



City of Bloomington Common Council

Informational Packet

Containing legislative materials related to:

Wednesday, 12 November 2025

Deliberation Session at 6:30pm



CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:
DELIBERATION SESSION
Wednesday | 6:30 PM
12 November 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/89456531595?pwd=ViDLjXLF8lCtso453aXe9KpN8Abv.1>

NOTE: People joining the meeting via Zoom will not be able to participate in breakout group discussions, but they will be able to observe the full-group portions of the agenda and provide comments through the Zoom chat or the Google form.

1. **ROLL CALL**
2. **AGENDA SUMMATION**
3. **PRESENTATION AND DIALOGUE**

Topic: Community Conversation: Housing Inquiries-Policy and Direction

- A. First Presentation – Planning Department
- B. First Breakout Group Discussion
- C. Second Presentation – Planning Department
- D. Second Breakout Group Discussion

4. **REPORTING AND DEBRIEFING**

Group and Individual

5. **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 City Council's website:

<https://bloomington.in.gov/council/meetings?year=2025>

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: November 6, 2025

Council Deliberation Session November 12, 2025

Community Conversation: Housing Inquiries-Policy and Direction

The Deliberation Session on November 12, 2025 is the follow up session to our community conversation related to housing needs and experiences that was held on September 10. The format in November will be similar, but there will be a few key differences. First, not all groups will be discussing the same conversation prompts. You will get to choose which group you want to be in. Second, instead of solely focusing on personal experience, tonight we will explore larger questions of culture and perspective on housing and community, learn about strategies other communities are pursuing to solve their housing struggles, and discuss how those ideas may translate to the Bloomington community. Small groups will be co-facilitated by city council members and city staff from the Planning and Housing and Neighborhood Development departments. Below you will find the main concepts that will be discussed and some related information related to those topics.

****The reading list below is meant to spur thought and aid the evening's conversations. If constructed properly, it will provoke enthusiasm and ire in equal parts. The list is not intended to represent a comprehensive collection of viewpoints or ideas, and is not necessarily indicative of the council's or city staff's opinions.****

There will be 2 sessions of facilitated small groups. Each session will have 8 small groups.

First Session:

4 groups will discuss this statement: **"No neighborhood should experience radical change, but all neighborhoods should expect some change."**

- [Legalizing Incremental Change - Everywhere](#)
- [Jane Jacobs and the Quest for Goldilocks Density](#)
- [Adding Density Destroys Neighborhoods One House at a Time](#)

4 groups will discuss this statement, originated by William Burroughs: **"When you stop growing, you start dying"**

- [IBJ: Indy Must Grow or Die](#)
- [Population Growth Means a City is Thriving. or Does It?](#)

Second Session:

2 groups will discuss each of the following 4 inquiries:

- 1) **How can Bloomington absorb the significant need for off-campus housing of our university students while still providing attainable and necessary housing for non-student residents?**
 - [*University of Rhode Island Plans More Housing. Can That Help the Housing Crunch?*](#)
 - [*Tufts is Adding Students Faster than Dorm Rooms*](#)
 - [*Colleges Help Drive Urban Revival, But Town-Gown Relationships Can Be Fraught*](#)
 - [*State, City Politicians Want UVM to Commit to Limiting Future Enrollment. UVM Refuses.*](#)
- 2) **How can neighborhood character be maintained while allowing for growth to meet the needs of current and future residents? How can the need for new/different housing styles and sizes be weighed against the preservation of existing housing stock?**
 - [*Historic Preservation and Affordable Housing: The Missed Connection*](#)
 - [*Preservation and Housing: A Washington Trust Position Paper*](#)
 - [*How Architects Create Disguised Density in Housing Design*](#)
 - [*Hopewell slide deck*](#)
- 3) **What will incentivize small, local developers and/or disincentivize large, outside, investment into our housing market?**
 - [*Democratizing Development: Can Going Small Solve Neighborhood Problems in Fresno?*](#)
 - [*Why Small Developers are Getting Squeezed Out of the Housing Market*](#)
 - [*Unleash the Swarm*](#)
 - [*South Bend Neighborhood Infill*](#)
- 4) **How can housing be made more attainable for current and future Bloomingtonians?**
 - [*Good as New: The Vital Role of Preservation in Solving the Housing Crisis*](#)
 - [*More States Are Pushing Cities to Build Affordable Housing*](#)
 - [*Beyond Accessory Dwelling Units: Strategies for More Affordable Housing*](#)
 - [*Summit Hill Land Trust*](#)
 - [*Indiana state code 36-1-24.2-1 prohibits municipalities from controlling rent prices*](#)

In addition to the linked articles above, the [*Bloomington Comprehensive Plan*](#) and the [*Bloomington Unified Development Ordinance \(UDO\)*](#) are resources to consider. Other resources in this packet include a listing of grants from the City of Bloomington Housing and Neighborhood Development Department.

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. In September we focused exclusively on Part 1-Dialogue. Tonight we continue with Dialogue and shift more into the Part 2-Deliberation 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.

Historic Preservation Commission Consulting Grant

https://bloomington.in.gov/sites/default/files/2021-10/HPC%20Consulting%20Grant%20APP%202021_0.pdf

The Bloomington Historic Preservation Commission Consulting Grant is a reimbursement grant for up to five hundred dollars ("\$500.00") that is available to historic property owners or tenants in order to pay for consulting work for the rehabilitation of their historic property. The grant money is to be used for consulting fees associated with the rehabilitation of the exterior of a historic building only. The owner/tenant must be contemplating building rehabilitation within the next year and the building must be listed in areas covered by the 2018 Bloomington Historic Sites and Structures Report. The Consultant must be on the Indiana Division of Historic Preservation and Archaeology Qualified Professional list, which is available in the HAND office of City Hall, or recommended by city staff as appropriate to the description of the job. The consultant must be allowed access to the building. A copy of the final consultation report should be given to the owner and to the Bloomington Historic Preservation Commission.

Due: Rolling

Contact: Noah Sandweiss

Phone: (812) 349-3507

Email: noah.sandweiss@bloomington.in.gov

Community Development Block Grants (CDBG)

<https://bloomington.in.gov/grants/community-development-block-grants>

The City of Bloomington is an entitlement community that receives an annual allocation of CDBG funds from the U.S. Department of Housing and Urban Development. Funds are used for the development of the community with activities principally targeted for persons of low and moderate income. Activities must meet national objectives and are divided amongst social services and physical improvements. Each year, a Citizens Advisory Committee assists in allocating a large portion of CDBG funds to area agencies through a public application process that aligns with HAND's consolidated plan.

DUE: October 2026

Contact: Anna Killion-Hanson, Director

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Housing Development Fund (HDF)

<https://bloomington.in.gov/housing/affordable>

The Bloomington Housing Development Fund (HDF) is an affordable housing fund established by the City of Bloomington to increase the supply of decent, affordable housing for Bloomington residents. The HDF

provides low cost loans and grants for the development and sustainability of affordable housing. Eligible applicants are developers, for-profit and not-for-profit organizations, local units of government, public housing authorities, individual or partnerships between any of these are eligible. Types of eligible activities financed by the HDF are land and/or structure acquisition, new construction, rehabilitation of existing structures, down payment and closing cost assistance and leverage of other public/private funds are eligible activities.

DUE: Rolling

Contact: Anna Killion-Hanson, Director

Phone: (812) 349-3577

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Rental Deposit Assistance

The City of Bloomington has a rental deposit assistance program that can assist those looking to rent within Bloomington City limits with up to \$500 in assistance to cover the initial security deposit. Applicants must be at or under 60% of the area median income and complete an R101 Renter's education course provided by the Program Manager. The funds are paid directly to the Property Management of the unit being leased.

DUE: Rolling

Contact: Cody Toothman, Program Manager

Phone: (812) 349-3512

Email: cody.toothman@bloomington.in.gov

Single Family Home Rehabilitation

The City of Bloomington operates multiple single family residential rehabilitation programs to address the repair of major systems to current code standards and accessibility upgrades for ADA compliance.

Emergency Home Repair: The Emergency Home Repair program addresses health and safety concerns within major systems. The program can be used for repair/replacement of systems within the home that need to be addressed swiftly. The program serves applicants at 60% or less of the area median income who are owner-occupiers of their homes located within the city limits of Bloomington. This funding is applied as a grant.

<https://bloomington.in.gov/housing/emergency-home-repair>

Home Modification for Accessible Living: The Home Modification for Accessible Living Grant is for applicants at 80% or less of the area median income. This program aids in making adjustments to the property to enhance accessibility for the resident which includes items like grab bars, ramp installation, installation of step in showers, and other items that will expand accessibility for the resident.

<https://bloomington.in.gov/housing/home-modification>

Owner Occupied Rehabilitation: The Owner Occupied Rehabilitation Program is a grant/loan hybrid that is geared towards major rehabilitation of the entire structure to make it compliant to today's code standards. It serves applicants at or under 80% of the area median income within the city limits of Bloomington.

<https://bloomington.in.gov/housing/home-rehabilitation>

DUE: Rolling

Contact: Cody Toothman, Program Manager
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Email: cody.toothman@bloomington.in.gov

Down Payment and Closing Cost Assistance

<https://bloomington.in.gov/housing/financial-assistance>

There are 3 different down payment and closing cost assistance grants offered by the Housing and Neighborhood Development Department (HAND). These programs seek to aid first time homebuyers, who fall within 120% of the area median income, with funding necessary to complete the purchase of a home. These funds may be used to assist with both down payment and closing costs. The home being purchased must be owner occupied and within the City Limits of Bloomington.

Down Payment and Closing Cost Assistance: Utilizes federal funding from the HOME investment partnerships program provided by HUD up to \$10,000. Applicants must be at or under 80% of the area median income, be within Bloomington City limits, and qualify for a first mortgage. This program allows assistance to be forgiven after 5 years and takes the form of a second mortgage.

Down Payment Assistance: This is a program that utilizes city funding to provide up to \$10,000 for families who are at or under 120% of the area median income. The assistance is forgiven after 15 years and takes the form of a second mortgage. Applicants must be at or under 120% of the area median income, be within Bloomington City limits, and qualify for a first mortgage.

Shared Equity Program: This program also serves applicants who are at or under 120% of the area median income. It is a city funded program that can offer up to 20% down payment up to \$50,000. This assistance is attached to a 99 year covenant that stipulates subsequent resale of the property would share the proceeds or gains from the sale with 50% going to the city and 50% going to the seller.

DUE: Rolling

Contact: Cody Toothman, Program Manager
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Email: cody.toothman@bloomington.in.gov

NEW OPPORTUNITIES COMING SOON IN 2025! CHECK BACK FOR UPDATES.

- *Tenant Based Rental Assistance*
- *Eviction Prevention*
- *Interest Rate Buy Down Program*

Timestamp	Name	Email	Did you participate in the September 10, 2025 Community Conversation in person?	What kind of housing do you currently live in (rent/town, single-family house/apartment/condo/duplex)?	Does your current housing meets your family's needs (size, location, amenities)?	If your housing is meeting your needs, please discuss what characteristics your housing has that you love. If your housing is not meeting your needs, please share what you need and what is preventing you from acquiring that housing.	Expanding outward from your specific housing to your neighborhood, what characteristics do you love about your neighborhood? What amenities do you use/appreciate? What do you wish your neighborhood had that it doesn't?	Does your neighborhood meet your needs? If not, is there another neighborhood you wish you could live in? What is preventing you from making that move?	Does your neighborhood have a diversity of housing types? How does this add or detract from your experiences living there? What other amenities (outside of housing units, ex. Parks, trails, businesses, etc.) add to your neighborhood?	Accessory Dwelling Units (or ADUs) are smaller structures that co-exist on a single property with another primary structure. They also may be commonly known as "granny flats" or "in-law apartments". If ADUs were more affordable and feasible, would it be desirable for you now or in the foreseeable future to either A) build one on your current single-family home lot or B) live in one as a renter (or as an owner while you rent the primary residence)?	What are your thoughts/experiences about the short-term rentals (ex. Airbnb) that are in your neighborhood? In Bloomington, generally?
			No	Own our home	Yes	We love our home. We have remodeled over the years to better suit our needs and desires.	We have great neighbors who will help us when needed and we also reciprocate this.	No way. I would not want to live anywhere other than we currently reside.	No. All single family privately owned homes.	We built an addition in the last several years.	Way too expensive!!
	No			Rent - Apartment Complex	Yes	Location is perfect but price keeps going up every year.	Walkable to downtown and the grocery store.	Needs are met but getting harder to afford. Also walking to the grocery store means walking through seminary park which can come with it's issues.	Rental houses and complexes in the neighborhood with single family homes and churches.	YES! Would love to live one as an individual who works on campus and wants to keep living close to campus and the grocery store.	There are too many that mean folks can't by their starter homes in the city and keeps rental homes off the market as well. What's going to happen when the bigger more expensive homes go up for sale in the core neighborhoods that people can't afford to buy and zoning laws won't let them become apartments. They'll all be Airbnb's!!
	No			own single-family house	Currently, yes, but it won't in the near future.	Meeting needs: conveniently located neighborhood, adequate size -not too big or small, affordable since we bought it 22 years ago. Not meeting needs: we will soon be multi-generational with older grandparents moving in. There is not enough space, and the house is not accessible for folks with mobility impairments. Finding something that will meet our needs in Bloomington is unaffordable. Housing prices have risen too much for us to buy something local.	Love: Quiet, close to bus lines, no HOA, great neighbors. Wish it had: neighborhood green spaces/park	Our neighborhood meets our needs. The coming issue is due to the size and architectural style of our house.	All single-family with the exception of one duplex. There are large lots that could accommodate ADUs. I wouldn't mind more duplexes. We don't have additional amenities in our neighborhood. The closest parks are about a mile away, across the tracks and requiring walking on a busy street.	If more affordable, that could be desirable to build one on our lot. Many lots in our neighborhood are large and could support ADUs.	There are several short-term rentals in the neighborhood. I haven't noticed them, in terms of problems with people staying there. I am saddened that so many single-family homes have been taken out of the market by becoming short-term rentals without anyone living in them the majority of the time. Homes in my neighborhood are modest and could be relatively affordable.
	No			I rent a 1 bed apartment south of Bryan Park.	No	I would like a 2 bedroom apartment within a 15 minute walk of campus and price and availability are preventing me from getting it. The apartments closer to campus within my budget are studio apartments or are unimaintained, and I've looked at a few apartments further away that fit my budget but aren't available when my lease ends.	I like Bryan Park. I walk around it and sit outside to read often, and I eat at Feta and Soma occasionally. I like the tree cover throughout the neighborhood. I would like if there were a couple more restaurants in the area, and more streetlights, because walking home at night can feel a bit dangerous sometimes. I wish my neighborhood and Bloomington in general had more social or co-op housing as an option for anyone with a tight budget.	It meets my needs besides proximity to campus. I wish I could live downtown or just south of campus, around Elm Heights or Vinegar Hill, but these neighborhoods are too expensive for me.	It doesn't have much housing diversity, it's mostly single family homes, but there are a few duplexes and a couple small apartment complexes closer to town. It doesn't help living here when I don't have many options if I needed to get out of my current apartment.	I would be happy to rent one if it met my needs and budget.	I don't mind them, but I think they indicate that hotels in the area are too expensive and need more competition.
	No			Rent apartment	My current housing meets most needs but leaves some amenities to be desired.	As a single occupant, the physical footprint of my housing has met my needs to this point in time. However, as I've shifted elements of my life (such as professional advancement, life milestones), I find that I am in need of additional space.	I use several of the nearby pathways to local parks. I would like to see more options for food and dining. Being close to BHSS, many of the options nearby are fast food chains and local options are not safe to walk to because of being so close to a major road with large amounts of traffic. Being in an apartment complex, I feel like I am disconnected at times from my community. There is a staleness to the neighborhood that I feel is not often found in places with a diversity of housing types.	I feel like I am close to a neighborhood that meets my needs. I am fortunate enough to have reliable transportation to seek amenities not in my neighborhood. However, I am interested in moving to the Bryan Park area. I intend to continue renting as owning is not currently a feasible option and available spaces quickly become unavailable and/or would have a \$300+ increase in rent. Especially for those rentals that are not by individuals, like ADUs or similar, it is more of a 'you who know' situation to find out about their existence.	There are surrounding neighborhoods of varying types. I live in an area several apartment complexes and fewer businesses within walking distance. For those local businesses within distance, I do try to support when possible.	I would be interested in exploring the concept of ADUs. As someone who plans to rent for the foreseeable future, this is an appealing option to live in a space that feels closer to a permanent home. Living in an apartment feels, at times, that I am still stuck in my college days with little ability to grow as a community member.	I am somewhat indifferent to short-term rentals. I see what they are able to provide for high capacity tourist traffic. However, I feel that these are taking the place of a longer term renter like myself who would like to be a part of the community.
	No			Own single-family house. Am also landlord to several properties (single-family house, two duplexes (4 units), one townhouse	Yes	We're on a corner lot and enjoy our yard, ability to have flower beds, bird feeders, space to house company's visits, being able to have a shed, variety of trees & bushes, and to enjoy our music making (including a house big enough for our 9' grand piano, an important factor in choosing a house).	It's not a cookie-cutter neighborhood. We have a great neighborhood association and have two major events each year. The annual meeting in August and the annual picnic, which we just had on Sept. 7. The trees are mature, each house is different, and it's a great place for walking (we have several who walk dogs, and some just are just regular walker groups). People like each other here and do take the time to get to know each other. I wish our neighborhood had better streets. The surfaces are bad. I've waited 15+ years to have the places the city made block-long utility cuts to be resurfaced, and gutters redone so there is not standing water that doesn't drain properly because the slope is interrupted. Standing water in front of the mailbox (ice in winter) is bad. It keeps getting put off and dragged out. They are currently making corner curbs ADA compliant and we're supposed to have streets resurfaced next year. (I'm not holding my breath)	I LOVE my neighborhood (Blue Ridge). Very happy to finish out my days here, however long that may be. It's quiet, people are friendly	I'm not sure what housing types we have, in terms of diversity. Some people may utilize their homes as air B&Bs - not sure. If so, it's not intrusive or obvious. We are right next to Griffy Nature Preserve/Griffy Lake. We enjoy the whole Nature Preserve and how it spills over into our addition. We have a variety of wildlife that comes through the neighborhood in addition to pets. This would include cats & dogs, foxes, coyotes, deer, rabbits, birds of all kinds, squirrels, chipmunks, skunks, opossums. Peaceful. Dum Street, which borders the east end of our neighborhood, is scheduled to have a multi-purpose path put in to have a safe means of walking & biking along such a narrow street.	It would have been handy when our parents were alive and we wanted to have them close enough to keep an eye on without being intrusive. Not sure I would want to rent it out if we had one now, but generally speaking, I'm okay with them.	It's a mixed bag. I have friends who have them. I can't help but wonder how much they contribute to overpriced temporary housing. I have elderly friends who were burned out of their home on July 28. I housed them for three weeks, then another family did for ten days, then we had them in a motel for ten days. In that time, IU move-in happened, plus opening football home game happened. It was impossible to find reasonable housing as everybody Air B&Bs included, jacked their prices so high (because they could as demand made it happen) that I was finding week-long stays were upwards of \$3000. It made finding my friends an affordable place to stay nearly impossible. Had it not been for the generosity of the aforementioned family, they would have been on the streets. Then the application process to get them into government-subsidized housing (not section 8, but another one) took the better part of six weeks. I finally moved them in this past weekend (Sept 5/6).
	No			Single family	Yes	New build home, larger lot, safe neighborhood	Quiet neighborhood, safe for kids	Meets needs	No diversity - all single family homes. No extra amenities.	No desire for this.	As a host who has managed two homes in Bloomington, I have had a great experience and received great feedback from neighbors at my property. They are happy to have a space to recommend to family and friends. We've hosted a number of local people for various reasons. Overall, I think it's an important part of Bloomington's tourism.
	No			single family house	Yes	I have lots of natural light from windows, an energy-efficient home, a big enough garage to store my things and keep cars sheltered from elements, a nice flat backyard to enjoy and for kids to play in, a home office for work-from-home days. It would be great to also have a basement where kids could expend lots of energy out indoors during winter, but we can go to the nearby YMCA for that instead. We have an extra bedroom for guests, and the children share a room. It might be nice to have the kids have their own rooms, but I wouldn't want to remodel the house in order to do that.	I love our sidewalks (concrete is in good shape, not broken or moved by tree roots) that are all around, and that homes are built with sensors for exterior lighting so that there is always light at night if you want to walk. The playground is nice, and the HOA holds events there regularly. We are also walkable from the local elementary school and the Karst Farm Trail. The library Bookmobile visits my neighborhood once a week.	I love it here!	It is all single-family units but some are large with basements and some are ranches with fewer rooms.	I would actually prefer to have a relative live a little farther away, like in a ranch in another part of my neighborhood or in a	I don't know of any specific properties that are short-term rentals here - although I assume we have them commencentment and big football games. I only know of long-term rentals in my neighborhood. I don't even know where short-terms are in town.
	No			Own SFR	Yes	Sufficient space and proximity to work, school, amenities	Grateful for a neighborhood with sidewalks and a safe entrance off the busy road (10th st). Wish there were more public gathering spaces within Tammam, as there are not a lot of people using their front porch or gathering outside with neighbors.	Would like to move to one without an HOA so we can garden more, have solar panels.	Not really diversity in housing types in our neighborhood.	HOA would not permit this	How does not allow this
	Yes			Rent of a partitioned house that was single family.	It meets my immediate needs, but I am looking to the future and it does not.	How it is not meeting my needs is that the rental market is exclusively driven by students and the school year, but I am a working person. I also feel that large property management investment groups and places like Airbnb are inflating the housing market, taking up supply if one intends to buy.	In my neighborhood, I am near the core of town and much is accessible via bike/walk/bus. Some of the sidewalks are older and may prove difficult for folks with disabilities. I do wish we designed more small communal parks like in Savannah GA and also attempted to encourage more small groceries/bodegas to prevent food deserts outside the core of town. Finally, I would like for Bloomington to investigate the infrastructure of housing cooperatives in other cities and think about fostering a system like that as another affordability option. https://chicago coop.net/	I would enjoy living even closer to the core, but rent is expensive. Housing overall is expensive. People who currently live in houses are afraid to move because of the housing market.	I believe my neighborhood has a diversity of housing, but still not as class diverse.	I would definitely be interested in living in/purchasing/couhousing an ADU	I think there are too many overall and they could stand more regulation.

No	Own single family house	Yes	Comfortable and we have changed it to meet our needs over the years.	Friendly, very park like. Most people can afford to maintain their property	Yes, my neighborhood meets my needs.	We have some rentals and duplexes. Mostly single family homes. We are close to an elementary school which is a gig plus and close to a bus stop.	Yes e have plenty of space on our lot to build an ADU. I can see that it might be desire able to live in one as I get older and no longer wish to maintain the yard.	There are three or four in our neighborhood. Most of the time they are vacant. I wish they were used for family housing.
No	single-family house	Yes	I love having a balcony. I love having enough space to create. I love having a bedroom for each child.	I love living in the National Forest. I love being at least a bit of distance from all the other houses on the street. I wish my township had a fire station.	I wish I simultaneously lived way out in the country and on the square downtown, but since that's not an option, I'm happy with what I have.	It's all single-family houses on my street, of varied size. I don't think that adds or detracts anything. We have essentially no amenities, though I can walk to the Allen Creek boat ramp if I'm up for a trek. (It is just over 1 mile from my house.) My land backs up to the Hardin Ridge SRA as well, so we can walk to that if we want to climb a steep hill.	If an elderly relative needed to move in with me I'd prefer them to be that close while still having their own space, but the zoning out here does not allow for such things, as far as I am aware.	I only know of one anywhere nearby, and it causes no issues for me.
No	1 bedroom 1 bathroom apartment rental	No	My family needs at least one more bedroom, and more storage space, and a kitchen that more than one person can be in while a meal is being prepared. Our rent is outrageous, and goes up every year despite no improvements being made to our unit. When searching for an apartment that meets our needs, they are unattainable due to the cost or if we find one that is almost affordable, it is missing key amenities like a dishwasher or washer/dryer, etc and hasn't been updated or deep cleaned in years.	I love our proximity to activities on the east side, and a calm and safe place to walk our dog throughout our complex. We appreciate the pool and gym, but we don't use it THAT much because we spend more time trying to work enough hours to make enough money to scrape by and pay over \$1400 in rent/utilities for a ONE BEDROOM APARTMENT.	Our neighborhood meets our basic needs but we are looking for someplace more affordable without sacrificing amenities and basic needs. It is so difficult and we are worried about not finding a new place before our current lease is up and they raise rent again.	I do not see much diversity of housing types. We can only find luxury student apartments that we cannot afford, very old beaten up apartments which we can't afford, or old beaten up apartments that don't feel clean or safe that are barely affordable. When looking for rental houses, it is the same situation plus no dogs allowed. When considering buying a home, forget it. We cannot afford a \$300,000 house in this town. I don't feel that anything really adds to the neighborhood when everyone seems to be in a similar situation barely being able to make rent.	As a renter, I would prefer to be able to rent a full home without struggle and still be able to make ends meet and have extra money to save for our own home but in Bloomington that is unrealistic. I would not turn down an ADU if the price was right, but I don't feel that these would be priced appropriately.	It sure would be nice if these were affordable rental houses instead so we would have more options for renting.
No	Rent, single-adult 1 Bed 1 Bath Apartment	Yes	On-site laundry, walking distance to bus stop / grocery store / retail, walking paths and sidewalks nearby, lots of flora and fauna right outside my window (close to nature).	Walking/biking distance between amenities and my housing, nature is present with trees and animals, access to essential shopping like groceries, clothes, and pharmacy.	Yes.	No, it does not have diversity, the primary housing type is apartments. While it adds a sense of liveliness, it can feel constraining to be limited to rentals owned by large companies, and can be isolating due to the nature of renters in a college town. Trails, bus stops, and walkable / bikeable access to amenities add to my neighbor. As does effective street light coverage, even though there is room for improvement.	Yes.	While I haven't noticed a large degree of short-term rental options in my neighborhood or even Bloomington, I would generally prefer that there are minimal of these as they often are holding up houses and property that long-term residents could be renting or purchasing, and an abundance of short-term rentals creates a housing scarcity that limits options and drives up costs as well. It also does not encourage respectful tenants, since these short-term rentals are often for those coming from out-of-town.
No	I own my house	Yes	I love that it has a little outdoor space that is mine, that it has enough space inside for my family, that it has some historic charm, that everything I need in it functions (heating and cooling, power and cooking), and that I can afford to live in it.	I love that my house is near to parks and that it is in a reasonably safe and friendly neighborhood. I wish my neighborhood had a greater diversity of inhabitants: it is almost entirely faculty and students. If there were more affordable single family houses that could allow other people in the community to live here, that would be better.	There is no other neighborhood I would prefer to live in.	My neighborhood has single family houses, a few apartment complexes, and houses that are rented out to multiple tenants (usually students.) The number of students can be a problem because of the noise and trash they generate. The proximity of the parks and B line trail are great.	Yes. I would consider building one.	I have had no experiences - bad or good- with short term rentals.
No	rent single-family house	Yes	It has enough space for me and my wife, space to host guests	Nearby downtown, within walking distance of grocery store/hardware store/restaurants, interesting colorful houses, easy to walk and bike, lots of trees and nature, parks.	Yes, it meets our needs	Our neighborhood (Near West Side) is mostly single family housing. The fact that we can walk to grocery stores/co-ops, to parks, to the B-line, and to downtown restaurants adds a lot to the neighborhood	No, no	If short-term rentals take housing away from people living here and increase rental and property prices then I think they detract from the community.
Yes	single family house	Yes	Older, single floor dwelling. I like having a yard (fenced) for gardening and pets. It is considered to be in county not city.	Open spacing, older residential area, on a main road into town in good condition, location is good for us (2 adults), wooded area behind us. There are very few young families with children.	My neighborhood meets our needs except not on a direct bus line.	NO-mostly single story houses. There are paved country roads that can be used for walking but limited trails, no business	B-live in one	There are none that I know of. I think there needs to be some type of managed control for these rentals. What does "short-term" mean. People who don't have a stake in the community as reflected by their renting (?) don't seem to have an interest in the quality of the community overall. I also think there should be a strict limit in terms of space allocation
No	single family house	Yes	basement, plenty of room	quiet neighborhood - no recycling services offered	yes	none	yes	non in neighborhood As long as they are managed properly, then I think they are fine
No	Townhouse	Yes	The size, price and hoa amenities are exactly what we need.	Our neighborhood doesn't have much in the way of amenities. It is close to the YMCA and some shops but overall there isn't much to do and it isn't a very walkable area.	Our neighborhood is next to the Crawford apartments which negatively effect the value and sellability of our townhouse. The neighbors at the Crawford apartments really bring down Bloomington as whole by leaving needles in our community and fighting right outside, and across the street from their units. I don't think this initiative is working and I really hope something is done to prevent all the uptick in crime we are seeing from them.	No, there are no parks or trails in my community.	No	I think they are fine.
No	Own	Yes	Our house is a good size and our neighborhood is ideal	Close to downtown and shopping, dead end street, lovely neighbors	Yes	Single family homes. Parks are close by.	At this point I am not interested in having an accessory dwelling unit. That may change as I age and need more care.	We don't have any at this point. I don't mind rentals but not interested in short term.
No	Own single family	Yes	I love that we have a large yard with big trees and enough space in our house to be comfortable. It is a convenient location to amenities and schools without being too close.	I like that every house is different. It's not a traditional subdivision, but several random houses built along a street. Because it's a main thoroughfare, there isn't a great place for kids to safely ride bikes/play basketball, etc.	Yes, it does.	It is primarily single-family residential but within a half a mile there are several apartment complexes. Nothing within seeing distance of the house though.	Yes, I can see there being value to this on my property.	They don't bother me. I think they're good for our economy.
No	Own single family	Yes	Have lived in the same home for 25 years. I could not buy it now in Bloomington with prices and tax rates.	Lighted streets neighborhood park sidewalks... however as property taxes have gone up services have gone down. When I moved in trash pick up was part of the \$3,500 in taxes I pay... then I had to buy stickers now I am forced to use the city bins... load trucks early AM and I am forced to use the city bins at a cost all the while my tax bill has gone up EVERY year. More money in taxes AND more money from sewer/water/trash services.	Yes. I would like to right size but with the current restrictions on development in Bloomington I will be looking in Brown County or Ellettsville for my next purchase	Cookie cutter neighborhood does have a park and sidewalks	Relaxing the density restrictions would help for sure.	I hate it. My neighbor air bb their house. Keep in mind the average value in my hood is 475k... came home the other night pulling up in my driveway with my family and there was a renter taking a piss in the front yard... disgusting. I wish we could amend the current 60 laws covenants and restrictions but my hood does not have an HOA. Air bb have a place but I didn't sign up for a hotel next to me.
No	own my house	Yes	ranch over a walkout basement and floor plan is perfect	clubhouse, pool, tik, pickle ball courts, golf and near Lake Monroe are all positives	Yes it meets our needs	The diversity at Eagle Pointe is large. Small condos to million dollar homes. I feel this is a benefit to all. I would love a coffee shop on the southside. Also more pizza delivery options.	It would be a desirable option for multiple generations to house together.	With the university I believe they are necessary. There simply isn't enough hotels to accommodate.
No	Own single family house	No	I would love if there were more affordable new construction housing options in Bloomington for first-time home buyers and those who wish to downsize	I love that the diversity of architecture in my neighborhood. My neighborhood has the amenities I need	There are only large homes in my neighborhood. I would move to a new neighborhood with new construction of smaller single-family homes (under 1800 sqft) that are not all the same architecture or elevation in the housing development	I do not want diversity of housing types in my neighborhood. I want to live in a neighborhood that is all single-family dwelling homes	Yes!	I do not want short term rentals in my neighborhood. There are safety concerns with unknown people coming into a neighborhood of single-family dwellings, especially in neighborhoods with young children.

No	own single family	Yes	location, layout, space	neighborhood park (but it is poorly maintained); sidewalks (again poorly maintained)- we do not have an HOA; I live in Hyde Park	I would for sure move except I have an interest rate that is so low and also, where am I going to go that is affordable?	I enjoy that we have many types of homes- it looks nice. I wish the park and sidewalks were better maintained though.	Yes - I have an aging mother and it would be great to have her on my property while not in my house.	I understand that some local government officials are against this. I can't begin to imagine why. Short term rentals help generate income for our community. We are getting a new convention center and thinking about limiting places for people to stay while they visit? We have a great IU athletics program and short term rentals can benefit from it out of town fans. The housing issue has nothing to do with short term rentals. The lack of affordable housing in this town is caused by local government and nothing more. Be pro-housing. Use common sense.
Yes	Own-condo	Yes	Am on a single level with access to small back yard/patio	Close to 'town'; walkable sidewalks & mature trees	It meets my needs	It has single family, condos & apartments. Parks are very close by. 2 restaurants nearby	The answer is that I do not desire that unless it is with family	I am not aware of any short term rentals in my area; they are forbidden! My HOA
No	Own, single-family home	Yes	Our home has a bedroom for everyone living here. Two restrooms and a nice sized kitchen I. We also have a lovely yard where we can enjoy the outdoors.	We live in an older well established neighborhood with lots of beautiful trees.	Yes. Very happy with our neighborhood.	Our neighborhood is comprised of single-family homes with condos in adjacent neighborhood. We also have a park within walking distance.	A. Would be extremely helpful at my age with grown children and elderly parents that often need assistance.	Not sure if we have any in our neighborhood. I'm fine as long as tenants aren't noisier than any other neighbors.
No	own single family home	Yes	We bought a house that suited our needs at the time and have continued to improve it to meet our needs as our family has grown. We love our neighborhood, our yard, our location in town, the space, light, garden, size, accessibility and sense of home we have here.	Safe, friendly, convenient, walkable, accessible, welcoming. We have a neighborhood park and sidewalks that we use, we are sheltered from high traffic areas that border our neighborhood.	If I had been able to afford to move, we would have, but cost has kept us here, and it is the right choice for us.	We are mostly single family but have condo/townhouses and apartments around the edge of our neighborhood. We have a park, sidewalks and perimeter businesses. We apparently will have a self storage business that is not appropriately zoned for the neighborhood, is along a busy bike and walking corridor that our neighborhood frequents that has been approved for our neighborhood and no one in the neighborhood wants it. We have been told it's coming anyway. That's my only negative commentary on my neighborhood/potential detractor, though it's a big one and I'm pretty angry about it.	I have a city approved ADU on my property currently. We included this in our addition plans to the house to help offset the costs of our renovations and improvements.	I do not love Airbnb's that are single family and take away from the potential of a full time occupant, but I understand the financial potential for an investor. It doesn't appear to be a large issue in my neighborhood, though there are a handful of Airbnb's (my ADU included) here. In general they are well maintained and quiet. I think the city core might have a larger issue with lack of affordable housing being taken up by short term rentals.
No	own sfam house	Yes	Location, size of home, split-level living, spacious backyard with great view	Location, access to city walking sidewalks/trails, older, established neighborhood with mature trees, great neighbors. I wish our street had some sort of traffic slowing humps.	My neighborhood meets all of my needs.	Mostly owner occupied but there are some rentals and there was an Airbnb down the street but it has since sold and is again owner occupied.	Not foreseeable on our lot as our backyard slopes downward and is level with a tributary of Jackson Creek. It is too wet to build any structure. I wouldn't have a problem with an ADU as a rental unit if we felt it necessary for extra income and/or family and had the property to do so.	Very difficult question as I've stayed in Airbnbs before in other cities/towns. As mentioned, we had a property down the street that was owned and utilized as an Airbnb. There were never any loud parties or problems to my knowledge, but I do think it's difficult for the adjacent neighbors to not have that consistency of a neighbor that actually lives there. Sometimes, as expected, trash would be overflowing after a weekend of rental, but overall the property was well-maintained.
No	own house	I need something that is easy to maintain. Perhaps a condo	Getting to the age where outdoor maintenance is too overwhelming. Also would like a nice enclosed patio	there are no amenities. Not really interested in any	Haven't really seen any other neighborhoods I particularly like.	Not a diversity. No amenities	No room on my property	I think they're fine as long as they are maintained
No	own. Single - family	Yes	Location. Parks close by. Size.	Walkable. Parks. Location. Traffic calming. It has everything I need/want.	yes	It has different housing types but they are not all mashed together. There are big estate homes, smaller urban living homes, etc. They aren't all next to each other though. The location is one of the biggest draws.	A. YES. Absolutely! The fact that we can't do this in Bloomington is silly.	They are fine. The market will sort it out if. Some people only rent their homes out a few times a year as additional income, so I don't see anything wrong with that. I've seen that most stick around for a year then go back to owner occupied. They aren't a big deal. People freak out over them for no reason.
No	Condo	Yes	Although I would love to have a little more room, the location and the fact it has a dog park, gym and pool is nice. I would purchase a larger home but being a single empty nester, our community does not offer affordable patio home types that is affordable. It's cheaper in Indy or Plainfield for these types of homes and should not be over \$350,000. We are losing our young because all new homes being built are \$500,000 plus. Unaffordable for new young buyers.	Pet friendly and gym/pool.	For now it meets my needs but rent is too high in Bloomington, I want a single patio home or condo.	Love our community. Walking trails and other items. Builders need to build new lower cost homes. Not everyone can afford \$500,000 homes.	Yes. 100%	As long as regulated and small amounts I don't mind.
Yes	own home	Yes	space, price	safe, far away from homeless shelters, needles etc	yes	price diversity, walking distance to grocery	yes	the airbnb's are some of the cleanest and well kept houses. they have to be.
No	Single family	Yes	Wonderful neighbors	Nothing	Yes	Yes	No	Not positive.
No	Own, single family	Yes	Large lot with trees, comfortable floor plan	Quiet, close to the east side	Yes the current neighborhood meets my needs	Yes it does, sidewalks, close to Bryan Park	Yes definitely	We don't have any close and I wouldn't be in favor if we did.
Yes	single family	Yes	A large yard, attached garage, safe, active neighborhood easy to maintain	Active and peaceful. Sidewalks.	yes	Yes but no additional amenities and none needed.	Yes	Just fine as long as well maintained and parking/partying rules followed and/or enforced.
No	Own a single-family house	No	Current house is two stories, need a one-story house. There are not many available, nor they are in good condition. The ones that are somewhat doable are ridiculously expensive.	Safe, quiet, clean, great neighbors with a nice community feeling and no HOA.	I'm happy with our neighborhood.	Yes and no, very limited and houses rarely go on the market	No	I don't have any specific experience
No	Own single family house	Yes	Size, historic character, land	I have a private piece of land. Not large but private. That's what I like.	yes	yes, diverse. It doesn't detract but it makes zillow estimates jacked up.	Yes	Air BnBs remove housing units from the market for renters and buyers, hitting hard the lower price points of home buyers. They sit empty during the week when people need affordable housing.
No	Single Family	Yes	Space, lot size, rural, garage space, pool	Space, rural	Yes	Not really, all single family homes, 18 lot subdivision	No	No rentals in our neighborhood. I think this has a small impact on the affordability of the rental market
No	single family house	Yes	solid, private yard	safe neighborhood, sidewalks. wish it had more streetlights	yes	townhouses and single family	no	do not like
No	Own single family	Yes	I love in a neighborhood and not a development. I have a corner lot in town and my home is perfect for our needs	Please see above answer	Yes	Yes and it doesn't detract at all	I could build one now if I choose to do that	As long as they are maintained I have no issues with them
No	own house	Yes	country privacy on 2 Acres, no hoa, no city government	I like the country. I might see a neighbor. I have many friends who live less than 3 miles away	yes, needs met	there is a post office 2 miles away, restaurants & groceries 15 minutes away	yes	I don't have any nearby
No	Sfam own	Yes	Acreage, walk out basement, bedrooms for each family member plus extra, storage	Large lots provide privacy with neighbors. Safe roads to walk dogs and kids ride bikes. Wish it had a private pool	Yes	Our neighborhood has similar priced homes, but all custom. Our neighborhood is surrounded by a much different housing situations- trailers, run down properties	Yes	None in my neighborhood. I think they are great for Bloomington
Yes	Own house	No	Too large. Can't afford to downsize. Would like convert to duplex, but that use is not permitted by current zoning	Zoning laws that don't restrict multi-family uses. Also HAND occupancy limits	Prices are too high. Unaffordable.	No. Only single family zoning	Yes	Yes, allowing short term rentals allows retirees and those on fixed incomes to generate additional income to pay increasing property taxes and insurance.

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	Yes	Yes	No.	A lot about the different disparities people experiences and the nuances with housing.	There's still work to be done to improve transportation and infrastructure+pricing for homes.	Actual policy improvement to aid Bloomington residents.
	Yes	Yes		Shared concern about affordability	Delighted to have the opportunity to be heard!	
	Yes	Yes		Good ideas on more dense housing	More choices and affordability are good!	That the council will consider lessening some restrictions on ADUs.
	Yes	Yes				More affordable housing in Bloomington
	Yes	Yes			I don't believe we'll have progress until we stop considering people's small complaints about comfort as equal to people struggling to survive.	Lessen zoning restrictions, more infrastructure investment.
	Yes	Yes	I think housing needs to address more mental health needs.	Lots of diversity	Lots of things	Positive housing changes that will benefit all people
	Yes	Yes	No additional input	Openness to diversity of housing us a plus, but affordability is a big problem.	We all seem eager to work together to find solutions.	Affordability all starts with availability of land to develop. Once land is available, we can work together to provide diverse & affordable housing.
	No	No		I'm glad someone brought up 3rd spaces. That is a gap in Bloomington.	Housing in the middle is lacking, and a lot of people feel stuck, unable to find housing that better fits due to costs. Many of us at this meeting feel the same or similarly. The biggest issue is the increase in cost of housing whether that be rent or property taxes. Another issue is the type of housing. We desire to have diverse housing in our neighborhoods including rental units, owned homes, and ADUs. We also discussed how housing can be intertwined with environmental management. Some of us brought up flooding issues, green infrastructure, and tree cover in our neighborhoods and how we value that as a community as a whole.	More support for denser housing, recognition that there needs to be more affordable housing for non-students, including homeownership.
	Yes	Yes	I fear the price of housing will continue to rise and I will not be able to afford to live here.	I learned from some older residents of what it means to own a home. Specifically, listening to their concerns and issues they've experienced has made me realize that I don't really want to own a home, ever.		I hope to achieve a plan to create more diverse housing while also increasing demand for out utility infrastructure and not having to sacrifice our green landscape.
	Yes	Yes	I forgot about mentioning pharmacy/convenience stores and grocery stores in my original response, but I would be very happy if a bloomingfoods branch opened near me, but there aren't any spaces available for it or anything similar near me.	More people share the same problems and desires as me than I expected.		
	No	Yes	I would be interested in seeing some regulation on rent caps. In the last three years, I've experienced a wide variance of increases (from \$20 to \$120). A drastic increase from one year to the next can have a huge impact and create additional financial barriers.	After attending the session virtually, I learned from that many of the community members agree with my position of needing to create opportunities for connection in neighborhoods. With the infrastructure, crime, and location, connecting with others can be a difficult task.	We need to evaluate what our priorities are as a community when it comes to housing and it can't be done in a vacuum. What is determined at the city level should be agreed upon at the county level and incorporate the university.	I hope that a few short term solutions can address the urgent concerns expressed. However, we do need to balance each short-term solution with a long-term projection to make sustainable change.
	Yes	Yes	building infrastructure in neighborhoods outside the core	Yes, people like their neighbors	crime/homelessness ends up coming up in every discussion, no matter the topic Housing security: Most people in my group (and in the group report outs) have housing that satisfied their needs. However, other modes of outreach are needed to hear directly from people who are experiencing housing insecurity.	Where is the council going with this? What do they hope to accomplish
	Yes	Yes	Single-story accessible residences are rare. Aging households need more choices for downsizing. Cottage court developments should be encouraged.	Investors are protective of their short term rental business. They see themselves as improving the neighborhood with well-cared for properties. The city also needs accurate numbers on the actual number of properties that are *year-round* short term rentals, as distinguished from occasional STR on a few peak weekends.	Transit planning: It would be beneficial for city land use planning to coordinate deliberately with Bloomington Transit to cultivate opportunities for density that can support fixed route buses.	Empathy and understanding among attendees to diversify housing options, attract the engagement of more students and renters, and soften the liberal NIMBY chorus
	Yes	Yes		Loved hearing other experiences and perspectives. Women who had connection to BHA said lots that I appreciated	The rental market is just as inflated as sales	More affordable — meaning closer to state averages — rental options for family sized tenants
	No	No	The UDO should get rid of estate size lots (5 acres) & cut them into lots (40 for 5 acres) so new housing can be put in. This is where density should be not in the core neighborhoods.	Affordable housing should have more subsidies if council wants more of it in Bloomington.	Planning Dept. should make process of new housing more streamlined. The more times a developer needs to appear at planning, the more expensive the housing is.	Please listen to your constituents.

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	Yes	Yes	<p>one person mentioned the importance of FRONT PORCHES. What a good point! Front porches facilitate neighborliness and community. I hope the Council will let homebuilders know interest was raised, so build more front porches!</p> <p>The market, left to itself, wants to turn everything in Bloomington into rentals. The free market is not the friend of people who want to own a home in Bloomington. Someone said if you can walk your five minutes to your coffee shop but everyone who serves that coffee shop drive 30 miles to get there, you're living in a theme park... not a city</p> <p>My dad and I looked at this kind of redevelopment and rental conversion as a type of fire to be controlled so it didn't consume all the houses available for ownership and render these areas less livable and less affordable. The increase in housing prices that comes from up-zoning is another part of the "fire".</p> <p>70% of the workers in Bloomington commute. Almost 70% of Bloomington homes are now rentals. Can you find anything that is Green or Planet-Friendly in all that commuting? Council doesn't have to tell us which side they're on because their zoning proposals tell us who they're helping and who they're hurting; who they care about and who they don't....</p> <p>So let's be honest: Why do you think the developers support council ideas of up-zoning neighborhoods? Why do you think people who live in these neighborhoods turn out and speak against these zoning changes? Does council think demolition of small affordable houses and replacement with rentals that are far beyond working class affordability is the way to go really?</p> <p>The rarest house in Bloomington is the cost-attainable single-family house to own or rent. Do you know how many of these are being built? ZERO! Do you know how many of these are demolished or turned into denser rentals each year? A LOT OF THEM! They are lost forever and more and more are lost every year. Do you know how many businesses outbid potential homebuyers with cash offers for attainable houses to add them to their stables of rentals? A LOT OF THEM</p> <p>So the question is ultimately: WHICH SIDE ARE YOU ON? There are winners and losers to every zoning change. Which side are you on?</p> <p>So what are we doing for people who want to own a home in Bloomington? Who do these UDO amendments favor? As a landlord, one can rent almost anything in Bloomington. But can wishful homeowners buy a home to live in with their family? Is that getting harder every year? YOU BET IT IS! Somehow, this understanding has escaped some of our leaders and they seem to be helping the other team who are building for the student demographic. I just met a recent seller of her long-term home in Elm Heights. She saw it recently advertised this year to be renting for \$6,000 per month.</p> <p>The total number of these houses is dropping every year: Lost to demolition and conversion to denser rentals. Can you point to any UDO amendments that favor homeowners and attempt to provide new opportunities for young people who want to raise families and who want to own a home in town? THERE ARE NONE!</p> <p>These are the dynamics I have witnessed and fought against over the past 50 years of my life in Bloomington. It is the original reason for the founding of CONA and the reason for protection of core neighborhoods through SF zoning that was passed when the democrats came to power back when my dad was on the Plan Commission. I still remember the large public meeting that filled Bloomington's high school's auditorium with the community supporting what the developers called "downzoning". It was powerful. How is it that there is no voice or vision in support home-ownership anymore left in Bloomington government?</p>	<p>see above--also most of the "affordable" housing in Brown County has become air B&Bs. So sad! Families need housing, and generational wealth depends on home ownership.</p> <p>That some young renters would worry about the control of living in someones backyard. I support ADUs but the original name was Granny Flat implying that relatives often live there. That has been my experience when I have built the few ADUs we have done.</p>	<p>Many people are powerless to come up with a better housing option (especially Section 8). Also, the City seems obsessed with ADUs, and I don't see at all how ADUS would help most people with housing problems. ADUS also take time to plan and build. Focus on what the City can do now. Forget the obsession with ADUS.</p> <p>It was odd to me that the affordability issue was not discussed in any of the questions. We got around to it but that seemed to be a central issue that was not discussed formally.</p>	<p>There are many regulations about housing. The City of Bloomington needs to find one or two things it can do to increase housing and types of housing, and focus on them.</p> <p>Oddly homeownership was also not discussed. I would hope a second meeting like this would be more discussion of the items not addressed. Hopefully it is not some kind of justification for more up zoning....</p>
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