

# BLOOMING GLEN TOWNHOMES

*Bloomington, Minnesota*

**BLOOMING GLEN TOWNHOMES**  
Bloomington, Minnesota

**TYPE OF PROJECT**  
50 Units  
HUD Section 8 Preservation  
Acquisition/Rehabilitation

**FINANCIAL PARTNERS**  
Minnesota Housing Finance Agency  
The Richman Group  
Hennepin County, MN  
Bloomington Housing & Redevelopment Authority  
City of Bloomington  
The Metropolitan Council  
Housing and Urban Development (HUD)

**TOTAL DEVELOPMENT COST**  
\$12,000,000

**SIZE**  
5 acres (site)  
53,000 sq. ft. (building)

**COMPLETION DATE**  
June 30, 2008



Blooming Glen Townhomes is a 50 unit, 7-building townhome project built in 1980 in Bloomington, Minnesota. The property is conveniently located at 10140 Lyndale Avenue South, just east of Interstate-35W, a major metropolitan, arterial highway. All 50 units – 28 two-bedroom, 18 three-bedroom and 4 four-bedroom units – are covered by a project-based Section 8 HAP contract.

**Before Rehabilitation**



**After Rehabilitation**



Before Dominion's involvement in the project, Blooming Glen suffered from years of deferred maintenance and an absence of management presence on the site. In addition, Blooming Glen was at risk of being converted to market rate housing as the Section 8 contract was set to expire.

Dominium would soon begin changing Blooming Glen's future by acquiring the property in September of 2007 and immediately investing nearly \$72,000 per unit in rehabilitating the asset. The rehabilitation included the construction of a new clubhouse building that would provide on-site management as well as community space for residents to gather.

Perhaps the greatest success of the Blooming Glen project was not the investment of capital that it desperately needed, nor the on-site management that it would now have, but Dominion's plan to bring supportive service coordination to all of the project's 50 households. Dominion, partnering with Episcopal Community Services of Minneapolis, put in place a service plan that would greatly enhance the lives of the residents. Some of these services include life skills classes, job placement, after school programs for children and parenting support. These services as well as others have inspired our residents to become active members of the Blooming Glen community and to take pride in living their daily lives.