



City of Bloomington Common Council

Post-Meeting Packet

Posted on Thursday, 17 July 2025

Wednesday, 16 July 2025

Regular Session at 6:30pm

Consolidated Plan 2025-2029

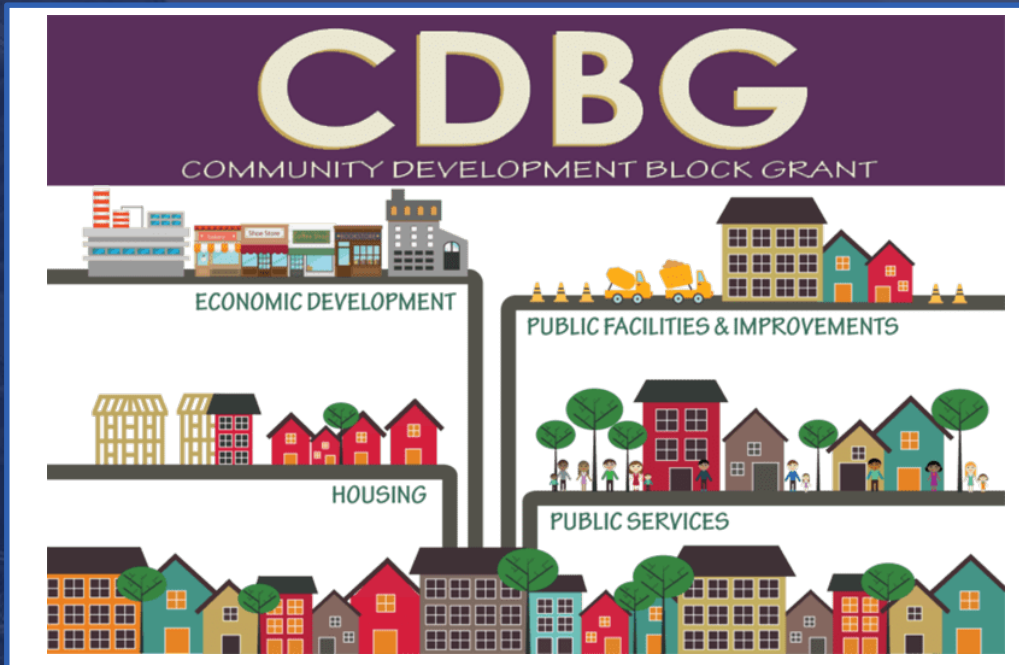
A planning strategy tool to address housing, community development, and economic development needs



Entitlement Community= >50,000 population

- Receive an Annual Allocation of
 - Community Development Block Grants (CDBG)
 - HOME Investment Partnership Program
- Funds must be expended in a fashion that is consistent with community needs.
- These needs are identified through public outreach, needs assessments, market studies and strategic plans which form the basis of the Consolidated Plan.

Community Development Block Grants



Objectives

- Benefits to Low to Moderate Income Persons
- Aid in the prevention or elimination of slums or blights
- Urgent Need

Allocations

- 65% Physical Improvements
- 20% Social Services

Allocations determined by Citizen Advisory Commission (CAC) who reviews applications

HOME Investment Partnerships

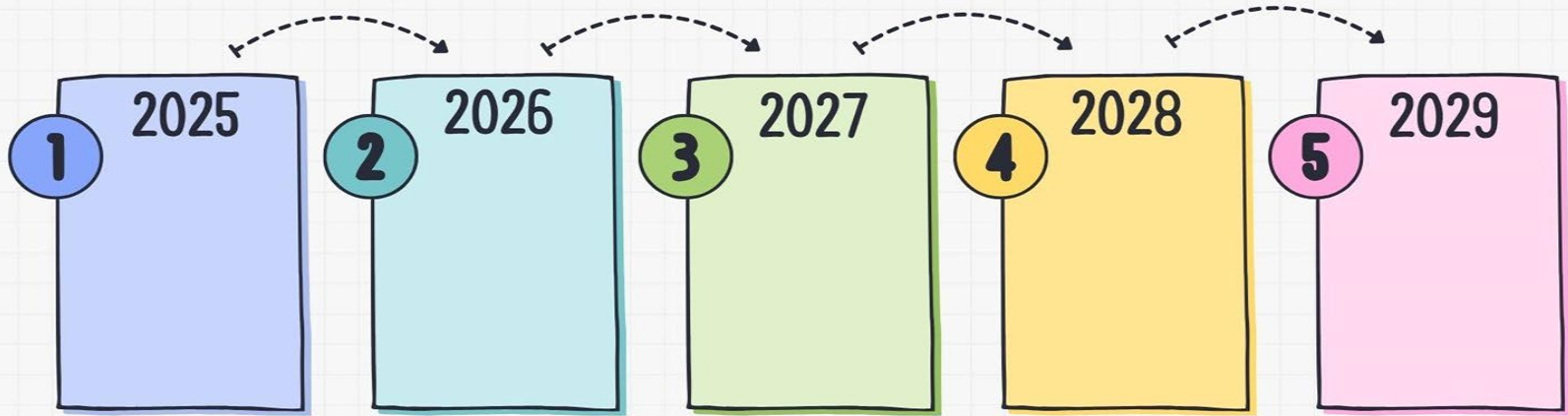


Objectives

- Construction
- Acquisition
- Rehabilitation
- Homeownership Assistance
- Rental Assistance
- Housing Counseling

CONSOLIDATED PLAN

SPENDING PLAN FOR HUD PROGRAMS



"A 5 year spending plan to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons."

Consolidated Plan Process



**Citizen Participation
& Consultation**



CAPER
*Annual performance
report*



**Needs
Assessment**
Analysis



Strategic Plan
*Driven by comments,
consult & analysis*



Annual Action Plan
Implementation guide



8/20/2025

Topic: Affordable
Housing & Fair Housing

8/21/2025

Topic: General

8/22/2025

Topic: Enhancing
Access to
Community Assets
for LMI Households

8/27/2025

Topic: Workforce
Development
Engagement for
LMI Persons

8/29/2025

Topic: Housing the
Homeless & Near
Homeless

9/3/2025

Topic: General

8/30/2025

Topic: Housing the
for Special Needs
Populations

8/28/2025

Topic: Healthy
Housing & Safe
Neighborhoods



Public Participation:
9 Public Meetings
119 Participants
Additional Online Survey

Summary of Findings

Summary

Cost-burdened households, Indiana metro areas (2018-2022)

Renter households

Owner households

Gap (Renter % - Owner %)

1. Bloomington, IN area	58.6%
2. Columbus, IN area	37.0%
3. Elkhart, IN area	48.0%
4. Evansville, IN area	45.2%
5. Fort Wayne, IN area	43.4%
6. Indianapolis, IN area	47.5%
7. Kokomo, IN area	44.1%
8. Lafayette, IN area	55.5%
9. Michigan City, IN area	46.4%
10. Muncie, IN area	53.3%

Cost-burdened households, Indiana metro areas (2018-2022)

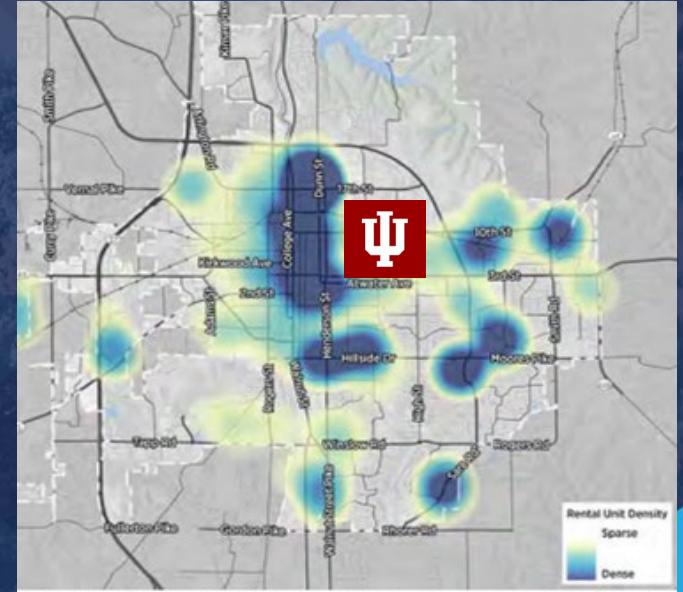
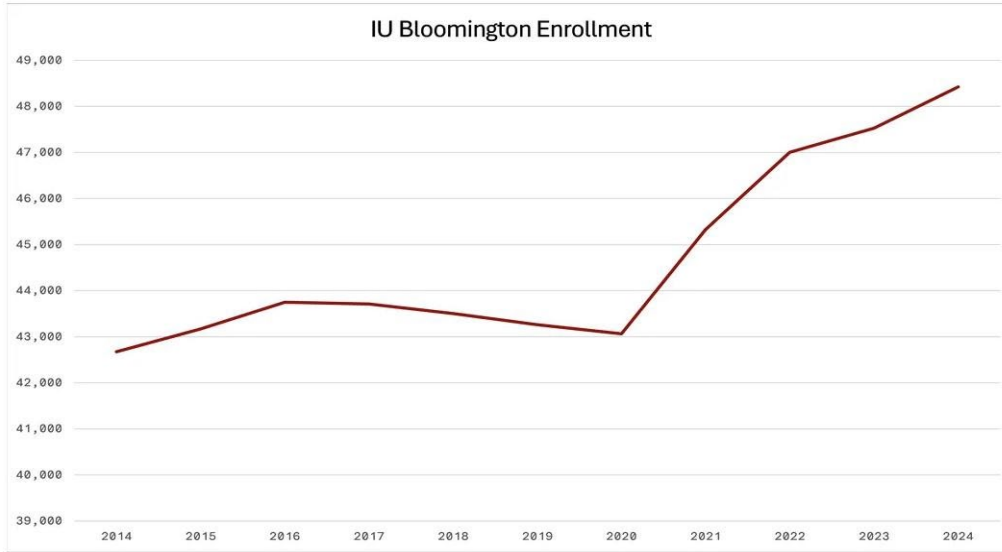
Renter households

Owner households

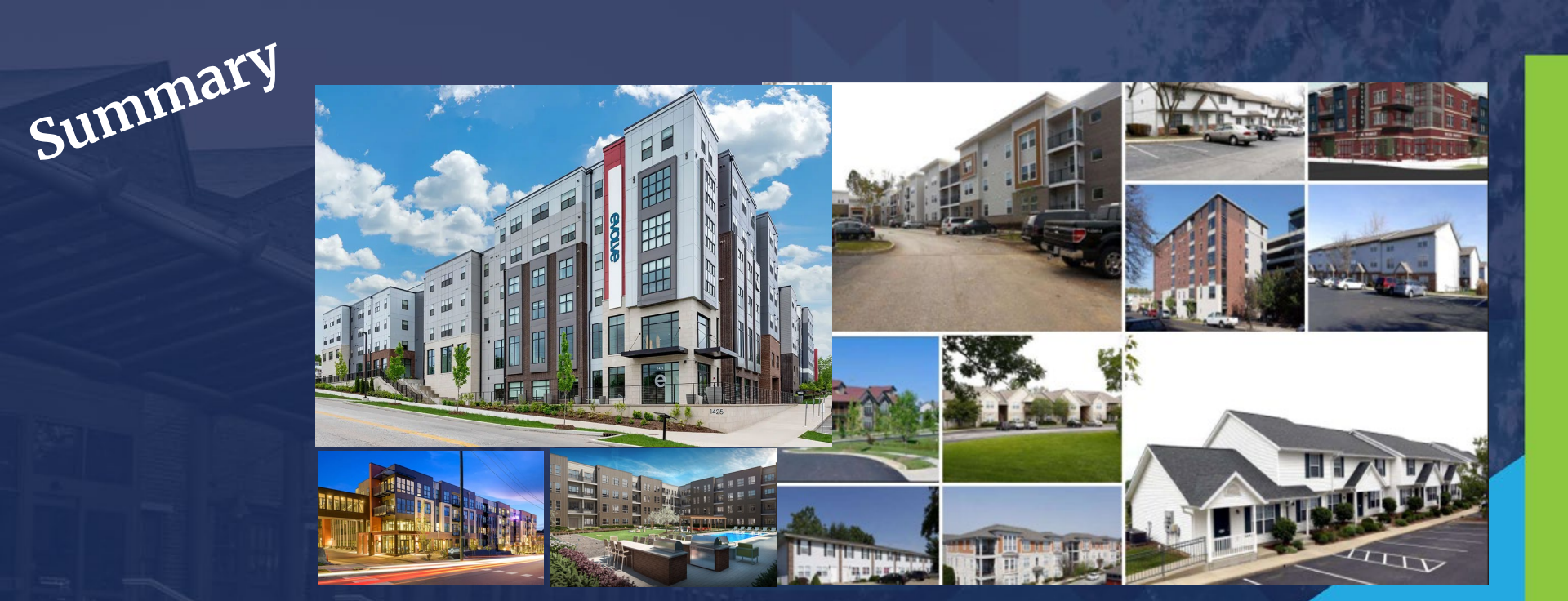
Gap (Renter % - Owner %)

1. Bloomington, IN area	15.5%
2. Columbus, IN area	13.9%
3. Elkhart, IN area	17.1%
4. Evansville, IN area	17.2%
5. Fort Wayne, IN area	13.6%
6. Indianapolis, IN area	16.5%
7. Kokomo, IN area	13.7%
8. Lafayette, IN area	15.5%
9. Michigan City, IN area	15.4%
10. Muncie, IN area	14.9%

Bloomington is the most housing cost burdened metro area in the state.
(High cost/low wage)



- According to Census data our population has decreased by 4,630 (- 5.54%) from 2017 to 2022 despite IU enrollment being the highest count cited in 10 years (43,064 in 2020 vs 48,424 in 2024)
- Despite the student growth, Indiana University only provides around 13,000 beds



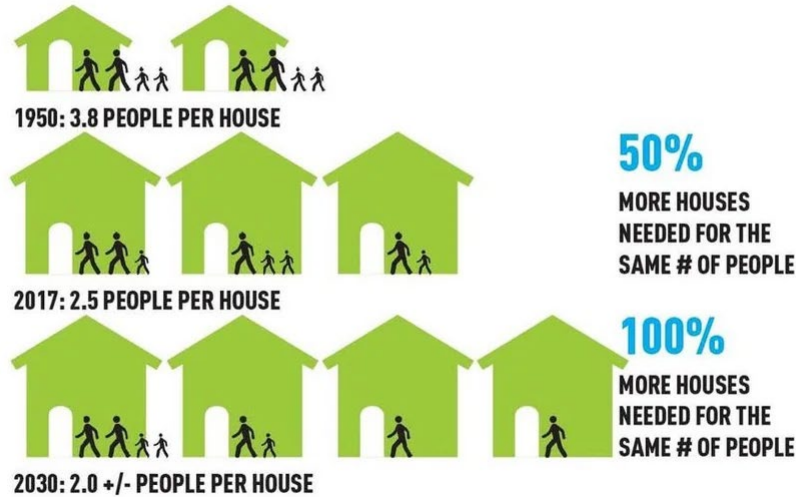
- Significant concern was expressed through public outreach that much of the newer rental housing built in the City is higher priced housing being built primarily for students.
- The demand for rentals, particularly from the student population does place additional pressure on the housing market.



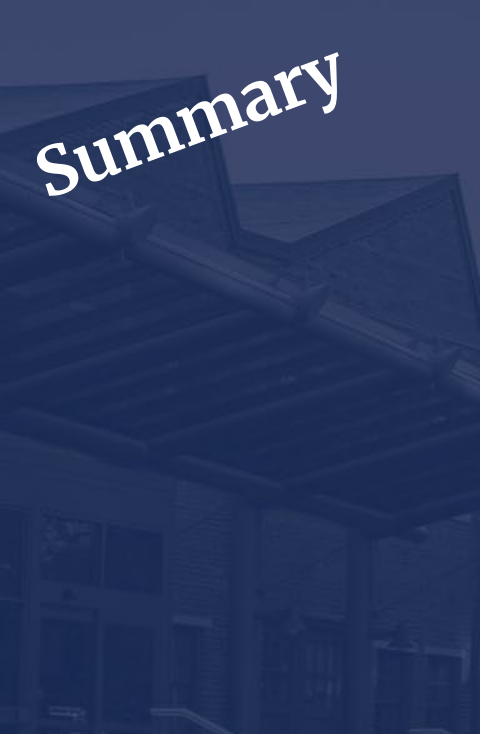
Summary

CHANGING DEMOGRAPHICS: HOUSEHOLD SIZE

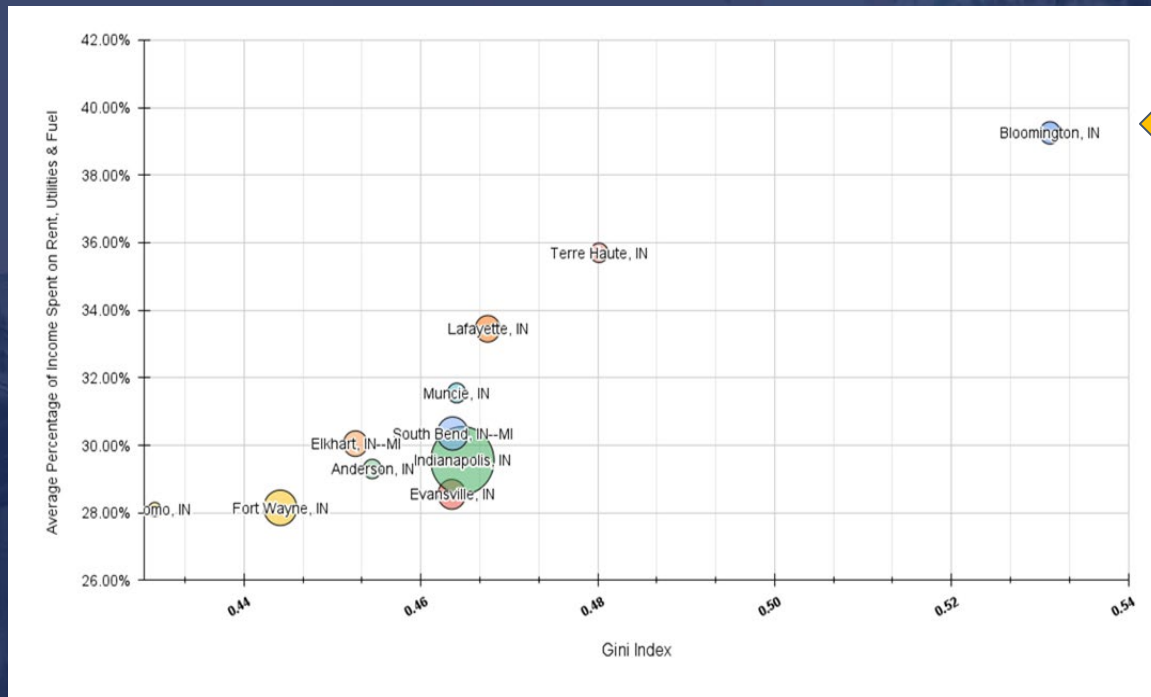
KRONBERG
URBANISTS
ARCHITECTS



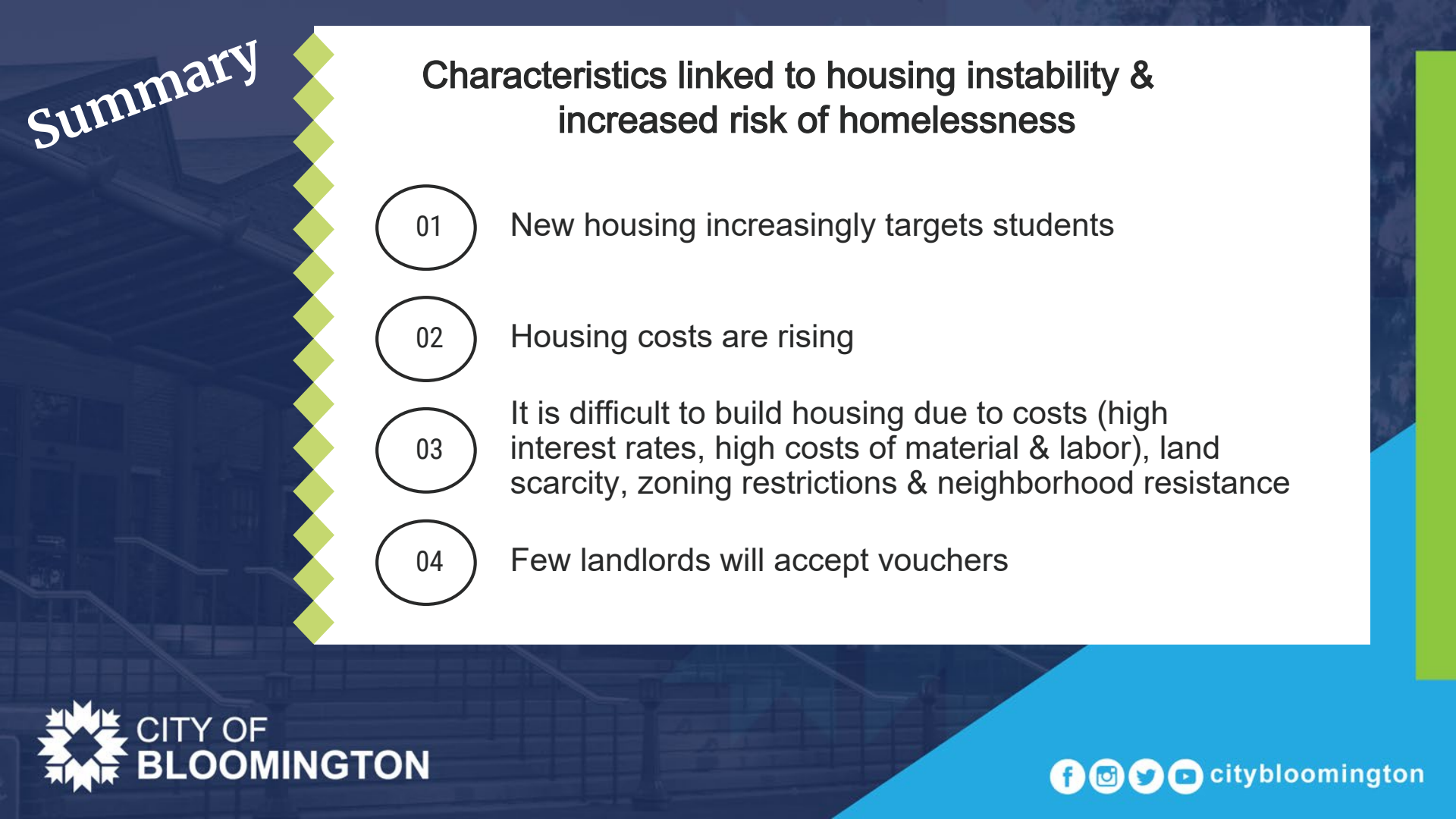
- Single - person households represent a significant portion of the population, including students, seniors, and individuals living alone.
- Many of these households face challenges related to affordability, access to resources, and housing stability. Despite high occupancy rates many studio and one - bedroom apartments in the City dedicated to workforce housing remain vacant due to high cost &/or availability in student centric complexes



Summary



- One of the most pressing issues in Bloomington is the affordability of housing.
- For a large portion of households in Bloomington, a significant portion of income is allocated to housing costs. This financial strain not only limits their ability to cover other essential expenses, such as food, healthcare, and transportation, but also increases the risk of housing instability and eviction.



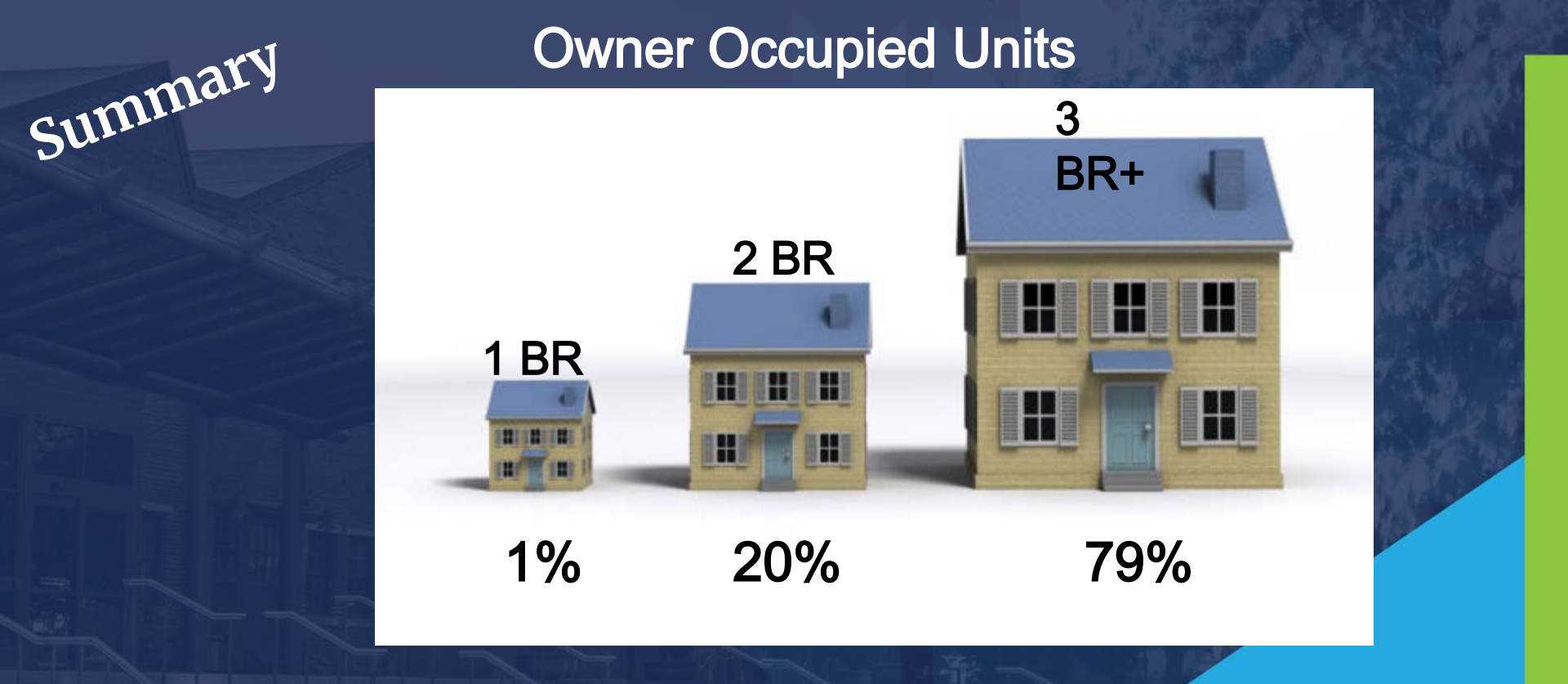
Summary

Characteristics linked to housing instability & increased risk of homelessness

- 01 New housing increasingly targets students
- 02 Housing costs are rising
- 03 It is difficult to build housing due to costs (high interest rates, high costs of material & labor), land scarcity, zoning restrictions & neighborhood resistance
- 04 Few landlords will accept vouchers

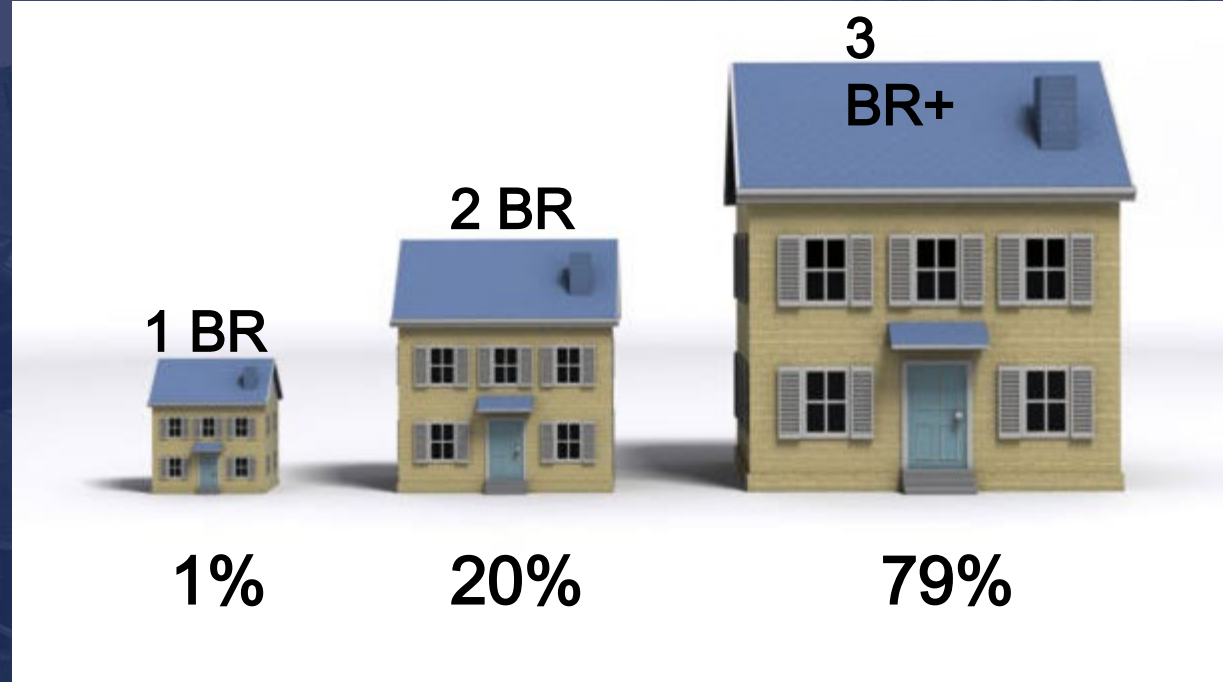
Summary

Housing Choice Voucher/Section 8	Project Based Voucher
Both assist very low - income families, the elderly, and the disabled to afford decent, safe, and sanitary housing by providing rental subsidy	
Attached to the tenant, not the unit	Attached to the unit, not the tenant
Administered by BHA & SCCAP	Administered by BHA
987 on waitlist	2,168 on waitlist



Summary

Owner Occupied Units

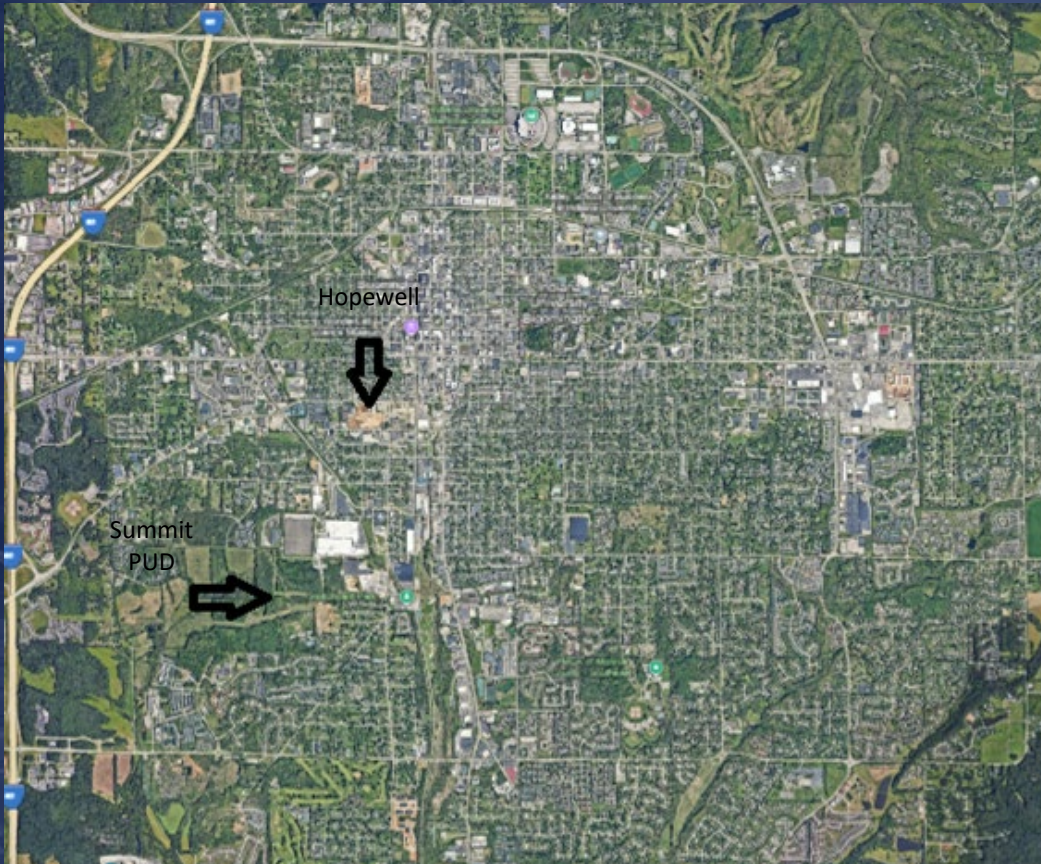


Larger homes align well with the needs of larger families or those seeking more space.
However, smaller owner occupied units are rare, potentially excluding single person households or smaller families from ownership opportunities.



Summary

Developers face a scarcity of available land, rising construction costs and interest rates making projects difficult to pencil out.





Summary

The Golden Handcuffs

Refinancing or selling to buy a new home with current, higher interest rates would significantly increase monthly payments, making it financially difficult to move, even if other opportunities arise.



Summary

Local zoning and land use policies limit the development of affordable housing

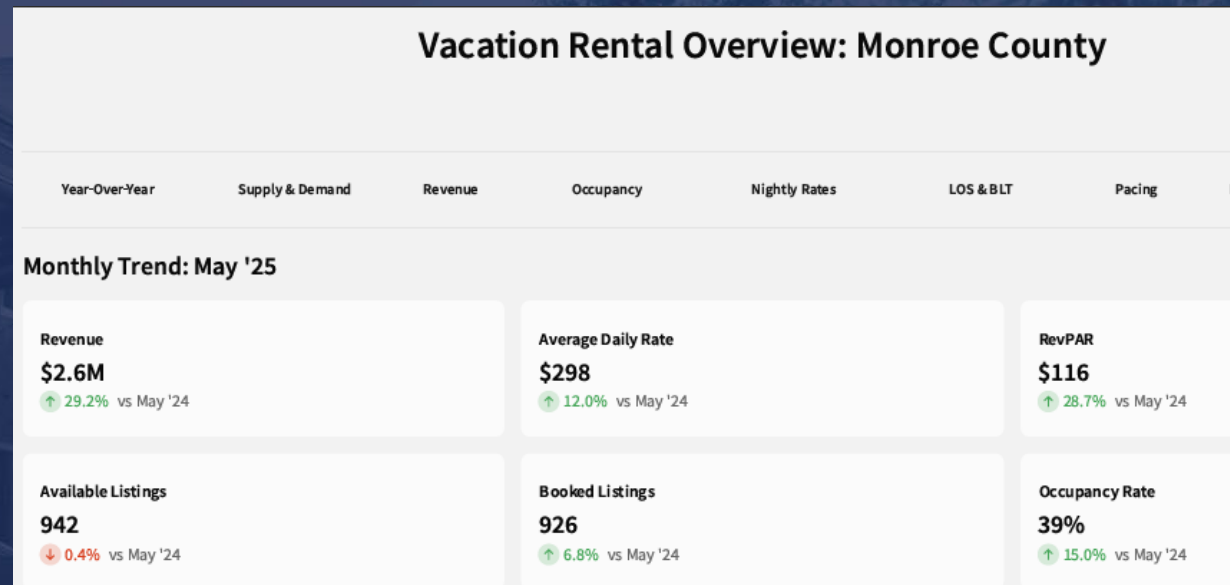


The Unified Development Ordinance (UDO) presents barriers for developers, such as minimum lot size. The number of requirements to meet hinder/slow progress.



Summary

Growing Presence of Short Term Rentals



Non - owner - occupied short - term rentals reduce the overall supply of housing, further complicating the housing market for low - and moderate - income families.

Summary

Residential Rental Inspection Program



The Residential Rental Inspection program has demonstrated that it has helped mitigate housing problems in the City by ensuring there is no concentration of multiple housing condition problems.

Highest Priority Needs Identified in Consolidated Plan:

Improve access to/quality of affordable housing in the rental and sales markets

Provide assistance to homeowners and renters to increase housing supply and housing affordability programs. This includes development of new units for rent and ownership, as well as preservation of existing units. Rental assistance for families is also a priority.

Public Facilities & Infrastructure Improvements

Improvements to public facilities and infrastructure and facilities that deliver public services such as solid waste disposal, flood drains, water/sewer, streets, sidewalks, neighborhood facilities, and parks and recreational facilities. Public facilities include those that serve youth/children, abused and neglected children, seniors, persons with disabilities and other vulnerable populations.

There is a need to make improvements, particularly in low - and moderate - income areas and for elderly residents, in which the local jurisdictions are less able to leverage resources or attract investments that are necessary to improve the quality of life.

Public Services

Delivery of public services for seniors, persons with disabilities, youth, victims of domestic violence, abused and neglected children as well as childcare services, health and mental health services, food access, broadband access, transportation, non-homeless special needs and employment training.

Affordable childcare and food security were cited by stakeholders as particular needs. In addition, services for people with mental health and/or substance misuse disorders are necessary to provide housing stability. There are language barriers, so LEP services were also identified as a need.

Housing and services for persons experiencing homelessness or near homelessness

Provide support for facilities and services that are targeted at those experiencing homelessness and/or at risk of homelessness.

Housing services for homeless persons, domestic violence victims, and youth transitioning out of foster care was discussed as a priority by stakeholders. These individuals have difficulties getting into stable housing with very few landlords willing to take on formerly homeless or addicted persons as tenants. Domestic violence and youth foster care transition are also major priorities within this category.

Successful implementation of any strategy addressing homelessness includes stemming inflow of people experiencing homelessness.

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Cost burden is the dominant housing issue in Bloomington. TBRA would facilitate housing individuals on the Housing Choice Voucher list, especially for individuals facing difficult circumstances.
TBRA for Non - Homeless Special Needs	According to stakeholder input, there is a need to provide safe and accessible housing and remove barriers for elderly and non - elderly persons with disabilities, victims of domestic violence, and persons with substance abuse and mental health diagnoses.
New Unit Production	New unit production would help alleviate cost burden and lack of inventory, Bloomington's greatest housing issue, by increasing housing supply. Additional units would also mitigate competition between the City's student population and low - and moderate - income households.

Influence of Market Conditions (Cont'd)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	Maintenance and operation of housing are major factors contributing to cost burden that can be mitigated through rehabilitation. The costs to rehabilitate units in distressed areas are the same as in an affluent area. The difference in neighborhood rehabilitation projects is the return on investment between the two and can be zero or negative for improvements made to a property located in a distressed housing market, thus making it economically unattractive for private investors to rehabilitate houses in impacted areas. Incentives for private developers to preserve existing vacant units in distressed areas could alleviate this challenge
Acquisition, including preservation	Efforts to acquire and rehabilitate units for sale would provide affordable homeownership opportunities for City residents. As subsidized units reach the end of the period of affordability, there is a need to preserve these units as there is a high level of cost burden among low - and moderate - income households. The City of Bloomington will help in the acquisition of appropriate land for development when opportunities arise.

The primary focus of implementation will be to:

- Sustain neighborhood stability
- Prevent homelessness
- Increase and improve housing supply
- Ensure accessible, affordable housing for people throughout the City

The Consolidated Plan has been developed with community input and reflect the needs of our beloved vibrant, culturally diverse City

