

Private Development 2016-2021 Multifamily Unit & Bedroom Totals*

| 2016 | | | Units | Bedrooms | Affordability Component | Affordable Units | Affordable Beds | Status |
|--|--|-------------------------------|------------|-------------|---|------------------|-----------------|--------------|
| 2016 Approved Projects with Contribution | | | | | | | | |
| Pedcor / B-Line Heights | 611 N. Rogers Street | Apartments | 34 | 57 | All affordable | 34 | 57 | Complete |
| Urban Station | 405 S. Walnut Street / 404 S. Washington Street | Commercial & Apartments | 54 | 146 | 5 units with Tax Abatement | 10 | 15 | Complete |
| Park South / Hillside and Henderson | 1551 S. Henderson Street | Commercial & Apartments | 74 | 94 | 4 affordable units | 4 | 4 | Complete |
| Evolve/Dunn Hill | 17th and Dunn | Apartments | 281 | 754 | \$1 Million contribution to the housing fund | 0 | 0 | Complete |
| Evergreen Assisted Living | Creeks Edge | Assisted Living Apartments | 115 | 115 | Affordable senior assisted living | 115 | 115 | Complete |
| Crawford II / S. Henderson | S. Henderson | | 36 | 36 | Supportive housing | 36 | 36 | Complete |
| | | | 594 | 1202 | | 199 | 227 | |
| 2016 Approved Projects without Contribution | | | Units | Bedrooms | Affordability Component | | | Status |
| Sullivan's Building | 115 N. Washington | | 9 | 20 | None | | | Complete |
| Tech Park Housing | 619 N. Morton | | 14 | 14 | None | | | Complete |
| Fox on Washington | 415 S. Washington | | 9 | 9 | None | | | Complete |
| Omega on S. College | 335 S. College | | 4 | 6 | None | | | Complete |
| Bloomington Bagel Co. | 113 N. Dunn | | 16 | 16 | None | | | Complete |
| Sunny Day | 208 S. Dunn | | 2 | 4 | None | | | Complete |
| Omega on N. Morton | 223 N. Morton | | 12 | 32 | None | | | Expired |
| Notting Hill | 815 N. College | | 11 | 31 | None | | | Expired |
| | | | 77 | 132 | | | | |
| | | | | | | | | |
| | 2016 TOTALS | | 671 | 1334 | | 199 | 227 | |
| | | | | | | | | |
| 2017 | | | | | | | | |
| 2017 Approved Projects with Contribution | | | Units | Bedrooms | Affordability Component | Affordable Units | Affordable Beds | Status |
| Ethos/Patterson Pointe | 3rd and Patterson | | 178 | 477 | 61 affordable senior units previous built | 61 | 61 | Complete |
| Adams Village | Tapp and Kegg | | 136 | 190 | 13 workforce units | 13 | 19 | Complete |
| First Capital | 1610 N. Kinser | | 39 | 39 | 6 workforce units | 6 | 6 | NOT BUILT |
| Mara Jade/Brahms (Now Lewis) | 3rd and Grant | | 35 | 35 | \$150,000 contribution to housing fund | 0 | 0 | Complete |
| Mecca/Crescent Rd. PUD | Crescent | | 146 | 247 | 70%-80% of units are affordable | 102 | 145 | Construction |
| Alleyworks (Yellow Cab) | W. 6th | | 33 | 40 | 5 affordable units | 5 | 5 | Complete |
| LifeDesigns/Milestone | 1107 W. 3rd | | 40 | 49 | All units affordable or for people with disabilities | 40 | 49 | NOT BUILT |
| Omega (Morton Row) | 223 N. Morton | | 10 | 34 | 2 affordable units on site, 2 off-site, \$25,000 contribution to housing fund | 4 | 4 | Complete |
| | | | 617 | 1111 | | 231 | 289 | |

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|--|-----------------------------------|--|--------------|-----------------|---|-------------------------|------------------------|---------------------|
| 2017 Approved Projects without Contribution | | | <u>Units</u> | <u>Bedrooms</u> | <u>Affordability Component</u> | | | <u>Status</u> |
| Demming | 422 E. 6th | | 2 | 9 | None | | | Complete |
| Cityside | 3rd, 4th, Washington | | 63 | 130 | None | | | Complete |
| Serendipity/Kahn | 201 S. College | | 10 | 10 | None | | | NOT BUILT / EXPIRED |
| Sentinel | Sare and Canada | | 57 | 83 | None | | | Complete |
| Urban Station 2 | 331 S. Walnut | | 60 | 154 | None | | | Complete |
| Shively | 722 W. 2nd | | 3 | 7 | None | | | Expired |
| University Manor II | Dunn and Bypass | | 8 | 24 | None | | | Complete |
| | | | 203 | 417 | | | | |
| | | | | | | | | |
| | 2017 TOTALS | | 820 | 1528 | | 231 | 289 | |
| | | | | | | | | |
| 2018 | | | | | | | | |
| 2018 Approved Projects with Contribution | | | <u>Units</u> | <u>Bedrooms</u> | <u>Affordable Component</u> | <u>Affordable Units</u> | <u>Affordable Beds</u> | <u>Status</u> |
| Blown Cohousing LLC | Maxwell and Short | | 27 | 27 | Discussions with Administration | none | none | Construction |
| Southern Knoll | 1107 W. 3rd | | 31 | 42 | All affordable | 31 | 42 | Complete |
| SCIHO (Switchyard Apartments) | 1901 S. Rogers | | 16 | 28 | All affordable-only 8 units being built at this time | 16 | 28 | Half Complete |
| Middle Earth ***No P&T Petition Involved | 404 W. Kirkwood Avenue | | 20 | 20 | | 20 | 20 | Complete |
| | | | 94 | 117 | minimum | 67 | 90 | |
| | | | | | | | | |
| 2018 Approved Projects without Contribution | | | <u>Units</u> | <u>Bedrooms</u> | <u>Affordability Component</u> | | | <u>Status</u> |
| TMC Bloomington LLC | 121 E. Kirkwood | | 22 | 38 | None | | | Expired |
| Howard | 608 N. Dunn | | 6 | 6 | None | | | Complete |
| Serendipity | 201 S. College | | 10 | 10 | None | | | Complete |
| Cityside 123 | 215 S. Walnut | | 14 | 14 | None | | | Complete |
| JBMF LLC (Rooming House) | 910/916 N. College, 913 N. Walnut | | 0 | 99 | None | | | Complete |
| Meadowood | 800 E. Tamarack | | 75 | 75 | None (Assisted Living) | | | Approved |
| Smith Road Apartments | 610 N. Smith | | 23 | 23 | None | | | Complete |
| DebDave Investments | 1355 W. Allen | | 12 | 12 | None | | | Complete |
| Blake Construction | 601 E. Miller | | 6 | 11 | None | | | Complete |
| | | | 168 | 288 | | | | |
| | | | | | | | | |
| | 2018 TOTALS | | 262 | 405 | | 67 | 90 | |
| | | | | | | | | |
| 2019 | | | | | | | | |
| 2019 Approved Projects with Contribution | | | <u>Units</u> | <u>Bedrooms</u> | <u>Affordability Component</u> | <u>Affordable Units</u> | <u>Affordable Beds</u> | <u>Status</u> |
| Canterbury Apartments Remodel (Limestone Crossing) ***No P&T Petition Involved | 540 S. Basswood | | 208 | 440 | All affordable | 208 | 440 | Construction |
| Centerstone, LLC | 1610 N. Kinser Pike | | 51 | 64 | 50 units Permanent Supportive Housing | 50 | 64 | Complete |
| CDG Acquisitions, LLC | 1800 N. Walnut St. | | 241 | 750 | \$20,000 contribution for 15% of the beds = \$2,250,000 | 0 | 0 | Construction |

| | | | | | | | | |
|--|---------------------------------|--|--------------|-----------------|--|-------------------------|------------------------|-------------------------------|
| Lewis (Bailey Towers) | 11th and College | | 33 | 39 | 4 units for 20 years | 4 | 4 | Complete |
| Hilltop Court Apartments (Lauchli) | 1201 W. Allen Street | | 114 | 166 | | 4 | 12 | Construction |
| | | | 647 | 1459 | | 266 | 520 | |
| | | | | | | | | |
| 2019 Approved Projects without Contribution | | | <u>Units</u> | <u>Bedrooms</u> | <u>Affordability Component</u> | | | <u>Status</u> |
| Cedarview | 221 E. Kirkwood Ave | | 6 | 12 | None | | | Complete |
| Howard | 1301 S. Walnut Street | | 9 | 9 | None | | | Complete |
| David Hays | 300 W. 6th Street | | 16 | 17 | None | | | Complete |
| | | | 31 | 38 | | | | |
| | | | | | | | | |
| | 2019 TOTALS | | 678 | 1497 | | 266 | 520 | |
| | | | | | | | | |
| 2020 | | | | | | | | |
| 2020 Approved Projects with Contribution | | | <u>Units</u> | <u>Bedrooms</u> | <u>Affordability Component</u> | <u>Affordable Units</u> | <u>Affordable Beds</u> | <u>Status</u> |
| Curry PUD at Longview/Pete Ellis | Longview and Pete Ellis | | 264 | 344 | 10% of beds at max 100% AMI / 5% of beds at max 120% AMI (min 52 units*) | 52 | 52 | NOT BUILT, Amended in 2021 |
| Trinitas Development | 1550 N. Arlington Park Drive | | 432 | 915 | The infrastructure for 45 single- family lots to be used for affordable housing purposes | 45 | 90 | Construction |
| Bloomington Housing Authority | 1020 N. Monroe Street | | 3 | 6 | All affordable | 3 | 6 | Approved |
| Annex | 325 & 403 W. 3rd Street | | 102 | 110 | Tier 2 | 16 | 16 | Construction |
| Habitat for Humanity- Osage Place | 700 W Guy Ave | | 69 | 138 | All affordable (assume at least 138 BRs?) | 69 | 138 | Construction |
| | | | 870 | 1513 | | 185 | 302 | |
| | | | | | | | | |
| 2020 Approved Projects without Contribution | | | <u>Units</u> | <u>Bedrooms</u> | <u>Affordability Component</u> | | | <u>Status</u> |
| Johnson's Creamery | 400 W. 7th Street | | 60 | 77 | None | | | NOT BUILT, Amended in 2021 |
| Hillside Manors Holdings/Tim Hanson | 1028 E Hillside Drive | | 40 | 40 | None | | | Complete |
| University Properties, LLC | 301 & 305 E 19th Street | | 31 | 66 | None | | | Construction |
| | | | 131 | 183 | | | | |
| | | | | | | | | |
| | 2020 TOTALS | | 1001 | 1696 | | 185 | 302 | |
| | | | | | | | | |
| 2021 | | | | | | | | |
| 2021 Approved Projects with Contribution | | | <u>Units</u> | <u>Bedrooms</u> | <u>Affordability Component</u> | <u>Affordable Units</u> | <u>Affordable Beds</u> | <u>Status</u> |
| Curry PUD at Longview/Pete Ellis | Longview and Pete Ellis | | 233 | 341 | 10% of beds at max 100% AMI / 5% of beds at max 120% AMI (min 52 units*) | 52 | 52 | Construction |
| Tom Brennan | 300 E Hillside Drive | | 123 | 267 | 15% of all multifamily units to be workforce housing | 19 | 41 | Approved |
| Brownstone Terrace (The Standard) | 301 E 14th Street | | 440 | 1,061 | 15% of all beds to be workforce housing | 160 | 160 | Construction |
| The Retreat | 1730 S Walnut Street | | 64 | 116 | 48 of the units are workforce and affordable housing | 48 | 87 | Construction |
| Bloomington RAD II (remodel and unit addn) | 1108 N Summit Street | | 8 | 8 | | 8 | 8 | Construction |
| | | | 868 | 1793 | | 287 | 348 | |

| 2021 Approved Projects without Contribution | | | Units | Bedrooms | Affordability Component | | | Status |
|---|-----------------------|---------|-------|----------|--------------------------|-------|-------|----------------|
| Vivo Bloomington | 1722 N. Walnut Street | | 85 | 85 | None (ESD in discussion) | | | Construction |
| Trinitas Ventures (Old KMart) | 3216 E. 3rd Street | | 340 | 906 | None | | | Construction |
| Aspen Heights (I and II) | 703 W Gourley Pike | | 235 | 653 | None | | | Grading Permit |
| Overlook on 3rd (3rd/446) | 4550 E 3rd Street | | 176 | 236 | None | | | Construction |
| 17th/Lincoln | 1300 N Lincoln Street | | 16 | 24 | None | | | Construction |
| Johnson Creamery II | 400 W 7th Street | | 60 | 74 | None | | | Approved |
| 19th/Dunn | 421 E 19th Street | | 105 | 255 | None | | | Grading Permit |
| | | | 1017 | 2233 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | 2021 TOTALS | | 1,885 | 4,026 | | 287 | 348 | |
| | Cumulative Total | 2016-21 | 5,317 | 10,486 | | 1,235 | 1,776 | |
| | | | -172 | -238 | | -98 | -107 | |
| | | | | | | | | |
| | FINAL TOTAL: | | 5,145 | 10,248 | | 1,137 | 1,669 | |
| | | | | | | | | |
| * Total counts only include approved new units and rehabilitation projects. They do not include net totals. | | | | | | | | |