



City of Bloomington Common Council

Post-Meeting Packet

Containing materials related to:

Wednesday, 12 November 2025

Deliberation Session at 6:30pm

Notetaking Guide-November 12 Deliberation Session

Guiding Question #1: *"No neighborhood should experience radical change, but no neighborhood can be exempt from change."* (4 groups)

Group A: Joy Brown & Isabel Piedmont-Smith

Group B: Joe Patterson & Courtney Daily

Group C: David Brantez & Hopi Stosberg

Group D: Anna Killion-Hanson & Dave Rollo

- 1) Please introduce yourselves and let us know why you wanted to talk about this statement about changing neighborhood.**

Center of a lot change. Trajectory changing.

68-80 undergrad/grad rented then bought a home in 1999. More than half of life as renter. Love to walk. Love of community. Loves Elm Heights. Loves ADUs. Interested in how community can adapt to aging population

Been here since 1970. COB Admin utility service board during psb hearings. Original George and Bernie Lewis PM for Cedarview, also for Bruce Storm. Had a home since 1992 watched neighborhood grow. Doesn't like change.

Renter for 5 years working on BA/MS. Dorm to apt, to SFH now townhome. Back to parents house. Housing is unaffordable.

Very concerned with notion of change is important but neighborhoods should change how people change. Engage how change is not something to be feared or prevented. Neighborhood changes as people change. No change in neighborhood then no change for people.

Been in town since 2013. Empty nester. What is next? Housing and housing development is important for IU faculty and staff in addition to retirees. Change is inevitable.

Grad student at IU. Work for IU. Only here for 2 months. Wants to learn.

On City Council here to listen.

2) Consider the neighborhood that you currently live in. If you traveled 30 years back in time, what would you still be able to recognize? What would be different? How do you feel about those changes?

So Max- Lots of late 50's/60's ranches modified. Original owners have aged and passed away. New crop with a lot of kids. Change has come full circle.

More kids than ever at Halloween. Elm Heights has same character. Closest to Bryan Park/University. Nearly 100 people showed up on a Saturday morning to celebrate community recently. Lots of landlords jamming into houses as you go west of Henderson. Successful inspection program. A lot of rental signs that suggest that may change neighborhood. Rent by the bedroom?? Will not rent to families??

30 years ago everything is the same- landscaping looks much better. House next door was rented to 3 students a few years ago. Landowner would not pay attention to it or keep it up. Would call and report issues of landlord to the landlord. HT showing up and there are beer cans on the lawn. Or chimney falling in and I've recorded that you know about this. Home in the 40's wanted a man cave in the basement.

Mostly farm land. Empty after recession. Houses are very new. Past 10 years been built.

Road on was slower bc bridge/overpass/train. Lots of STR's in Maple Heights. Bothers me. Don't know neighbor. Fire alarm will need changing and you can hear the beeping.

New builds in neighborhood which is now built out. Vibrant, lots of kids.

Lives next to football stadium. Love it doesn't look like it has changed much since 30 years ago.

51-52 years of history. Last 32 years always been certain mix of rentals vs residential. Only rental on corner was the house he bought. Now 3 are rentals mine is the only owner occupied.

3) If you travel 30 years forward in time, what do you want to stay the same about Bloomington? What do you want to be different?

Bloomington has a specific character. It potentially has some endanger of losing the character over time. Small town feel but a lot of big town amenities. Hope that we would maintain ourselves. Wouldn't overgrow. Be resilient. Self sufficient. Inclusive. No one can be left out.

Welcoming community of all different types of people. Wants that to continue. More people finding ways to take care of each other. Has a tenant in basement it's about having someone in the house to help. Like the idea of finding ways to support cooperative living to support aging in place.

Miss Ollies Trolley on Kirkwood. Disappointed allowed big box to go in on Kirkwood. Not Bloomington. I'd like to see housing built well. Stop happening. Dream for our home was to age in place caretakers in basement. We have an Airbnb that was a suite in the back preserve for income.

More trees, more bike lines, more urban forests, more bline. Mixed use architecture. Reduced cost of living across the board.

Branding- educated, wholesome, weird, agricultural, arts. Lean into diversifying job opportunities. Rely too much as IU. Need a lot more jobs and homes.

More Bloomington Bagel Companies.

Inquiry 4: How can housing be made more attainable for current and future Bloomingtonians?

Facilitation Leaders:

Group A: Anna Killion-Hanson & Andy Ruff

Group B: Joy Brown & Isak Asare

1) Please introduce yourselves and let us know why you wanted to talk about this inquiry.

I am trying to build a cottage court been trying to figure out what to do with property.

Housing advocate. Regular public input provider. Teachers can't find housing. Need housing of all types. Love the ideas for Hopewell like small units, small lots.

2) Addressing affordability requires some amount of community subsidy, either to subsidize affordable development projects, directly subsidize residents, or subsidize housing models. Where should the city focus housing subsidies?

- a. New development (\$ going to developers who agree to create permanently affordable units)
 - b. Housing design catalogs that developers can use to bypass some of the administrative overhead required for new projects
 - c. Voucher programs for renters and/or ownership/purchase support, including eviction prevention
 - d. Alternate housing models, like cooperative housing and land trusts
 - e. Other . . .
- a. Revolving loan funds- fund to use make loans to developers in consideration for providing affordable housing or meeting various goals.
 - e. I don't know enough to answer the question. Would love to have subsidies to build smaller homes.
 - e. Expedited permitting, processing, housing.

3) **If there are lots of landlords in the group How can/should the city entice more landlords to accept housing vouchers?**

Education on actual data- not destructive. Holding more landlord events at the City.

Figuring out what the actual financial risk of damages and the risk is low then the City or BHA should be able to provide a bigger buffer to incentivize more vouchers.

Notetaking Guide-November 12 Deliberation Session

Guiding Question #1: “No neighborhood should experience radical change, but no neighborhood can be exempt from change.” (4 groups)

Group A: Joy Brown & Isabel Piedmont-Smith

1) Please introduce yourselves and let us know why you wanted to talk about this statement about changing neighborhood.

1. Local developer: Agrees with statement that every neighborhood should change, but thinks it is a pain point that Bloomington is experiencing change so quickly
2. Working with unhoused population, not enough affordable housing for everyone
3. Renter, agree with statement, important to attend to the lived needs of community and planning for the future, but changes need to have buy-in and not be so drastic
4. Lived in bloomington for 30-years, renter for a while now owner, disagree with statement that no neighborhood should experience radical change: many people are unhoused or spending too much on their housing which reduces food budget so people need to get used to radical change
5. Fire and building code advocate, looking to build upward
6. Lived here for several decades, interested in why of statements. What contributes to whether neighborhood change happens at all
7. Homeowner, lived here for 12 years, 110% agree that housing crisis (or unhoused crisis) requires radical change. Saying we need radical change, doesn't mean we have dramatic change in only one place. Important that all parts of city contribute to solving our housing crisis
8. Isabel: born and raised in bloomington, was renter, now owner, not sure how she feels about the statement, has received a lot of pushback as part of council
- Additional thought emailed to Isabel the day after the session: With the idea that no neighborhood should have to undergo radical change, my opinion is that avoiding radical change is a privilege. For those people who are living in dire circumstances, radical change is what they need for survival. For those of us who are surviving and thriving, it's very easy for us to say we don't want radical change, but it is based on the fact that we want to preserve our own privilege at the expense of those who are struggling.
 - declining radical change is a privilege

2) Consider the neighborhood that you currently live in. If you traveled 30 years back in time, what would you still be able to recognize? What would be different? How do you feel about those changes?

1. Sycamore Knolls on SE side of bloomington, 30 years ago every house looked exactly the same, entire neighborhood was developed between 1967-1975, only one new one since then (partially pre-fabricated). Like his neighborhood, significant drawbacks to no change, most significant is no opportunity for new people to live in his neighborhood. Houses when originally constructed, were aimed at new families, not accessible to young families not at high-earning side of community now.
2. 17th St near BBQ place, in an older house that hasn't turned into an apartment complex—just moved there. Used to live over by Evil by the Needle in 1920s house. So much of the park space near it has become developed—Switchyard Park—has reconnected it with the rest of bloomington. Had access to a lot more of bloomington since development of park. Was developed as single-family neighborhood. Felt intimate, but still connected to rest of bloomington and got to know neighbors. Felt like a cottage court in which you can get higher density, but similar feel.
3. Elm Heights: mostly early to mid 20th century. Mix of housing sizes. Many single-family, but some multifamily and duplexes. In last 30-years has moved to more of a mix of renters and homeowners. Sensitivity among homeowners in neighborhood of dealing with shift to more renters. Has been included in a historic preservation district. Can't put in energy-efficient windows. Guidelines are being reviewed right now. Believes that a blanket conservation district over the whole neighborhood is a mistake—specific homes are more worthy of designation.
 - a. Thinks the statistic is that you need ~1000 units/acre(?) around a commercial area to make it viable
4. Live downtown on the square. Retail on the 1st floor, dwellings on the 2nd. 30 years ago there would've been parking you didn't have to pay for and rent would've been a lot cheaper.
5. Moved to Snoddy road 2 years ago just outside city limits on SE side of town. Would've been all fields 30 years ago. Now there are a lot of luxury homes. Really likes verona coffeehouse development, wishes it was more of multifamily and mixed development rather than luxury homes. Wishes there was better connectivity to get there.
6. Lives in Grandview Hills off 10th st. Used to live in McDoel Gardens in a bungalow. Was very involved in making it a conservation district and has since learned more about what that means and regrets it. Had a lot of potential to be a mix-use development right off downtown, but now it's locked in by the conservation district. It is difficult to make changes. Bought house for \$68,000. Other house in that neighborhood just sold for \$298,000

3) If you travel 30 years forward in time, what do you want to stay the same about Bloomington? What do you want to be different?

1. Grandview Hills: wants to keep diverse family types: multigenerational, older, younger, single, families, ethnicity. Change desired: not so many BIG, single family lots. It's 1 mile from mall, on the bus line, ripe for development. Have one giant lot the size of 4 lots that's just grass, not a park, that owner refuses to develop. She want sot see several

micro-neighborhoods within the neighborhood. Imagining several small condos or renter equity developments so renters earn something while renting there. Develop so is good for property owner and still opens up affordable housing for small or single-person families.

2. See entire block owned by first united methodist developed into housing
 3. Many neighborhoods are monocultures. Imagine tearing down single-family neighborhoods to build new as there isn't a lot of empty, undeveloped land within the city. Or have to subdivide for much smaller housing development. More opportunities for that elsewhere in the county.
 4. Floor area and lot size requirements are much smaller.
- Take a look at [Inglenook Cottages](#) in Zionsville, IN

Inquiry 4: How can housing be made more attainable for current and future Bloomingtonians?

Facilitation Leaders:

Group B: Joy Brown & Isak Asare

- 1) Please introduce yourselves and let us know why you wanted to talk about this inquiry.**
- 2) Nicole: been in bloomington for ~9 years, social worker, lives on south side of bloomington because that's where she can afford but not by choice. People are leaving because can't afford a place to live. What is killing her is rent increasing every year without doing any improvements and she's not earning more money. Is not getting a wage increase, but is expected to still here and pay more for the same crappy living conditions.
- 3) Sarah: important to be able to pursue projects/passions, like to have activities in Bloomington, but is not affordable to live here, as a mother of 2 children, want children to be able to afford to live in same city. Public housing is full. Are people moving out
- 4) Kale: Loves the people in Bloomington who make the place unique. Want everyone to be able to live here
- 5) Zach: renter and probably will be the rest of his life. Wants affordable place to rent. Left (was in \$575/mo before left to live in DC, when came back to Bloomington 10 years later, that place is now \$1425/mo and has not changed has probably gotten worse actually)
- 6) Family when he was 10 years old were kicked out of IU graduate housing when it was condemned in the 70s, lived in a tent for the summer till were able to find

another place to live. Lived in a duplex for 15 years in 1988 in a great location (moved out it was \$575, then it was sold twice, added a 3rd bedroom, is now \$3,000 per bedroom). 50% of population is rent stressed—on verge of being unhoused. ~375 unhoused people currently. What about tiny house development for people who are unhoused where they put their name on the deed with no money down?

Where should the City be spending money to increase housing attainability? Building housing? Giving money directly to people?

- If you build housing, how do you tie that to people who really need the housing—through social services
- 1. Priority is building housing (vienna model of mix of market rate and affordable housing in the same place so aren't creating areas of high value and high poverty).
- Incentivize rental models where renters build equity.
- If give a person a house and say this is yours now but they have no resources or money to maintain it—what happens when something goes wrong? The house falls apart and they're unhoused now? Likes habitat model, where get special permission from the City to build smaller houses. Want to be able to build a neighborhood like hopewell south anywhere in the City without special provisions (don't need a PUD, need to reform zoning code to allow everywhere)

7) Addressing affordability requires some amount of community subsidy, either to subsidize affordable development projects, directly subsidize residents, or subsidize housing models. Where should the city focus housing subsidies?

a. New development (\$ going to developers who agree to create permanently affordable units)

- i. We've done that and it hasn't worked. How do you define affordable? Many people are never gonna make what a doctor/dentist or IU professor. Affordable for who? Don't make people jump through hoops to prove they're poor enough to qualify. Just give people housing. Rental company vs developer

b. Housing design catalogs that developers can use to bypass some of the administrative overhead required for new projects

- i. Would like to at least try this. Thinks it would be a good idea. City takes on cost of paying a designer for plans and makes the permitting process go more quickly. Idea of creating pre-approved things allows the neighborhoods give input. i.e. in zone 1 you can do these buildings—they're all made of brick.

- ii. Little doubtful: we already have a catalog of ADUs and not many are being built. It just costs so much to build new houses. You need a lot of capital to build something even tiny. Need to quantify the cost of delays? How much does this actually cost / save developers?

c. Voucher programs for renters and/or ownership/purchase support, including eviction prevention

- i. Doesn't solve the underlying problem that housing is too expensive to begin with and continues to increase in cost every year.
- ii. Has a good job in Bloomington, but can't afford anything better than her social worker clients. Wants to be able to get it on her own. Idea of accepting a voucher to afford makes her sick.

d. Alternate housing models, like cooperative housing and land trusts

- i. If City owns the land, can control what happens with it. Really likes the idea of a land trust.

e. Other . . .

- i. Technically a landlord, but renting to cousin and have never increased rent since paid off the mortgage. Not sure about section 8 because landlords accept section 8 vouchers from a portion of people, but then jack up the price of rent for everyone else.

8) **If there are lots of landlords in the group How can/should the city entice more landlords to accept housing vouchers?**

Question 1 Group C:

The biggest takeaways I had from Question 1 were that a couple of the participants actually wanted radical, quicker change and not the slow, gradual change the question proposed. The group, in general, wanted to see more types of housing allowed across all zoning districts and more allowance for smaller lot sizes. Of note, I believe everyone or all but one in our group was a renter from various areas throughout the City. Mayor Thompson was in our group and there was some discussion between participants and the Mayor pertaining to Hopewell goals and ideas.

Inquiry 2 Group A:

Regarding Inquiry 2, Dave and I only had one person show up to participate so we merged with Gabriel/Courtney's group. Gabriel led most of that discussion, but I do recall some discussion how maintaining character was important, but there were some varying ideas to what "character" meant. Some focused more on the design, architecture, and landscape while others focused on the use and density. From my recollection, there seemed to be more acceptance in varying the use and density, but less in design/landscape.

Notetaking Guide-November 12 Deliberation Session

Guiding Question #1: “No neighborhood should experience radical change, but no neighborhood can be exempt from change.” (1 of 4 groups)

Group C: David Brantez & Hopi Stosberg

- 1) Please introduce yourselves and let us know why you wanted to talk about this statement about changing neighborhood.**

Two residents from Green Acres, one person from Brown County, and one south side of Bloomington.

- 2) Consider the neighborhood that you currently live in. If you traveled 30 years back in time, what would you still be able to recognize? What would be different? How do you feel about those changes?**

-all 3 different housing types I used to live in (in Bloomington) are all still standing and look the same. I suppose it's comforting.

-initially opposed the bike/ped underpass in Green Acres, but now loves the change. It is an asset to the neighborhood.

-some agreement that widening bypass was bad for Green Acres, new hospital site creates slightly more ambulance noise now but tolerable

-comment that change can be for the better

-live in apt on south side, might decline in quality in the future unfortunately. 7 property managers in 9 years and rent is going up even though many maintenance needs (including fire damage)

- 3) If you travel 30 years forward in time, what do you want to stay the same about Bloomington? What do you want to be different?**

-Green Acres has been good for affordable houses for families. A block of Jefferson has seen lots of change from the demolished single family homes replaced with duplexes. They seem expensive- \$1000 per bed would not be attainable.

-Resident of declining apartment suggests it may not be standing in 30yrs. They suppose small single family homes would be nice in this location as it is close to good trails and amenities.

Inquiry 3: What will incentivize small, local developers and/or disincentivize large, outside, investment into our housing market?

Facilitation Leaders:

Group A: Katie Gandhi & Isabel Piedmont-Smith

Group B: David Brantez & Matt Flaherty

1) Please introduce yourselves and let us know why you wanted to talk about this inquiry.

- seems like he have been incentivizing outside development
- need for smaller developers
- local developers keep local dollars reinvesting into community
- small developer wanted to coordinate with Green Acres to build a duplex there. The developer grew up in the neighborhood and the proposal and outreach was well received.
- National development model influences lender attitudes and risk. This keeps them from investing or lending to small developers in our area.
- some appreciate the interactions with local landlords as opposed to larger companies
- larger companies are only ones capable of the big housing projects, not local firms

2) This type of catalog development and maintenance does incur a cost to the city. Understanding that, should the city invest in that type of development more widely? What kinds of housing should these catalogs focus on?

- comments in support of catalog as it helps predictability and with pitch to lenders
- some don't think catalog is that helpful, and it is not enough to speed up process. Concern that these project can be a yearlong process and carrying costs keep small developers out. Lenders are the bigger issue.
- support voiced for community development financial institutions (CDFI) and background about their role in housing, small businesses, childcare. They provide pre-development loans, but not grants.
- developers want to see process/timeline improvements. Support voices for Flintlock LAB's small square footage design, they are aesthetically pleasing which could lead to faster approval. Design catalog makes it easier for small developers as they incur less cost and delay from initial architecture/ site design and revisions.

3) Do you have ideas about other ways that local developers can be supported?

- allow for more predictability, less conditional approval
- need clear processes, need more upzoning
- support voiced for local investors
- use-specific standards and architecture requirements delay permitting
- idea to reduce carrying costs, speed up permitting with quicker interdepartmental communication

Guiding Question #2: “When you stop growing, you start dying” (William S. Burroughs) (4 groups)

Group A: Eric Greulich & Andy Ruff & Group D: Pat Martin & Isak Asare

(combined groups, in attendance Christopher Emge, Eric Ost, John Zody, Claudia Brink, anonymous)

1) Please introduce yourselves and let us know why you wanted to talk about this statement about growth.

- Being resistant to learning is dying
- Learning is an important component
- Approach to growth is important
- Someone’s sense of value related to their health
- Neighborhood growth is gradual, quality of design is important

2) Does this ring true for you when it comes to the evolution of cities? Consider within your answer metrics related to: population, land use/development, the economy, and community opportunity.

- How do you define growth?
 - Housing-fill in the gaps, we are growing internally
 - Internal growth
- Does our economy need to grow?
 - Lost high paying jobs
 - Keep and promote people living here creates income for the city

3) If you think it does ring true for cities, are there other parts of life which it is not true for? Conversely, if you think it is NOT true for cities, are there other parts of existence where it is true?

- Grow the community, increase sense of place
- Sustainable before growth
- How to share the benefits of growth within the community
- What is your metric for growth if the growth benefits the entire community
 - Productivity
 - Wage growth-aggregate or individual wage growth
 - Growth-increase of housing types
 - Multi-family housing is predominantly for students
 - growth=ability to bond

Inquiry 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?

Facilitation Leaders:

Group A: Eric Greulich & Sydney Zulich

(in attendance: Mary, Deborah Myerson, Ben, anonymous, George

1) Please introduce yourselves and let us know why you wanted to talk about this inquiry.

- Student developments exploit out of state students with high rent

2) What are both positive and negative outcomes of the current policies just mentioned (zoning districts and definition of family)?

- Family definition needs to be revised
- Statements about student activities appear low in most areas
- Positive:
 - Reduces traffic
 - Increases Bloomington Transit usage
 - Proximity
 - Student areas should be close to campus
- Negative:
 - Increased cost of small houses

3) Should students be encouraged, through policy and design, to live in certain places? Consider in your answers: Location, Housing type, and monitoring how groups of adults can live together.

- Students within neighborhoods add diversity
- Demographic diversity is important
- It limits options-more options are better
- Increase diversity

Notes from Katie Gandhi

"When you stop growing, you start dying."

-we need to define "growth" - what kind of growth...economic, sustainable, horizontal, vertical, population, jobs, etc.

-can one type of growth happen without the other?

-from 1970-2020, IU had a 50k student growth, with no net growth in housing on campus.

-last settler syndrome - people who want the land to remain/look the same when they die as when they arrived

-our increase in development should equal an increase in population, otherwise the cost will be affected

-growth requires having a well-paid workforce and pay that can attract them

-the "stigma" of student housing - it's not student housing...it's actually exploitive and not sustainable, so it's not true growth

-we talked about this "core neighborhood" language from the comprehensive plan that neighborhoods use to prevent certain types of growth - most people see it as propaganda, as words without a real definition, and as just an excuse some neighborhoods use to prevent certain people from moving into their neighborhood

-following the flow of conversation, a question that facilitators asked the group near the end, so there wasn't much time to discuss: does your neighborhood have a "character" that you'd like to see preserved? What growth would you be okay with in your neighborhood? One person replied with: "My duplex is not really in a defined neighborhood, but I'd want to live in a neighborhood that is open to changing to welcome new people."

-walkability, which most of us want, required vertical growth (infill and densification)

What will incentivize small, local developers and/or disincentivize large, outside, investment into our housing market?

-2 people mentioned that the city "incentivizes large/outside developers" (I'm not sure why they believe that so strongly, I failed to ask...but I think it's a much more complex concept than they're aware)

-we talked about all the barriers to local development: cost of land, cost of materials, high cost of having to use engineers, architects and other professionals; when those professionals don't do their homework/learn the code/listen to what the city planners say the first time so end up having to go back and forth complex/lengthy process of approval (e.g. someone says that Bryan Park duplex project they were part of, which was delayed by BZA, costed the developer 50-80k as a result of the delay), banks won't approve loans for smaller projects (though there are some local community development finance institutions available that help with development loans and help cover the high interest costs), conditional development barriers, lack of locations allowing density options "by-right," and the more stringent architectural standards and vague requirements to "match the character of the neighborhood"

which do not allow different types of development to start on an even playing field as single family home developments.

- most of the group believed that "off the shelf" designs would be helpful because it would create concepts already vetted with historical preservation and architectural requirements, prevent poor designs that developers use when just doing the bare-minimum, streamline byright/conditional use situations, and ultimately save cost/time/money

- would the city consider fast tracking the development approval process - making it simpler e.g. a single meeting to review and approve all development proposals

Facilitation notes by Gabriel Holbrow 11/12/2025

Guiding Question #2: “When you stop growing, you start dying” (William S. Burroughs)

- (1) Please introduce yourselves and let us know why you wanted to talk about this statement about growth.

Gabriel, Sydney, Katie, Matt

Ryan (affordable housing analogist)

Ben (freshmen)

Steven (properties, former city council)

Linda (Grandview Hills neighborhood)

- (2) Does this ring true for you when it comes to the evolution of cities? Consider within your answer metrics related to: population, land use/development, the economy, and community opportunity.

What is growth?

Steve: group growth + net growth

Linda: not the same as change

Inquiry 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?

- (1) Please introduce yourselves and let us know why you wanted to talk about this inquiry.

Gabriel, Matt,

Chris Emge

John, neighborhood leader

Joe, staff

Seaforth

Courtney Daily, City Council

Dave Rollo, City Council

Collin, graduate student

Michelle, Elm Height resident

Jeff, Bloomerang + Elm Height resident

- (2) What is “neighborhood character”? Is it people? Structures? Some shared cultural understanding or expectation? What parts of “neighborhood character” are necessary to preserve?

D Rollo: character - expectation that things will stay the same even with transition from owner occupancy to student rentals

Michelle: durable building materials add to character and aesthetics of neighborhood.

Jeff: occupants add to character

Bloomington City Council Deliberative Session - Notes - 11-12-25

Guiding Question #2: “When you stop growing, you start dying.” (William S Burroughs) Group D Leaders – Isak Asare & Pat Martin

Key Consideration: Must Grow or die.

- Growth is a panacea.
- Being resistant of ideas or reimagining leads to decline.
- Table of summary results was misleading and confusing.
- Survey @ HT was presumptive.
- We need to learn more about homeowner and renter choices within Bloomington.
- Wise growth is needed to achieve consensus.
- Change in homeownership is never sudden. It is always a long and gradual process.
- The catalogue of housing types illustrated for the Hopewell site is progressive.

- What does growth mean? (Isak)
 - Wise growth can mean a planned unit development (PUD).
 - High average wages lead to more affordability.
 - Housing costs in Bloomington have increased faster than wages.
 - All agree the greater Bloomington economy should and must grow.
 - The City of Bloomington must capture income tax and “livability” to grow.
 - We should add the word “sustainable” before growth to make all points rise.

- What are the metrics for growth? (Isak)
 - The metrics for growth are productivity and wage growth.
 - An increase in affordable housing.
 - Recent housing growth within Bloomington is in student housing.
 - If can't bond then the city/community cannot grow, therefore must make changes. Deep concern about recent deficit spending by the City of Bloomington.
 - If housing affordable, then this creates sustainability.
 - Can't have agency without ownership; Example: Eastern Heights with mixed short-term and long-term rental plus homeowners successfully living together.

Inquiry 1: How can Bloomington absorb the significant need for off-campus housing or our university students while still providing attainable and necessary housing for non-student residents?

Group Leaders - Hopi Stosberg & Pat Martin

Participants: Hunter Cullen, Cindy Williams, Libby Brasel, Rachel Jones-McFee, Mayor Thomson

- What are the positive and negatives of policies given the background from David Hittle regarding on-campus and off-campus housing for IU students? (Hopi)

What are both positive and negative outcomes of the current policies just mentioned (zoning districts and definition of family)?

Positive:

- Transportation, walkability, resource grouping. (zoning)
- Associated “wraparound services” (provided by IU) can be higher with greater student density. (zoning)
- Builds student community and identity. (zoning)
- Higher density near campus relieves pressure in other areas of the city. (zoning)
- Density provides connectivity, affordability, decreased police runs. (zoning)
- Protects against exploitation (def. family)
- Improves safety of housing (def. family)

Negative:

- Insufficient housing options for non-students. (zoning)
- We have seen in recent years significant increases in property values therefore leading to higher property taxes and higher homeowner/property insurance costs. (zoning)
- Developments have been targeted at undergrads, but might not be full (both)
- Not very many higher density options for non-students (zoning)
- Less greenery, increased shade (from tall buildings), drastically changes the feel of the neighborhood. (zoning)
- Negatively impacts non-students living in those areas (def. family)
- Limits co-housing opportunities (def. family)

It was mentioned, as a note, that students aren’t a protected class, so rules can be made that specifically target students, specifically undergraduates, as a subset of population.

Should students be encouraged, through policy and design, to live in certain places? Consider your answers: Location, Housing type, and monitoring how groups of adults can live together.

- Yes, undergraduate students should be encouraged to cluster.

- We should encourage all new students to cluster (both undergrads and graduates).
- Recent experiences with off-campus fraternity seniors has been problematic.
- Want people to feel welcome to the community, but more attractive in some places.
- How should we navigate off-campus housing given examples of Green Acres and south of 3rd Street, including Elm Heights, Bryant Park, and Washington/Lincoln Streets? (Hopi)
 - Higher density clusters on transit/transportation corridors.
 - Where do we place cars within the higher density areas?
 - There is a great need for a grocery store near the stadium complex.
 - How practical/impractical is walking or riding a bicycle to the Kroger store on Kinser Pike located approximately 1 mile in distance from the stadium area?
 - Agree the SR 45/46 Bypass acts as a physical/psychological barrier for travel to the Kroger store located on Kinder Pike with high traffic volume exposure.
 - Most viable option is driving despite Bloomington Transit service to this location and others throughout the community.