

## **Project Description**

This proposed residential development is located on a 2.8-acre site and will consist of 33 townhouse units housed within seven three-story buildings: two 4-unit buildings and five 5-unit buildings. Each townhome will be platted as its own individual lot with a separate parcel number.

The project will be constructed in three phases. To improve safety and traffic flow, the community will feature two access points from 86th Street and 87th Street E. All internal roadways will be privately owned and maintained by the homeowners association.

The project focuses on creating well-designed, functional living spaces with cohesive and attractive architecture. By carefully balancing density with neighborhood compatibility, the development will offer modern townhomes that integrate harmoniously into the existing community.

On March 20, 2026, Hung Ly, Architect, and Lien, the project owner, hosted a neighborhood meeting from 6:00 pm to 7:00 pm to present the proposed development and gather community input. Enclosed is the sign-in sheet listing the attendees of the meeting.

Meeting: 5/20/2026

at 1605 86<sup>th</sup> ST E, Bloomington, MN 55425

Will Grunewald

Grace Lutheran 8700<sup>011</sup> cell

Guy Carlson

1566 R 87<sup>th</sup>

Steve Adelman

Jimmy B DuBay

1700 E. 87<sup>th</sup> St Bloomington

Marilyn DuBay

Ken SLINDE

2100 Dixon Drive

55431

Anne Solberg

1711 E 86<sup>th</sup> St

55425

Pat Dill

1550 E 86<sup>th</sup> St

55425

Jeremy St. Germain

1609 E 86<sup>th</sup> St, Bloomington, MN

Evan Kitner

1609 E 86<sup>th</sup> St Bloomington MN

Mik & Cheryl Brady

1517 E 86<sup>th</sup> St Bloom

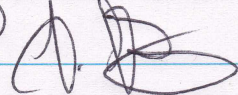
MN

CAAC & SUZAN

1853 Bloomington B'ly 55425

John & Dore Kusinski

1607 E 86<sup>th</sup> St Bloom 55425

mlh 

1517 E 86<sup>th</sup> St

Bright 55425

Hung Ly, Architect

Lien Lam, Twin Win 1 LLC



## OPPORTUNITY HOUSING - AFFORDABLE HOUSING PLAN

Residential developments of 20 units or more must submit an Affordable Housing Plan to the City of Bloomington as a part of the application for a final site and building plan, a final development plan or for NOAH preservation. An Affordable Housing Plan is not required for a development in which the affordable housing obligation is satisfied by payment in lieu. The developer's commitment to meet the requirements of the Opportunity Housing Ordinance and the description of the affordable housing tools and incentives requested in the Affordable Housing Plan will be included in the development agreement with the city, Port Authority or Housing and Redevelopment Authority.

Fill in a response beneath the italicized text for each section below and submit this document with your application to serve as your Affordable Housing Plan.

<b>DEVELOPMENT NAME:</b>	<b>Bloomshine Village</b>
<b>ADDRESS:</b>	<b>1605 86<sup>Th</sup> Street E Bloomington, MN 55425</b> <b>1603 86<sup>Th</sup> Street E Bloomington, MN 55425</b> <b>1601 86<sup>Th</sup> Street E Bloomington, MN 55425</b> <b>1525 86<sup>Th</sup> Street E Bloomington, MN 55425</b> <b>1606 87<sup>Th</sup> Street E Bloomington, MN 55425</b> <b>1604 87<sup>Th</sup> Street E Bloomington, MN 55425</b>
<b>DEVELOPER:</b>	<b>Twin Win 1 LLC</b>

#	Section	Ordinance Requirement (text in grey) and Responses
1.	<b>OPPORTUNITY HOUSING REQUIREMENTS SUMMARY</b>	<p><i>Provide a summary of the tools, methods, and related approaches used to meet the requirements of § 9.06 and include options in § 9.07 to § 9.13 to construct rental or for sale residential development on-site or off-site, purchase and rehabilitate Naturally Occurring Affordable Housing, or acquire and rehabilitate existing market rate units, conversion or other option</i></p> <p><i>Provide a project summary paragraph including the type of development, number of buildings and stories, number of affordable and market rate units, amenities, proximity to jobs and transit and estimated construction start and completion dates</i></p> <p><b>The townhouses will have 3 levels, no basements, square footage from 2300-2500 sq ft (29 units) and around 3000 sq ft (ADA 4 units). We plan to build the development in 3 phases. We will start the first phase in September 2026 to build 8 townhouses. The second phase will be 2027</b></p>

to 2028 for 10 units. The third phase would be 2029 to 2030 for 15 units. Each phase may take 8-12 months. The proposed construction of our townhome development, Bloomshine Village, on 86<sup>th</sup> and 87<sup>th</sup> streets East between 16<sup>th</sup> and 17<sup>th</sup> Ave in Bloomington, MN of 33 townhouses eventually will include 3 affordable townhouses on-site to comply with the city requires.

**2. PROJECT METRICS**

*Provide the development philosophy and description of project performance metrics including, but not limited to, total development cost, development cost per unit, development returns such as return on costs, return on equity, and both leveraged and unleveraged internal rate of return to assist the city in analyzing public participation § 9.06 and § 9.32*

**Our project will be developed to be held for a minimum of five years and with a target unleveraged IRR and leveraged IRR if necessary. We vision no public participation beyond allowed incentives.**

**3. PROPOSED MARKET RATE AND AFFORDABLE UNITS**

*Provide the number, location, description of the structure such as but not limited to attached, semi-attached, or detached, size and cost of the proposed market rate and affordable units § 9.32*

**All units are in an attached multi-townhouse development located on 86<sup>th</sup> and 87<sup>th</sup> St East between 16<sup>th</sup> and 17<sup>th</sup> Ave in Bloomington, MN, 55425**

- a. 29 units, 4-5 bedrooms, 2,400 square feet.
- b. 4 units ADA, 4-5 bedrooms, 3,000 square feet.
- c. There are 3 affordable townhouse units within our development.

# BEDROOMS	30% AMI TOTAL UNITS	30% AMI UNITS RENTS	30% AMI UNITS SQ FT	50% AMI TOTAL UNITS	50% AMI UNITS RENTS	50% AMI UNITS SQ FT	60% AMI TOTAL UNITS	60% AMI UNITS RENTS	60% AMI UNITS SQ FT	MARKET RATE TOTAL UNITS	MARKET RATE UNITS RENTS	MARKET RATE UNITS SQ FT
Efficiency												
1 Bedroom												
2 Bedroom												
3 Bedroom												
4 Bedroom												
<b>TOTAL UNITS</b>												

4. **AFFORDABILITY** *Provide the income levels to which each affordable unit will be made affordable § 9.32*  
**We are selling the townhouses as we build. The pricing will depend on the market value of each unit at a given time.**
5. **TERM OF AFFORDABILITY** *Provide the methods to be used to maintain affordability and the duration over which affordability will be maintained § 9.32*  
**Term of Affordability: we will commit to maintaining the Affordability limits shown here for the Opportunity Housing units for a minimum of 20 years as provided for indeed restriction.**
6. **AFFORDABILITY MONITORING** *Provide your plan to monitor ongoing affordability § 9.32*  
**Confirmation of Rental Assistance Acceptance: Not applicable because we are building units for sale, not for rent.  
If we rent them, we will follow the formula that city requires.**
7. **CONFIRMATION OF RENTAL ASSISTANCE ACCEPTANCE** *Provide written confirmation that households with U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher rent assistance will be considered for tenancy in rental development § 9.32*
8. **INCENTIVES** *Check and provide a description of the tools and incentives that your project is eligible for § 9.15 through § 9.31*  
 Density bonus  
**The development qualifies for 41 units current zoning density and Will utilized the increased density**  
 Site area reduction  
 Site width reduction  
 Open space reduction  
 Floor area ratio bonus  
 Height bonus  
**The development will increase extra stories from 2 stories to up to 50 ft height.**  
 Parking stall reduction  
 Enclosed parking space conversion  
 Minimum size reduction  
 Alternative exterior materials allowance  
**The front and side facades of the development will utilize 75% Alternative exterior material allowance and will incorporate a mix of Fiber cement and vinyl.**  
 Storage space reduction  
 Landscape fee in-lieu reduction

- Development fee reimbursements
- Development fee deferment

**The development will take advantage of the 12-month deferral fees.**

- Expedited review of plans
- Land write down
- Affordable Housing Trust Fund
- Tax increment financing
- Project based housing vouchers

**9. MARKETING**

*Provide the methods to be used to advertise the availability of the affordable units § 9.32*

*Explain how advertising methods for availability of affordable and market rate units will occur using three primary channels:*

- 1) *Online, through the development's website and promotions through online partners*
- 2) *Social media, through the development's Instagram, Facebook and Twitter accounts*
- 3) *In print, through brochures that will be made available at selected affordable housing partners and non-profit organizations in Bloomington*

**Advertising methods for availability of units will occur using three primary channels:**

- 1) **Online, affordable units will be promoted on the property webpage and through online local adverts. Affordable units will be posted on HousingLink.**
- 2) **Social media, the affordable units will be promoted on our various social media accounts .**
- 3) **In print, an advert promoting the affordable units will run in the local Bloomington newspaper, the Sun Current. Brochures will be distributed to local non-profit orgs including VEAP and Community Action Partnership of Hennepin County.**

**10. DISPERSION**

*Describe how the Opportunity Housing units encourage racial and economic integration and distribute affordable housing units throughout the city § 9.36*

**The development is in a mixed-income and mixed-use transit corridor of the city and will encourage further racial and economic integration. The addition of 3 Opportunity Housing Units in a mixed income building on this site assists in the distribution of affordable housing units throughout the city.**

**11. INTEGRATION**

*Describe how the affordable housing units in the development are mixed with and not clustered together or segregated in any way from market rate units § 9.36*

**Please see the attached floor plans.**

**12. DESIGN**

*Describe how the affordable housing units are comparable in construction quality, in-unit amenities, and exterior design to the market rate units constructed as part of the development § 9.36*

**The Opportunity Housing units are designed and will be constructed to the same high quality of construction as the remainder of the development. The Opportunity Housing units will have in-unit laundry just as the market rate units will.**

**13. PHASING PLAN**

*For a phased development, describe how your phasing plan provides for the concurrent development of the number of affordable units proportionate to the number of market rate units for each proposed phase of development § 9.32 and § 9.36*

**There will be 3 phases for construction:**

**Phase I: year 2026-2027.**

**Phase II: year 2027-2028.**

**Phase III: 2029-2030.**

**Depend how soon we can sell the units. We can build earlier if we can sell sooner.**

**14. CONSTRUCTION TIMING**

*Describe how the construction and occupation of affordable units will be proportionate construction and occupation of market rate units § 9.36*

**Construction and completion of all units will occur at different time schedules. The request for a certificate of occupancy will be 100% of the units upon completion.**

**15. PROJECT PLANS**

*Provide a site plan and a floor plan depicting the location of the affordable and the market rate units § 9.32*

*Provide a jpeg project design rendering*

**Please see attachments that include the site plan and the floor plan of the proposed development.**

**16. ADDITIONAL INFORMATION**

*Provide any additional information reasonably requested by the community development department to assist with evaluation of the affordable housing plan. Check with the community development department to discuss additional information requested. § 9.32*

A developer or owner may propose an alternative method to meet the opportunity housing requirement. Based on evidence specified in the Affordable Housing Plan, the community development department may approve such an alternative if the alternative will provide as much or more affordable housing at the same or lower income levels, and of the same or superior quality of design and construction, and will otherwise provide greater public benefit than compliance with the requirements of this chapter.

Upon submittal, the community development department will determine if the affordable housing plan is complete and conforms to the provisions of this chapter and the opportunity housing guidelines. The Developer will receive written comments on their Affordable Housing Plan at the next scheduled Pre-Application or Post-Application Development Review Committee Meeting. The decision of the community development department may be appealed.

Applicant Name Hen Lam (owner of Twin Win LLC) Date 05/27/2026

