



# Chapter 5 Housing & Neighborhoods

## Goal 5.1

- Guide growth, change, and preservation of residential and business areas through planning policies that sustain their unique character.
  - **Policy 5.1.1:** Preserve the character of neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent structures.
  - **Policy 5.1.2:** Continue to reinforce an open network of streets, sidewalks, and paths connecting each neighborhood to adjacent uses and the city as a whole.
  - **Policy 5.1.3:** Design and arrange new multifamily buildings, including entries and outdoor spaces, so that each unit has a clear relationship to the public street.
  - **Policy 5.1.4:** Encourage alternative types of housing to provide more diverse housing opportunities including expanded development of below market units.
  - **Policy 5.1.5:** Enhance the appearance, safety, and walkability of sidewalks and streets in all neighborhoods through proactive repair and cleaning programs and policies. Employ a variety of landscaping to improve both appearance and safety.

## Goal 5.2

- Help all people have fair and equal access to housing in Bloomington.
  - **Policy 5.2.1:** Promote a diverse and inclusive city through housing programs that serve lower-income households.
  - **Policy 5.2.2:** Expand programs that preserve or produce affordable housing, preferably long term, for lower-income households, and continue to prioritize efforts that address the needs of Bloomington's extremely low-income households.
  - **Policy 5.2.3:** Promote housing affordable to lower-income households in locations that help increase access to education, employment, and social opportunities while supporting a more inclusive city and reducing displacement from Bloomington neighborhoods or from the city as a whole.
  - **Policy 5.2.4:** Identify publicly owned sites suitable for housing and prioritize use of sites, where appropriate, for rent/income restricted housing for lower-income households.

## Goal 5.3

- Help meet the current and projected regional housing needs of all economic and demographic groups by increasing Bloomington's housing supply.
  - **Policy 5.3.1:** Encourage opportunities for infill development in or immediately adjacent to the city to bridge the gap for lack of moderate income or 'workforce' affordability.
  - **Policy 5.3.2:** Allow and promote innovative and nontraditional housing design and construction types to accommodate residential growth.
  - **Policy 5.3.3:** Allow and encourage housing for older adults and people with disabilities, including designs that allow for independent living, various degrees of assisted living, and/or skilled nursing care, in or near urban centers and urban villages where there is access to health care and other services and amenities.
  - **Policy 5.3.4:** Consider the cumulative impact of regulation on the ability of housing developers to meet current and future housing demand.

## Goal 5.4

- Stabilize neighborhoods by promoting a variety of homeownership and rental housing options, security of housing tenure, and opportunities for community interaction.
  - **Policy 5.4.1:** Promote and maintain homeownership options within neighborhoods.
  - **Policy 5.4.2:** Promote housing opportunities and design that build a sense of community, civic involvement, and neighborhood pride.
  - **Policy 5.4.3:** Promote good relationships between housing developers and their neighbors.
  - **Policy 5.4.4:** Enable people who are elderly to remain in their own neighborhoods as their needs change by supporting shared housing, accessory dwellings, smaller homes, adult foster homes, and other assisted residential living arrangements.

