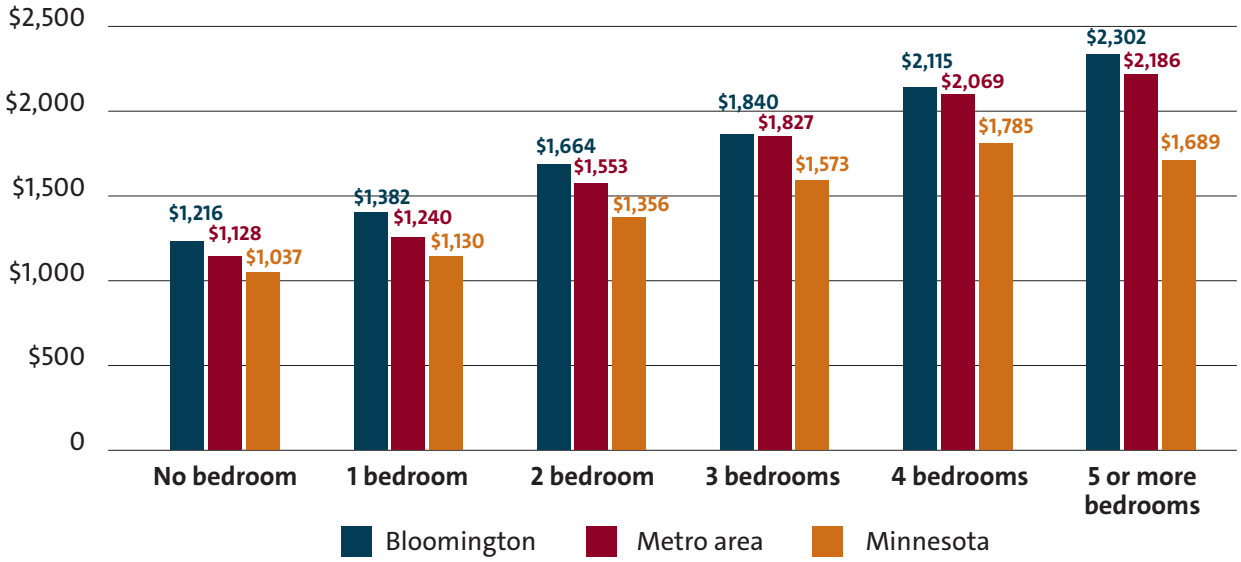
Figure 4: Units in Structure, 2024 (in percentages)



Data Source: Metropolitan Council Annual Estimates

The median gross rent across all units is **$1,561**. Median gross rents in Bloomington are consistently higher than both the metro area and the state of Minnesota across nearly all unit sizes. The difference is most noticeable for smaller units, where Bloomington rents exceed state averages by a wider margin, suggesting limited lower-cost rental options in the City. Overall, this pattern indicates a relatively high-cost rental market in Bloomington, which may pose affordability challenges for renters, particularly those seeking smaller or more attainable units.

Figure 5: Median Gross Rent by Bedrooms



Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates 2020-2024

The median value for a single-family residential home increased from $256,900 in 2018 to **$376,000** in 2026 (which represents a relative change of a 46 percent increase in median home value). Home values in Bloomington are concentrated in the mid- to higher price ranges. A majority of owner-occupied homes (about 56 percent) are valued between $300,000 and $499,999. Twenty percent of homes fall within the $200,000 to $299,999 range. Lower-priced housing is comparatively limited, with only a small share of homes valued below $150,000.

The median home value underscores a market where entry-level homeownership opportunities are more limited, which can present affordability challenges for lower- and moderate-income households.

Race

Bloomington, like many communities, continues to experience two demographic changes – a diversifying population and an aging population. Since the last Comprehensive Plan cycle, the total Black, Indigenous, and People of Color (BIPOC) population has increased from 23,809 to 31,067 (a relative change of a 30 percent increase in the BIPOC population). See Figure 6.

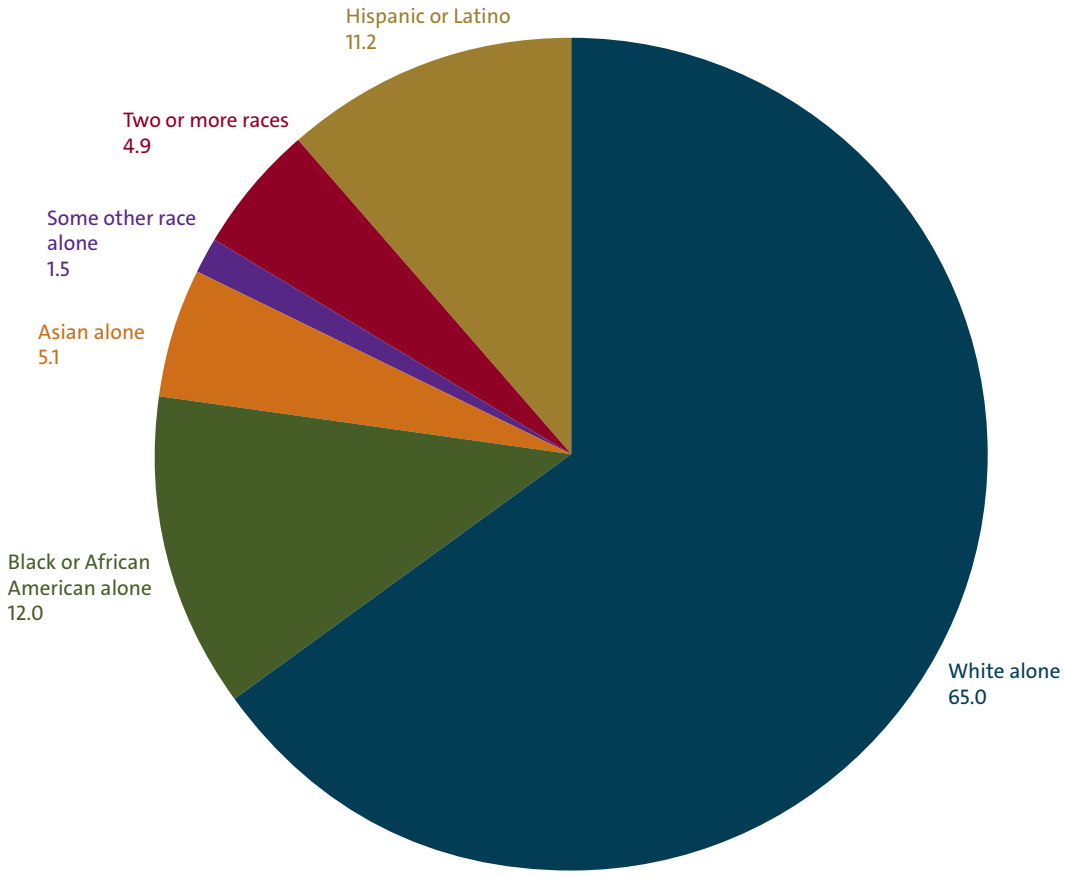
In 2024, about 65 percent of Bloomington's population identifies as white, non-Hispanic or Latino. Twelve percent identifies as Black or African American and about 11 percent identify as Hispanic or Latino. See Figure 7.

Figure 6: Total Population by Race

Total Population by Race 2015-2019 ACS	Percentage	Total Population by Race 2020-2024 ACS	Percentage	Diff Over 10 Years
Total Population 85,332		**Total Population 88,665**		**3,333**
White alone 61,523	72.1	White alone 57,598	65.0	-3,925
Black or Afrtcan American alone 8,038	9.4	Black or Afrtcan American alone 10,645	12.0	2,607
American Indian and Alaska Native alone 322	0.4	American Indian and Alaska Native alone 290	0.3	-32
Asian alone 4,531	5.3	Asian alone 4,564	5.1	33
Native Hawaiian and Other Pacific Islander alone 11	0.0	Native Hawaiian and Other Pacific Islander alone 0	0.0	-11
Some Other Race alone 366	0.4	Some Other Race alone 1,299	1.5	933
Two or More Races 2,922	3.4	Two or More Races 4,365	4.9	1,443
Hispanic or Latino 7,619	8.9	Hispanic or Latino 9,904	11.2	2,285
Total BIPOC population 23,809	27.9	Total BIPOC population 31,067	35.0	7,258

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates 2015-2019 & 2020-2024

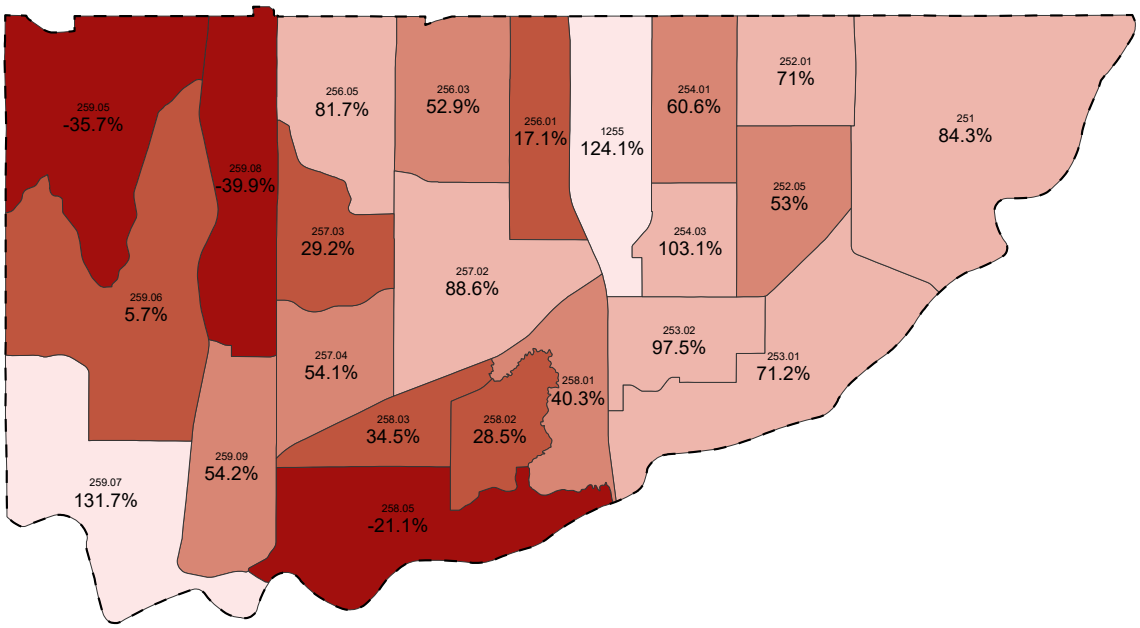
Figure 7: Race and Ethnicity, 2024 (in percentages)



Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates 2020-2024

The map below shows population change for BIPOC individuals and families across the City over the last 10 years. Changes vary across the City with the largest increases in Census Tract 1255 east of Interstate 35W and Census Tract 259.07 in the southwestern corner of Bloomington. There has been some decrease in the northwestern portion of the city. See Map 2.

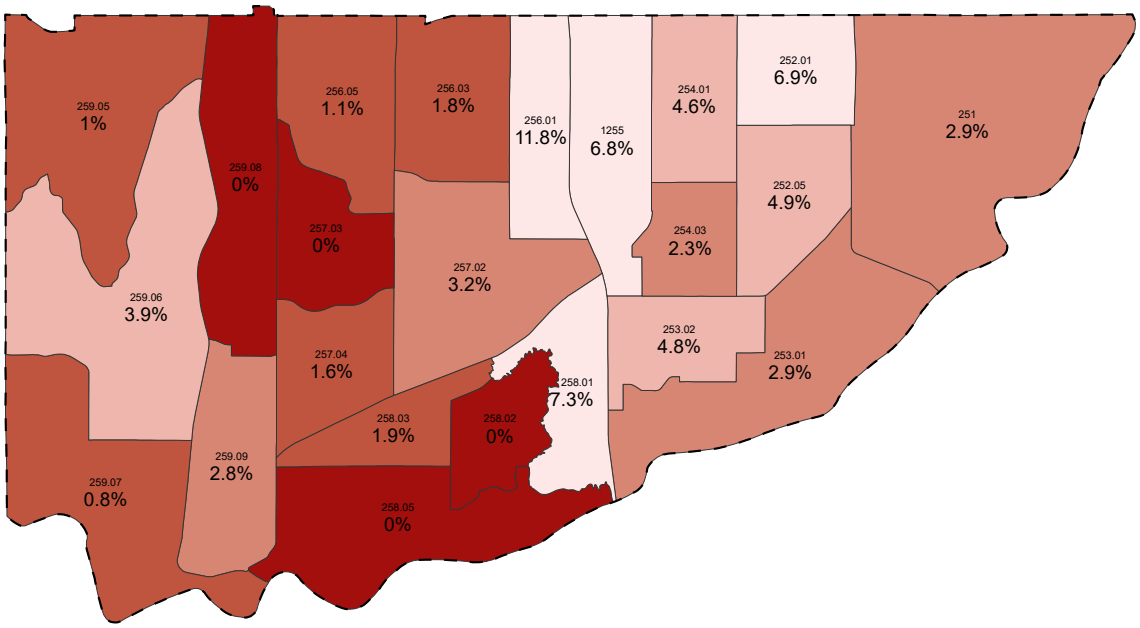
Map 2: BIPOC Population Change by Census Tract



Language

The map below shows the percentage of households where a language other than English is spoken at home by census tract. Census Tracts 256.01, 258.01, and 1255 along the Interstate I-35W corridor as well as Census Tract 252.01 in eastern Bloomington had the largest percentages of households where a language other than English is spoken at home. See Map 3.

Map 3: Percentage of Households Where a Language Other Than English is Spoken at Home



Age

Bloomington, like many communities, continues to experience two demographic changes – a diversifying population and an aging population. Since the last Comprehensive Plan cycle, the total population 65 years or older increased from 16,553 people to 18,309 people (a relative change of an 11 percent increase in people 65 years or older). The median age remains around **41 years old**, which is almost double what the median age was in the 1960's when the Village of Bloomington was incorporated as the City of Bloomington. See figure 8.

Figure 8: Total Population Under 18 Years Old and 65 Years and Older

Total Population by Age 2015-2019 ACS

	Total	%	Male	%	Female	%
Under 18 years	**17,039**	20.0	9,055	21.7	7,984	18.3
65 years and over	**16,553**	19.4	7,019	16.8	9,534	21.9
Median age (years)	**41.6**		39.1		44.5	

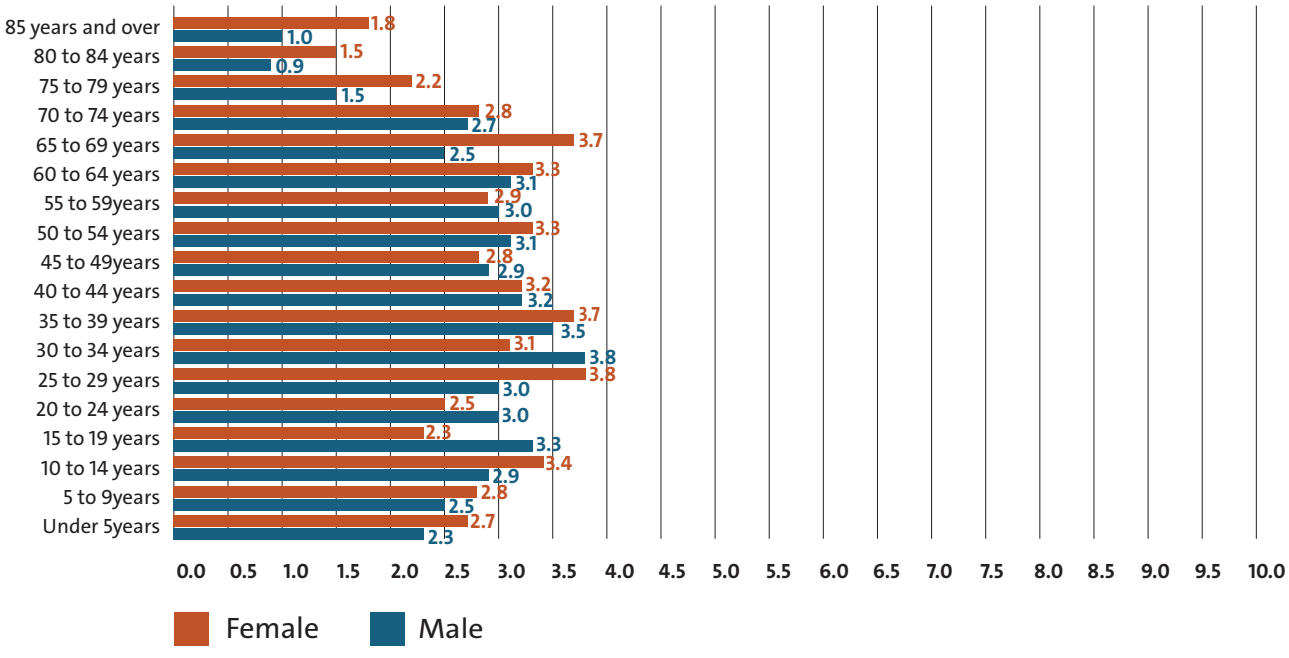
Total Population by Age 2020-2024 ACS

	Total	%	Male	%	Female	%
Under 18 years	**17,748**	20.0	8,493	19.8	9,255	20.2
65 years and over	**18,309**	20.6	7,702	18.0	10,607	23.1
Median age (years)	**41.1**		39.8		42.3	

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates 2015-2019 & 2020-2024

The figure below outlines the age ranges for community members by gender. For example, 7.3 percent of Bloomington's population are males ages 35 to 39 years.

Figure 9: Age Range by Gender, 2024 (in percentages)

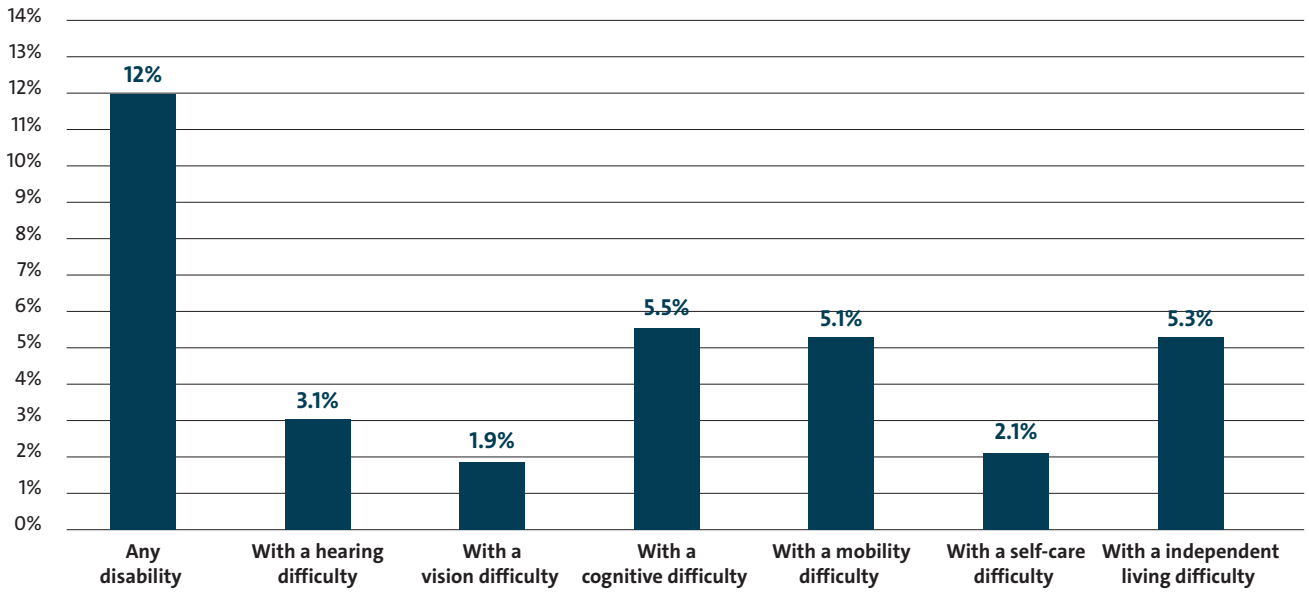


Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates 2020-2024

Disability Status

Around 12 percent (10,563 individuals) of Bloomington's population has an identified disability. This could include a hearing, vision, cognitive, and/or ambulatory difficulty.

Figure 10: Disability Status, 2024 (in percentages)

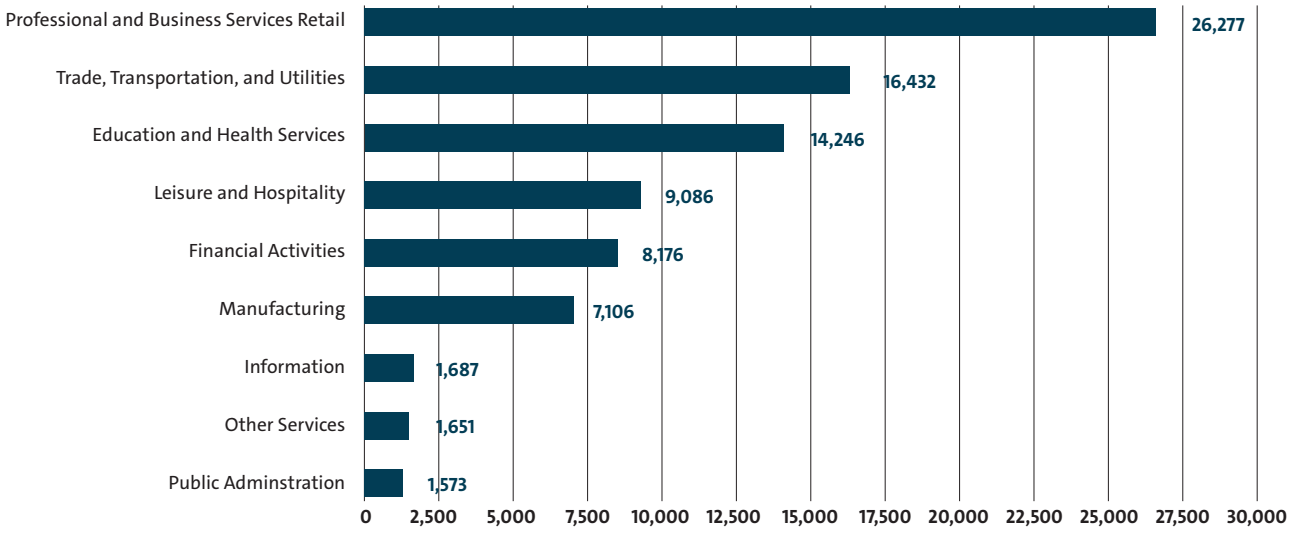


Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates 2020-2024

Employment

The City's largest employment sector is Professional and Business Services, followed by Retail Trade, Transportation, and Utilities. See Figure 11. Some of the largest individual employers in Bloomington include the Mall of America, HealthPartners, and the Bloomington School District #271. See Figure 12. According to Quarterly Census of Employment and Wages (QCEW) data, there were 86,234 jobs and 3,444 business establishments in Bloomington. Employment is concentrated along the I-494 corridor, in the South Loop District, and at the intersection of I-35W and 94th Street.

Figure 11: Total Employment by Industry Sector



Data Source: 2025 QCEW Data Tables

Figure 12: Largest Individual Employers in Bloomington

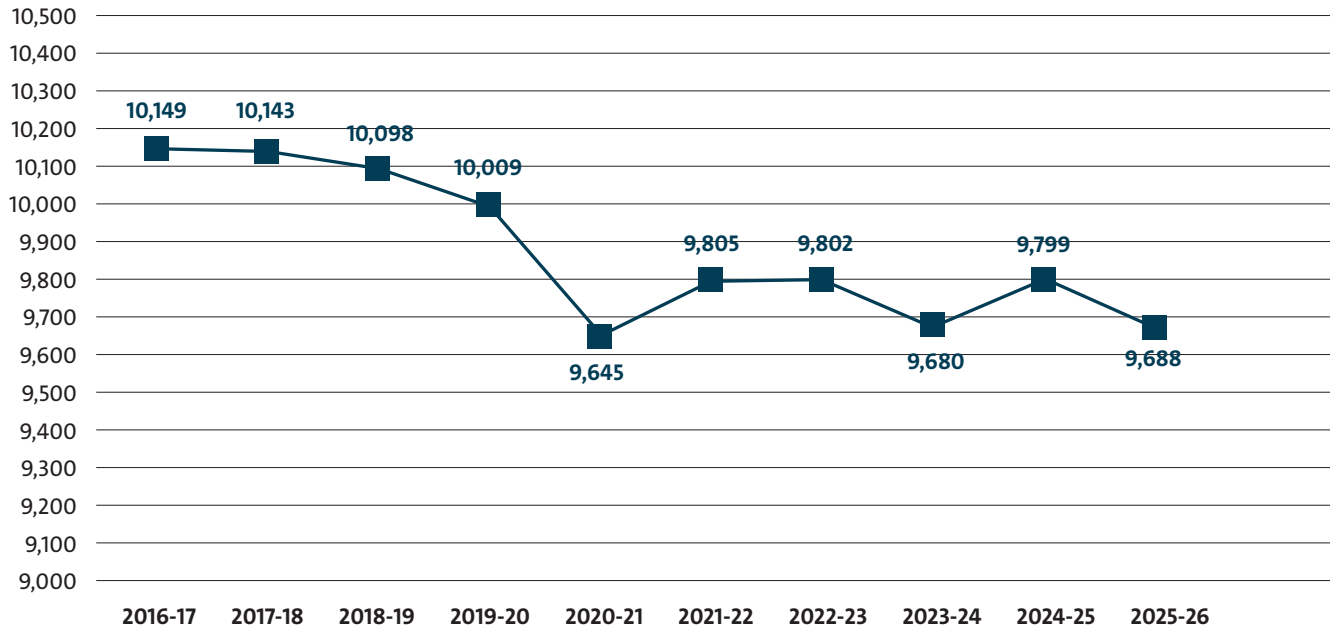
Rank	Employer	2025 Employees
1	Mall of America (tenants)	11,000
2	HealthPartners	3,282
3	Bloomington School District #271	1,880
4	Evernorth Health Services (FKA Express Scripts)	1,309
5	Seagate Technology	1,304
6	Toro Company	1,110
7	Donaldson Company	1,095
8	Normandale Community College	787
9	General Dynamics	728
10	Jostens	694

Data Source: Bloomington Port Authority

School Enrollment

Enrollment in Bloomington Public Schools has decreased and not recovered from pre-COVID-19 Pandemic levels. Since the last Comprehensive Plan cycle, students enrolled has decreased from 10,149 students to 9,688 students (a relative change of a five percent decrease in students enrolled). Around 44 percent of students are eligible for free and reduced school lunch.

Figure 13: K-12 Students Enrolled in Bloomington Public Schools

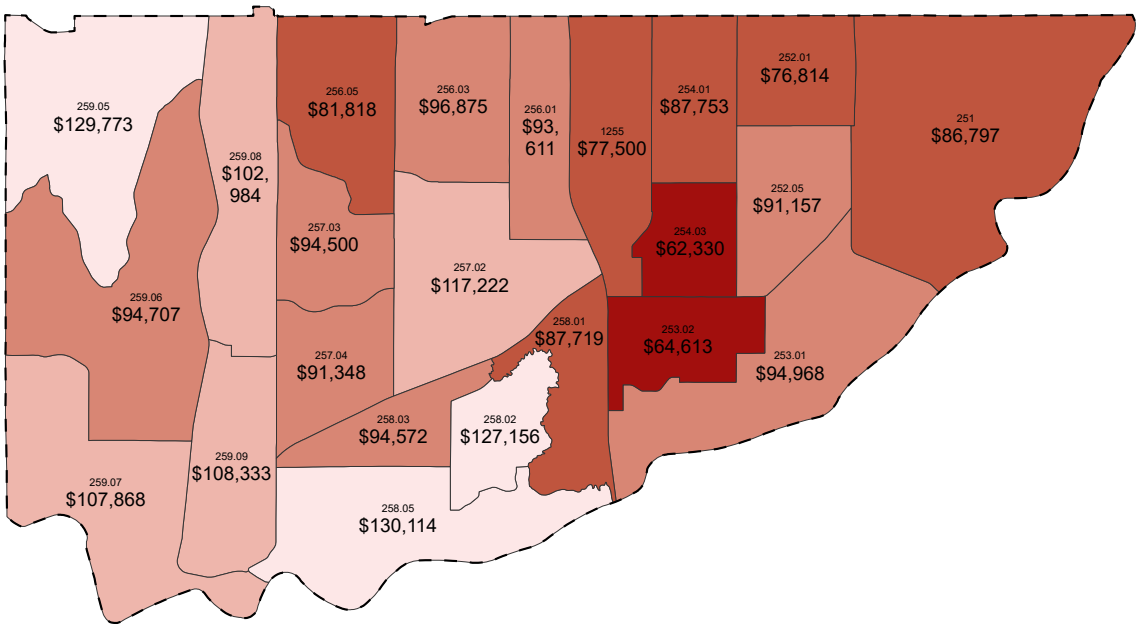


Data Source: 2025 Enrollment Report, Bloomington Public Schools – ISD 271

Income and Poverty Status

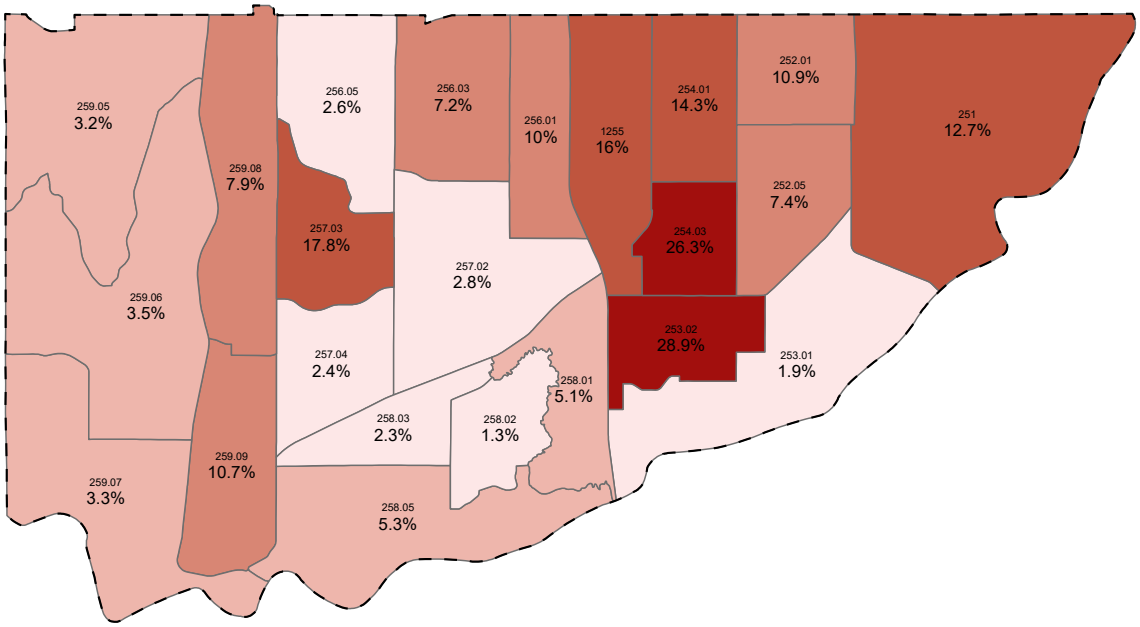
Citywide median income is around $93,211 (2019 dollars adjusted for inflation), which is similar to the median income of $91,659 from the last Comprehensive Plan cycle. The citywide median income only tells part of the story as median income varies widely across neighborhoods. When looking at the census tract level, median income for a neighborhood can range from $62,330-$130,114.

Map 4: Median Income By Census Tract



While median incomes have remained relatively similar over the last 10 years, there has been an increase in the number of individuals living at or below the federal poverty threshold in Bloomington. Since the last Comprehensive Plan cycle, the population living in poverty increased from 5,847 people to 8,032 people (a relative change of a 37 percent increase in people living below the poverty line). The citywide poverty rate is around 9.2 percent but ranges from 1.3 to 28.9 percent when looking at the census tract level. Around 7% of all households in Bloomington do not have access to a vehicle.

Map 5: Poverty Rate by Census Tract



Embracing and Planning for Uncertainty

Bloomington in tune

CITY OF BLOOMINGTON MINNESOTA

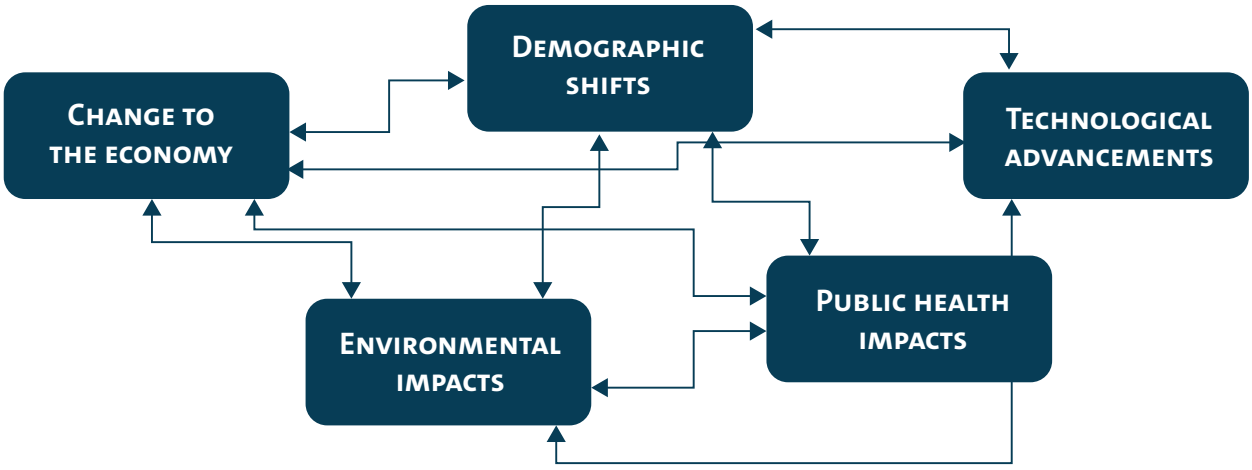
Embracing and Planning for Uncertainty

The Foward 2040 Comprehensive Plan was adopted in August 2019 and then just seven months later in March 2020, the World Health Organization declared the COVID-19 outbreak a pandemic. In order to reduce the spread of COVID-19, travel bans and shutdowns were implemented. This global lockdown had devastating public health and economic impacts: Millions lost their lives, economic inequality and unemployment increased, supply chains were disrupted, inflation increased prices, and businesses shut down. Many workers are now more online or have hybrid work, reducing the demand for office space and change commuting patterns. Also in 2020, the murder of George Floyd by a police officer in Minneapolis sparked a widespread societal reckoning of systematic racism, police brutality and institutional inequality.

Artificial intelligence (AI) continues to advance at an accelerating rate, with generative AI products like ChatGPT being utilized across sectors. People are having more direct interaction with this technology and long-range planning will need to stay aware of this rise in AI-human relationships. Waymo is now testing autonomous vehicles in the Twin Cities and could have drastic impacts on how people move around the City. This automation and technology requires additional infrastructure and energy, which can have environmental impacts as data centers consume large amounts of electricity and water.

Global average temperature continues to increase as 2023, 2024, and 2025 were the warmest years on record. The increasing abundance of greenhouse gases in the atmosphere due to human activities is the primary cause of recent global warming. Planning for climate change will help to reduce risks, support adaptation, a build a more resilient City.

Figure 14: Societal shifts to consider when planning for the future



These are just a few examples of the variety of demographic shifts, economic changes, environmental impacts, public health impacts, and technological advancements since the last Comprehensive Plan. These societal shifts will continue to disrupt and transform how we plan and manage for the future.

Figure 15: Societal shifts to consider when planning for the future

Changes to the economy	Demographic shifts
• Impacts and recovery from the COVID-19 pandemic • Increase in remote/hybrid work • Automation and Artificial Intelligence (AI) • Impacts from tariffs • Impacts and recovery from Operation Metro Surge	• Large proportion of single-person and two-person households • Aging population • More racially and ethnically diverse community
Environmental impacts	**Public health impacts**
• Increasing greenhouse gases in the atmosphere • More instances of extreme heat and localized flooding • Impacts to air and water quality	• Impacts and recovery from COVID-19 pandemic • Increase in social isolation and loneliness • Need for more mental health support • Increase in bonds between humans and chatbots
Technological advancements	
• Autonomous Vehicles • Artificial Intelligence (AI) • Advances in energy generation	

Strategic Planning for Bloomington

In 2021, the City embarked on a new strategic planning effort to include community in planning Bloomington's future. This strategic plan, *Bloomington. Tomorrow. Together*. engaged residents in helping the City Council and staff create a mission statement and strategic priorities for the City.

The mission for the City of Bloomington is to cultivate an enduring and remarkable community where people want to be. The goals, strategies, and actions of the 2050 Comprehensive Plan should align with our *B.T.T.* strategic priorities:

- Our community members will feel connected to their neighbors, welcomed, and valued by the community as a whole.
- The City of Bloomington will achieve significant improvement in the indices measuring the community's environmental and individual health.
- The City of Bloomington will achieve significant improvement in the indices measuring equitable economic growth.

As we prepare our next Comprehensive Plan update and further outline Bloomington's future, it is important for elected officials, city staff, residents, and community stakeholders to reflect on what has been accomplished and be aware of emerging trends. Considering these drivers of change can help us prepare for and guide change, foster more sustainable and equitable outcomes, and position us to be effective contributors towards our future. Below is a brief summary of progress that has been made since the Forward 2040 Comprehensive Plan and the adoption of *B.T.T.* The City has also launched a Strategic Plan Dashboard that outlines progress across the three priority areas.

Redevelopment and Growth in Bloomington

Future growth will continue to occur through the redevelopment of older and under-utilized properties, as well as infill development of parking lots and small parcels.. Like many communities, Bloomington's population is likely to continue to be older and more racially diverse. Also of note, is the continued increase in single-person households in Bloomington. Redevelopment will need to meet future needs of all households and promote sustainable and equitable growth. This could include encouraging a greater mix of land uses, preserving natural spaces, increasing the variety of housing choices, increasing the bikeability and walkability of neighborhoods, and improving transit access and service. Redevelopment should aim to ensure residents can access their daily needs – work, housing, food, health, education and culture – within their neighborhoods and accessible by walking or biking.

Since the last Comprehensive Plan cycle, the city has seen 2,438 new housing units built. There has also been an average annual building permit valuation around $157 million of investments across residential, commercial, and industrial properties in Bloomington. Of those 2,438 new units, 705 units (28.9%) are affordable between 30%-60% AMI, thanks to the City's Opportunity Housing Ordinance. Transit services continue to improve with the establishment of two new bus rapid transit routes in Bloomington (D Line and Orange Line) and the pilot of the metro micro ride share service.

By 2050, the Metropolitan Council projects a population of 103,400 people and 44,800 households. Bloomington 2050 will need to address how the City can accommodate this growth of around 13,000 people and 6,700 households over the next 20 years.

Figure 16: New Construction Permit Valuation 2021-2025

Year	New Construction Permit Valuation
2021	$218,465,900
2022	$179,105,400
2023	$131,915,500
2024	$163,932,400
2025	$93,379,600

The City has made several policy changes to support a greater mix of land uses, preserve natural spaces, and increase the variety of housing choices. Some examples include:

- Establishment of inclusionary zoning through the Opportunity Housing Ordinance;
- Allowing single-room occupancy and co-living housing units throughout the City;
- Creating a City Sewer Availability Charge (SAC) to help facilitate additional sanitary sewer infrastructure and capacity to support new growth;
- Allowing Missing Middle Housing types throughout the City; and
- Updating stormwater and bluff protection standards

City plans adopted since the Forward 2040 Comprehensive Plan include:

- The Active Transportation Action Plan guides the City in making walking and bicycling safer and more accessible for people of all ages and abilities.
- The Lyndale Avenue Suburban Retrofit Plan articulates a vision for Lyndale Avenue to be a connected, walkable and dynamic boulevard that connects a series of vibrant neighborhoods.
- The American Boulevard Corridor Study offers recommendations for a reimagined American Boulevard that supports high-quality transit, connections to the regional biking network, and safe crossings for walking, rolling, and biking.
- The South Loop District Plan was updated in 2025 to highlight the significant changes within the District.

A Connected, Welcoming Community

Bloomington residents participate in the National Community Survey, a standardized and statistically valid look at resident opinions about Bloomington's livability and quality of life. Bloomington residents continue to rate an excellent or good quality of life in Bloomington. Resident sentiments are also on the rise for public safety, crime prevention and animal control with an increase of about 10 points from the 2024 survey. Ratings for the availability of preventive health services and availability of affordable quality mental health care saw declines in 2024 that have rebounded sharply in 2025, both ultimately ranking higher than the national average.

Engagement and inclusivity continue to be strengths, with rising ratings for residents' sense of community, opportunities to volunteer, the community making all residents feel welcome and taking care of vulnerable residents, and openness and acceptance of the community toward people of diverse backgrounds.

Full results for the 2025 survey can be found at blm.mn/survey.

In 2023, the Welcome to Bloomington program was created for current and new residents to encourage community connections, familiarity and inclusion. The program provided a bucket list of Bloomington activities for residents to explore, offered a free "Welcome to Bloomington" package for new homeowners, and included regular new resident meetings to connect and learn more about the City. The City also launched a standardized Volunteer Management Program to create a more meaningful experience for residents to find connection and joy in working together for the common good. Staff continue to evaluate and update these programs to meet changing community needs.

In November 2023, Bloomington voters approved a half-percent local option sales tax to provide $155 million for renovations at the Bloomington Ice Garden, a new community health and wellness center, and enhancing and protecting the Nine Mile Creek corridor. Known as Bloomington Forward, this is a long-term community investment plan to support better health, wellness, and recreation activities and create more connected community spaces. The Bloomington Ice Garden renovation was completed on time and on budget in fall 2025. Construction on the community health and wellness center is underway with a goal to open by 2027. The Nine Mile Creek corridor renewal project is also underway with a goal to finish in fall 2027.

Bryant Park and Tretbaugh Park have both been transformed to provide improved facilities for community members. Bryant Park is Bloomington's first fully inclusive playground and Tretbaugh Park features a paved all-wheel track and a gravel mountain bike course.

The Old Cedar Avenue Bridge Trailhead has a vibrant new look. The City partnered with artist Sandy Spieler and Dakota cultural educator Tara Perron, to create a four-sided mural and living Indigenous garden at the trailhead shelter, 9551 Old Cedar Ave. S. The mural explores themes of home, kinship, water and healing, drawing from Dakota culture and community voices. The garden features native plants and traditional seed saving practices.

City plans adopted since the Forward 2040 Comprehensive Plan include:

- The Park System Master Plan provides a road map for planning and completing park improvements and guiding capital investments to ensure the park system serves the needs of the community today and in the future.
- The Bloomington Citywide Creative Placemaking Plan expands placemaking across Bloomington, building off efforts already completed in the South Loop District and aligning with the strategic goals of *B.T.T.*

A Healthy Community

Bloomington continues to advance work around environmental sustainability to support a healthy environment that leads to healthy people and a healthy community. The City continues to enhance natural resources, improve water quality, reduce greenhouse gas emissions, reduce solid waste, and conserve water. These efforts are summarized in the City's Annual Sustainability Report.

Mental health has been a priority focus for Bloomington Public Health. Addressing mental health and physical health on a personal level helps to set the stage for a healthy environment for residents. In 2025, Bloomington Public Health hosted a tri-city mental health summit between the Cities of Edina, Richfield, and Bloomington. The summit brought together visionary leaders, community advocates, and public health champions to foster collaboration in addressing the growing mental health crisis in our community. The Community Health Assessment also identifies a number of strategies to ensure sure our people and the community as a whole are healthy.

The Bloomington Police Department, in collaboration with Bloomington Public Health launched the Bloomington Community Brain Health Services (BCBHS) program to serve residents who are in crisis and post-crisis. This includes the embedded social work program in the Police Department. The program was recognized with a Regional Leaders and Innovators Award from the Minneapolis Regional Chamber.

City plans adopted since the Forward 2040 Comprehensive Plan include:

- The Community Health Assessment identifies the most pressing health needs of the community and informs strategies to improve health outcomes.
- The Electric Vehicle (EV) Infrastructure Plan helps the City determine how EV charging infrastructure is incorporated into the community.
- The Urban Forest Master Plan provides an inventory of trees in the City's right-of-way and maps the City's tree canopy.

A Community with Equitable Economic Growth

Bloom in Bloomington is a youth workforce program offering summer intern experiences to young people aged 16 to 24 who live or attend school in Bloomington. The program provides youth who face barriers to employment an opportunity to build skills, learn leadership and gain valuable work experience. Participants have an opportunity to explore career paths from a wide variety of local employers, including the City. The City is currently starting the fourth intern cohort.

Hatch Bloomington is a retail pitch competition hosted by the City of Bloomington with support from Bloomington Minnesota Travel and Tourism. The program gives ambitious entrepreneurs the opportunity to win a $100,000 financial assistance award, significant exposure, and a robust business network to tap into. The inaugural winner in 2024 was Scramblin' Egg, which opened their brick-and-mortar location in 2025 at 7828 Portland Ave S. The second program winner was BookMother. The Hatch winnings made an impact for the BookMother owner, Twila Dang, who is planning to open their first brick-and-mortar location in Bloomington this year. The City launched it third competition in 2026, with a focus on existing small businesses in Bloomington!

City plans adopted since the Forward 2040 Comprehensive Plan include:

- The Commercial Nodes Redevelopment Strategy outlines the strategies and resources available to support the redevelopment of key commercial nodes across Bloomington.
- The Economic Development Strategic Plan guides the City's economic development efforts fostering innovation, supporting local businesses, and enhancing quality of life through equitable investment and sustainable development.

City Services Overview

City Services Overview

The City's 2026 Budget

Engaging the community

The 2026 budget is a reflection of community priorities. Finance staff and other City employees continued the tradition of finding creative ways to engage community members in the budget planning process. Staff engaged with residents at five different community events. Through tables at open houses, community celebrations, and a farmers' market, Finance staff shared information about the City's budget and gathered feedback about resident's priorities for City services. Staff also provided an online feedback platform that remained open for throughout the budget planning process. The Mayor and Council discussed the budget at multiple Council meetings. The National Community Survey™ also addressed budget topics.

Priority-Based Budgeting

In 2025, the City implemented Priority-Based Budgeting—a government finance best practice to help:

- Evaluate all City programs based on community needs and the value they provide.
- Align resources with the *Bloomington. Tomorrow. Together.* strategic plan priorities.
- Increase transparency and accountability.
- Make data-driven strategic decisions.

2026 budget and property tax levy reflect community's priority of public safety

The City Council approved Bloomington's 2026 property tax levy and general fund budget last December. The final levy increase is 6.96%, which is 2.48 percentage points lower than the preliminary proposed increase of 9.44%.

For the owner of a median-valued home, the approved levy equals an increase of $124.39 per year, or about $2.39 per week. The final increase is lower than the average preliminary 2026 levy increase among Minnesota cities, which was 8.7%.

More than half of the budget increase supports public safety, as the Bloomington Fire Department transitions to a combined full-time and part-time staffing model. On a larger scale, more than 82% of this budget will go toward the five areas that make up the foundational services of City government: police, fire, public works, parks and recreation, and community development.

The level of spending in these vital areas reflects the priorities, values and expectations of Bloomington residents. The Council's work on the annual budget is the most important work we do. The 2026 levy increase reflects the City's mission to cultivate an enduring and remarkable community where people want to be.

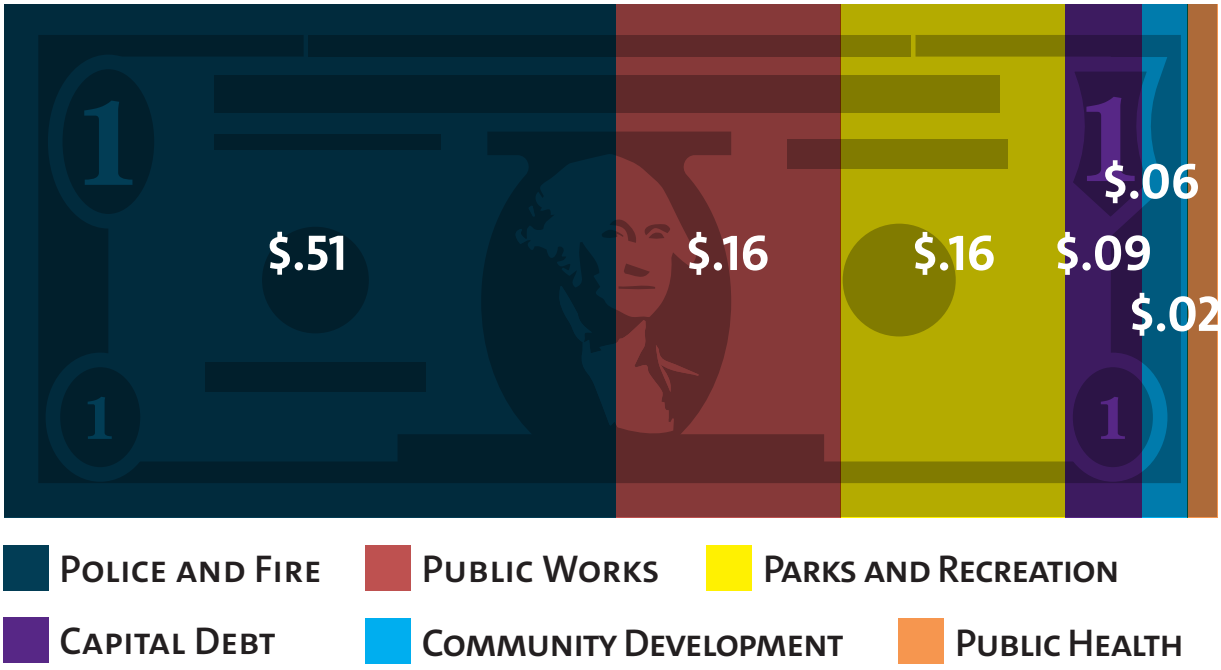
Residents pay property taxes to the City, Hennepin County and the school district. The City's share is roughly one-third of the total property tax bill with the remaining two-thirds going to Hennepin County and Bloomington Public Schools.

If you want to learn more, visit blm.mn/budget.

The 2026 City property tax dollar

Most property taxes support police, fire and public works. For every dollar of City taxes paid, 51 cents go toward police and fire, 16 cents go toward public works, 16 cents go to parks and recreation, 9 cents go to pay outstanding debt for street and construction projects, 6 cents go toward community development and 2 cents of each property tax dollar go toward public health.

Dividing up the 2026 City Property Tax Dollar



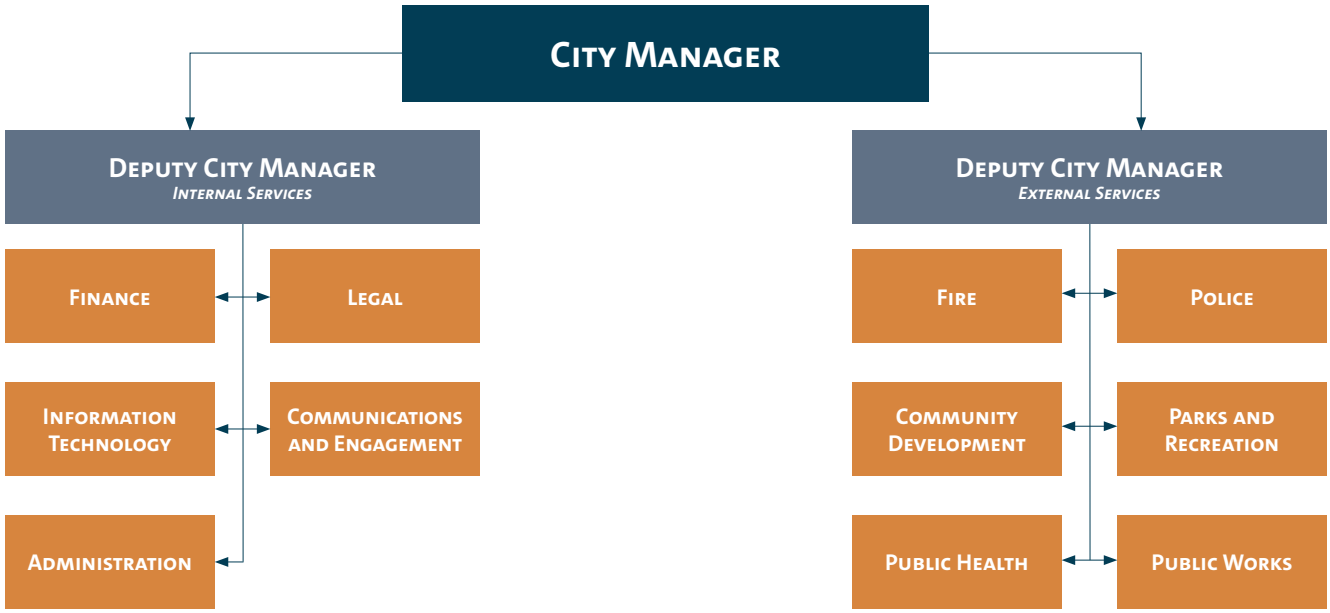
City Departments and Divisions

The home rule charter was adopted in November 1960. The City has a Council-Manager form of municipal government. The Council is comprised of the Mayor and six Council Members who serve four-year terms; the Mayor and two members are elected at-large, the rest are elected by district.

The City Council appoints a professional City manager, who is responsible to the Council for the administration of all City business. The Council also appoints residents to advisory boards and commissions.

Activities are managed by two service teams that report to the City Manager. Within each service team there are several departments that report to service team leaders for cross-collaborative alignment, strategic priorities, and implementing City operations and service delivery throughout the year.

City of Bloomington • Organization Chart



City Manager's Office

The City Manager leads and manages the daily operations of the City and its various departments to advance the City Council's mission to cultivate an enduring and remarkable community where people want to be, through effective leadership, strategic implementation, financial management, and operational excellence.

Administration Department

The Administration Department includes the Human Resources Division, City Clerk's Office, and Office of Equity and Workplace Culture. Each division within the department serves both internal and external customers.

City Clerk's Office

Activities of the City Clerk's Office include administering elections, business licensing, passports, data governance for all City records and general data requests. Federal, state, and county elections are held in even-numbered years and City and School District elections are held in odd-numbered years.

The City Clerk's Office also maintains records and manages sales for the Bloomington City Cemetery and in 2026 will maintain records and oversee sales for the Bloomington Veterans Memorial.

Human Resources

The Human Resources Division leads citywide recruitment and hiring efforts, administers employee benefit programs, and supports employee relations for all City staff. Human Resources also develops and maintains the City's classification and compensation systems and establishes employment policies and practices that align with the City's mission, vision, and values.

Office of Equity, Inclusion, and Workplace Culture

The Office of Equity, Inclusion, and Workplace Culture falls under the City of Bloomington's Administration Department. The mission is to create, lead, manage, and support systems change throughout the organization to ensure equity, inclusion, and belonging is emphasized. The office serves both internal and external customers. The office sets the vision for the City's equity efforts and supports departments in implementing specific equity goals and strategies. Its responsibilities include providing professional learning opportunities for City staff, applying an equity framework to policies, practices, procedures, and decisions, and developing equity tools and policies to guide staff and Council. The office also monitors progress, holds the City accountable for advancing equity, and collaborates with community partners to promote equity and inclusion within Bloomington and the region, driving measurable improvements and reducing disparities.

Communications and Engagement Department

Communications and Engagement is devoted to educating, informing and engaging the community and the City organization. Specifically, the Department cablecasts and webcasts City Council and other meetings, produces television news shows and standalone videos, maintains the City's websites, social media, operates public access television and generates the monthly newsletter the Briefing. The Department also uses engagement to enrich the City organization and community by building trusted relationships, civic engagement, and inclusive decision-making across Bloomington. The Department uses innovative and authentic approaches to facilitate, engage, and connect internal and external stakeholders. Staff serve as advocates and change agents to ensure the community is considered, accounted for and heard in the development and delivery of programs and services. Communication & Engagement Support Services includes the City's print shop, mailroom, and information desk functions.

Finance Department

The Finance Department provides comprehensive financial services for the City as well as the City's two component units- the Port Authority and the Housing and Redevelopment Authority. Services include accounting, accounts payable, accounts receivable, auditing, budgeting, cash management, investments, grant coordination, utility billing, accounts payable, purchasing, payroll, and risk management.

Budget and Administration

Finance provides monthly financial reports to the City Council and Executive Leadership Team and is responsible for submitting required reports to the Office of the State Auditor and Hennepin County throughout the year. Through conservative financial management and long-term planning, the City of Bloomington maintains the highest possible bond ratings possible "Triple AAA" bond ratings from Standard & Poor's, Moody's and the Fitch Rating Agency.

Accounting Division

The Accounting Division manages and records the day-to-day accounting of the City's transactions, including audit, payroll, accounts receivable, centralized purchasing, investments, accounts payable, utility billing, cash receipts and general accounting. The division prepares an analysis of the monthly financial statements for executive leadership and City Council. They prepare the Comprehensive Annual Financial Report which has received the annual Government Finance Officers Association award since 1970. The Audit function monitors the City tax on lodging, admissions and liquor sales.

Risk and Litigation Management

Risk Management provides risk management support to all operating divisions of the City.

Information Technology Department

The Information Technology provides computer hardware and software, Geographic Information Systems (GIS), and networking and communications services in alignment with the City's Information Technology Strategic Plan. IT also provides oversight for data and records management, ensuring the protection and preservation of City data and records in accordance with state laws and best practices. A cross-functional Information Technology Steering Committee was created in 2017 to ensure that technology governance is coordinated and efficient, leading to decreased costs and advancement of the City's business goals.

Cross-functional teams, including the IT Steering Committee, Data Management Team, and Data Governance Council, collaborate to address cross-organizational initiatives with significant short- and long-term technology and data impacts for City operations and the community. The IT Department's resources include staff time available to support City operating departments, as well as funding for hardware, software, and employee training needed to maintain secure, reliable, and modern technology systems.

Legal Department

The Legal Department works to enhance public safety and quality of life for Bloomington residents through fair and effective prosecution of crimes and civil administrative offenses. The City Attorney's Office provides legal counsel to the City Council, Advisory Boards and Commissions, the City Manager, and other City departments, and prosecutes non-felony criminal offenses occurring within the City.

Community Development Department

The Community Development Department supports the long-term vitality of the community through planning, creative placemaking, upholding City codes and more.

Assessor's Office

The City Assessor's office determines the annual valuation and classification for properties located within Bloomington's geographic boundaries for the purposes of property taxation. All properties must be valued annually and reviewed once every five years. A Board of Review made up of independent real estate experts holds an annual hearing to rule on valuation disputes brought by owners. Assessing staff also manages appeals on commercial/industrial and apartment properties in Minnesota Tax Court. The Assessor's Office advises the Bloomington Port Authority and Bloomington Housing Redevelopment Authority on development projects requesting Tax Increment Financing. Assessing staff also participate in administering Special Assessment and Park Dedication calculations.

Building and Inspections

The Building and Inspection Division is responsible for evaluating construction plans and conducting inspections to ensure compliance with Minnesota state building codes. Additionally, the division offers advisory support to homeowners during the permitting and inspection phases, as well as being responsible for overseeing the time-of-sale (TOS) inspection program designed to uphold safety standards in owner-occupied housing within the city.

Creative Placemaking

The Creative Placemaking Commission advises staff and the City Council on creative placemaking initiatives, including project prioritization, criteria for resource allocation, and artist selection. Commissioners also help promote programming and foster partnerships throughout the community.

Creative placemaking integrates arts, culture, and design to strengthen and connect communities. These efforts extend beyond traditional art creation by emphasizing cross-sector partnerships, meaningful community engagement, and collaboration with artists and culture bearers to advance local social, physical, and economic goals.

Environmental Health

Environmental Health handles inspection and enforcement activities in three program areas:

1. Minnesota Departments of Health and Agriculture delegate licensing and inspection of food and lodging establishments, public pools, manufactured home parks and wells in Bloomington. Plus, contracted inspections in Richfield, and provide education and outreach to protect the public's health.

2. Residential and commercial property complaints/reactive and systematic/proactive inspections to maintain properties' appearance and value for those living and working in Bloomington.

3. Rental property inspection and enforcement to provide safe and well-maintained rental housing.

Housing and Redevelopment Authority

The mission of the Housing and Redevelopment Authority in and for the City of Bloomington (HRA) is to create a stable and inclusive community through safe and dignified housing choices. The HRA carries out this mission through policies, programs, and services that support residents across the housing continuum, including those experiencing housing instability, renters, homeowners, and prospective homebuyers in Bloomington. Funding for these efforts comes from federal, state, regional, and local sources.

The HRA is governed by a seven-member board appointed by the Mayor and confirmed by the City Council. The HRA has authority to levy property taxes, serves as the City's designated Public Housing Authority, and administers several City housing-related funds.

Planning

The Planning Division defines and implements the future development vision for the City through community-wide and place-based land use plans and City Code amendments. The Division also reviews and prepares recommendations on applications for development, rezoning, use permits and variances, and conducts special studies for the City.

Port Authority

The Port Authority is a component unit of the City of Bloomington responsible for advancing orderly economic development throughout the community. The Port Authority coordinates development and redevelopment activities citywide, implements programs and resources that support both small and large businesses, manages workforce development initiatives, and leads Creative Placemaking efforts as an important component of the City's economic development strategy.

The Port Authority has limited taxing authority, including the ability to levy taxes, and broad authority to issue bonds or notes to support public improvements and redevelopment projects. All debt issuances require approval from the City Council prior to issuance, and the City guarantees certain Port Authority debt.

The Port Authority is governed by a seven-member board appointed by the Mayor and confirmed by the City Council.

Fire Department

The department operates from six fire stations located throughout the city, although current staffing levels only allow operations out of five stations. Four stations are staffed 24 hours per day. The department utilizes modern firefighting apparatus including engines, ladder trucks, and specialty response units.

Emergency Management

Fire, Police, and Public Health staff work together to provide a coordinated, multi-layered emergency management capability for the City. Command staff from these departments receive emergency management and incident management training. The Emergency Operations Plan (EOP) and the Continuity of Operations Plan (COOP) are reviewed collaboratively by City departments and are updated annually. The City's emergency notification capability is also a multi-department effort. Fire, Police, Public Works, and Information Technology work together to maintain the Everbridge notification system, which alerts residents and visitors about emergency and hazard information.

Fire Operations

Fire Operations encompasses emergency response, dispatching, and the maintenance and repair of buildings and equipment. Operational responsibilities also include researching and evaluating new equipment, methods, and technologies to improve emergency response and performance. Fire Department training covers all aspects of preparing emergency response personnel, including maintaining certifications, strengthening existing response skills, and implementing new tactics and procedures as they are identified and validated.

Fire Prevention

Fire Prevention firefighter/fire inspectors inspect all new construction and renovation of commercial, industrial, and multi-family residential structures to ensure compliance with the fire code. Fire inspectors also inspect all properties, except single-family dwellings, to verify ongoing compliance with fire safety regulations. Fire Prevention staff collect annual data on the storage and use of hazardous materials within the city and verify the required annual maintenance of fire alarm and fire sprinkler systems. Fire inspectors investigate all fires in Bloomington to determine cause and origin and work with the Police Department when investigating suspected arson cases. The division promotes fire prevention education and training, oversees school fire education programs, and coordinates the Fire Department's annual open house. Fire Prevention staff also participate in the City's multi-department Development Review Committee.

Parks and Recreation Department

Parks and Recreation oversees 97 parks and recreational facilities for users to enjoy. The department provides recreational opportunities through programs and facilities offering a wide variety of opportunities for people of all ages and abilities.

Bloomington Family Aquatic Center

The Bloomington Family Aquatic Center is an eight-lane, fifty-meter lap pool with a zero-depth entry. The zero-depth entry includes three tot slides and water play features. The diving well has a one-meter diving board, a climbing wall and a drop slide. The facility also has two looping water slides and a concessions operation.

Bloomington Ice Garden

Bloomington Ice Garden is a premier, 126,000-square-foot facility and rents over 10,000 hours of ice annually and welcomed more than 465,000 visitors in 2024, according to Placer.ai data. BIG underwent a major renovation in 2025 which included a full facility closure from March 15th to September 30th, 2025, with the facility reopening October 1st, 2025. BIG hosts a variety of hockey and figure skating events, including local, state, and regional competitions. BIG has three rinks with a total seating capacity of 2,500 that are used primarily for youth and high school hockey and figure skating activities, and a dry land training area. BIG hosts 20-25 special events annually including hockey tournaments, figure skating competitions, and other social events through space rentals. Programmatically BIG offers public skating, open hockey, Pro's Ice, facility rentals, a variety of family friendly programs, and operates concession services. Skating lessons are offered for both youth and adults by professionally trained instructors.

Center for the Arts

The Bloomington Center for the Arts (BCA) provides high quality arts and cultural experiences for residents, patrons and participants. BCA serves a diverse group of constituents and community events. It is headquarters to seven independently owned and operated non-profit arts organization tenants, houses several civic engagement programs, hosts large-scale city and community annual festivals, serves as an extension of Civic Plaza for city departmental use, operates community arts education programs, offers a diverse array of spaces rentable for City and private functions, has two art galleries featuring local visual artists and exhibitions, and hosts over 150 events and performances annually. With diverse facilities such as the Schneider and Black Box Theaters, art galleries, rehearsal spaces, and education classrooms, the Center for the Arts is a magnet for people looking for enriching experiences in the arts.

Dwan Golf Course

Dwan Golf Course is an award-winning 18-hole regulation length golf course that is home to a wide variety of weekly leagues and groups. Dwan offers three tee options for men playing to a Par of 68 and three tee options for women playing to a Par of 70. Dwan also offers a shorter fourth tee option for juniors, seniors, and novice players. Dwan annually is one of the busiest golf courses in Minnesota.

Hyland Greens Golf Course

In February 2024, the Bloomington City council conveyed Hyland Greens Golf Course land to be owned and operated by the Three Rivers Park District. A conservation easement was drafted to permanently preserve the property as a public recreation space or public open space. Three Rivers Park District operated the golf course in 2025 and plans to continue as a golf course in the foreseeable future. The City of Bloomington's Park and Recreation Department and the Three Rivers Park District co-promoted lesson series for youth, beginners, and adults in 2025 and will offer co-promoted lessons in 2026.

Recreation Division

The Recreation Division focuses on preserving, managing, and programming the City's vast parks system of 3,700 acres for the enjoyment of people of all ages and abilities. The division provides a wide range of activities for all ages, from highly competitive individual and team sports to youth summer programming to community wide special events to self-directed leisure activities.

Police Department

The Police Department works to ensure community safety, prevent crime through visible engagement, enforce State and local laws fairly and respectfully, and provide access to supportive services and crime prevention programs.

Administration

Police Administration provides overall management and administrative support to the Police Department and comprehensive emergency management support for the city. Resource allocations and decisions within the Police Department are largely guided by our Mission, Vision, and Core Values.

Operations

Police Operations provides 24-hour, seven-day-a-week response to calls for service, including crimes, traffic accidents, medical emergencies, and neighborhood concerns.

Patrol

The Patrol Division provides 24-hour service responding to crimes, traffic accidents, medical emergencies, fires, public safety hazards, domestic disputes, and other community needs. More than 128,288 emergency and non-emergency calls were logged in the public safety communications center in 2025, including 47,409 emergency 911 calls. Other Police Department units include the South Loop Unit, Traffic Investigations Unit, Community Services Unit, K-9 Unit, Emergency Management, Police Reserves, and Animal Control. The Department also maintains an Emergency Services Group (ESG), which includes the Emergency Response Unit (ERU), Bomb Squad, Crisis Negotiators Unit, Tactical Support Unit, and the West Command Public Order Unit. These specialty units are staffed by existing authorized personnel as operational needs arise.

Support

The Police Support Division includes the Core Values Bureau, Support Services Bureau, Public Safety Communications Center, Property and Evidence Control Unit, Community Services Unit, and Animal Control functions. These divisions provide administrative, technical, and community-based services that enable the Department's patrol and investigative units to operate effectively. From emergency communications and crime analysis to records management, digital evidence, jail operations, training coordination, and community outreach, the Police Support Division ensures operational readiness, accountability, and responsive service delivery across the organization.

Public Health

Public Health's mission is to engage the community in promoting, protecting and improving the health of all. The Bloomington Public Health Department (Public Health) provides health services across the cities of Bloomington, Edina and Richfield. This relationship has been in place for over 50 years. The Public Health Division is responsible for the administration and implementation of programs and services to address the areas of public health responsibility as defined in the Local Public Health Act (Chapter 145A of Minnesota Statutes). Foundational public health services are mandated by law, only provided by governmental public health, and are population-based, focusing on disease prevention, protection and health promotion.

As a nationally accredited health 255 department, Public Health fulfills its statutory requirements through its many services and programs. It is organized into the following four areas:

- Community Health Services: Includes the Women, Infants and Children (WIC) Supplemental Nutrition Program, immunizations, follow-up investigations on infectious disease cases, and home visits for eligible families.
- Population Health: Includes health in all policies, emergency preparedness, Statewide Health Improvement Partnership (SHIP), substance use prevention, population-based support for older adults and follow-up on referrals for public health support.
- Operations: Includes insurance reimbursement, data support, informatics, and office administration.
- Shared Services: Includes contract/grant management, finance, communications, performance management, community health assessment/community health improvement plans and national accreditation.

Public Works Department

The Public Works Department is responsible for maintaining the City of Bloomington's streets and public infrastructure. The department supports a safe and efficient transportation network, maintains City parks and facilities, and provides essential utility services to residents and businesses.

Engineering Division

The Engineering Division provides design and construction inspection for the City's streets, bridges, water supply, sanitary and storm sewer systems, sidewalks, bikeways, trails, water resource projects, and traffic signal systems. The division manages more than 15,000 signs and 144 traffic signal systems, including those owned by the County and other agencies. It also oversees the reconstruction or overlay of approximately 12 to 13 miles of streets each year, along with other local and regional infrastructure projects.

Maintenance Division

Maintenance administration plans, schedules, and coordinates all maintenance programs and activities with other City departments, along with maintaining and managing traffic signals, signs, pavement markings and streetlights.

Street Maintenance provides street sweeping, snow plowing and street repair. This includes the Pavement Management Program which maximizes the life of streets by replacing and repairing pavement at the most beneficial time.

Facilities and Park Maintenance staff repair and maintain City buildings, park structures, fire stations and cemetery property. Park Maintenance staff is also responsible for forestry and removal of diseased trees (such as Emerald Ash Borer infested trees), and clean-ups after major storm events.

Fleet Maintenance staff maintain, repair and replace City vehicles and equipment.

Utilities Division

The City strives to provide a reliable supply of water that meets or exceeds all federal and state quality standards, while maintaining rates that support the long-term sustainability of the system.

The objective of the Wastewater Utility is to provide sanitary service capacity and sufficient maintenance to minimize system blockages and infiltration/inflow. The sanitary sewer infrastructure spans 359 miles of pipe, includes 28 lift stations and thousands of manholes, and serves over 25,000 connections.

Objectives of the stormwater utility include protecting structures and the public from stormwater damage caused by surface water runoff, providing wetland protection, and compliance with the Minnesota Pollution Control Agency's municipal stormwater permitting program. The fee is intended to recover costs associated with meeting permit requirements and providing stormwater utility service to residents and commercial establishments in a fair and equitable manner. The stormwater infrastructure spans nearly 300 miles of mainline pipes and catch basin leads, with 5 lift stations, over 300 ponds, and thousands of maintenance holes and catch basins.

The City contracts for curbside collection of garbage (weekly), recycling (every-other-week), organics recycling (weekly), yard waste (weekly during yard waste season) and bulky items for single-family residential properties, which includes duplex housing and certain townhomes that have opted into the program.

CITY OF BLOOMINGTON MINNESOTA

Board Agenda Item

Originator	Item
Housing and Redevelopment Authority	**6.2 HRA Policy and Project Updates**
Agenda Section	Date
DISCUSSION ITEMS	October 13, 2026

Requested Action:

Informational only

Description:

A standing agenda item for the HRA Administrator and HRA Board members to provide any updates to the Board.