



City of Bloomington Common Council

Informational Packet

Containing legislative materials related to:

Wednesday, 10 September 2025

Deliberation Session at 6:30pm



CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:
DELIBERATION SESSION
Wednesday | 6:30 PM
10 September 2025

*Council Chambers (#115), Showers Building, 401 N. Morton Street
The meeting may also be accessed at the following link:*

<https://bloomington.zoom.us/j/86324065364?pwd=ufN7C8Xufyn7NEinhPe5XpX9Qw7m5i.1>

NOTE: People accessing the meeting via Zoom will not be able to participate in small group discussions, but will be able to observe the whole group portions of the agenda and give comments via the Zoom chat function.

- 1. ROLL CALL**
- 2. AGENDA SUMMATION**
- 3. INTRODUCTION**
Topic: Housing Experiences and Needs-Focus on Dialogue
- 4. BREAKOUT GROUPS**
Facilitated Dialogue
- 5. REPORTING AND DEBRIEFING**
Group and Individual
- 6. ADJOURNMENT**

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: September 5, 2025

Council Deliberation Session September 10, 2025

Community Conversation Topic: Bloomington Housing Experiences

Tonight the Bloomington Common Council, the Planning and Transportation Department, and the Housing and Neighborhood Development Department are collaborating to facilitate a community conversation related to housing and neighborhood typologies in Bloomington. For the context of this conversation, “neighborhood” is defined as the place where you live, work, or play. This dialogue will focus on the personal experiences of those present with regard to the housing types they live in and experience in their neighborhoods, amenities that are in/near their dwellings, whether their housing is fitting their needs, and what kind of housing they might want in the future and where those types of units are in Bloomington (or if they exist).

This conversation is open to all community members, including current residents and future residents, who want to live in Bloomington, but have been unable to find attainable housing within city limits.

The primary purpose of this session is information gathering. The Planning and Transportation Department is holding a series of meetings with various stakeholders in Bloomington to assess how housing in Bloomington is or is not meeting the needs of both residents who already live here and also those who may want to live here. This information combined with peer city evaluations and industry best practices will inform recommendations to the Plan Commission and City Council to make changes to the Unified Development Ordinance (UDO). The UDO is the part of city code that includes rules and regulations around land use and development.

Please come prepared to share your experiences with housing, bearing in mind that there are no right or wrong answers during this type of dialogue and all experiences are valid. Discussion this evening will not include specific policy proposals or debate over best housing types. The focus will stay on sharing information and personal experiences surrounding housing in Bloomington.

How Will the Council Follow Up on Today’s Session?

- 1) Notes from today’s meeting will be posted on the Council website under “Meetings and Documents”
- 2) If you provided your email address at the sign-in table, we will send you the notes directly.
- 3) The Council and Planning Department will hold a follow up meeting on November 12, 2025 to share overall themes from this and other community conversations as well as discuss any potential policy proposals that emerged from the conversations and other related research.

Common Vocabulary:

Housing Types:

Single-Family Home: a single dwelling unit, unattached to any other dwelling unit.

Paired Home: two attached homes sharing a common wall.

Duplex (tri-plex, quad-plex): A single-family home divided into 2 (3, 4) parts, each with their own entrance.

Condominium: A building or complex containing a number of individually owned apartments.

Multi-family Dwelling: One or more buildings each containing a number of individual apartments (can vary in size from under 10 units to hundreds).

Accessory Dwelling Units (ADU's): A secondary, independent housing unit, located on the same lot as a primary residence (can be detached or attached).

Short Term Rental: Units that are rented for periods of less than 30 days (ex. Airbnb's).

Other Helpful Vocabulary

Unified Development Ordinance (UDO): local zoning ordinance that includes rules and regulations around zoning and land use.

Neighborhood: the place where you live, work, or play.

Productive Dialogue & Deliberation

In order for our dialogue to be productive and move us forward as one community it is important to have a set of shared expectations entering this space. Tonight we are focusing on the Part 1-Dialogue communication tools.

Part 1 - Dialogue	Part 2 - Deliberation
Explore Discuss Build relationships Understand all Seek understanding Reach across Loosely structured Listen Usually slow Clarifies Non-decisive	Choose Weigh Decide Make decisions Seek overlap Seek wisdom/judgment Framed to make choices Listen Usually slow Clarifies Complementary

Group agreements

(voluntary, if you choose to participate in a group)

To support the spirit of constructive conversation so everyone feels supported to share their experiences and thoughts:

1. **Speak from your own experience, using “I” statements, being honest and respectful** [everyone is an expert on their own perspective]
2. **Listen to understand** [Stay engaged as much as you can.]
3. **It’s okay to disagree -- do so with curiosity, not hostility.** [You might want to ask others for clarification, like “*Would you please say more about ---*”]
4. **Be concise so everyone has a chance to speak**

If you do not choose to practice with us this evening but want to stay, feel free to sit in the “Open Space” area outside of any particular group. There is a Google Form available for you to address the prompts that the facilitators will use. You can find that form here: ****Insert form****