

City of Bloomington Common Council

Legislative Packet

**Special Session considering the proposed
Unified Development Ordinance (UDO)
immediately followed by a
Regular Session**

18 December 2019 – UDO Special Session

Council will consider amendments to, and take final action on, Ordinance 19-24, which Repeals and Replaces the Entire Text of Title 20 of the Bloomington Municipal Code Entitled “Unified Development Ordinance.”

Along with any statutory requirements, opportunity for public comment will be provided for each amendment and the ordinance as amended. **When commenting on amendments, the public should address and focus on the proposed amendment being discussed.**

For information on the Council’s consideration of the proposed UDO, visit our webpage on the topic: (<https://bloomington.in.gov/council/plan-schedule>).

18 December 2019 – Regular Session

For legislation and background material regarding Ordinance 19-28, please consult the [December 4, 2019 Legislative Packet](#).

For a schedule of upcoming meetings of the Council and the City’s boards and commissions, please consult the City’s [Calendar](#).

Office of the Common Council
P.O. Box 100
401 North Morton Street
Bloomington, Indiana 47402
812.349.3409
council@bloomington.in.gov
<http://www.bloomington.in.gov/council>

City of
Bloomington
Indiana



City Hall
401 N. Morton St.
Post Office Box 100
Bloomington, Indiana 47402

Office of the Common Council
(812) 349-3409
Fax: (812) 349-3570
email: council@bloomington.in.gov

To: Council Members
From: Council Office
Re: Weekly Packet
Date: 13 December 2019

LEGISLATIVE PACKET CONTENTS

SPECIAL SESSION IMMEDIATELY FOLLOWED BY A REGULAR SESSION: 13 DECEMBER 2019 – 6:00 PM

- Memo from Council Office
- Agenda - Special Session immediately followed by a Regular Session – Wednesday, 18 December, 2019
- Notice of Cancellation of Special Session on Tuesday, 17 December 2019
- Notice of Special Session immediately followed by a Regular Session on 18 December 2019 – 6:00 pm

Special Session – Wednesday, 18 December 2019

- Further Consideration of Amendments and Final Action on Ordinance 19-24 - To Repeal and Replace Title 20 of the Bloomington Municipal Code Entitled, “Unified Development Ordinance” as amended

- Amendments submitted in interest of Ordinance 19-24 for consideration on Wednesday night in the order they appear on the Agenda.
→ Contact:
Council Sponsors
Council Staff (Dan Sherman or Stephen Lucas) 812-349-3409,
shermamd@bloomington.in.gov, lucass@bloomington.in.gov; or Scott Robinson 812-349-3423,
robinsos@bloomington.in.gov
- Compilation of Written Objections received between October 30 and December 13 for Council consideration under Indiana Code § 36-7-4-606 along with compilation of other written comments received by Council Office

Regular Session – Wednesday, 18 December 2019

- Second Readings and Resolutions

- Ordinance 19-28- To Amend Title 2 of the Bloomington Municipal Code entitled “Administration and Personnel” – Amending Chapter 2.28 (Living Wage Ordinance) to Remove Exclusion for City Seasonal Employees
→ Contact: Cms. Granger at grangerd@bloomington.in.gov and
Piedmont-Smith at piedmoni@bloomington.in.gov, 812-349-3409
→ *For the legislation, material, and summary, please see the weekly Council Legislative Packet issued for the 4 December 2019 Regular Session and Committee of the Whole.*

REMINDERS

The meeting on the 18th is the Council's last meeting of the year (and the end of a term!); Aside from a Swearing-in Ceremony on 01 January 2020 and a Council Work Session on 03 January 2020, the Council will next meet on **08 January 2020** for an Organizational Meeting.

PRELIMINARY MATTERS – REMINDERS FOR THE WEEK, ETC.

Meetings:

Tuesday

6:00 PM ~~Common Council – Special Session~~ – CANCELLED ~~Council Chambers~~

Wednesday

6:00 PM Common Council – UDO Special Session Council Chambers
immediately followed by a
Common Council - Regular Session Council Chambers

SPECIAL SESSION – NEW MATERIALS – SUMMARY

Item 1:

Amendments submitted in interest of Ordinance 19-24 - To Repeal and Replace Title 20 of the Bloomington Municipal Code Entitled, “Unified Development Ordinance”

The amendments included herein are the final proposed amendments to Ordinance 19-24. The Council will take up and consider amendments pursuant to the [schedule](#) it adopted on October 2, 2019 and revised on December 10, 2019, found on the Council [website](#).

The amendments are numbered, listed, and briefly described on the Agenda.

A number of the amendments contained herein may be suitable for a consent agenda, which the Council has utilized before during its consideration of the Comprehensive Plan, the Transportation Plan, and during its consideration of this proposed UDO. With unanimous consent of the Council, items on the consent agenda will be considered together in one vote and will be adopted with a two-thirds majority in favor of that motion. In preparation for this expedited process:

- councilmembers should review and consider which of the included amendments, if any, they may want to consider as part of a consent agenda;
- amendment sponsors may wish to consult with the Council president and fellow councilmembers to determine which amendments are suitable for a consent agenda;
- Planning staff will be asked to determine which amendments they believe are suitable for a consent agenda; and

- after hearing from all of the above by 12 noon on Monday, December 16, the Council Office will compile and relay this information to the Council President for a determination on items to be listed under the consent agenda.

Item 2:

Compilation of Written Objections received between October 30 and December 13 for Council consideration under Indiana Code § 36-7-4-606 along with compilation of other written comments received by Council Office

Indiana Code § 36-7-4-606 requires the Council to hear written objections to the proposed UDO that have been filed with the City Clerk or with the County Auditor at or before the Council's hearing on the proposal. Because all of the Special Session UDO meetings have constituted one long hearing, the opportunity for members of the public to file written objections continues until the end of that hearing, which is set for December 18, 2019. Therefore, this packet contains a compilation of written objections and comments received since the last Council consideration of written objections and comments on October 30 (with a link to those previously submitted). Any objections or comments received between the issuance of this packet and the Special Session on December 18 will be added to the compilation and distributed to councilmembers.

REGULAR SESSION – NO NEW MATERIALS FOR THE PACKET - LAST MEETING OF THE YEAR

As noted above, this is the last scheduled meeting of the year and the term. Please plan on taking a few moments to recognize the four members who will be leaving the Council.

**NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL**

**SPECIAL SESSION
IMMEDIATELY FOLLOWED BY
A REGULAR SESSION**

**6:00 P.M., WEDNESDAY, 18 DECEMBER 2019
COUNCIL CHAMBERS, SHOWERS BUILDING, 401 N. MORTON ST.**

SPECIAL SESSION

- I. ROLL CALL**
- II. AGENDA SUMMATION**
- III. CONTINUED CONSIDERATION OF AMENDMENTS TO ORDINANCE 19-24 - TO REPEAL AND REPLACE TITLE 20 OF THE BLOOMINGTON MUNICIPAL CODE ENTITLED, “UNIFIED DEVELOPMENT ORDINANCE” ***

Presentation on Unanswered Questions from Previous Discussions

Conduct of Deliberations – Time Limits

CONSENT AGENDA

Amendments for consideration which may be adopted by one, roll-call vote.

Please note that Council members are reviewing the amendments listed below and may recommend some for quick consideration here. Once amendments on the Consent Agenda have been listed, any Council member may request that they be moved to their ordinary order of deliberation later on in the agenda. Members of the public will also have a brief opportunity to request removal of amendments from the Consent Agenda.

REGULAR AGENDA

20.04 – DEVELOPMENT STANDARDS & INCENTIVES

- 1. Am 70 (Cm. Piedmont-Smith & staff) - Affects 20.04.020 & Table 4-2 – Adjusts Table 4-2 to incorporate changes made by Amendments 60 and 61.**
- 2. Am 71 (Cm. Rollo & staff) - Affects 20.04.020(e) & Table 4-6 – Updates Table 4-6 to use defined terms rather than language originally proposed in Amendment 63.**
- 3. Am 45-R (Cm. Volan) - Affects 20.04.060(e) & (h) - Replaces the term “requirement” with the terms “allowance” or “limit” and converts many of the maximum allowances to a standard measurement of “[number of spaces] per 1,000 sq. ft. GFA.”**
- 4. Am 72 (Cm. Piedmont-Smith) – Allows flat roofs in residential zoning districts for primary structures which have a minimum size.**

Consideration of Ordinance 19-24 - To Repeal and Replace Title 20 of the Bloomington Municipal Code Entitled, “Unified Development Ordinance” as Amended

- 5. Consideration of Written Objections per I.C. 36-7-4-606(c)(3)****

It is anticipated that the Council will conclude consideration of amendments and written objections at this meeting. The Council would then consider a Motion to Adopt Ordinance 19-24 as amended.

** Item III of this agenda is part of a series of meetings that comprise one, long hearing on the proposed Ordinance 19-24. For further information regarding the formal notice, meeting procedures (including public comment and written objections), any subsequent revisions to the schedule and procedure, and the substance of the UDO and any amendments, please visit the Council website at <https://bloomington.in.gov/council/plan-schedule>.*

****Written Objections Regarding Proposed Ordinance 19-24**

Item 5 (above) on tonight’s agenda constitutes the last opportunity for members of the public to submit written objections for consideration by the Council. This includes written objections filed with the offices of City Clerk and Monroe County Auditor since October 30th, along with any written objections submitted to the City Clerk tonight before the Council concludes deliberation on this item. The City Clerk or her staff are located at the table on the south end of the Chambers.

(Over)

Auxiliary aids are available upon request with adequate notice. Please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: Friday, 13 December 2019

(Immediately followed by a)

REGULAR SESSION

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES *None*

IV. REPORTS (A maximum of twenty minutes is set aside for each part of this section.)
1. Councilmembers
2. The Mayor and City Offices
3. Council Committees
4. Public¹

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS

1. Ordinance 19-28 To Amend Title 2 of the Bloomington Municipal Code entitled “Administration and Personnel” - Re: Amending Chapter 2.28 (Bloomington Living Wage Ordinance) to Remove Exclusion for City Seasonal Employees

Committee of the Whole Action (11 December 2019) Do Pass: 8 - 0 - 0

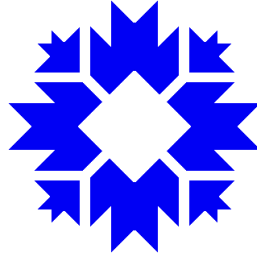
VII. LEGISLATION FOR FIRST READING *None*

VIII. ADDITIONAL PUBLIC COMMENT¹
(A maximum of twenty-five minutes is set aside for this section.)

XI. COUNCIL SCHEDULE

X. ADJOURNMENT

¹ For Regular Sessions, members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.



City of Bloomington
Office of the Common Council

NOTICE OF CANCELLATION REMINDER OF REMAINING UDO SCHEDULE

**The UDO Special Session on Tuesday, 17
December 2019 has been Cancelled.**

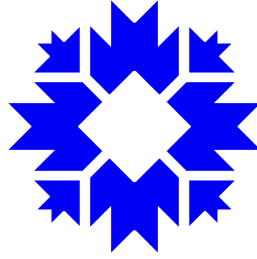
**The Next and Final Meeting of the UDO
Special Session will be held on
Wednesday, 18 December 2019
at 6:00 pm**

***- For further information, please see the [Council
Legislative Packet](#) issued for the Special Session and
Regular Session meetings on 18 December 2019***

**Council Chambers
(Suite #115) City Hall,
401 North Morton**

This gathering constitutes a meeting of the Common Council under Indiana Open Door Law (I.C. § 5-14-1.5) and, for that reason, this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.

Posted: Friday, 13 December 2019



**City of Bloomington
Office of the Common Council**

NOTICE

Wednesday, 18 December 2019

Special Session (6:00 PM)

*Note: This meeting is intended to conclude
deliberation on Ordinance 19-24
(Proposed Repeal and Replacement of the Text of
the Unified Development Ordinance [UDO])*

**Immediately followed by a
Regular Session**

**Council Chambers
(Suite #115) City Hall,
401 North Morton**

This gathering constitutes a meeting of the Common Council under Indiana Open Door Law (I.C. § 5-14-1.5) and, for that reason, this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.

Posted: Thursday, 13 December 2019

Proposed Amendments to Ordinance 19-24: To Repeal
and Replace Title 20 of the Bloomington Municipal
Code entitled “Unified Development Ordinance”

AMENDMENT FORM

Ordinance 19-24: To Repeal and Replace [Title 20](#) (linked) of the Bloomington
Municipal Code entitled "Unified Development Ordinance"
Please complete all fields indicated in yellow.

Amendment Number: Am 70

Name of Sponsor(s): Cm. Piedmont-Smith & staff

Date Submitted: 12/11/2019

UDO Chapter, Section, and Page

Chapter & Section	Page #
20.04.020 Table 4-2: Residential District Dimensional Standards	95

Supported by Following Sections of the Comprehensive Plan

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment is proposed by Cm. Piedmont-Smith at the request of staff. The amendment updates Table 4-2 to reflect changes made by Amendments 60 and 61.

Council Action – [Date]:

Table 4-2: Residential District Dimensional Standards

sq. ft. = square feet

Dimensional Standards		RE	R1	R2	R3	R4	RM [1]	RH [1]	RMH [1]	
Lot Dimensions (Minimum, only for lots created after the effective date)									Entire Development	Dwelling Site
Lot area	sq. ft.	108,900	20,000 [2]	7,200 [2]	5,000 [2]	4,000	5,000	5,000	43,560	3,000
	acres	2.50	0.459 [2]	0.165 [2]	0.115 [2]	0.092	0.115	0.115	1.00	0.069
Lot width		200 feet	100 feet [2]	60 feet [2]	50 feet [2]	35 feet	50 feet	50 feet	200 feet	40 feet
Building Setbacks (Minimum)										
Front build-to line		None	None	None	15 feet [3]	None	None	None	None	None
Front		30 feet	15 feet	15 feet [3]	None	15 feet [3]	10 feet	10 feet	25 feet	10 feet
Attached front-loading garage or carport		30 feet [6]	25 feet [6]	10 feet behind the primary structure's front building wall			25 feet [6]	25 feet [6]	None	None
Side		30 feet	First floor: 8 feet Each story above the ground floor: 10 feet [2]	First floor: 8 feet Each story above the ground floor: 10 feet [2] [4]	First floor: 6 feet Each story above the ground floor: 10 feet [2] [4]	5 feet	10 feet [5]	10 feet [5]	20 feet	Primary Structure: 7 feet Accessory Structure: 2 feet
Rear		60 feet	25 feet [2]	25 feet [2]	25 feet [2]	25 feet	15 feet [5]	15 feet [5]	20 feet	
Other Standards										
Front parking setback (minimum)		None	None	None	None	None	20 feet behind the primary structure's front building wall		None	None
Impervious surface coverage (maximum)		20%	40%	40%	45%	50%	60%	65%	None	65%
Landscape area (minimum)		None	None	None	None	None	40%	35%	None	None
Primary structure height (maximum)		40 feet	40 feet	40 feet	35 feet	35-40 feet	3 stories, not to exceed 40 feet [2] [5]	5 stories, not to exceed 63 feet [2] [5]	None	20 feet
Accessory structure height (maximum)		30 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	None	20 feet

Notes:

- [1] Any single-family, duplex, triplex, or fourplex development shall be subject to the R2 residential lot standards.
- [2] See Section 20.04.110 (Incentives) for alternative standards.
- [3] Or the median front setback of abutting residential structures, whichever is less.
- [4] Legally established lots of record that are less than the minimum lot width may reduce the required setback up to 2 feet.
- [5] Buildings abutting a property in the RE, R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(4) (Neighborhood Transition Standards)
- [6] Or equal to the setback of the primary structure, whichever is greater.

AMENDMENT FORM

Ordinance 19-24: To Repeal and Replace [Title 20](#) (linked) of the Bloomington Municipal Code entitled "Unified Development Ordinance"
Please complete all fields indicated in yellow.

Amendment Number:Am 71

Name of Sponsor(s):Cm. Rollo & staff

Date Submitted:December 11, 2019

UDO Chapter, Section, and Page	
Chapter/Section	Page #
20.04.020 – Dimensional Standards – (e) Setbacks - Table 4-6 Authorized Exceptions to Setback Requirements	100

Supported by Following Sections of the Comprehensive Plan

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment is proposed by Cm. Rollo at the request of staff. The amendment updates Table 4-6 to use defined terms rather than the language originally proposed by Amendment 63. The changes made by Amendment 63 are highlighted in **red** below, whereas the change made by this Amendment [#] is highlighted in **green** below.

Council Action – [date]:

- over -

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

Table 4-6: Authorized Exceptions to Setback Requirements DU = dwelling unit	
Type of Exception	Extent of Exception
Air conditioners (ground)	Up to 5 feet if screened by a fence, wall, or appropriate landscaping.
Air conditioners (window)	Up to 30 inches.
Architectural features	Up to 18 inches.
Awnings, balconies, canopies, patios, steps, and uncovered/open porches	Up to 6 feet.
Bay windows, chimneys, eaves,	Up to 3 feet.
Decks	Up to 6 feet into the side or rear setback provided that no deck is closer than 2 feet to a side property line.
Fire Escapes	Up to 6 feet into side and rear setbacks.
Front Entry	For Zone RE, R1, and R2, an entry or covered front addition a maximum 6 feet deep and with a width not to exceed one third the width of the main portion of the house primary facade of the structure.
Handicap ramps	Exempt from all setback requirements.
Satellite dishes	Up to 5 feet into the front setback and no closer than one foot to the side and rear property lines.
Detached garages or carports	Where a rear alleyway provides access to a detached garage or carport, the setback from the property line that runs parallel to the alleyway to the detached garage or carport may be reduced to three feet.
Additions to existing structures	For single-family, duplex, and triplex structures, additions to existing structures may use existing side or rear setbacks already established on the lot, provided that the gross floor area of the existing structure is not increased by more than 50 percent. In no case shall the setback be less than 10 feet (rear) or 4 feet (side).

AMENDMENT FORM

Ordinance 19-24: To Repeal and Replace [Title 20](#) (linked) of the Bloomington Municipal Code entitled "Unified Development Ordinance"
Please complete all fields indicated in yellow.

Amendment Number: Am 45 - R

Name of Sponsor(s): Steve Volan

Date Submitted: 12/3/2019

UDO Chapter, Section, and Page

Chapter & Section	Page #
20.04.060(e) Maximum Vehicle Parking Requirement	135-140
20.04.060(h) Adjustments to Maximum Parking Requirements	142

Supported by Following Sections of the Comprehensive Plan

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6	Goal 6.1: Increase Sustainability - Policy 6.1.3: In land use decisions, require sufficient density through infill, redevelopment, and reuse of vacant or under-utilized parcels to support multimodal transportation and discourage urban sprawl.	74
6	Goal 6.4 Prioritize Non-Automotive Modes	75

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This revised version of Amendment 45 is sponsored by Cm. Volan and adjusts provisions related to maximum parking requirements. The amendment replaces the term “requirement” with the terms “allowance” or “limit” to better reflect that the maximum parking standards contained 20.04.060(e) are the maximum allowed amounts of parking for the listed land uses. It converts many of the maximum allowances to a standard measurement of “[number of spaces] per 1,000 sq. ft. GFA” to allow for easier comparison of spaces allowed for different land uses.

Council Action – [Date]

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

20.04.060 Parking and Loading

(e) Maximum Vehicle Parking ~~Requirement~~ Allowance

In no case shall any land use or development subject to this Section ~~20.40.30~~ **20.04.060** provide more than the maximum number of vehicle parking spaces ~~required~~ **allowed** for each land use listed in Table 4-10: Maximum Vehicle Parking ~~Requirements~~ **Allowances**.

Table 4-10: Maximum Vehicle Parking ~~Requirements~~ Allowances

DU = dwelling unit sq. ft. = square feet

Use	Maximum Vehicle Parking Requirement Allowance
RESIDENTIAL USES	
Household Living	
Dwelling, single-family (detached)	No requirement limit
Dwelling, single-family (attached)	
Dwelling, duplex	2 spaces per DU
Dwelling, triplex	
Dwelling, fourplex	
Dwelling, multifamily	125 percent of the required minimum, or 1.25 spaces per bedroom, whichever is less.
Dwelling, live/work	1 space per DU
Dwelling, cottage development	2 spaces per DU
Dwelling, mobile home	2 spaces per DU
Manufactured home park	2 spaces per DU, plus 1 visitor space per 2 DUs
Group Living	
Assisted living facility	1 space per 6 infirmary or nursing home beds; plus 1 space per 3 rooming units; plus 1 space per 3 DUs
Continuing care retirement facility	
Fraternity or sorority house	0.8 spaces per bed
Group care home, FHAA small	1 space per 4 persons design capacity
Group care facility, FHAA large	
Nursing or convalescent home	
Opioid rehabilitation home, small	
Opioid rehabilitation home, large	2 spaces; plus 1 space per guest room
Residential rooming house	
Student housing or dormitory	
Supportive housing, small	No requirement limit
Supportive housing, large	
PUBLIC, INSTITUTIONAL, AND CIVIC USES	
Community and Cultural Facilities	
Art gallery, museum, or library	1 space per 500 sq. ft. GFA 2.0 spaces per 1,000 sq. ft. GFA
Cemetery or mausoleum	No requirement limit
Club or lodge	1 space per 4 seats in main assembly area, or 1 space per 200 sq. ft. GFA 5.0 spaces per 1,000 sq. ft. GFA, whichever is greater
Community center	No requirement limit
Conference or convention center	1 space per 500 sq. ft. GFA 2.0 spaces per 1,000 sq. ft. GFA for surface parking
	No requirement limit for structured parking
Crematory	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Day-care center, adult or child	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Government service facility	No requirement limit
Jail or detention facility	No requirement limit
Meeting, banquet, or event facility	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Mortuary	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Park	No requirement limit
Place of worship	1 space per 4 seats in main assembly area, or 1 space per 200 sq. ft. GFA 5.0 spaces per 1,000 sq. ft. GFA, whichever is greater
Police, fire, or rescue station	No requirement limit

Urban agriculture, noncommercial	No requirement limit
Educational Facilities	
School, college or university	No requirement limit
School, public or private	No requirement limit
School, trade or business	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Healthcare Facilities	
Hospital	1 space per patient bed design capacity
Medical clinic	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Methadone or other treatment facility	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Opioid rehabilitation facility	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
COMMERCIAL USES	
Agricultural and Animal Uses	
Kennel	No requirement limit
Orchard or tree farm, commercial	No requirement limit
Pet grooming	No requirement limit
Plant nursery or greenhouse, commercial	1 space per 300 sq. ft. GFA retail sales 3.3 spaces per 1,000 sq. ft. GFA retail sales
Veterinarian clinic	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Entertainment and Recreation	
Amenity center	No requirement limit
Country club	No requirement limit
Recreation, indoor	Bowling alley: 3 spaces per lane Theater: 1 space per 4 seats in assembly areas All other: 1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Recreation, outdoor	Golf course: 2 spaces per golf hole Mini golf course: 1 space per golf hole Golf driving range: 1 space per tee box All other: 1 space per 400 sq. ft. 2.5 spaces per 1,000 sq. ft. of site area used for recreation
Sexually oriented business	1 space per 200 sq. ft. GFA 5.0 spaces per 1,000 sq. ft. GFA
Stadium	No requirement limit
Food, Beverage, and Lodging	
Bar or Dance club	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Bed and breakfast	1 space per guest bedroom
Brewpub, distillery, or winery	Indoor tasting/seating area: 1 space per 100 sq. ft. GFA 10.0 spaces per 1,000 sq. ft. GFA; Outdoor tasting/seating area: 1 space per 200 sq. ft. of 5.0 spaces per 1,000 sq. ft. of
Hotel or motel	1 space per guest room
Restaurant	Indoor seating area: 1 space per 100 sq. ft. GFA 10.0 spaces per 1,000 sq. ft. GFA;; Outdoor seating area: 1 space per 200 sq. ft. of 5.0 spaces per 1,000 sq. ft. of
Office, Business, and Professional Services	
Artist studio or workshop	No maximum limit
Check cashing	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Financial institution	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Fitness center, small	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Fitness center, large	1 space per 400 sq. ft. GFA 2.5 spaces per 1,000 sq. ft. GFA
Office	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Personal service, small	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Personal service, large	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Tattoo or piercing parlor	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Retail Sales	
Building supply store	1 space per 500 sq. ft. GFA 2.0 spaces per 1,000 sq. ft. GFA
Grocery or supermarket	1 space per 200 sq. ft. GFA 5.0 spaces per 1,000 sq. ft. GFA
Liquor or tobacco sales	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Pawn shop	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Retail sales, small	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Retail sales, medium	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Retail sales, large	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA

Retail sales, big box	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Vehicles and Equipment	
Equipment sales or rental	1 space per 350 sq. ft. 2.85 spaces per 1,000 sq. ft. of indoor sales/leasing/ office area; plus 1 space per service bay
Transportation terminal	No requirement limit
Vehicle fleet operations, small	No requirement limit
Vehicle fleet operations, large	No requirement limit
Vehicle fuel station	1 space per 200 sq. ft. GFA 5.0 spaces per 1,000 sq. ft. GFA
Vehicle impound storage	No requirement limit
Vehicle parking garage	No requirement limit
Vehicle repair, major	1 space per 350 sq. ft. 2.85 spaces per 1,000 sq. ft. of indoor sales/leasing/ office area; plus 1 space per service bay
Vehicle repair, minor	
Vehicle sales or rental	
Vehicle wash	No requirement limit
EMPLOYMENT USES	
Manufacturing and Processing	
Commercial Laundry	No requirement limit
Food production or processing	No requirement limit
Manufacturing, artisan	No requirement limit
Manufacturing, light	No requirement limit
Manufacturing, heavy	No requirement limit
Salvage or scrap yard	No requirement limit
Storage, Distribution, or Warehousing	
Bottled gas storage or distribution	No requirement limit
Contractor's yard	No requirement limit
Distribution, warehouse, or wholesale facility	No requirement limit
Storage, outdoor	No requirement limit
Storage, self-service	1 space per 350 GFA 2.85 spaces per 1,000 sq. ft. GFA of indoor sales/leasing/office space
Resource and Extraction	
Gravel, cement, or sand production	No requirement limit
Quarry	No requirement limit
Stone processing	No requirement limit
UTILITIES AND COMMUNICATION	
Communication facility	No requirement limit
Solar collector, ground- or building-mounted	No requirement limit
Utility substation and transmission facility	No requirement limit
Wind energy system, large	No requirement limit
Wind energy system, small	No requirement limit
ACCESSORY USES	
Chicken flock	No requirement limit
Crops and pasturage	No requirement limit
Detached garage	No requirement limit
Drive-through	No requirement limit
Dwelling, accessory unit	No requirement limit
Electric vehicle charging facility	No requirement limit
Greenhouse, noncommercial	No requirement limit
Home occupation	No requirement limit
Outdoor retail and display	No requirement limit
Outdoor trash and recyclables receptacles	No requirement limit
Recycling drop-off, self-serve	No requirement limit
Swimming pool	No requirement limit
TEMPORARY USES	
Book buyback	No requirement limit
Construction support activities	No requirement limit

AMENDMENT FORM

Ordinance 19-24: To Repeal and Replace [Title 20](#) (linked) of the Bloomington Municipal Code entitled "Unified Development Ordinance"
Please complete all fields indicated in yellow.

Amendment Number: Am 72

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 12/11/2019

UDO Chapter, Section, and Page

Chapter & Section	Page #
20.04.070(d)(2)(E) Roofs	154

Supported by Following Sections of the Comprehensive Plan

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3	Policy 3.2.1: Continue to limit the amount of impervious surface in new development or public improvement projects and increase green infrastructure to reduce urban runoff into storm drains, creeks, and other watersheds.	46
3	Policy 3.2.2: Increase greenspace and protect environmentally sensitive areas.	46

Synopsis and Legislative Intent ([brief](#) description of amendment and its motivation)

This amendment, brought forward at the request of a few Bloomington architects, allows flat roofs in residential zoning districts for primary structures which have a minimum size. The minimum size requirement is to avoid having mobile homes in these zoning districts, as mobile homes should be placed in the RMH district. Flat roofs make it possible to have both innovative design and to install green roof cover. Green roofs decrease stormwater runoff and thus their greater allowance in the city serves to meet policies 3.2.1 and 3.2.2 of the Comp Plan. Policy 5.2.6 of the Comp Plan indicates that both traditional and contemporary architecture are desirable in residential neighborhoods. Many contemporary architectural designs for residential housing include flat roofs. A building with a flat roof does not necessarily violate the “consistent built character” and “prevailing pattern of development, building distribution, and scale” of a residential neighborhood.

Council Action – [Date]:

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

E.g., *Except for as necessary for the development of the Convention Center site, discourage large footprint buildings (i.e. with a ~~maximum~~ size **greater than** of a quarter of a block) in order to encourage local developers and businesses and ~~better urban form~~ **create a more pedestrian-friendly public realm.***

20.04.070 Site and Building Design

(d) Building Design

(2) Residential

(E) Roofs

- i. **For attached and detached single-family dwellings, duplex, triplex, ~~and~~ fourplex, and multifamily dwelling units that have sloped roofs, the roof shall ~~have sloped roofs consisting~~ consist** of shingles, shakes, tile, standing-seam metal, or V-grain metal. Additions to attached or detached single-family dwelling units may use flat roofs **(less than a 3:12 roof pitch)**.
- ii. ~~Multifamily structures may use a flat roof with a parapet or a sloped roof consisting of the materials listed in 20.04.070(d)(2)(E)i above.~~ **Primary structures larger than 1,000 square feet of gross floor area may use a flat roof (less than 3:12 roof pitch) with a parapet and shall comply with any applicable Use Specific Standards in 20.03.030.**

Written Objections and Written Comments Related to the UDO

**Written Objections filed with City Clerk/County Auditor per Indiana Code 36-7-4-606
between October 30, 2019 and December 13, 2019**

(see [Written Objections/Comments filed before October 30, 2019](#) for previous submittals)

1. Shehira Davezac - I was horrified at the ODO plan. I First rented my house and then bought it in 1965. I taught at IU , brought up a son and retired here because Elm Heights, my neighborhood was such a safe and harmonious place to live. Your plan, to satisfy landlord and other tax beneficiaries will ruin this harmonious and safe community. Remember that many retired faculty chose to remain and spend their money here because the conditions practiced until now. Do you think we will want to stay? Please avoid these terrible plans! There are plenty of empty places to build your multiplexes. Think the new hospital area, for example. Shehira Davezac, a very concerned citizen
2. Rebecca Dilger - We are completely opposed to allowed multi-dwelling housing in the core neighborhoods, specifically Elm Heights. We are NOT in support of allowing them in any way, even on a case by case basis.
3. Reyes Vila-Belda - I strongly opposed the proposed the UDO plan. I don't want "plexes" in Elm Height and have many concerns about them. Among others the enrollment cliff that is coming soon to IU, and other factors.
4. Holly Stocking - After some zoning changes attractive to investors in the late 70s, my late husband and I saw a marked change in our neighborhood on E. Cottage Grove north of campus. We were raising our toddler there, as were multiple young families of then-modest means. The housing was affordable, the neighborhood quite wonderful for our children. But then, the zoning changes. Within two years, we had to move. The investors had moved in. Plexes added. And the noise level from students able to pay the VERY HIGH rents decimated the neighborhood for the families. Within two years, with our daughter unable to sleep through the noise of student parties, we left. So did the other young families we had bonded with. The neighborhood never recovered. An AFFORDABLE family neighborhood gone forever! I'm not inherently opposed to slightly higher densities, OR plexes here and there in older core neighborhoods, especially given climate change, the bus route argument, etc. But I am fairly confident that plexes will NOT offer AFFORDABLE housing, as hoped. How to keep the rents affordable in these neighborhoods? Before moving ahead with this plan, much more thinking needs to go into this! Perhaps monetary incentives for investors to keep the rents affordable over a period of time. OR a form of rent control, with lotteries for potential renters, which would discourage some of the more mercenary investors. OR owner-occupied plexes, which will at least keep the noise down (until, of course, the owners move away, and the plexes become all-student-occupied). OR some combination of these options. To just allow incentives for investors without some disincentives is not going to achieve the objectives sought! I myself live in a part of Elm Heights protected by historic designation. But there are other people in these core neighborhoods who are not so protected. And I fear for them. Do we really want to create the conditions for investors to build plexes that -- without some controls in place -- will almost assuredly be

rented at high rates to students, as happened north of campus, causing home-owners to flee neighborhoods that were once affordable? Because without more forethought, that is what is likely to happen, and beloved neighborhoods will be lost, and once lost, they will be lost forever.

5. Robert Stright - I strongly object to the UDO under consideration. I have lived in my house in Elm Heights for 24 years. The neighborhood has revitalized in my time here. When I first arrived, there were almost no children in the neighborhood, now they are everywhere. Families like mine have moved in and invested a lot of time and love into making their houses and the neighborhood more attractive. Yet still there are many students and retirees mixed in. Encouraging "plexus" and redevelopment would be a terrible change and discourage home owners from this charming and historic neighborhood. I strongly object to the UDO under consideration.
6. Volodymyr Lugovskyy - I strongly oppose the idea to allow for 'plexes' in core neighborhoods. It will benefit city in the short run (due to higher taxes), developers and landlord, but at the expense of the current homeowners. I also agree with the following question/argument, posted by a neighbor of mine: "How and why is it possible for the City of Bloomington to even consider passing a UDO that is fundamentally inconsistent with the Growth Policies Plan (GPP)?"
7. Judy Fulford - I am not sure of the dire need to increase density due the current state of unrented houses and apartments. But what concerns me the most is the disregard of current housing stock that can be easily torn down in order to build a plex or apartment building. It seems like Bloomington is easily giving up its character in order to be dense at the expense of one of the things that has made Bloomington so special, the architecture. It was one thing when apartment buildings took over the corridors to downtown. But that is not enough. Now the core neighborhood's aesthetics are at risk. Unfortunately, I have seen examples of what new dense can look like. It saddens me to watch a city that I have been proud to call home become uglier. I ask that you not throw away what has made Bloomington a special place to live and visit. If increased density is the goal, please find a way to increase density, but not demolish the structurally sound architecture of Bloomington's neighborhoods. Thank you.
8. Mark Wroblewski - There are so many questions in this particular situation. The main one for me is the following one: How and why is it possible for the City of Bloomington to even consider passing a UDO that is fundamentally inconsistent with the Growth Policies Plan (GPP)? This plan explicitly states that "plexes" are not allowed to be built within the core neighborhoods; they can only be constructed on the edges. Councilman Sturbaum, among others, has raised this issue explicitly. Why are we having this debate at all? One can only imagine how many hours went into generating that plan. Why would anyone continue to participate in local government, if such a plan is not then followed? Isn't the GPP supposed to be a governing document? What is wrong with our city council when they are unable to follow the rules?

9. Mark Wroblewski - My wife and I have lived in our home in elm heights for 22 years and raised our children here. The home we purchased was affordable because we worked hard and saved our money. Why do others and I feel as though we are being punished for saving and purchasing a single-family residence in a core neighborhood? My understanding is, Bloomington neighborhoods have been stable for approximately 30 years. So, is this déjà vu all over again? Is the city expecting a different outcome this time around? When hundreds if not thousands of new apartments and renovated rental homes have not brought down rental rates in town, how will this UDO change make it happen? With the proposed udo, the new plexes do not have to be owner occupied, or have architectural reviews, so why would they be anything other than poorly constructed and highly priced? There is nothing affordable being offered with the propose udo changes. Zoning for more multi-unit rentals threaten the core neighborhoods' current balance of owners and rentals. This balance was achieved with a maximum rental occupancy of three. The proposed multi-plexes would allow six to nine occupants. This increase will drive up property values and erode owner occupied housing. Where I live on Sheridan drive, students, retirees, and young families mix well. Nancy and I make an effort to know our neighbors, even as people of all ages walk, jog, bike, and unfortunately, scooter their way past our home to Bryan park, town or campus. We urge you, the city council, to reject the proposed udo and to stop selling our town to outside interests!

Second comment - I attended last night's meeting. The council discussed the additional mother-in-law 875sf 2-bedroom units on even the small lots that can be rented out to students or whoever, and the fact that "conditional use" is in all practicality the same as "by right". The add-on units were seemingly enlarged from the slightly smaller one-bedroom limits originally, although the former seems to me to be a much better fit for the small lots at least, to preserve any green space in them. At any rate they have the capacity to increase density significantly. Another big problem and the "Nanny" homes should be deleted from all codes! Also addressed was the \$43,000 commissioned Bloomington housing study, which will relay vital information about Bloomington's housing needs to the council. But if the admittedly experimental UDO is passed before the facts of the actual housing situation in Bloomington from the housing study are available, how effective can this experiment be expected to be? I think this is an important point to bring up to the council, as delaying the UDO a month or two wouldn't hurt, and the delay could be vitally important for Bloomington if the actual housing information is available beforehand. The council and planning commission are both ignoring this practical sequence and is unsettling!

Third comment - The best way to increase density, reduce driving, and lower the incentives for rentals in core neighborhoods is to just build apartment buildings downtown where they naturally should be. Core neighborhoods should be focused on truly owner-occupied housing, and owners of houses in core neighborhoods should not be further enticed into becoming landlords.

10. Jackie Witmer-Mouton - I already own a home in a mixed use area, but I believe in preserving the core neighborhoods from the type of destruction that this produces. This plan has no protection against exploitative developers and landlords. The idea that this is about affordable housing is a sad delusion of people like Daniel Bingham, who has behaved in such an unhinged way to me and others as to even require himself to publicly apologize. A fundamental lack of understanding of federal property laws and how this would be exploited is beyond the understanding of those promoting it as about equality or social justice. The destruction of any remaining greenspaces in those neighborhoods alone is potentially enormous. There seems no reason at all why this proposal has been adopted or is even being considered. The city council was not elected to perform this radical change to the neighborhoods, or to be the naive victim of exploitative developers, or worse. There has been an overt lack of rational process or public input into this and that will be investigated.
11. Teri Kleine - I would like to add my voice to those opposing the UDO. While I understand the need for affordable housing as Bloomington continues to grow, I don't think tearing down homes in historic core neighborhoods to put multiplexes on every available corner serves the community well. For example, have you walked through Elm Heights? Do you know how many corners there are? You would destroy that neighborhood. And from what I understand, the current development codes in Bloomington saved that neighborhood a number of years ago when houses were being ripped down in favor of dense student housing. I know personally that Elm Heights is a wonderful neighborhood that works. It's multiage with retirees, young families, and college students all living side-by-side and forming a community. People are investing in fixing up wonderful historic houses. Elm Heights is an asset to the community, and other historic neighborhoods like Prospect Hill are as well. They should be preserved and protected. I really don't believe Bloomington needs to harm these neighborhoods and residents in order to solve it's housing issues.
12. Christina Jones - I am adding my voice to the chorus of dissent regarding the UDO. As a homeowner in Elm Heights, I am dismayed at the prospect of developers disrupting the character of my neighborhood, driving down home values, increasing traffic and the presence of cars. As a librarian at IU, I help staff and students use data effectively. It is well documented that universities are facing an impending enrollment cliff. There will be fewer students to fill the hunger of greedy developers that have no interest in our community. Consider how the proposed UDO is inconsistent with the Growth Policies Plan (GPP)? This plan explicitly states that "plexes" are not allowed to be built within the core neighborhoods; they can only be constructed on the edges. How might you justify this? Are you now picking and choosing governing documents to meet a specific need? At the very least, I strongly urge you to delay moving forward with the proposed UDO until the City completes the housing survey, which I am sure will reinforce the fact that such structures are not needed. Please don't let us down. Please stand up to corporate interests in the form of outside developers.

13. Rich Pierce - I live in Elm Heights, so this is completely NIMBY, but I believe that I have legitimate concerns about core neighborhoods near downtown and campus, as well as mine. I think that if the UDO is passed as is, developers will be able to buy properties in core neighborhoods, tear down houses, and replace them with 'plexes. It's what happened in my hometown of Hinsdale, IL: The least expensive, most run down houses become "tear downs". Homeowners stop investing in maintaining their house because they know that when they sell, a developer who wants to tear it down will win the competition with families that want to live there. I doubt if the 'plexes will be built with adding to Bloomington's affordable housing in mind. Another reason I hear for allowing 'plexes isn't necessary in the core neighborhoods - they are already dense and walkable and bike-able. If it's true that there are parts of Bloomington where building 'plexes would be a good idea, the UDO should be changed to specify where those areas are. I understand that the city's Comprehensive Plan prohibits 'plexes in core neighborhoods and is still in effect. Does the UDO override it? Why? Sincerely, Rich Pierce
14. Lori Hoevener - I strongly urge the City Council to AMEND this UDO, so that it is fully consistent with the City of Bloomington's Growth Policies Plan, which, according to the city web site, is supposed to be governing document for the city. "Plexes" should not be allowed within the core neighborhoods even as a conditional use. I implore you not to sell out our core neighborhoods, in which we have trusted and fought for the existence of in the past, to predatory developers. Our core neighborhoods constitute a truly unique aspect in the fabric of our city. How is it that we would not be incredibly thankful for that aspect of Bloomington, one that so many other cities and towns lost decades ago? I remain in shock that city government would actually try to do this now, so that an economic experiment can be conducted, when we don't even know the exact status of the housing stock. And city leadership actually prioritizes jumping on an untested trend, over what we are so lucky to still have? We, core neighborhood residents, know that we already have a diverse and dense mix of residents that is a healthy combination of families (of all types), student rentals, and professionals. Those of us who purchased homes here did so because we TRUSTED that OUR CITY would not sell us out to developers, which is exactly what will happen if this UDO passes in its current form. Conditional use means NOTHING; not one ADU has been denied, as we know from a recent council meeting. It is difficult enough to deal with the national political scene, devoid as it is of integrity in governmental processes. This issue, too, constitutes one of basic integrity in our local government: The UDO should absolutely be consistent with the GPP, which explicitly states that there are to be no "plexes" within the core neighborhoods; only on the edges. Furthermore, my neighbors are already planning to sell their homes, if this passes. They cannot withstand more renters, which, in many cases, already surround them. Do the right thing: Amend this UDO and remove the conditional use status of "plexes" in the core neighborhoods for the sake of our city's integrity.

15. Kate Graber - I am adamantly opposed to the introduction of "plexes" into the core neighborhoods (zoned R3). I have endeavored to learn what I can about it: I read all revisions of the UDO and attended the recent city council meeting with Clarion's representative. I did so initially with an open mind. But I have yet to hear a single cogent argument for why the city needs "plexes" in the R3 neighborhoods. Most of them fall back on a bizarrely reasoned need for diversity of housing stock. I live with my husband and young child on the border between R3 and RM; our backyard backs up onto two large undergraduate-dominated multi-apartment houses. We have a beautiful old bungalow, which was renovated after a brief stint as an abused rental house into a home we take care of and take great pride in. We recently renovated our garage to be park-in (a highly unusual feature on the small lots in this neighborhood) and our neighbor, retired from GE, is currently making a stained glass window for our old broken attic window. We put effort into our home. What I see on my block is a remarkable diversity of residents, balanced between graduate and undergraduate students, retirees, young families, and low-income non-students. We have block parties and meet each other; many of the students pass out Halloween candy to our child. I don't mind taking care of the undergrads--they need to be reminded of when the garbage trucks come and to not shoot fireworks into dry trees, for instance, and that's fine; they are young and many of them are living independently for the first time. It works well to have 20-year-olds intermixed among families and retirees for this reason. But we are always at the tipping point of being pressed out of the neighborhood by noise, inexperienced drivers without adequate parking, and interminable games of drunken cornhole. We have a delicate balance, achieved, as far as I can tell from what the longer-term residents of the neighborhood say, specifically because former city councils STOPPED incentivizing the construction of multi-apartment housing in the R3 zones. Should the UDO in its current form pass, it is clear on our block which houses will be targeted to be demolished by their landlords or new developers and made into plexes. It is also clear who will live in the new structures, whatever the city's ideas for enforcing the "family" definition might be: undergraduate students with more money than the student and non-student renters currently occupying those lots. We will be hemmed in on all sides by student housing without adequate parking. The lots in this neighborhood (ours is 0.13 acres) are too small to include a house footprint for 4 unrelated adults plus parking for their 4 cars plus any yard, so residents (again, they will be students, and they will have cars) will just park on the lots. What little green space is left behind our house and to its sides will be covered over in cars. We will move, not because we don't love our house but because there won't be trees or green space left. Check an aerial view of Bloomington--you can see the dividing lines of the R3 zone southwest of campus by where green meets gray, because where student density is higher the city's limit percentages of impervious surface coverage are circumvented by putting down gravel or wood chips for parking. My point, in sum, is that the neighborhood is already socioeconomically diverse, and it is as densely occupied as it can be while still being livable. If there were more in the UDO to incentivize using public transportation and if IUB were more successful at getting students to come to campus without cars, I'd be more optimistic. As things stand, though, including plexes in the R3 zones just looks like a poor idea.

16. Asa Palley - I am writing to voice my objection to the UDO as currently written. I am concerned that it will allow multiplex housing in our single-family neighborhoods, which will change the character and appeal of these long-established communities. I see no need to add multiplexes to areas that have already been built up with well-taken-of single houses, and do not understand why the proposed UDO would allow this. Certainly this would be a detriment to the quality of life for many Bloomington residents without a clear benefit to anyone other than large-scale developers.
17. Andrew Hanson - This plan is inconsistent with all best-practice municipal policy (e.g., the Bloomington Comprehensive Plan) and with all best-practice economic analyses of how to achieve well-balanced affordable housing in a town like the REAL Bloomington, as opposed to the completely different "comparable" cities used by the (totally unfamiliar with Bloomington as a city or its Comprehensive Plan) consultants the mayor turned up with. In order to achieve some measure of the desired objectives without massively chaotic disorder and likely resultant citizen rebellion, the existing UDO plan needs to be completely rejected, and another process started over from scratch. I propose exactly such a workable plan (consistent with the thoughts of many many of my R1 neighborhood neighbors) at the end of this response (see Executive Summary), and we are not going to charge you a quarter of a million dollars for it. Here is a list of the main bullet points the Council must consider and take as overwhelming evidence that the current UDO must be scrapped and started over.
1. Complete Conflict with the Bloomington Comprehensive Plan, which you know very well says that "plexes" within the core neighborhoods are counter to the stated plan, so permitting plexes literally ANYPLACE, with NO location conditions and NO density conditions and NO restrictions on demolitions is simply insane. There is no way to tweak the current plan to be consistent with these requirements. Many, many thoughtful, ethical people spent thousands of hours on the Comprehensive Plan, and the concept that a single outside consultant with no knowledge of our city and no respect for our citizens should be empowered to override the entire plan in one gigantic, IRREVERSIBLE, INSTANT REBOOT of the entire town is insane.
 2. I spent several hours in City Hall Wednesday afternoon at a meeting with Amy Haase of RDG consultants in the company of a group made up almost entirely real estate developers, both commercial and nonprofits focusing on affordable housing. The vastly outnumbered actual homeowners in the group expressed our horror that each of the two single female homeowner on our ONE BLOCK of Elm Heights had received more than one "will purchase sight-unseen" purchase offer from non-local, obviously predatory speculators; exactly the same has been reported in public meeting testimony by other homeowners, so one would conclude that by SIMPLY PUBLISHING THE POSSIBILITY of the UDO in the newspapers, Bloomington has been marked as a prime target for exploitation and profiteering, and the total number of proffers must be much larger than those reported for a SINGLE BLOCK. The council should be very very aware of the fact that not only is this going on, but the CITY STAFF have undertaken a Fox-news-like campaign to DISCREDIT these reports, which I have heard straight from the mouths of three of those affected, and claim that because they "SPOKE TO A REALTOR", such offers were fake news. WHY are our taxes paying people like this to spread Fox-news disinformation in the public press? Outrageous. THEN the most experienced developers in the group declared with certainty

that the predatory developers' approaches that we reported to them (of which they were apparently previously unaware), were themselves ridiculous, and unlikely to be carried out, however scary they are for the homeowners who have been accosted. Why? Because in their opinion there is no way a developer could purchase a typical homesite in the Bloomington R1 neighborhoods, remodel or tear down, and build a 9 bedroom (3-each triplex) and make a reasonable profit without charging enormous rents. They said everyone knows that that economics is just not going to fly, and they had a very hard time understanding how anyone who knew the economics of Bloomington would believe that UDO triplexes were the answer to affordable housing of any sort. So this, if you believe what we heard, is an unexpected argument diametrically opposed in motivation, but with the same result, that the UDO needs to be completely scrapped, the motivations and objectives compared to the actual results being judged basically impossible to achieve with such a plan. But there is a back-door that makes the UDO still very dangerous: my wife and I are perfect examples -- WE OURSELVES could be highly motivated to become the "invasive speculators" and disrupt the lives of our neighbors when we become too old to keep up a house and must move to an assisted living complex. We already own the land and a fairly large house. We could just rip up one side of the yard to put in 9 diagonal parking places, add two 20-30-foot wide two-story copies of our own 3-bedroom home tacked onto the back (there is just enough space), and at a cost FAR less than a developer would have to pay, we would have the \$80,000-\$100,000/year rent from 9 students to line our pockets for the rest of our lives. Dozens of homes owned by retirees or people who might want to move to a smaller house somewhere else, even in a different state (Florida!), would have very high economic motivation to do this if the UDO becomes law, and we'll all be too old to worry about what the neighbors think of us any more anyway... There are 8 single-family homes on our block, two being families with children, two being single women with offers on their homes, and one undeveloped lot on which the owner has been intending to build his retirement home. There is a clear path-of-least-resistance-and-most-money scenario for four of these lots to go to triplexes within 5 years if the UDO passes. That is ONE SINGLE BLOCK; how many blocks like this are in the R1 zones, even just in Elm Heights? Can you imagine that many student rentals (36 bedrooms) appearing on every single block where there are currently eight families? And it's not even walking distance to any commercial district at all - everyone would need cars. Much much more sensible to build a couple of equivalent-bedroom sized student-centered apartment complexes up near Campus or on Campus property, and release the student rental pressure that currently has transformed the blocks from Atwater to Second, turn those BACK into deliberate plans to incorporate the needs of families, young professionals, and IU staff. (See below for further concepts of plans for incorporating the needs of IU employees and young professionals.) So we see that no matter whether the UDO multiplexes are viable for outside developers or not, there is a very high probability of a slow motion train wreck (THAT CAN BE AVOIDED): residents and/or developers having property in the residential neighborhoods will be economically motivated to convert single-family homes into the fanciest 9 bedroom three-triplex units they can afford, rent them for the HIGHEST rents they can get, and make the unit a student-centered rental environment that will drive DOWN the values of neighboring single family homes, discourage people from raising families in such a neighborhood, and motivate them either to leave the neighborhood, selling to rental

landlords, or even convert their home to their own rental property as they move elsewhere to raise their families. The inexorable pressure will be to slowly eliminate all family housing and turn Atwater to Hillside into a student rental neighborhood for all but the hardiest surviving small families. This is the opposite of our community goals and the intent of the Comprehensive Plan, which exists for a reason -- why has it been ignored? A mystery - some collective insanity and lack of knowledge of history (those who do not know it are bound to repeat...)? 3. Unlike supposedly "comparable" cities like Portland, etc., Bloomington's rental market and repurposing of single-family homes that **SHOULD** be for modest-income families, is **COMPLETELY** dominated by its 50-percent student population. The University has failed to recognize its community obligations, and the City has failed to insist on a significant contribution to resolving these problems by the University itself. Bloomington's thinking is **FAR FAR** behind cities where the University is a prime influence but has figured out **METHODS** that are orders of magnitude more effective, and less disruptive to the residential character of the town, than the UDO plan. For example: a. It has been reported in the media that IUPUI offers its employees **LOANS** to help buy or repair homes near the Indianapolis campus, and the loans are forgiven if the employee lives in the house for five years. The numerous UDO advocates who have spoken have repeatedly mentioned that the reason we need the UDO is that IUB employees who would like to live close to campus cannot afford to. One can see already that this is nonsense because it fails to take into account (i) the fact that the University has itself created the pressure that turned **ENTIRE CITY BLOCKS** of previously affordable family homes for half a mile south of Atwater into near 100% student rentals, where no families now would ever want to raise a family; change the University's policies, and those homes would start to flow back towards Atwater as affordable family homes, instead of **NOW**, where Elm Heights residence have tracked a steady increase in the percentage of homes becoming rentals all the way to Second St and approaching First St. (ii) IUPUI has already recognized that this is something University employees want and has taken action; this is the **SAME UNIVERSITY** we have in Bloomington, so it is very hard to argue that it cannot be done at IUB, as it has already been **DONE** at IUPUI. See IUPUI's staff subsidy policies: <https://news.iu.edu/stories/2019/10/iupui/inside/24-anchor-housing-program-apply-before-end-of-year-help-down-payment-repair.html> b. It has been reported in the media that South Bend has had a similar problem with lack of affordable Notre Dame staff residence opportunities near the Notre Dame campus, but that something remarkable has been done: Notre Dame has taken the Freshman, Sophomore, and Junior classes **BACK TO CAMPUS HOUSING** recently, and the immediate result, reported in the Herald Times, has been a significant increase in availability and affordability of housing for staff and young professionals **NEAR CAMPUS** due to the change in pressure from the student population. See Notre Dame's new student residence policies: <https://ndsmcobserver.com/2019/04/on-campus-incentives/> and their effect on the local rental market near campus: https://www.southbendtribune.com/news/business/changes-in-notre-dame-housing-policy-already-squeezing-the-market/article_763efe2b-d7a0-5433-a82e-0130ebfc4058.html. These cities did not decide that the zoning of the entire city needed to be changed to high density to make affordable housing more available -- **BECAUSE IT IS NOT TRUE**. The methods described in these news stories are available for all to study and contemplate, and make it quite clear that the existing UDO plan is not

only unproductive, but grossly unimaginative as a way to achieve the desired goals. What is going on in Indianapolis and South Bend is far more effective, and a clear and distinct model of routes to follow that might actually WORK in Bloomington, instead of "destroying the core neighborhoods in order to save them" as the misguided UDO philosophy seems to think is required. It is clearly not so. 4. It is very scary to consider a what-if scenario: Suppose that the uncontrolled expansion of student rentals that disrupted all the neighborhoods south of Optometry and Atwater had been allowed to continue in the mid 1980's: there would be no real neighborhoods remaining now, 30 years later. There would have been no particular reason for large student housing complexes to be built, as the "high tide" of flowing transition from family homes to student rentals would have continued unabated all the way to Hillside. The desired affordable single family housing would have simply evaporated, as no one would want to raise a family in these neighborhoods: literally every one of is in the single-family residential neighborhoods of Elm Heights has friends who tried as long as they could stand it to keep on living in the student-encroaching neighborhoods, and just COULD NOT continue, and moved away, either into the non-student-rental areas of the neighborhoods, or abandoned the idea of living near the University entirely and moved out to the northwest, etc. This would have been irreversible, and the original character of Bloomington would have been gone forever. This was inhibited, if not halted completely, by Mayor Tomi Allison and the city at that time, as they recognized what was happening, and the principles of that decision to try to recover the residential character where possible was reflected in the current Bloomington Comprehensive Plan. Now take a good look at the UDO: not ONLY does it essentially undo that entire long-argued and hard-fought battle, but it actually goes WAY BEYOND the zoning policies that had almost killed the city's character to begin with: with NO LOCATION guidelines for high-density development, NO DENSITY guidelines for high-density development, NO policies to join the local neighborhood residents together to work out proposed evolution of density changes (see, e.g. in contrast, some of the affordable and disadvantaged housing methods used in the border areas of Prospect Hill, which included community involvement as opposed to the invasive outside-speculator model of the UDO). This is the bad-old days DOUBLED, with apparently no consciousness whatsoever of the absurdity of this "solution." If this becomes the policy of the City, WHAT WILL IT LOOK LIKE in 20-30 years if in fact it does result in the whole current R1 zones becoming dominated by student rentals? 5. Among the many very poorly thought out consequences of allowing the current UDO to proceed, I will mention just one more: the complete lack of consideration for infrastructure. The water, sewer, and electricity service to our home, easily converted or razed and rebuilt as a triplex, barely handles 2 or 3 adults as it is. Put in 9 adults plus their partners, and do that for three or four lots on a single block, and it really won't work. Don't put in 9 to 12 parking spaces, and there will often be 10 cars per unit on the street. On a ONE BLOCK street in Elm Heights? THIRTY MORE CARS? Are you nuts? THE EXECUTIVE SUMMARY: 1. Cancel the UDO proposal entirely. 2. Go to work with the University to get a mutually beneficial strategy to get more students into attractive, large format modern residences, and make the current overburdened small house rentals between Atwater and First, for example, less attractive to students and find strategies to return them to modest income families, young professionals, and IU employees. THIS WORKED IN SOUTH BEND.

It can work here. 3. Go to work with the University to help IU employees in particular with housing subsidies, which would work PARTICULARLY well if IU simply purchased a lot of the now-student rentals in south of Atwater region (and others), and created subsidized housing for employees (of course IU could pay their staff more, but this would help serve the purpose). 4. Recognize that the need for affordable housing in Bloomington cannot be met by single giant change-everything legislation that depends on the free market to generate that goal -- no one, residents and developers alike, who have really looked at the situation in terms of economics believes this will do anything except the OPPOSITE. Recognize that the problem is not elitism or racism (the rather annoying fake-news buzzwords repeatedly voiced by our self-styled social advocates), but by the interaction with the University, and that THIS HAS BEEN ADDRESSED both at IUPUI and Notre Dame in South Bend, to name real tangible examples, ways that actually work, as opposed to the disastrously Bloomington-inappropriate UDO plan, which will not work. 5. If these goals are important, go at them one by one, with CAREFUL THOUGHT and PLANNING, not by driving the town off a cliff with a one shot revolutionary "solve everything" attack on the nature of the town itself. It will take time and thought - the idea that the UDO will solve every problem automatically rather than creating incredibly nasty problems of its own is the result of really really lazy thinking.

FOOTNOTES: to my Oct 28 response re: the UDO.

1. It has come to our attention that the conflict between the UDO and the precedent Bloomington Comprehensive Plan could be subject to legal challenges.

2. Last night we were seated at an awards d (sic)

ADDENDUM to FOOTNOTES to Narrative on UDO:

An important point I forgot to mention from dinner last night with IUPUI Chancellor Paydar, re: IUPUI's efforts to establish affordable housing near campus for the staff: He mentioned that not only had the City of Indianapolis been a significant partner, but Eli Lilly was also involved. We have heard in the recent discussions and the meetings at Bloomington City Hall that one of the perceived sources of housing pressure, and perceived causes of deficiency of affordable housing in Bloomington is the (anticipated??) additional expansion and hiring of personnel by local industries, Cook Inc. in particular. Surely if they are part of the problem, local industries should also be partnering, under the guidance of the City, with the City and the University to carefully look at the problem and solutions such as those now being implemented in Indianapolis. They did the real work to actually design a real solution in Indianapolis, instead of believing that some single unsupervised magical rezoning wand waived over the whole city would fix everything without any further effort. Indianapolis and IUPUI and Lilly are doing some serious work to make housing evolution happen, no magical wishful thinking going on up there...

18. Beau Vallance - WHY rush this UDO through, suddenly, now? At least give it a few years more of study and systematic public input. There is much confusion and opposition, the UDO apparently violates the Comprehensive Plan, IU enrollment is dropping, and the lovely established core neighborhoods have been stable for decades: why undo them now? Once these neighborhoods convert to multiplex districts, they're gone. We've all seen college towns where formerly-stable core neighborhoods have become overburdened with cars parked in front of and behind houses converted to plexes, older houses with bedsheets and flags as window curtains and party debris scattered about, and For Rent signs everywhere, as owners who once maintained their property move out and the scene is dominated by lodging for a rolling cast of temporary inhabitants. We'll lose a stable residential core. These areas of good older homes would become districts of converted lodgings and new replacement construction. I know the NIMBY mentality sounds self-serving, but the core neighborhoods near downtown and IU are one huge attraction to living in this town. These stable old neighborhoods - and the "real town" they reflect (I've been escaping the suburbs my whole adult life) -- were a factor in assessing my job offer at IU. And for "civilians" who don't have university ties, this lovely convenient housing, stable from year to year with neighbors who maintain their homes and share a history, may be the best way to be in contact with and benefit from the nearby university, making the town and the campus truly an interwoven community. Students already seem to have a zillion apartment options with all the new construction (and is it fully occupied?) in walking/shuttle distance of campus, and I've seen nothing to suggest that rents in converted core-neighborhood units would be "affordable"; those properties would, however, instantly be an incentive for investors to move in and flip. The UDO will degrade that core and we will never be able to get it back. Please oppose the UDO. There's no rush. Let's think it over more calmly. Take a few years. Maybe there are better solutions - even involving IU housing policies and options for students (and others??) -- that won't damage what's already good about Bloomington.
19. Leslie Rutkowski - After a great deal of reading and reflection, I've come to the conclusion that removing single family dwelling restrictions from core neighborhoods in Bloomington is a bad idea. I offer the following reasons: (a) nothing should be done until the housing study is complete. We have poor, incomplete information. Why make irrevocable changes to these neighborhoods until we fully understand what Bloomington's housing needs are?; (b) as noted by IU, there is an enrollment cliff on the horizon. In conjunction with migration patterns, the demographic of college-bound Americans is getting smaller due to an overall smaller number of people in those age groups. Why build more multi-family housing when we know this demographic shift is coming in the near future?; (c) the character of areas like Elm Heights, Green Acres, and so on are unique in Bloomington. Developments on the outskirts are a dime a dozen; generic apartment complexes are much the same. These core neighborhoods create a rich atmosphere, where many of these homes have historic value (i.e., the two Lustron houses just south of campus, the many "atomic" homes in the same area, the many bungalows along 1st and University, the Kinsey home, and so on) and, taken together, they weave a together a homey, varied area. If these neighborhoods are open to 'plex development, the unique character is put at risk. And once it is gone, it is gone forever.

20. Peter Dorfman - Having listened to the discussion of the UDO before the Plan Commission and now the City Council, I'm more convinced than ever that the proposal to upzone the core neighborhoods is not about housing affordability, or human diversity, or climate change. The arguments that upzoning achieves any of those things fall apart on close examination. The upzoning proposal is really about salvaging the Trades District and Bloomington's myopic attempt to lure "creative class" workers into a city where employers don't pay their creatives enough to live close to where they work, and don't pay their service workers enough to live anywhere. Upzoning the core neighborhoods won't change that equation. It will only drive low-income people (and we still have a lot of them) out of the older rental homes they actually can afford in those neighborhoods today. It's very sad and misguided. We can have plenty more workforce (and student) housing without cramming it into already dense neighborhoods that are our most affordable places to own homes. We have the hospital site, the KMart site, lots of other declining retail space, and large PUDs and other sparsely developed areas within the city limits where we can put new housing, including all the mixed density forms density advocates are touting. True, Indiana state law deprives us of inclusive zoning and other tools to build up our workforce housing inventory. But that doesn't mean we should sell our city off to the investment class. The upzoning proposal is an open invitation to out of town, private equity backed rental apartment developers to redevelop core neighborhoods, driving up housing prices and assessed values rapidly, and draining wealth out of the city, just to provide more market rate apartments to house the middle managers for more exploitative employers -- who may or may not even see this housing as a compelling reason to come to Bloomington at all. Upzoning is a plan for growth at any cost. Bloomington should be ahead of the curve -- we should be on the forefront of the movement to take cities back from private equity, not climbing on board the too-prevalent movement to sell out cities off to investors. Finally, please notice that public sentiment at public hearings and here in the written comments is running decisively against upzoning. At the October 22 City Council hearing, public comments were 35 against upzoning, 19 in favor of upzoning and 7 mixed or ambiguous. Upzoning the core is a momentous change for the city; the administration is FAR from having a mandate for this change.
21. Noretta Koertge - Permission for Multiplexes should be VERY carefully regulated. Two recent articles in local newspapers remind us why. 1) From the Oct. 27th H-T: "Neighbors can affect your happiness, a study suggests" I thought about how much I enjoy walking around my neighborhood -- the variety of trees (including persimmon and walnut), the flowers, the hummingbird feeder in a neighbor's front yard, and the patios, swing sets and tomato plants in the backyards. In B'ton we talk a lot about saving "green spaces" but it's not just parks that are important. Yards are also, and too often the backyard of a multiplex (or even a single-house student rental) gets turned into a parking lot for the tenants. And then there are the friendly people I meet. I may not even know their names but we chat about our dogs or our kids' plans for Trick-or-Treat. And we have a neighborhood list-serve where we exchange info on missing pets or recommended repair services or furniture to give away. 2) From the Oct. 28th IDS: "A quiet goodbye: Friday marked the tenants' last day in the Brickhouse after a shooting" I was curious about what that neighborhood looked like so I drove over to 422 S. Grant St. The site of

the party looked nice enough but the surrounding buildings would certainly not invite one to go there for a casual stroll -- unless you were looking for a homecoming party that might turn raucous.*** Different people appreciate different kinds of neighborhoods. Bloomington now has a variety of neighborhoods. Let's not destroy those that are functioning well.

22. Betty Rose Nagle – Please follow the Comprehensive Plan recommendations about the core neighborhoods. Encourage owner-occupied properties and keep plexes out. Doing otherwise will not improve affordability. It will benefit out-of-town developers.

23. Lori Hoevener - Please follow the Comprehensive Plan recommendations about the core neighborhoods. Encourage owner-occupied properties and keep plexes out. Doing otherwise will not improve affordability. It will benefit out-of-town developers. My sincere hope is that you will amend this UDO proposal, so that it is consistent with the Comprehensive Plan/Growth Policies plan. In doing so, I will still be able to believe in our city government as one of integrity. Numerous directives are given in the GPP that serve as legal guidelines for how to treat the core neighborhoods. Do the right thing, as an elected official, and uphold those guidelines. (pg 60) Housing Trends and Issues Some of Bloomington's neighborhoods are relatively diverse, both economically and by housing type, whereas others are comprised almost entirely of single-family homes and limited in development by covenants. Most core neighborhoods are stable but are trending towards a lower percentage of new single-family homes. With greater density in the city comes the challenge to preserve neighborhood character and the opportunity to strengthen neighborhoods by developing small commercial nodes as community gathering places. Existing core neighborhoods should not be the focus of the city's increasing density. (pg 61) Bloomington's older urban, small scale, compact, single-family housing stock located primarily around the city center and university provide some of the city's more affordable housing stock and must be protected. (pg 61) Now that 1,900 new housing units have been constructed Downtown within the past decade (almost all of them apartments) the market dynamic is shifting. More market opportunities may exist to convert single-family homes from student-rental to owner occupied. This can allow more people to have a chance to live in urban neighborhoods, which are often closer to employment, shopping, and other amenities. This may also have the added benefit of reducing automobile traffic and the negative environmental impacts of traffic congestion. (pg 64) Policy 5.3.1: Encourage opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units, duplex, triplex, and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses, and live/work spaces. Avoid placing these high density forms in single family neighborhoods. (pg 65) Continue to support and promote affordable home ownership as another method of permanent affordability that can help to raise and keep residents from poverty while they build equity and security in the local community. (pg 84) A few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located along neighborhood edges that may support small-scale neighborhood mixed uses. It is important to protect the existing single-family housing stock within this district. The

conversion of dwellings to multifamily or commercial uses should be discouraged. (pg 88) Land Use Development Approvals New and redevelopment activity for this district is mostly limited to remodeling existing or constructing new single family residences. These instances require the Maintain development theme for development approvals.

24. Tim Sare – Grew up in B-town wanted to return in my retirement yrs but the town has changed to much towards IU needs. IU bought the land around 14th and 13th st, still vacant. Go ahead and but high rise apartments there closer to campus. Leave the good people's homes of Bloomington alone. West and South should not be invaded any more then it has.
25. Sita Cohen – I've lived in the Near West side for 30 years and strongly object to the addition of plexes, especially when it means an existing home would be torn down. We're an already dense neighborhood and one of the only affordable single family home neighborhoods in the city. People can afford apartments in some of our older homes, who would never be able to afford them in the new plexes. We're an historic neighborhood and adding these plexes would take away the charm of this neighborhood, add needed density, more traffic, less places to park, which are at a minimum as it is. There are plenty of areas in town that could be built on to provide low income housing, which are on bus routes, which is really what we need. Please don't ruin the core neighborhoods!

Second comment - I am writing to ask you to vote YES to the Sturbaum/Rollo amendment to the UDO and NO to the Volan amendment. I understand we need housing, especially low income, but the plexes being proposed in the core neighborhoods will not accomplish that objective. We are already very dense neighborhoods, complete with apartments, single family homes, duplexes and even some quads. Parking is tough as it is and would only get worse, along with noise, congestion and loss of the charm that drew many of us to the core neighborhoods to begin with. We've worked hard to improve our homes and the beauty and charm of this area. Please don't destroy it! Thanks Sita

26. Trudy Litz – Please do NOT destroy Elm Heights area! Please turn this down!!!
27. Abigail Pietsch – It is a mistake to change the current rental system near the IU Campus. There are many houses available and empty. The newer apartments offer more amenities to student life than older homes for rent. Parking will need to access more on street spaces which will increase the already difficult passage for all.
28. Carrie Biddle – I strongly oppose the development of more apartments, specifically in our historic neighborhoods such as Elm Heights and Prospect Hill among others. These neighborhoods make Bloomington what it is and cannot be replaced. They also cannot handle the parking and congestion that these complexes would bring.

29. Paula Stapley – I have been thinking of the Elm Heights neighborhood as a future place to live. I cannot, however, possibly bear the thought of what will happen to this neighborhood should it be lost to the parameters proposed. The preservation of older neighborhoods is part of the charm of Bloomington. With the flurry of apartment buildings recently built in Bloomington, I cannot fathom that destroying neighborhoods is necessary.
30. Michelle Henderson – According to a front page article in the Herald Times on October 21, 2019, the city is paying Nebraska-based RDG Planning and Design forty-one thousand dollars for a housing study. The team has already found a "relatively high vacancy rate" of 9.5% which doesn't indicate a housing shortage or crisis in Bloomington. While it makes sense to increase density in areas where there isn't currently affordable housing to provide for future housing needs, it doesn't make sense to destroy the existing affordable housing and greenspace in the core neighborhoods. Replacing old houses with plexes will damage our local environment by sending tons of debris to our landfills, releasing toxic waste like asbestos dust into our air, increasing impermeable surfaces which leads to flooding, and causing the destruction of old-growth trees and wild life habitat. These are not sustainable or environmentally responsible results. Voting to make plexes conditional will have the same effect as "by right" because the real estate investment firms who will be demolishing small houses to build larger more expensive housing will gladly pay fines due to their profit margin. Replacing small older houses with new, more expensive housing will be devastating to current low-income residents who will be evicted by landlords who want to sell their rental properties to developers. I am requesting an amendment that removes the core neighborhoods from the proposed zoning change from single-family to multi-family in order to protect the low income residents who live in those neighborhoods, as well as to protect the unique greenspace only found in our older neighborhoods. Please do what is in the best interest of the residents who live in our core neighborhoods and vote NO to replacing the zoning ordinance in the core neighborhoods. Please don't vote in the interest of wealthy real estate developers over our local low-income residents. That is not the way to help the most vulnerable citizens you were elected to serve. Please do no harm.
31. Wendy Bricht – I live in Elm Heights. The difference between 3 students in a house on a lot, and 6, 9, 12, or up to 18 students per lot in a triplex with a 5-foot setback is huge. The student rental duplexes and triplexes on Woodlawn near 1st St. are much more disruptive than a regular student rental, and groups of students are more disruptive, especially when they are close to campus. Every new student rental is tough on the residents, but high-density ones are the worst. Parties, fighting, loud music, yelling outside, coming and going all night of pedestrians and cars, profanity, drug and alcohol use and abuse are all endemic where there are groups of students, and we have had to get used to them. Safety for our children, women, and older retirees declines when more students move in, and many homeowners in the vicinity of the multiplexes will be forced to move away. But where will we move? Farther out, and then have to commute back in, creating more traffic and the need for more parking? I was here in Elm Heights in the 70's when the occupancy limit was raised to 5 adults, and the neighborhood went downhill so fast it took your breath away. No one wanted to live around here then. I never wanted to live in

my house again. The three other houses on my intersection are rentals, and another next to them up 1st is a 5-person plus family rental, and up Woodlawn are duplexes. It was a difficult and unsettling time for the residents, and it happened so fast. The only thing that saved any of it was the hard-won reinstatement of the 3-person rental occupancy limit. That stopped the decline, but even after that it took decades for the neighborhood to recover, and for homeowners and families to return and invest in their homes and make the neighborhood pleasant again and thriving, which I can say it now finally is after more than 30 years. It's a really nice neighborhood with lots of families again, something I had given up on. It is the nearness to the University that makes us so vulnerable here. The balance here between students and residents is crucial and precarious. It is holding now, barely, but here is no possible way it will hold with the addition of the student multiplexes that the developers are planning. The only reason my block was spared back in the 80s is that there were half as many students, and the housing east and south of me was too expensive for rental investors. At that time, student rents were very low, dorms were plentiful, and rental investors wouldn't buy the really good houses, that is until their value went down from all the nearby student rentals. Then they bought and converted them. It was a vicious cascade that if allowed again will erode the integrity of the neighborhood until all of it is student rentals, perhaps with some progressive young professionals, but in reality probably not. Once you relax the zoning, you can't simply take it back, and what was lost remains lost, which is why only half of Elm Heights remains as family housing. The truth is that no one wants to live with groups of students, except other students. All you need to do is look at the areas south of Atwater and west of Woodlawn to see what it will become. History will repeat itself if we are unwilling to learn from it, and cling to popular ideology instead of facts. With the student-occupied multiplexes there to stay and as dense as possible for maximum profit, how will families and retirees cope? They won't. This has no chance to improve housing in Bloomington for anyone but rich undergraduate students, and they are the worst. Where is the protection for the core single-family neighborhoods that the Comprehensive Plan clearly provides? It states many times that they should be protected, and that multiplexes should NOT be built there, ever. With no parking spaces, where will they park? on the densely overcrowded streets that are already narrow? There are many places in Bloomington that need duplexes and triplexes; that need more density and more development, and affordable housing. We are very dense and very diverse here, and the balance is holding. Why demolish our homes and lives here for nothing except to benefit developers and procure more tax money? There are surely much better ways that will actually benefit the city and its residents, and actually provide affordable housing. I am convinced this plan will only drive up rents, as has happened in the past with dense high-end rentals. You must try to govern wisely the residents who live here now, not the ones you wish for in the future. Change needs to happen slowly and carefully, so that the character of Bloomington will not be lost. Urbanize if you will, but slowly and carefully and with discretion, and the areas that can tolerate it. Please don't force it on unwilling residents of established family neighborhoods. I don't want Elm Heights to become a sacrifice zone.

I oppose the new UDO, specifically as it changes zoning without consent and supports allowing multiplexes in vulnerable single-family neighborhoods.

This article was published in Citylab in January of this year, and it addresses the outcomes on housing of adding density:

"A new study of zoning changes in Chicago finds that they led to higher, not lower, local home prices, while having no discernible impact on local housing supply."

<https://www.citylab.com/life/2019/01/zoning-reform-house-costs-urban-development-gentrification/581677/>

32. Kayla Richards – STOP DESTROYING BLOOMINGTON! I was born and raised here. This is my home. However, it sure feels less like home thanks to the constant catering given to IU students. The students are NOT the only people who make up our community. Stop being greedy and focusing on the money that students and their families give to Bloomington (which, by the way, I see none of, and neither do a majority of the people who reside here). Stop ruining our town and driving out people who truly do call Bloomington home, and not just for the four years they're in college. I am absolutely sick of IU and what it has done to this town. It truly makes me resent living here, and I should not have to feel that way. It's getting more and more costly to live in Bloomington, thanks to IU. We can hardly afford the homes we have now, but now IU wants to force people out and tear down their homes? That is absolutely appalling.
33. Derek Richey – The younger generation are frustrated and rightly looking for solutions to a problem that they had nothing to do with creating, and that needs to be addressed and solved--and it might have been solvable 10-15 years ago before all the empty lots downtown were sold to developers who wanted to build student housing only. But the folks in the core neighborhoods are not the of the future. They aren't millionaires. They're retired and working-class folks who were lucky enough to buy their homes before the prices went thru the roof. Their concerns are real because many of them have seen the fleecing of Bloomington over the years by developers. No, the real enemy of affordable housing isn't the core neighborhood home-owners; your enemies (this is to all the well-meaning young people) are investors and big developers. And those developers will have no incentive what-so-ever to build "affordable plexes" near downtown in these core neighborhoods. In fact, the only way to assure they would, would be to mandate the prices they could sell or rent for, per plex, or make them guarantee that a portion of the plex was in fact, affordable. But that isn't going to happen. No developer would build a du-plex, or a quad plex without the guarantee of a decent profit. Haven't we already learned that? How more obvious could it be? Do folks think that developers are just going to build affordable plexes out of the goodness of their hearts in these core neighborhoods so that average folks can afford them? If you really believe that, then I have a bridge in Brooklyn I'd like to sell you. I think all of us are for more affordable homes. Unfortunately, my personal experience with big developers over the years has led to just a bit of cynicism on my part. A bit of cynicism is probably a good idea, because this has development exploitation written all over it - and no realistic chance of providing what so many here rightly are asking for: affordable housing. I'm sorry for young people going forward, and I am sorry that this won't be the solution you deserve whether it happens or not. And that's the sad truth.

34. Robin Sullivan – Abuse and outrage and way to many to list. I object this project and pray to GOD it doesn't go through. So tired of the city and county controlling this our own land and city, county with restrictions only to benefit this city or county. And yet the people that live and work here are supposed to continue of letting this happen. Greed power hungry liberals and not for the working people.
35. Beth Penrod – Don't destroy our Bloomington neighborhoods. I object to I.C. 36-7-4-606 plan to build apartments in single family neighborhoods we've kept apart of Bloomington for years. Stop the housing crisis and greedy companies building student high priced apartments.
36. Jane Fivecoate – A large part of the beauty and desirability of Bloomington is its historic neighborhoods. Remove these and we will have nothing left except urban sprawl similar to the ugly buildings now built on the old Rogers property. Please don't allow that.
37. Rosalie Baugh – Please leave some part of Bloomington that is not totally student housing or IU development! The town is barely recognizable as Bloomington.
38. Mary Venstra – Bloomington is developing too quickly. I don't want to lose our neighborhoods. A few rich people are making a lot of money at the detriment of our city's Integrity. I don't want to lose the beauty that is Bloomington In The Name Of Money.
39. Diana Spoolstra – Please do not allow homes in core neighborhoods to be turned in to multi-plexus. Bloomington is already being ruined by developers who put greed above all else! Keep the 3 person limit!
40. [no first name given] Vanslyje - We don't need more rentals and apartments they are everywhere now. Ruining a good community.
41. Amy Pennington – This town is already crowded enough, we don't need any more housing. Leave the family neighborhoods alone
42. Donald Jordan – Anyone who has ever lived and loved Bloomington over the decades has to oppose any regulation that would give developers the right to destroy the neighborhoods that have long made the city a warm welcome place to live. Besides it is time to put the burden of housing IU students back on the backs of IU The university is dropping a population bomb on Bloomington that has the potential to turn it into one large apartment building/bnb and destroy the best parts of what remains.
43. Georgia Flaten Shaw - I have the perspective of someone who has visited Bloomington after having been away for a number of years. Walking through the neighborhoods surrounding the campus, I have, for the most part, felt deep shame and sorrow for the way in which the university and city have allowed once thriving and nurturing communities to become overrun by absent landlords and unchecked rental wrecks. This is particularly noticeable in the area of Elm Heights, but includes all neighborhoods around Third Street and all neighborhoods built between 1820 and 1960. The City should

immediately put the foresight and needs of HISTORIC PRESERVATION into effect. ALL properties (even rentals) should immediately be drawn into HISTORIC DISTRICTS and this should include any and all neighborhoods with any housing built between 1700 and 1980. All housing should be forced to comply with strict guidelines including a strict limit on rentals. In addition, ALL EXTERIORS of these houses should be forced to comply with extremely strict guidelines on upkeep and maintenance and should be forced to pay a SPECIAL TAX for the PRIVILEGE of THE ADVANTAGE OF THE CLOSE GEOGRAPHICAL LOCATION TO THE UNIVERSITY. This avoidance of paying this additional tax would be grandfathered to anyone who OWNS and has CONTINUOUSLY INHABITED the property for at least 50 years.

44. Ronald McNeal - Vote no on UDO

45. Molly Faries - I want to register my strong opposition to the proposed Unified Development Ordinance. Bloomington purportedly recognizes the importance of historical districts and neighborhoods with single-family dwellings. Once changes are introduced into current protocol, it will never be possible to retrieve the unique character and cohesiveness these neighborhoods bring to the Bloomington community. No one housing type should dominate in the areas surrounding the university. The voices of long-term residents committed to the livability of their residential spaces should be heard and respected. Bloomington has had enough short-sighted development. The addition of one after another huge apartment block that resembles nothing so much as a penitentiary has changed the look downtown Bloomington - and not for the better. The extension of this type of structure into family neighborhoods should be avoided at any cost. Let the town and university find other, more creative solutions, such as utilizing the new condos and apartments on the west side, which aren't even fully occupied, and linking them with fast transportation, such as a tram, to downtown and university.

46. Diana McGovern - Single family neighborhoods should remain that way! If students rent houses there, as long as they stick to the residency requirements (3 unrelated persons in a house), there is really not a lot we can do, but putting duplexes, multiplexes, whatever they are called in single family zoned areas is not wanted and not a good idea in my opinion. There are plenty of vacant apartments, rental houses, etc. around now. Drive around and look at the signs.

47. James Orr - I currently live in a neighborhood that has three multi-unit apartment buildings within one block walking distance. I've been here for 30 years. The sense of integrity that this is, in fact, a neighborhood is largely due to the handful of single-family dwellings laying to the south and east of me. Furthermore, many of these are already occupied by unrelated college students. To densely pack even more apartments, condos, townhouses, and non-owner occupied units into this environment would be nothing more than urban sprawl at its ugliest. Please consider the quality of lives of long-term residents in this, and other neighborhoods like it. Thank you. Jim Orr

48. Kay Jackson - I think they should be building more housing for incomes of 1200. and less. The lower housing is very much needed. I feel like historic homes should be updated without ruining the original blueprint.
49. Douglas Hofstadter - The proposed Unified Development Ordinance is, it seems to me, nothing but a green light to developers to destroy a classic neighborhood in Bloomington and replace it by ugliness. What possible justification could there be for demolishing beautiful old single-family homes and, in their place, building structures in which large groups of students, often very raucous students, would live? Doing so would turn the neighborhood from a peaceful, cultured haven into a loud, chaotic, dirty area where older people (by which I mean age 30 and above) and young children would not fit at all. Such an action makes no imaginable sense to me, unless the only value driving the developmental pathway of the city of Bloomington is sheer monetary greed. I surely hope that is not the case.
50. Curt Lively - I am in agreement with Doug Hofstadter's comments, which he shared with his neighbors. I am totally against the building of multiplexes in our neighborhoods.
51. Karen Bartlett - Eliminating history for monetary benefits will ultimately eliminate the popularity
52. Marie Bogdanoff - I am a student at IU, and I am opposed to allowing multiplexes in single family neighborhoods in Bloomington. I don't feel safe walking to my family's home through the student housing areas in Elm Heights, which are adjacent to my house. The student rentals are also ugly and noisy, and I can't sleep when they have parties and loud conversations and fights at Night. I think single family neighborhoods are much nicer and safer, and should be protected.
53. Gayle Ebel - I have lived in Bloomington for over 30 years residing at 601 South Grant Street. It was one of the first houses built in the neighborhood over a hundred years ago and its limestone construction has certainly withstood the ravages of time and weather. This location had a community cistern and served as a water source for the neighboring residents. I am proud of this history of residence for our family and for those who came before us. UDO will destroy the historical fabric of our beloved Elm Heights neighborhood and replace it with a strip mall mentality of financial gain disregarding the integrity of the community who currently reside here. Our house sits at the corner of Grant and University streets. I walked one block from our corner in the 4 directions of north, east, south and west and here is the tally of what I found: Owner occupied homes: 14 Houses rented out with an unknown number of residents: 18 1 house with 4 distinct apartments 1 duplex 1 apartment complex with 8 apts 1 apartment complex with 18 apartments 1 apartment complex with 18 plus apartments 2 airbnb's 1 house currently under renovation (uncertain if it will be for sale or rent or both) 4 houses that I am uncertain if they are rentals or owner occupied CLEARLY our immediate neighborhood (1 block in each direction) is already saturated with housing options for renters. We do not need more. Adding more density in this area doesn't make sense. Is the City of Bloomington willing to absorb the cost and stress that additional housing units will

make? More police officers hired to patrol and protect? Given a recent shooting 2 blocks away this is crucial. More sanitation workers to serve the populace of people who don't know how to recycle correctly and all of that just goes to the landfill? More scooters? More noise? More, more, more! I would think Indiana University wants to recruit top notch professors and researchers to set themselves up for the next 200 years of success. What academic doesn't want to live in a neighborhood where they can easily walk or bike to campus? The charm, heritage and convenience of Elm Heights neighborhood is a HUGE draw. UDO will undo this appeal and have very negative repercussions for the University and town. I vehemently disapprove of UDO. Please hear my sentiment along with all the others you receive from very passionate Elm Heights residents against UDO. UNDO UDO!!!

54. Deborah Myerson - ADU's and plexes are largely restricted to conditional uses in the September 2019 UDO. My objection: we need to make these by-right uses. For those concerned about teardowns: with the high property values in many neighborhoods plus high construction costs, it will simply not be financially feasible for large developers to tear down a SF house and replace with a duplex or triplex. By-right construction of ADUs and plexes will make Bloomington more friendly to locally-based developers for opportunities to convert and rehab -- people who live in the community and want to make the neighborhoods where they live even better.
55. Restricting these housing types to conditional uses makes it much harder for a smaller local developer. "Conditional" means that there is more review and uncertainty in the process, so it takes more time and costs more money to develop, and thus creates a process that favors larger developers from out of town that can absorb these costs more readily. A more expensive process also naturally raises housing costs, since these added expenses get passed on to the renter or homebuyer.
56. Kathleen Myers – The proposed Urban Development Ordinance (UDO) has received a lot of attention in the media and in City Council meetings, but one point has not been adequately addressed. The city faces an urgent need to urbanize the vast acreage east of College Mall, on South Walnut, and in the near future the Bloomington Hospital site. These areas would greatly benefit from density planning, including multiplexes and two/three-story buildings with opportunities for retail and socializing either on the ground level or nearby. The city should focus on these areas before tampering with the character of existing neighborhoods that already have a balanced and sustainable mixture of families, retirees, students, and professionals. Many university towns, like Lawrence, Kansas, have worked hard to preserve established neighborhoods. Our city planners have reassured homeowners and residents that we will have control over multiplexes built in our neighborhoods. Yet, it is clear that if the developer follows the brief, simplistic list of conditions in the UDO, it's likely that no public review will be involved. In short, building multiplexes in long-established neighborhoods will radically alter the character of Bloomington and isn't justifiable when urban development is needed immediately in other centralized, well-connected areas of our city. (Published in the HT, Oct. 31, 2019)

57. Laura Chamberlain Dedelow - Hello, I object to the proposal to increase the density of our neighborhoods. We are already surrounded by several multi-rental structures and already the noise is regularly disruptive. This proposal, if put into effect, will lead to a higher percentage of transient residents and cause an increase of absentee landlords particularly in my neighborhood which is in close proximity to Indiana University. I am not at all opposed "renters", having rented with my husband for many years in Bloomington and in other cities before purchasing our home here. Single families and very small groups of students and non-students renting nearby in our current neighborhood and in other neighborhoods in which we've lived are usually responsible, good neighbors. It is the "unofficial frat house two doors down" that concerns me. I have seen it so many times in other cities and other states, nobody is going to convince me that this won't happen if this proposal goes into effect. If nothing else, take more time to evaluate studies done in other cities and make sure this is a positive move for Bloomington. Once it is done you know it will be difficult to reverse, why the haste when so many are opposed? Thanks for your time.
58. Ilana Gershon - This plan seems very poorly thought out and seems to entirely ignore that something between a third and half the population of Bloomington consists of IU students who are necessarily transient and overwhelmingly young. Is there any reason to believe that they won't dominate new construction of plexes close to campus? Is there any reason to believe that larger ADU's won't be used primarily to rent to students? Developers support the plan exactly because they think that students are the market and that they will make a lot of money. I don't object to a denser more urban Bloomington, one has been growing up downtown even before this plan. Somehow there seems to be a belief that if only we can build apartment buildings in the old line neighborhoods, suddenly there will be both affordable housing. Affordable housing is hard to come by and there is no evidence anywhere in the US that reducing regulation leads to more affordable housing. I can't even begin to address how wrong the beliefs around UDO and climate change are. Shortening, or even eliminating, the already relatively short car commutes in Bloomington is not a high impact activity on the scale of global carbon emissions. And building causes carbon emissions, lots of them. Read about the emissions from concrete at some point. So at best the net carbon savings from this plan are probably at least a decade away and relatively small. And might even be negative: I for one live close to campus and walk to work. Fill my neighborhood with student rentals and I'll be forced to move and drive to work. So will many of my neighbors and colleagues. This is a bad plan that damages the community for some combination of developer profit and unrealistic left wing pipe dreams. I hope the Council can demonstrate some reasonable common sense and reject it.
59. David Wilcox - The UDO should build off the previous comprehensive plan not set off in a new direction. As a person who lives with student rental neighbors in Elm Heights I can say without a doubt the UDO as written will convert all the area around me into plexes. Which would be ok if there were sufficient resources to maintain the quality of living (police, code enforcement, HAND staff). The issue is there are not enough resources currently and the amount of effort the citizen has to do to maintain normal living in this community is onerous. This UDO should not pass.

60. Daniel Caner - Dear Common Council, I am writing to urge you to reject the Unified Development Ordinance. My wife and I have lived in Bloomington now for four years. Having been recruited to the IU faculty, we wanted to live near campus, but found it very hard to find any place that was not adjacent to a student rental. Having experienced that in Burlington VT I never wanted to reduplicate the experience again. We finally found something - more expensive than we wanted, but nonetheless safe from student housing encroachment. It is true that I want to protect the value of the property that I've purchased and the life that came with it. But that should not be a reason for dismissing my claim. I do not see evidence that student enrollment is increasing at IU, or that creating more units near campus would lower the rents in the area overall, or that it would diminish sprawl. Please vote against this. Yours, Dan Caner
61. Alan Balkema - Protect core neighborhoods! Vote yes for the Sturbaum/ Rollo Amendment.
62. Janie Ackerman - After reading and weighing out all the pros and cons of the proposed UDO, I strongly urge the Council to use caution and consider the damage that could be done to the core neighborhoods. I cannot agree with the possibility of changing the historic landscape of these neighborhoods and feel that this is what makes Bloomington unique. I am all for affordable housing but cannot understand how the "plexes" are going to make that happen. My son lives on a prep cook budget in a small apartment near the Salvation Army. He doesn't drive and needs to live withing walking distance to work. If this were a brand new triplex, how would he be able to afford the rent? Please consider voting YES to the Sturbaum-Rollo amendment and NO to the Volan amendment. Thank you.
63. Merrie Sloan - I support voting YES to the Sturbaum-Rollo amendment and NO to the Volan amendment.
64. Kris Sullivan - I support voting YES to Sturbaum-Rollo Amendment and NO to Volan's amendment. Thank you for considering this in your vote.
65. Suz Frederickson - Respectfully, please hear us! Please vote "yes" to Sturbaum/Rollo amendment and "no" to Volan amendment. In the Near Westside we are diverse...race, age, class, etc. We are considerate. We take care of and respect one another and love our sweet neighborhood. We are grateful for our homes and make improvements as needed and desired. With our small lots - even several together - multi unit dwellings are not appropriate nor is there room for the people or the parking. And in the neighborhoods where there is plenty of room - ridiculously large lots with very poor use of the land - no mention is made of development due to carefully prepared covenants to protect these exclusive residents. Will we not be happy until the entire landscape of our sweet historic neighborhoods are destroyed? Please protect our core neighborhoods! Thank you!

66. Robert Henderson - I would like to voice my support for ADUs and am in favor of the amendment that makes ADUs by-right since I believe they are largely self-regulating by nature. I am also in favor of the Sturbaum-Rollo amendment that would prohibit duplexes and triplexes in the core neighborhoods and against the Volan amendment that makes these plexes by-right. I think the plexes are much more likely to invite outside speculation which has the potential to lead to the destruction of existing affordable housing stock to be replaced by much less affordable market-rate rentals.
67. Angela Lexmond - I don't mind increased density so long as it really will create affordable housing opportunities for those in the community needing it, particularly families with young children who might like to attend Templeton Elementary and take advantage of Bryan Park. HOWEVER... there is currently no evidence that this will be the likely outcome. Most past evidence points to expensive student rentals in unsightly multiplex structures on neighborhood lots (with a bunch of cars parked in front of them). (See for example Park St. south of Bryan Park... Yikes!) I would also like the assurance that increased density will come with attention to infrastructure improvements in the older neighborhoods that are seeing drainage issues, pipe main breaks, etc. Finally, I would like to mention that I feel like I am a rare exception in the months that I bicycle commute or walk to my IU job. Most people who live close in still drive. Other shifts will have to happen in the habits of our community members... if you hope that living close in will result in environmental benefits. Our neighbors may still drive out to the Westside big box stores to get cheap stuff as well as drive to their close to home grocery store and job. There seem to be enough unanswered questions that more research is in order to make the case for removing the protections on single family dwellings and lots. I am not convinced it is a good idea yet, and I hope my representatives will provide more evidence to make the case... (beyond implying that I am simply not progressive enough). I have learned quite a bit from the spirited debate and arguments presented on both sides, but so far I am not convinced that the proposed UDO will accomplish what its proponents suggest. I would for the time being like to continue to protect single family zoning in the core neighborhoods and urge you to at minimum support amendments to the new UDO that would do so. Thank you!
68. Jane Goodman - I support voting YES on the Sturbaum-Rollo amendment and NO on the Volan amendment. Per the linked article, Bloomington is the 5th most attractive target in the country to real estate investors in cities of its size (and 19th across all markets). Staff admits that plexes will not increase affordability. As for climate issues, a drive through Bloomington shows that single-family owners are the ones who have invested in solar panels and related energy efficiency technologies; investors in rental properties have no incentive to do so because tenants pay utilities. Please do not cast your vote alongside Trey Hollingsworth and Todd Young and open up our city to predatory development. Please preserve the integrity of the core: it already models the diversity and affordability that the City wants. Please also respect the integrity of the Comprehensive Plan and the work that went into it. Thank you for your work.
https://www.homes.com/blog/2018/06/the-us-landlord-index-college-towns-cities/?fbclid=IwAR0VH-MbIhFyRMuE8jXTXsZTGrH0nZr_32soHqsqjz0II6f6r6ZxbJBwfwQ

69. Zach Andersom (sic) - I support voting YES to the Sturbaum-Rollo amendment and NO to the Volan amendment
70. Celeste McGregor - How much student housing do we need??? Please stop selling out to developers! Please vote YES with Sturbaum-Rollo to keep laws where they currently are. Changing the laws would benefit wealthy developers at the expense of families, especially low-income and fixed-income residents. Please work on ways to help this segment of our community. Thank you.
71. Jeffrey Thinnies - We have an historic home in Elm Heights (Anthony Gros Luis) and share the concerns, expressed by so many neighbors, that the contemplated zoning changes will forever alter the very special nature of this diverse, yet safe and (relatively) quiet neighborhood. We strongly oppose the contemplated changes. There must be other alternatives that the university, together with Bloomington, can devise to meet the growing need for housing. Please don't cast this historic neighborhood into the hands of developers. Be creative and consider the full range of possibilities. I am quite certain a solution can be found that respects local history yet meets the anticipated future needs of the city and university. Thank you.
72. Susan Wunder- I have not yet weighed in on the issue of zoning changes as they affect my beloved Elm Heights, in part because I live six blocks from campus on the upper end of East Wylie St. (a very quiet and secluded half block). I have always felt my immediate neighborhood could never be threatened by the kind of fraternity invasion and multiplex development that others, closer to campus, have experienced and fear. I felt I had no right to complain, as I was out of the zone of maximum impact/threat. I can't stay silent any longer as my friends and neighbors are so affected by this, and nothing and nowhere now feels safe from tear-downs and mass rentals any longer, even in our historic districts. I encourage the City to consider what Elm Heights will look like in ten years should everything be opened to moneyed developers. What was the purpose of historic designation if history is to be deeply gouged out, or eventually obliterated? On visits to the home of my friend Cappi Phillips and others immediately south of campus, I've seen the garbage and heard the noise she has documented from the adjacent, illegal fraternity. It's no less than a private home- and life invasion for the folks on Hunter Avenue and potentially well beyond. Making such rental complexes legal will not improve the situation with regard to affordable housing or anything else aside from real estate profits. There is a need for affordable housing in Bloomington. I once rented the upstairs of my home to one or two graduate students at a very affordable price, a win-win arrangement that never involved strife or neighbors' complaints. This is the owner-occupied model to follow, not high-density rentals to a large group of unsupervised undergrads that can only detract from all we enjoy in Elm Heights. We are not snobs, we are homeowners grateful to have been able to live so peacefully, so close to campus, some of us for decades, some of us accommodating responsible renters. I am not permitted under historic home rules to screen in my front patio (I've tried to get permission, it was denied). I can live with that kind of protective oversight. It is far preferable than completely stripping all protections for our way of life in Elm Heights (once called Vinegar Hill because it was an orchard long ago, and the rural scent of

rotting apples permeated the air.) Change happens, yes, but it should not be precipitous and up to a few in power and those with deep pockets. Our voices need to be heard and respected too.

AMEND THE PLEXES OUT

Jim Rosenbarger, 11-4-20

What happened to the Comprehensive Policy Plan?

(The Comp. Plan, completed in 2018, “is the city’s long-range plan for land use and development.”)

Permitting plexes throughout single family zones is a flagrant contradiction to the Comprehensive Plan and to Bloomington’s long history of protecting core neighborhoods. While the Comp Plan includes recommendations that can be conflicting and subject to multiple interpretations, Policy 5.3.1, p. 64, leaves little room for the placement of plexes:

“Encourage opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units, duplex, triplex, and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses and live/work spaces. Avoid placing these high density forms in single family neighborhoods.” (my underline)

The Comp Plan has many additional statements to protect or expand owner occupied housing. See pages 84,85,86,88,91.

Buying a house is one of the largest financial and psychological investments people make. That long term decision is based on reasonable expectations of the neighborhood’s future.

Core neighborhoods don’t have deed restrictions or subdivision covenants. Owners rely on zoning and the local three-max-unrelated occupancy rule. That rule has been in effect for decades, and was upheld by the Indiana Supreme court in the 1990’s. It has been crucial in creating a balance between home owners and rentals in the core neighborhoods. The Plex zoning throws out that rule, and tips the scale heavily to the rental companies.

Why protect core neighborhoods?

They are sustainable, diverse (except for student enclaves), dense, walkable, drivable, and popular. House price differentials are wide. Instead of ‘trading up’ they often remodel and build additions. That labor-intensive work improves the city’s core and builds its skilled work force.

When residents Owners tend to stay put they get to know their neighbors. These relationships are widened and maintained during walks to nearby destinations when residents meet on the street. City issues are common topics. The sense of community is enhanced. This quality is hard to measure, but precious, and will be increasingly valuable to help cope with climate change

The core neighborhoods’ density also reduces the city’s cost to provide infrastructure and services. Narrow lots and streets equal less paving, shorter pipes, and shorter travel distances

for sanitation and other services. Core neighborhoods' property taxes pay more than their share, and tend to subsidize less dense areas. ('Strong Town' studies)

Core neighborhoods are living examples of urban patterns that should be reproduced, not threatened. Like all living things they are vulnerable and it's up to us to care for them.

The unjustified burden and risk placed on core neighborhoods

These neighborhoods are already dense and diverse, but they need protection, not assault. The fact that core neighborhoods were built with some multi-family dwellings has been given as a reason to add more. That kind of superficial logic pervades the rationalization of Plex zoning, and turns a blind eye to the facts on our streets. The recent planning efforts of Seattle and Minneapolis have somehow become more important than Bloomington's own history.

That history shows that our enormous student population, when unrestricted, takes over blocks of core neighborhood houses. The evidence is clear and persists. When a street's tipping point of student occupancy is reached, owner occupancy disappears. In areas with a current mix of rentals and owner-occupied dwellings a delicate balance exists. Rentals are sometimes sold to owner occupiers and vice versa. But if the market is opened to duplexes and triplexes our history shows us that the balance will shift rapidly toward irreversible student enclaves.

Though the plexes are intended for all 'single family' zoning in Bloomington most of the impact will fall on core neighborhoods. Their close proximity to campus and downtown is an obvious factor, but it should be noted that many subdivisions outside the core have covenants and restrictions still in effect that ban uses such as plexes.

A Plex Scenario

A neighbor sells her house before the For Sale sign goes up. (Rental companies work with realtors to quickly respond to new sales.) The house becomes a duplex with six students, their cars, and lots of coming and going. Parking gets to be a search. Walking is riskier. It's noisier later. Keeping up with six new names each year seems futile. Landscaping, including trees, starts to disappear. The Plex's landlady isn't available, it's an agency. If another house goes plex, owners will be outnumbered. Selling prices remain high. Students attract other students. An agent calls asking if you'd like to sell.

A small number of plexes could transform mixed rental and owner-occupied areas to student only enclaves. Plex zoning code, with its 'by right' to double occupancy, will also double rental income. This rental market leverage will increase the cost of buying a house, and if thousands of new student rentals built in the last few years haven't lowered rents why will a handful of plexes do it.?

The damage from plexes may be irreversible. As noted, the grandfathered rentals from before the 'three max rule' still exist. Once purchases are made with the intention of plexing, can that right be withdrawn? Once a plex, always a plex. Look again at Bloomington's history.

Our History

Blocks of existing streets in core neighborhoods are student rental dominated and have been for decades. The houses in these enclaves have been sold and resold over the years but almost exclusively to other rental companies. Their ongoing attraction as rentals reflects the lack of appeal to owner occupiers, and the value generated by the grandfathering of more than three adults occupancy per property.

Examples (from 'Elevate'):

E. Hunter, three blocks between Woodlawn and Henderson, 24 houses,
owner occupied: 0

E. 2nd, four blocks between Park and Grant, south side, 27 houses,
owner occupied: possibly 2.

Students

Students, approximately 50% of Bloomington's population, dominate our rental market. 66% of our housing units is rental (Comp. Plan). It seems likely that we have one of the highest percentages of student rentals in the country.

Many students are fine people, but most are highly transient.

Both of my next-door neighbors have been student rentals for the last 15 to 25 years. The students rarely stay for more than a year.

They aren't at a stage in their lives when they put down roots, and understandably don't tend to contribute much to a neighborhood. When I was a student I moved frequently and had a challenging class schedule. I liked being around other students and lived in a dorm for three years. Later, when I lived in a shared rental house, I wasn't interested in planting a tree, or fixing a house, or attempting to get to know a neighbor.

It's not that renters can't develop a sense of caring for their dwelling and their neighborhood. This kind of 'ownership' takes time and commitment.

Student Luxury Apartments

I thought the term 'student luxury apartments' was oxymoronic when I saw it in an ad 10 or 15 years ago. It's not. Houses are being bought from owner occupants and then rented. It's a business model, and rental companies obviously want to maximize their profits.

Here's a website for 'Bloomington's Best Student Rentals':

<https://www.chickeringrentals.com/>

Newspaper article about the company linked on the same website:

https://www.hoosiertimes.com/herald_times_online/life/at_home/bringing-rentals-back-to-life/article_803abc69-5f70-5d5b-9f6b-85857340e117.html?utm_medium=social&utm_source=email&utm_campaign=user-share

According to the HT article the company has 50 houses. Most are in Elm Heights. At \$250,000 (rough estimate) per house it's a \$12.5 million inventory. Rents per bedroom

are in the \$600 to \$750 range. The houses appear to be historic and well maintained, an attraction to students and their parents. Many are grandfathered for more than three occupants.

The town planner, Chuck Marohn of 'Strong Towns, visited Bloomington a couple of years ago. He asked his mostly mature audience in the Buskirk Chumley Theatre, "Where was the worst place you ever lived?" Several voices responded with "At college, when I was a student." Chuck expected that answer. He responded, not smiling, saying "Today's college students may be living in the best place they'll ever live."

Heard from a friend: A downtown student housing developer said that it takes six working adults to pay for a three-bedroom student apartment.

A friend on S. Park just south of 1st St. sold her house in 2017 for \$318,000 to an LLC.

My wife, enquiring for her sister, recently called about a house for rent on 1st St. The monthly rent is \$2400. The agent, maybe unaware of the three-max rule said that it has four bedrooms. It was sold in 2014 for \$373,500 to the current owners. (Per Elevate)

Rough financial analysis of duplex with 3 renters in each unit:

6 occupants x \$700 monthly rent = \$4200/month, \$50,400/ gross income

With a \$500,000 house purchase and remodeling budget and taxes at \$5,000/year the gross return on investment for the first year = $\$50,400 / \$505,000 = 10\%$.

Additional benefit: rents and property tend to go up over time.

Conclusion: What is Plex Success?

Given the numbers of student renters and the amount of money in play, it's hard to imagine that plexes in core neighborhoods will reduce rents or house prices. Instead, this poorly planned handout to rental companies, if 'successful,' will severely damage core neighborhoods.

**Written Comments submitted directly to the Council Office
as of December 13, 2019 at 12:00 noon**

(see [Written Objections/Comments filed before October 30, 2019](#) for previous submittals)

1. Amanda Mejia - Dear Isabella, I am a first time homeowner in the Bryan park neighborhood. Having moved to Bloomington recently, I feel that the type of neighborhood we have is quite unique. I feel very lucky to have moved to such a great community with a wonderful group of diverse neighbors who care about each other. It is truly something special. I am concerned about the proposed changes to BPN in the UDO, specifically the changing of BPN from single family home zoning to allow duplexes and triplexes. Most of my neighbors seem to feel similarly. It seems from an outside perspective that the wishes and concerns of the residents of Bryan Park are not being taken into account by the council. Please represent your constituents and help preserve this beautiful and authentic community.

2. Marcia Baron - Dear Council Members,

I listened to the report last week and in light of it realize that we do not even know that there is a housing shortage. The lack of information on what the housing situation actually is was simply amazing. I had assumed there WAS a problem and that it was well documented, but it now appears that it is by no means clear.

I would also like to ask whatever happened to the Comprehensive Plan? Has it simply been discarded? I refer in particular to these parts, with some bits highlighted:

(pg 60)

Housing Trends and Issues

Some of Bloomington's neighborhoods are relatively diverse, both economically and by housing type, whereas others are comprised almost entirely of single-family homes and limited in development by covenants. Most core neighborhoods are stable but are trending towards a lower percentage of new single-family homes. With greater density in the city comes the challenge to preserve neighborhood character and the opportunity to strengthen neighborhoods by developing small commercial nodes as community gathering places. Existing core neighborhoods should not be the focus of the city's increasing density.

(pg 61)

Bloomington's older urban, small scale, compact, single-family housing stock located primarily around the city center and university provide some of the city's more affordable housing stock and must be protected.

(pg 61)

Now that 1,900 new housing units have been constructed Downtown within the past decade (almost all of them apartments) the market dynamic is shifting. More market opportunities may exist to convert single-family homes from student-rental to owner occupied. This can allow more people to have a chance to live in urban neighborhoods, which are often closer to employment, shopping, and other amenities. This may also have the added benefit of reducing automobile traffic and the negative environmental impacts of traffic congestion.

(pg 64)

Policy 5.3.1: Encourage opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units, duplex, triplex, and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses, and live/work spaces. Avoid placing these high density forms in single family neighborhoods.

(pg 65)

Continue to support and promote affordable home ownership as another method of permanent affordability that can help to raise and keep residents from poverty while they build equity and security in the local community.

(pg 84)

A few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located along neighborhood edges that may support small-scale neighborhood mixed uses. It is important to protect the existing single-family housing stock within this district. The conversion of dwellings to multifamily or commercial uses should be discouraged.

(pg 88)

Land Use Development Approvals

New and redevelopment activity for this district is mostly limited to remodeling existing or constructing new singlefamily residences. These instances require the Maintain development theme for development approvals.

At the meeting last week, I listened to many speakers, including those whose view is different from mine. While I sympathize about the growing inequalities in our nation—and certainly support leaders such as Sanders and Warren who are very concerned to address them—and sympathize at the local level about housing being somewhat expensive in some areas, I do not understand why it is thought that changing the zoning to allow multiplexes would help the people looking for affordable housing in this part of town. It will line the pockets of those wishing to rent out such places, to be sure, and it will perhaps reduce the property values, over time, of some of the houses near where the multiplexes are; but I'm sure the goal isn't to make the houses affordable by reducing

their value. In addition, it might be worth noting that many of us lived our younger years in less choice areas and only at the age of 55 or so could afford a house in the area we most wanted. I'm not sure that we should feel too terrible about 30 years olds having to live, say, 2 miles from campus rather than walking distance, and I think that providing more housing in the areas around downtown and along the B-line also is a huge help, and helps beautify our city, too, and provides housing in an area that enables people who wish to to walk or bike everywhere.

Surely the creative people in city govt. can come up with something better than rezoning to allow more rentals in areas that are already both densely populated and diverse. Adding housing in other areas—if it IS needed—is one thing. Something I never hear suggested is RENT CONTROL. (Could it be because those with rental property aren't enthusiastic about it?) Another thing I never hear mentioned is GRANTS TO ENABLE some people to buy up a house now on the market—there certainly are some that have been on the market for a long time in Elm Hts.!—and who would not otherwise be able to afford it.

The reasons against the change are so compelling that I will not repeat them again; perhaps the most important one is that elaborated by Jenny Southern, to the effect that this was tried before, and had the predictable undesirable results: rents went up, and there were fewer owner-occupied homes.

I wish to add that the hostility expressed at the meeting by one member of the council towards Sturbaum was deeply disturbing.

Best,
Marcia Baron

3. Mike Biggs - Hi, As for the question of duplex/triplexes, I am struck by the reports that homeowners are getting frequent & very high offers for their properties despite not being on the market for the first time ever. This leads me to believe that just the speculation on the possibility of allowing duplex/triplexes is enough to already make housing unaffordable in Bloomington. The effect is equivalent to if the ordinance had passed already- that is how certain this apparently will end individual homeownership for most people in Bloomington. It already has. Mike Biggs

4. David Keppel - Dear Members of the Council,

Thank you for the many hours you are devoting to the Unified Development Ordinance and for the patience and care with which you are approaching public controversy about it.

As you know, I favor efforts to increase housing density. In the long term (which you are shaping by this vote), greater density will make Bloomington more sustainable and affordable. While it is true that the Comprehensive Plan says core neighborhoods should not be "the focus" for housing density, that does not mean they should be exempt from careful efforts in this direction.

At the same time, I think it is quite right for you to hear -- and incorporate -- the concerns of current residents.

We have heard much about "conditional use" and whether that category is significant. My feeling is that it could be, especially if you added conditions that would tend to guard against the bad outcomes people fear.

Here are some potential ways you might do that, without a total ban on duplexes and triplexes in core neighborhoods:

Make remodels a permitted use; tear-downs would be conditional, requiring the existing structure to be in certifiably poor condition or to have environmental contamination (such as asbestos) making it an unsafe dwelling without expensive remediation;

Cap the total number of plexes, at least for the first five years, with the issue coming back to the Council at that time for renewal;

Require owner occupancy of one of the units. Is that just another term for an ADU, which is already permitted? I don't know. I think it would allow for more than the current model for the ADU -- namely, the remodeling of a building to have up to three approximately equal units, of which the owner was required to make one unit their primary residence.

I believe these amendments would greatly reduce any risk that residents have raised. An outside speculator is more likely to be the one to tear down a good house and build a cookie cutter structure. If you strongly prefer remodels, that will preserve existing buildings and the character of the neighborhood, and the work will more likely go to local contractors who know the specifics of the building and the area. Moreover, since it is generally cheaper to remodel than to tear down and rebuild, it is more likely the units will be affordable.

Secondly, owner occupancy of one of the units (if it is legally possible for you to require this) would make the scenario of irresponsible, disruptive tenants much less likely.

If your legal advisors say the owner occupancy requirement is not possible, then could you approach the goal from the other end by expanding the specifications for an ADU?

If you go forward along these lines, the difference will be incremental, not dramatic. So would be the gains to environmental, social, and economic justice. But that fits the paradigm of addressing climate change: there is no single massive solution; we have to do many modest things.

I have one final thought, though it is not strictly part of the UDO. Opponents have repeatedly said there are many other places in Bloomington where greater density is appropriate. I thus hope that as we go forward, we will commit ourselves to that effort. Developing less desirable areas must be done vigorously, yet carefully to avoid gentrification. Unlike duplexes in core neighborhoods, mere permission will not be enough, because it can't be done incrementally. Who wants a duplex in an otherwise undesirable location? So there will have to be a public-private effort that includes convenient public transportation, safe bike paths to downtown, green space, and other amenities. I hope we can unite to meet this need. With thanks and best wishes, David

Second email - Dear Members of the Council,

I would like to add one idea to my message of yesterday. There are ways apart from the UDO of addressing residents' fear of loud tenants of duplexes and triplexes. The City could expand its use of mediation (reachable through a 311 number). We could also toughen the noise ordinance, including potential penalties.

One advantage of this approach is that it would apply equally to those living in housing of all types and to those of any age. Thanks and peace,

5. Johannes Türk - Dear Council Members,

I am writing to you because I am greatly concerned – and frankly outraged given the new zoning regulations the city was considering recently – to receive news about the new Unified Development Ordinance in planning. To allow in the Elm Heights and Prospect Hill neighborhoods the construction of duplexes and triplexes with 6-9 bedrooms each all through the neighborhoods that can house three unrelated adults and their relatives would mean the destruction of grown an mostly intact neighborhoods in favor of business development. These neighborhoods are protected for a good reason: it is central to the character of Bloomington as a good place to live that central neighborhoods offer families and individuals quiet and residential neighborhoods with a high quality of life. This is under attack with the proposal. And it would hit neighborhoods that have over the last 20 years through individual investment regained their character and attractively. I have lived for years on Fess Avenue ion the hearth of the Elm Hights neighborhoods and know from experience that already now in streets with many houses that host larger

groups of students there are serious and regular problems for neighbors (which does not mean all of the houses or students are the cause of this of course). That no parking spaces will be required for the multiplexes, is so to speak the dot on the of this thoughtless proposal. I am not sure if those introducing this measure are lobbyists of construction businesses, but frankly I am astonished by the bland and unabashed willingness to serve specific business interests with such a clearly destructive impact on the community in the city council. Thank you, Johannes Türk

6. Steven Layman - Bloomington City Council

I am writing regarding the Proposed UDO and the changes to residential zoning in Bloomington. I have been in Bloomington as a homeowner and taxpayer for over 20 years. I am active with many organizations in Bloomington and plan to stay forever even though I am retired and can live anywhere I want. Bloomington is important to me and my family. However this recent push for zoning changes is of enormous concern to myself and others. While I understand the need to change with the times this change is way over the top.

The stated reason for these zoning changes "improve the affordable housing stock in Bloomington through density" sounds good if you say it really fast. Unfortunately it will not work without guarantees in writing with the landlords and developers. This has been attempted, sometimes in good faith and sometimes not, and has failed in cities across the country for many years now. Some cities (Denver for example) are now trying to roll these changes back but it is difficult to do when you have big money involved.

There is plenty of property across the city that can be developed without attacking single family neighborhoods. We don't need more apartments for our residents whether they are families or singles. People need home ownership to build financial stability. The effort should go into finding ways for people to get into home ownership so they can build for the future.

As far as student housing goes I believe IU needs to take the lead on that.. While the city and local developers can assist, the students are ultimately the universities responsibility.

My last point is this, when I moved to Bloomington in 1998 I bought a home that was zoned single family residential. If I had wanted a neighborhood with duplexes or apartment buildings I would have bought in that type of neighborhood. When I bought my home I bought the zoning as well. That should not be changed without a really good reason and the preference of someone else is not a good reason. If the city changes our zoning against our will that could only be described as theft. I understand the need to rezone abandoned commercial and industrial areas but that is not the case here. Thanks, Steven Layman

7. Ann Edmonds - Dear Bloomington City Council Members:

Since 2011, student enrollment at IU has declined by nearly 5% and it is projected to continue declining. While renovating several dorms, IU has been able to place 3000 students in private apartments. A student housing PUD on North Walnut which will provide housing for hundreds more students has been approved. Clearly there is currently no need for more student housing. Furthermore, with declining enrollment, IU will experience declining tuition revenue and may need to cut back on staffing levels. The projected population growth for Bloomington which forms the justification for multiplexes may well be a mirage.

While well-intentioned, the currently proposed multiplexes will cause landlords to buy single family houses to divide them for additional student rentals. In fact, some residents along Henderson Street report having already been approached by such landlords wanting to buy their homes. While allowing multiplexes is intended to provide additional affordable housing, dividing existing single family homes into additional student rentals will have the effect of taking affordable houses off the market and making family home ownership less affordable.

I urge you to deny even conditional use of multiplexes in current single family residential areas. Conditional use merely means that the Board of Zoning Appeals will approve the multiplexes before they are built. It is at best a delaying tactic. Thanks, Ann Edmonds
Treasurer, Arden Place Neighborhood Association

8. Susan Clendening - Dear Council Members,

I have several concerns about the new UDO for Bryan Park Neighborhood. I have read all the posted pros and cons in our neighborhood list, which have been numerous, but helpful.

The idea of comparing a large urban area to a small city with a large university does not make sense to me. I purchased a home in the Bryan Park area, hoping to live there through my retirement. I bought a 1932 bungalow and restored it. I love being able to walk downtown and to the park; however, the prospect of having a student rental, with 6 bedrooms, next door (and, I will add that my neighbor across the street on the corner lot has recently received a most substantial offer for his lot...clearly not meant for affordable housing or single family) transforms my retirement home into an entirely different situation. I never would have purchased this house, if I had thought a triplex would be directly across the street or next door. I have lived within walking distance of downtown since coming to Bloomington in the late 60's and can't imagine living elsewhere.

Finally, it seems to me that the UDO places the burden of "hosting" student housing on homes in the more affordable parts of our community. Sincerely, Susan Clendening

9. Kathleen Myers - Dear City Council Members:

I write with deep concern about the UDO Multiplex plan and uphold comments made by a neighbor:

1. There are three neighborhoods near campus that have character and help make Bloomington the unique place that it is (e.g., Elm Heights, Prospect Hill, and Bryan Park). I worry that this plan will destroy the character of these core neighborhoods. Because they are closer to campus, it is no secret that developers will target these core neighborhoods. This will make Bloomington a less attractive place to live.
2. I tried to find data of a housing shortage in Bloomington and wasn't able to locate this information. Do we really have a shortage of housing, or do we have a shortage of affordable housing? It seems it is the latter. I did see that the HT highlighted that there is 9.5% vacancy rate in Bloomington. Surely we could come up with a better plan that offers housing to those in need without sacrificing the character of the town by destroying core neighborhoods. Rent subsidized or controlled apartments in several neighborhoods (including the 3 core neighborhoods) is one possibility of many. Providing a place to live for our lower income community members is a high priority for me; I don't think this proposal to rezone will fully address this issue.
3. Related to number 2, I am skeptical that this plan will create affordable housing for our lower income community members and will instead allow more student housing in core neighborhoods. The neighborhood behind the union is a case in point. This was a beautiful core neighborhood that defined Bloomington and has been destroyed by short-sighted decision-making.

Second email - Dear City Council Members:

I write to forward to you a letter that I sent to Isabel Piedmont Smith. It discusses points that I have made in comments at your meeting last month, in a letter to the editor published with the HT two weeks ago, and in my neighborhood list serve.

Please think carefully about your votes tomorrow on this issue that would forever change our neighborhoods and the character of Bloomington and that will not achieve the goal of more affordable housing (please see Jim Rosenbarger's good math in his letter to your council and recall that the first person to speak at the council meeting several weeks ago was a realtor who doesn't live in the neighborhood).

Thank you for taking so much time and care on this key issue for our future as a city. We all appreciate your efforts on our behalf.

All my best,
Kathleen Myers

Dear Isabel,

I am writing in response to your position that you sent out to the Bryan Park list serve about the UDO allowing multiplexes in core neighborhoods. I have long admired your work and dedication to my former neighborhood and current neighbors across the park. Your decision to support multiplexes in core neighborhoods, even with your proposed revisions, however, to many of us appears to undermine your record of dedication to maintaining a strong community and to supporting the community that elected you.

Undermining the Comprehensive Policy

Your position directly contradicts the recent Comprehensive Policy Plan (2018), the “city’s long-range plan for land use and development,” and 5.3.1, p. 64, in particular, which states there should be “encouragement for increased residential densities ... duplex, triplex, and fourplex buildings ... Avoid placing these high density forms in single family neighborhoods.” Why would City Council members like yourself go against the community that elected you as well as a Comprehensive City plan that was just instituted only a year ago?

Undermining Zoning Rules that have supported diversity and core neighborhoods

After 33 years of living within a couple blocks of Bryan Park and knowing about 300 neighbors, I can tell you that the best thing that has happened to these core neighborhoods was the zoning rule of a maximum of 3 unrelated people put in place several decades ago. This simple, but powerful zoning rule, helped to protect core neighborhoods that aren’t protected by subdivision covenants and that are close to campus and fall easy prey to IU expansion. This zoning rule was upheld by the state Supreme Court. The rule has allowed student rentals while not overwhelming or forcing out families, professionals, and retirees. Indeed, the rule balances the latter group of citizens, who ensure the health, maintenance, and strong community of the core neighborhood, while students benefit from the neighborhood even as they typically rent for one at the most two years.

The multiplex proposal for core neighborhoods, which you support in your email, will reverse the trend of the last 20 plus years, the trend that brought diversity back into these neighborhoods. If passed, there is no doubt that families, retirees and professionals will look to covenanted neighborhoods so that they can ensure a certain level of stability in their community. It will encourage new urban sprawl by families and produce more commuters to the center of town.

Acknowledge that we are a university town

Planners and others keep comparing us to Portland and other non-university towns/cities that aren’t in the Midwest. But let’s acknowledge that Bloomington is not a large, urban city with a highly diverse work force. It is a Mid-west university town in which about half of the population is students; percentage-wise it is a highly transient city. The proximity of the core neighborhoods to the university makes them targets for realtors to develop larger student housing. Take a look at the number of realtors that own and operate rentals along Hunter Ave., and South Grant St. Let’s respect Bloomington’s

unique history and situation, which has produced a wonderful, unique Bloomington, and let's also acknowledge that this also creates challenges that Portland does not share. We need to support and ensure the health of core neighborhoods close to IU, not help tear them down.

Address areas in need of Urbanization, vacancies, and new IU trends

Instead of undermining core neighborhoods and decades of work to maintain them, let's first focus on developing the many areas that are in urgent need of urbanization (College Mall, South College, and soon, the hospital site, etc.), following the Policy 5.3.1 cited above for higher density and thus also respecting the other part of Policy 5.3.1, which is to avoid these changes in single family neighborhoods. In addition, no long-term studies have been done on the current and future situation of Bloomington rentals, which projects about a current approximate 10% vacancy rate and a sharp decline in IU enrollments within the decade (see recent HT articles). As it is, Bloomington, unlike other university towns has very few core family neighborhoods. Let's keep them.

I wonder if you have had a chance to walk around Allen St., Dodds St., Palmer St., etc., as we discussed last spring at the polls, to see what the blocks look like and to talk with the diverse people who currently own/rent in that neighborhood. If asked if they want a multiplex built next to them, the answer will be "no" from a large majority of families, retirees, professional who have invested in the neighborhood, and even the students who are renting there precisely because they enjoy the diversity of a non-student neighborhood. Please leave your constituents' core neighborhood to continue to develop organically in a way that will continue to ensure diversity and community.

I urge you to follow the amendment that will be introduced at the next City Council meeting, the amendment to remove the multi-plexes in core neighborhoods from the UDO. The future of what is attractive and diverse about Bloomington's already small core neighborhood area is at stake and you are in a position to help it rather than hurt it.

Thank you for taking the time to read my letter. I'd be happy to talk in person with you further, if you'd like. I will be at the City Council meeting too.

Sincerely,
Kate Myers

10. Michelle Henderson - Dear Council Members,

Thank you all for the many hours you've spent reading articles and messages about residents' concerns, as well as the late nights spent listening to public comment about the proposed UDO. I truly appreciate your service to our community and I admire your willingness to take on such difficult work when there are controversial decisions to be made.

I'm sure you are aware that there are different sources of information that make the case for increasing density throughout the city, as well as for protecting the low-income core neighborhoods from displacement, real-estate speculation, and exploitation by developers. No one can know what will happen in the future, and much of the research supporting both sides of the issue is theoretical in nature or is applied to major cities rather than to small college towns. While there is value in considering the opinions of experts in the fields of urban planning and economics, that theoretical information is not a substitute for facts about the reality of Bloomington, Indiana in 2019. I hope that you are willing to look at facts based on our own unique community at this moment in history, rather than some theoretical future, as you weigh your decisions about the UDO amendments which will be proposed:

Fact: The core neighborhoods contain the least expensive rentals in the city, mostly because they are the oldest and smallest rentals but also because they are in areas that have been considered undesirable in the past. For example, Fairview Elementary School is 90% free-and-reduced lunch, which is an indication of high poverty.

Fact: The core neighborhoods are the most densely developed lots in the city, with average lot sizes of .15/acre and many subdivided to less than .10/acre according to Monroe County GIS Elevate.

Fact: Under a rental code allowing five unrelated adults to live in single-family housing in Bloomington's core neighborhoods in the 1970's-1980's, most single-family homes near campus were bought and converted to rentals until the rental code was changed to limit occupancy to three unrelated adults. Under the current rental code there is already a diverse mix of grandfathered duplexes, triplexes, and small apartments surrounding single-family homes, all on small lots, in the core neighborhoods.

Fact: Bloomington has been ranked #5 on the 2018 U.S. Landlord Index on Homes.com as a small college town bringing the best returns for an investor to get the best yield. Residents have been contacted with requests to buy their properties from non-local real estate investment companies in the past six months.

Fact: More than 90 percent of demolition delay cases are released for demolition by the Historic Commission. In September a notable house on the Near West Side was demolished after being given protected status by the HPC.

Based on these facts, when you review the amendments for the UDO and decide which way you will vote, I ask you to consider one important factor:

What choice will best protect our existing low-income residents who need affordable housing right now?

While adding new plexes to the core neighborhoods may theoretically result in "trickle-down" affordable housing in 20+ years, new construction will NOT be affordable and

will displace the low-income residents who are currently living there and who will have no place less expensive to go if they are evicted so that a landlord can sell to a developer. Those residents need to be protected.

While adding plexes to the core neighborhoods may provide “missing middle” housing for young professionals, those relatively expensive plexes will replace older, smaller housing that is crucial for residents who work at minimum-wage jobs downtown or on campus, and who are currently walking or biking to work because they can’t afford a car. If those renters lose their housing and have to move out of the core neighborhoods, they are likely to lose their jobs. Those workers need to be protected.

While adding plexes to the core neighborhoods may increase housing options, the core neighborhoods compose less than 5% of the city’s area. There are many other spaces which are still close to campus and downtown where density can be added without taking away the already limited affordable housing that currently exists. That limited affordable housing needs to be protected.

While adding plexes to the core neighborhoods will theoretically create environmentally-friendly housing, there is no meaningful increase in environmental or sustainability goals by the focus on such a small area (~5%) of the city, which already meets the sustainability criteria of being built with natural materials on small lots with irreplaceable biodiversity and green space. That existing sustainable housing needs to be protected.

The core neighborhoods are exactly what the pro-plex public speakers have said they want: environmentally sustainable housing on small lots in “walkable” neighborhoods with a diversity of class and culture, a strong sense of community, and a resident population that includes students, minimum wage workers, IU staff, families, retirees, homeowners, and renters. Our irreplaceable core neighborhoods need to be protected. Please vote YES on the Sturbaum/Rollo Amendment 1 to protect the core neighborhoods by prohibiting duplexes and triplexes in the core neighborhoods. Please vote NO on the Volan amendment to allow plexes by-right in the core neighborhoods.

Please do no harm to our vulnerable affordable housing and our vulnerable low-income citizens. Sincerely, Michelle Henderson

11. Kevin Atkins - I think the simple way to make this urban infill duplex/triplex idea work without destroying core neighborhood character is to require owner occupancy, with a legal restriction on all future sales to continue that requirement.

That would mean no (or very few) out of town investor-developers, it would likely curb undesirable party houses, it would mean the rent and taxes would all remain mostly-local, it would mean that a potential ‘plex builder will think twice, or thrice, about the development risks and benefits (not being able to sell it without finding a buyer with the same ethics/motives/aesthetics as the original owner).

We might further protect the idea by connecting resale to a community foundation (county, Habitat, BRI), especially if the ‘plex is being sold after the death of the owner, to

facilitate making sure an appropriate, vetted buyer is found, and to reduce the burden on heirs, especially non-local heirs.

I don't know how difficult it is to make such a restriction binding, toothful, and perpetual, but... that's a version of this idea I would accept with very few qualms (along with all the other pretty sensible workaday restrictions on lot size, footprint, height, setbacks, parking, impervious surface, etc. etc. which are already in the UDO or proposed).

I'm not the only one who has said this, but I just wanted to reiterate in without the jumble of a hundred other thoughts or issues.

12. John Kruschke - Dear Members of the City Council:

Sincere thanks to you all for your efforts with these important matters.

I have been a Bloomington resident for more than 30 years. I've completed the Bloomington Citizen's Academy. I vote. I am a progressive liberal and I resonate with appeals to social justice. I have been a renter, and my children are millennials so I understand and feel the challenges of housing for millennials. I am a professional scientist so I understand the enormous threat of climate change. Indeed, when my wife and I built our all-electric house with no fireplace, we installed, at great expense, geothermal heating/cooling, the best insulation, and many solar panels, so we have a light carbon footprint and green-generate nearly as much energy as we consume.

Given my background, you would think that if pro- "plex-in-the-core" arguments could convince anyone, they would convince me.

But they have not. The pro plex arguments simply do not address my concerns, based on my lived experience. I am a homeowner in a core neighborhood. Rentals in my neighborhood are largely student rentals with absentee landlords. My lived experience shows that a noticeable proportion of these rentals give minimal attention to neighborly appearance and maintenance, with trash cans in the yards, numerous cars spilling into the street, and noise at all hours.

New plexes in my neighborhood will also be largely student rentals with absentee landlords. The proposed UDO allows next door to my home, a triplex that is 40 feet tall, with three loud air conditioning units, six garbage bins sitting out front, and nine more cars parked on the street in front of my house, with car doors slamming and engines running at all hours.

The pro-plex-ers say that a 40 foot tall triplex with its triple A/C units and six garbage cans and nine cars is only a quote "modest" change. It's not modest. It's an enormous destruction of core neighborhoods that the painstakingly conceived Comprehensive Plan says should be preserved for the benefit of all Bloomington.

Thank you again.

13. Teal Bingham - Dear City Council Member,

I'm writing as one of your constituents to ask you to please vote in favor of the density increases in the UDO. I can't make it to the meeting tonight but I fully support the zoning changes that would allow plexes in our neighborhoods.

As a Bloomington native who has moved back here to settle down and start my family, I am thinking a lot of the Bloomington that I want to raise my kids in. I can see the growth and change happening already. We can't know exactly what climate change will bring, but as we see more extreme and dangerous weather on the coasts it looks certain that we will have some (if not en masse) migration into the center of the country, and Bloomington being a progressive town with an institution such as IU will undoubtedly be an attractive choice. This doesn't have to be a difficult and painful growth. We can start shifting our systems now to prepare Bloomington to be a welcoming place that has the flexibility to be home for all manner of people in all manner of economic situations. And the best part is that if I'm wrong, if no migration happens or if growth slows, the changes proposed here will make for happier and healthier communities anyway. Many studies have found that the more diversity (of race, class, background and experience) a child grows up around the more empathetic and compassionate they will be. The more types of housing we have in our neighborhoods will increase the health and diversity of our communities. I want all people in Bloomington to benefit from the opportunity to live close to town and access the resources that my family can. Having more people live walking and biking distance to their city core, grocery stores, work and community does wonders for community health and individual health. Not everyone can give up their car, but a lot of people want to walk and bike more and they currently can't because they don't live in a place that has safe routes to their daily needs. Others have to walk and bike due to lack of resources and endure unsafe conditions on a daily basis to get to where they need to go. We can change that by increasing density in our neighborhoods close to the core and creating a variety of housing and more affordable housing there too.

I appreciate your time and attention and thank you for supporting positive change in Bloomington for our future residents as well as those who've already found a great home here. Thanks, Teal Bingham

14. John Tilson - City Council Members,

While researching places to retire I found this quote by AreaVibes, a livability website. "With a population density of 3,574 people per square mile, Bloomington is well above the nation's average density level." <https://www.areavibes.com/bloomington-in/livability/>

Passing the UDO all but guarantees a collapse of societal norms...

"Behavioral sink" is a term invented by ethologist John B. Calhoun to describe a collapse in behavior which can result from overcrowding. / No small part of this ugly barbarization has been due to sheer physical congestion: a diagnosis now partly confirmed with scientific experiments with rats – for when they are placed in equally congested quarters, they exhibit the same symptoms of stress, alienation, hostility, sexual perversion, parental incompetence, and rabid violence that we now find in the Megalopolis. https://en.wikipedia.org/wiki/Behavioral_sink

Maybe housing isn't too expensive but income/wages are too low.

Note: I moved back to Bloomington after a 43 year absence. I am shocked and disappointed at the damage the city leaders have done in that time. They have taken a charming college town and turned Bloomington into high rises and student apartment buildings that look like we're in New York City! What were they thinking?

Bloomington already gets an "F" in crime when compared to the state of Indiana and the nation.

Do not pass UDO...Don't create a Behavioral Sink!

15. Jim Krause - Dear Bloomington City Council

While I can't attend tonight's meeting, I want to provide my support of the amendment by Dave Rollo and Christ Sturbaum. I urge you to adopt their amendment to not allow duplexes and triplexes in single-family neighborhoods.

I'm aware that there are many multifaceted aspects of this debate, but ultimately my hope is that the city council supports the wishes of their constituency- and this voting member does not want to see duplexes and triplexes in single-family-zoned neighborhoods.

Thank you for your service! Jim Krause

16. Kim Vint - Dear City Council Members:

Please vote no in allowing "Plexes" in core neighborhoods. My husband and I used to live in the area of E 14th and N Indiana. At the time it was a nice quiet neighborhood. Then a developer was allowed to build what is essentially 'Plexes in the BACK YARD of single family homes. It created a hostile atmosphere as an off campus greek group used one of these "Plexes as their off campus party house. The neighborhood was destroyed. I would strongly suggest a stroll through the side streets of campus to view more "Plexes built right in the back yard of homes. The developer shall remain un-named but I am quite sure we all are familiar with the style. I can guarantee this will only increase the density of students in older core neighborhoods. The infrastructure will simply not support further density. 'Plexes built with todays dollars will not be "more affordable" just "more attractive" due to luxuries that attract students. To Sturbaum and Rollo save our neighborhoods. My Husband and I eventually moved to East Dodds. We could hardly afford the mortgage as is the norm for most couples just starting out. But we made it, we have actually paid for our home three times. Remodeling to make it a little bigger the first time, then redoing the kitchen and the ONE BATH to upgrade from the 50's. So we are "invested" in our home and love the quite beauty. Please prevent the destruction. City of Bloomington Resident for 50 years

Second email - First for your courage to protect our core neighborhoods. I appalled you. I have lived with my husband in neighborhoods that were completely destroyed by uncaring developers.

My second point I would like for your consideration, is parking. Sometimes I cannot turn left onto E ALLEN on the corner of S Grant. For some reason we have several tenants parking on the street, on both sides, and a home owner with a huge F250 (or larger) with a demolition car on a trailer and the combination almost blocks the whole intersection. Perhaps parking on ONE SIDE of the street would help. I have seen the sanitation trucks and the snow removal trucks having a hard time when the side narrow streets are clogged with cars.

Second. DO NOT forget as most of you are young and mobile there will come a day when you have trouble walking. It could happen much early than one might think. Not everyone in Btwn can walk as easily as each one of you can now. It is a growing elderly population that each of you fail to recognize. WE NEED parking. Each Apartment MUST HAVE at least one space for each Tenant do you really get that the environment benefits when one circles and circles a Hood to find a parking space? More damaged is done to the environment by LOOKING for a space than having one that will easily be eventually swallowed by nature. the same amount of time that nature would take to take down a plex is infinitely longer. Perhaps your short term thinking needs to be challenged by going into Chicago and the burbs and TRY to find a parking place, wish you could also take a person with a walker and manage that day to day You are only

looking in the future which I get but we still have 20 years of US that may need more than "Parking on the Street," which is plentiful??? STOP thinking of yourself and your current youth. With all due respect

17. Karen Knight - Hello everyone,

Thank you for the wonderful work you are doing on balancing the citizens' needs on this difficult topic.

We have learned as a city that building more apartments doesn't bring down rent rates. Building duplexes and triplexes in core neighborhoods is not going to bring down rent rates either. What it might do is negatively impact the feeling of the neighborhood. It feels like Bloomington now is a series of high end student housing complexes catering to people who are going to live here for a few years and then move out. The city has lost sight of the people who live here, work here, celebrate here, raise children here, pay taxes here and die here. We are the backbone of the city and we create its character. Let's not destroy the character of our neighborhoods!

I support Chris Sturbaum's views and I hope you will support his plan with your vote. Thank you for your time, Karen Knight

18. Sue Wanzer - Dear Council Members.

I have signed on with Housing4Hoosiers as a supporter of plexes by right throughout the city. I have come to this conclusion as a Trustee on the Board of MCCSC.

Housing diversity is critical to helping us balance SES within our elementary schools. Not everything can be balanced by drawing attendance districts since so much of our city center and just north and west and south has similar demographics.

Therefore, I urge you to listen to the experts in housing, workforce development, those who work with affordable housing and those in need of housing, as well as others.

Those opposing the plexes while well meaning are advocating for themselves and not for others as those I previously mentioned.

In summary, below is my statement with Housing4Hoosiers: Sue Wanzer, Trustee, MCCSC School Board: "Allowing greater housing diversity in Bloomington is good for our schools. If more families of all backgrounds have a better shot at finding affordable homes to buy or rent, that will reduce the amount of racial and economic segregation currently present in our elementary schools. This won't happen overnight, but making it easier to add more homes throughout our community will make it easier for MCCSC to fulfill its educational mission." Best wishes in your deliberations. Sue Wanzer

19. Darrell Boggess - Might a compromise be possible to have plexes allowed in some neighborhoods as a pilot program for two or three years to learn what happens?

We don't need to overlay local controversy onto what is seen in state and national politics. The plex question has evolved to a level of religion where either you believe the message or you don't. As an alternative to defuse their differences of opinion, some churches offer communion with a choice of wine or grape juice.

We value diversity, so maybe one size fits all is not the only remedy. In this case, medicare "for all who want it" may be preferable to medicare for all.

If some neighborhoods want to try an experiment with allowing plexes, they can be the model for others to watch and see if the change is good, bad or just different. Darrell Boggess

Second email - The concern of homeowners is with what, why and where. The what is not a concern if the reasons and locations are reasonable.

Imposing a perceived loss of property rights on residents of older neighborhoods near IU campus is not acceptable. Those residences were in place decades before St. Charles Catholic church at the corner of East Third and High streets was criticized for locating itself remotely from the population center.

An alternate solution is to confine the experiment without local precedent to places outside the vulnerable neighborhoods and with limits of how many projects are allowed within a defined time period.

20. Nick Blandford – Dear Councilmembers,

Thank you for your public service. I am writing to urge you to allow duplexes, triplexes, and quads as part of the UDO. In order to solve our current housing crisis, and prevent future crises, we should avoid restrictions which limit housing options for residents.

In my almost 20 years as a Bloomington resident, I have always enjoyed living in blended neighborhoods. While I personally own a single-detached dwelling, not all of our city's residents have the financial means or the desire to do the same. I have always lived amidst a mix of owner occupied and rental units, whether it be in my current home in McDoel Gardens, or previous stops on the near south and near west sides. These neighborhoods have included homes of all shapes and sizes, whether they be single-detached, duplexes, other multi-unit buildings, or single-detached homes with backyard cottages. I feel this diversity accentuates the character of neighborhoods and helps prevent segregation based on economic means and class.

Though I write you as a private citizen, I will share an observation from my professional experience. I am the Managing Director for Secretly Group, a music company which includes 3 record labels, a music publisher. We, along with our sister company Secretly Distribution, employ over 60 people in our Bloomington headquarters. The majority of our staff are between the ages of 25-40. Many of them, myself included, have at some point lived in the type of dwellings I'm advocating for. Having diverse and affordable housing choices is an essential component of answering the quality of life question we face as an employer seeking to retain young developing talent. Placing restrictions on housing choices seems fundamentally opposed to the notion of attracting and retaining young professionals in this town. Housing and cost of living, relative to employment opportunities, is already a major hurdle. Please do not support restrictions which will make this a greater challenge for us and other employers. respectfully, Nick Blandford

21. Antonia Matthew – Dear Council Members,

I have already written to you once before, see below, but because I cannot be at tonight's meeting, I am writing to you again. I hope that you have read Bess Lee's editorial in the HT today. She says it better than anyone else can. I do believe that Ideology is being put ahead of people and that is very frightening. If you live in an neighborhood with covenants, your life will not be change. But for those of us living in modest houses in a core neighborhood our lives will be if plexes are allowed. The doors will be opened to developers and landlords, who will be catering to the student renters who can pay much more rent than a single person, couple or small family. Please vote against these plexes. I think that "improving our carbon foot print" is a misleading buzz phrase. Students renters will all have cars. I see it in my block. They will drive to school. Particularly if the new bus routes go through because it will be much more difficult to catch the bus. The new route no longer runs along E. Grimes which was a great pick-up place for those of us living north of Hillside, or a few blocks north of Grimes.

sincerely,
Antonia Matthew
Dear City Council.

One of the things that concerns me about this push for multiplexes in core neighborhoods is that a philosophical blue print is being laid over these neighborhoods because it's the trend or it worked for other cities But Bloomington is not "another city" it is a city being swamped by university students wanting rentals and landlords who take advantage of this and charge rents that three students can pay and first time home owners cannot. Any additional housing in core neighborhoods is going to suffer that fate.

Here are some quotes from articles in the HT:

1. 10/3/21019 from the discussion about housing on 10/3 "Tom Morrison , vice president for capital planning and facilities at Indiana University said,"the university only houses 20-25% of its student body. The rest of the students live in the community...affordable housing has been an important topic for long time...construction of a new 700 bed undergraduate residence hall will begin soon...other housing will probably come down and be replaced in the near future but high rises are not planned." Given that the student body doubles the size of Bloomington's population we have an adversarial situation. Housing that people who live in Bloomington want to have available, and the huge need for student housing -- 700 beds is a drop in the bucket.

2.10/6/2019 HeraldTimes reported "the majority of people in south- central Indiana do not believe the current housing supply adequately meets the needs of people in the area" (Regional Opportunity Initiatives housing study published the previous week) The reporter went on to say that in a recent survey, 2/3rds of area residents said a small o medium single home was their desired housing type. With the exception of Monroe County, which has a high number of student rentals because of Indiana University, between 75%and 84% of all housing in the other regional counties are owner occupied." regionalopportunityinc.org

Putting plexes in core neighborhoods is not what non-students want.. The plexes will serve the student.

3. 10/18/2019 In the HT Dave Warren wrote a letter supporting the new UDO, and ended it with, "allowing modest multifamily and accessory structures through out the community (my emphasis) is a necessary step..."

But these structures are not going to be built throughout the community because many, if not all houses built outside the core neighborhoods have covenants that do not allow accessory dwellings, so the community as a whole is not sharing this increased housing density. I support the building of the apartments on the site of Motel 6 and wonder why a similar project on the corner of 446 and Est Third was turned down? I read in the HT that the residents in that area said that it would bring increased noises and traffic to the area, but all these outlying complexes have their own buses for transporting residents and that a BT route would go through there (which is considered a plus for the N. Walnut development.) The development area is not closely surrounded by houses. When you increase density in core neighborhoods you are packing people in like sardines. The block of S. Grant between E. Grimes and S. Hillside is narrow, only allowing parking on one side of the street and with no sidewalks, in addition some of houses are built closer together than the code now allows, and there are times when residents of the street have to hunt for parking elsewhere because of a lack of off street parking. The Eastside development would not have experienced these problems.

4. 10/19/2019 Herald Times

This article concerns the gift to IU from a former student, of \$60M. The article says, in part "Luddy's gift will fund the construction of a new building, the creation of six endowed chairs, six endowed professorships and six endowed faculty fellowships. It will also provide graduate and undergraduate scholarships."

In other words IU is continuing to grow while its housing plans are insufficient and students will continue to need housing in Bloomington,

I do not believe that increasing the density of the core neighborhoods is going to solve the problem of students wanting to live near campus and landlords profiting from this. Housing for those who live and work in Bloomington has to be build where students do not want to live.

This is probably completely impossible but could the university be asked to consider donating money to developers who include affordable housing in their complexes -- that, I imagine would disqualify students -- after all the City has taken on their job of housing students.

This is a long email I know but the decisions made about the UDO could very well be the making of the difference between Bloomington as a college town, or Bloomington a town attached to a university Sincerely, Antonia Matthew

22. Sharlee Dave - Isabel,

Please vote no tonight on the udo. The climate change issue does not hold up. Don't throw our wonderful historic core neighborhood to the development wolves. There has to be other answers to this issue. Thank you for your consideration. Sharlee Davis

Second email - Isabel,

in your most recent post on BPNA list serve you stated that "the level of animosity on this list and elsewhere is uncalled for". I would like to thank you for clearing something up for me. I have been wondering what the feeling is that I have been having when there is a pit in my stomach and my head feels like it is going to explode when I think about a handful of elected officials about to make a decision that would change the character of my neighborhood for generations to come. I have been trying to put my finger on what it is I have been feeling when I feel a decision is being crammed down my throat that does not take into account my sense of place and my quality of life. I feel like it is so unwise to make changes in zoning when all the other options have not been completely explored. What is this feeling I have when I think about the possibility of up to 12 more cars sitting in front of a new quad-plex...oh, wait a minute...all those cars could not possibly fit into spaces in front of the new quad or tri-plex so they would be scattered all up and down our already crowded small streets making it almost impossible for someone like me...blind...to navigate around my sidewalk free neighborhood. Thanks to you I can now put a word to my feelings...animosity! Please consider the folks who have lived in

these core neighborhoods and our sense of place and quality of life before you make decisions that could change Bloomington forever. Sincerely, Sharlee Davis

Third email - Isabel,

Thank you to you and everyone else who voted to protect our core neighborhoods. Thank you for listening. Sincerely, Sharlee Davis

23. Claire Gillen - Dear Council Members,

The decision to prohibit plexes in single family neighborhoods in the core city was the right one...thank you

24. Andrew Strawn - Dear Mr. Sturbaum:

We live in Cascades Addition, an area already seeing a sizeable increase in the number of rental houses. A particular problem that would be exacerbated by the construction of duplexes/triplexes/quadrplexes is parking. One house in our neighborhood recently was occupied by at least 5 people, each of whom had a car. Despite the availability of adequate parking in the rear of the house, residents parked on the street, on both sides. This included two cars parked directly opposite each other, narrowing the space through which traffic could pass to less than one lane width. On multiple occasions, a school bus, on its way to pick up a special needs student, could not pass and had to back up, seeking an alternate route. Snow plows had to back up the entire length of Clover Terrace, a feat accomplished by amazingly skilled drivers but entirely unnecessary.

Please consider that issue as you think about modifying the UDO to permit the siting of high-density housing in neighborhoods such as ours. This is an issue of safety, not "NIMBY." The housing issues in Bloomington are serious. But people moving into high-density housing are all going to bring their cars with them and take the path of least resistance in parking them--often on the street. Thank you! Andrew Strawn

25. Alex Jorck -

Solar considerations are basically new to Bloomington's UDO, and while we appreciate being included in regulations, it seems like many of the places that solar is being included is with the intent to limit or hide solar systems.

For example, 20.03.30 Utilities & Communications section (f) (2) Solar Collection, Ground- or Building Mounted specifies where a solar system can be placed, but these restrictions will keep some people from being able to get solar. We are right now working through the details of installing a solar system in a customer's front yard in a core neighborhood hear in town. The customer's roof, back yard, and side yards are all inappropriate locations for solar, so the front yard is the only option. Both paragraphs (A) and (B) should be removed entirely.

In 20.04.80 Landscaping, Buffering, and Fences (m) Screening, paragraph (2) (B) (iii) specifies that screening will "not be required when it can clearly be demonstrated that required screening would reduce the efficiency or effectiveness of solar energy equipment." This will likely always be the case, so this is a rule that should be removed as we will need to demonstrate an exception for something every single time. This also applies to screening (m) (1) (C).

These requirements seem like they are aimed at hiding solar, which leads me to ask, why are we hiding solar? I understand that there was a time that solar was primarily solar water, and that this was large, stuck up from roofs considerably, and was more unsightly. However, modern solar panels are overwhelmingly flush mounted onto roofs and are designed with a much more sleek look. Is the City getting complaints from neighbors that solar panels are ugly?

Bloomington as a community has repeatedly voiced commitments to clean energy, sustainability, environmental stewardship, and climate action. Restrictions such as these are not consistent with these values. Also, if someone believes that strongly that they do not want to see solar panels or want to minimize the amount of solar that they see, then that is precisely what an HOA is for.

26. Deborah Myerson - To Council Members:

Bloomington has a dire shortage of housing. We should be making it easier to build more homes in the city, not a more expensive headache.

I am deeply concerned that Amendment 42 proposed for the UDO would create obstacles to increasing the housing stock in Bloomington.

Multifamily uses in a multifamily residential zone should be permitted by-right rather than require additional review with a conditional use.

Yet, Amendment 42 would change the approval of fourplexes, multifamily dwellings and live/work dwellings in a Residential Multifamily (RM) district from a permitted to a conditional use.

Please reject Amendment 42 and let the UDO do what it is intended to do: create RM zones where multifamily properties can be constructed by-right.

Thank you for your consideration. Deborah Myerson

27. CONA - City Council Representatives

In October, the Council of Neighborhood Associations (CONA) sent an educational postcard to residents of Bloomington regarding quality of life issues that will be voted on in the upcoming Unified Development Ordinance (UDO). This was a time sensitive issue. CONA believes that an informed public is one of the basic pillars of democracy. In light of the Herald-Times lack of coverage of the UDO, CONA felt it is especially important to inform citizens about this important and timely issue. Some have questioned the veracity of the statements in the educational postcard. People will disagree. We stand by our message. Attached is a document clarifying our principles and provides supportive research expressed in the educational postcard. We hope you find this helpful and informative.

Regards,
Executive Committee
Council of Neighborhood Associations

See attachment

Clarification on CONA Informational Mailing to Core Neighborhood Residents

November 10, 2019

The Council of Neighborhood Associations (CONA) supports the formation of neighborhood associations, provides advocacy for neighborhood issues and concerns, and aspires to make neighborhoods in Monroe County safe, welcoming and desirable places in which to live. Based on this mission statement, CONA supports the stated goals of the 2018 Bloomington Comprehensive Plan:

- (p. 60): “With greater density in the city comes the challenge to preserve neighborhood character and the opportunity to strengthen neighborhoods by developing small commercial nodes as community gathering places. Existing core neighborhoods should not be the focus of the city’s increasing density.”
- (p. 61) “Bloomington’s older urban, small scale, compact, single-family housing stock located primarily around the city center and university provide some of the city’s more affordable housing stock and must be protected. Building a growing stock of affordable housing requires assuring sustainability so unaffordable stock is not the only option for future generations.”
- (p. 64) Goal 5.2 Housing Planning and Design: “Guide growth, change, and preservation of residential and business areas through planning policies that create and sustain neighborhood character and green space, and that build a sense of community, civic involvement, and neighborhood pride.”

CONA supports increased housing density, Accessory Dwelling Units, and growth in parts of the city that can benefit from new housing options. CONA also supports incremental growth and respectfully considers the proposed changes to zoning to be a significant alteration to current zoning, and one worthy of public notice to encourage opportunities for discourse and collaboration in our vision for the future.

CONA is concerned that the Unified Development Ordinance was presented to the Plan Commission and sent to City Council for a vote within a few short months. This was in contrast to the Visioning Statement and Comprehensive Plan Process which took years to develop with the input of many stakeholders and hours of community input. This is not a way to build a sense of community, civic involvement and neighborhood pride (Goal 5.2). CONA supports the Goal and Policies in the *2018 Comprehensive Plan*, p. 30, Policy 1.6.2: “Develop and operate government services that maximize transparency and public engagement.”

The proposed Bloomington Unified Development Ordinance (UDO) will profoundly impact Bloomington residents in the core neighborhoods. But many of goals and policies in the UDO conflict with those of the Comprehensive Plan. In October 2019, CONA mailed an educational postcard to the residents who will be most affected by the proposed zoning changes. CONA felt this was critical because citizens have received little information from the Herald Times or other sources about the proposed UDO.

The mailing was based on sources of information which may be different from, but are no less authoritative than, the sources of information cited by advocates for changing the zoning across the city. The following sections provide clarification and sources for the content of the postcard. CONA invites you to read through the articles listed on the CONA website which provide an extensive foundation supporting the information included on the postcard.

Single-Family Zoning Could be Eliminated in Bloomington...

Duplexes and triplexes are proposed for all single-family zones except Residential Estate, effectively eliminating single-family zoning as it currently exists in Bloomington.

The proposed UDO lays out new residential single-family zones (RE, R1, R2, R3, & R4), each containing multi-family uses. The R4 zone even references multi-family buildings larger than 4-plexes. Although the new R4 zone will not be mapped until the spring, the city planning department will not make any

commitment that R4 will not be placed within established neighborhoods. The UDO codifies the uses for these zones, as well as all other zones, regardless of when and where these zones are placed on the new map.

Single-family zones have been limited to three unrelated people per single-family lot since the time of Mayor Tomilea Allison. The current UDO draft proposes to allow increasing the occupancy load from three to nine in R1-R3 and twelve in R4 single-family zones. Again, this would effectively eliminate single-family zoning as it is currently understood and enforced in Bloomington.

Covenants may protect many newer subdivisions for now, but covenants expire. It will be up to the neighborhoods to challenge violations which this up-zone encourages, costing time and money for residents. If the violations are not challenged, the covenants can be ruled in court to be invalid, which would eliminate covenant protection in that neighborhood.

Reference:

- <https://www.huduser.gov/portal/sites/default/files/pdf/DisplacementReport.pdf> Preserve existing affordable housing. Normally market forces increase housing supply to meet demand from demographic changes, and rents of older units decrease with time and obsolescence in a process known as filtering down. Since the turn of the century, however, the supply of affordable rental units has shrunk despite rapid growth in the number of very low-income renters.
- <https://jacobinmag.com/2017/08/new-urban-crisis-review-richard-florida> Geographer David Harvey has argued that the biggest shift in urban economies over the last forty years has been the move from [managerialism to entrepreneurialism](#). City governments that once provided services for their residents in the form of welfare and infrastructure now market themselves to global pools of capital, tourists, and educated workforces.

National developers have their eyes on this zoning change and have already contacted local real estate companies.

In public comment at Plan Commission and City Council hearings on the UDO, residents provided numerous examples in which they personally received multiple offers to buy their homes from out-of-state callers or by mail. One local realty company drove an outside investment company representative around looking for neighborhoods to invest in. The owners of the house at the SW corner of Henderson and Grimes have received numerous letters asking to purchase their house. Now their daughter, who lives there, is being hounded on her cell phone by people wanting to buy the house. She has no idea how they got her cell phone number.

Reference:

- City of Bloomington Comprehensive Plan: (p.62) “These older homes are generally well built and have distinctive architectural features. They also often have smaller footprints compared to more modern homes. As seen in communities across the nation, this can lead to the phenomenon of people purchasing these homes purely for their desirable urban locations and tearing down the existing structure to make way for a brand-new home, which often features an excessively large footprint and a contemporary architectural style. Such homes may not fit into the context of their surroundings and can negatively impact the fabric of the entire neighborhood. This can lead to the large-scale loss of a community’s historic integrity and also the loss of affordable housing stock.”
- <https://shelterforce.org/2019/09/06/the-role-student-housing-plays-in-communities/> For landlords, student rentals are an incredibly lucrative real estate opportunity as students pay by the room, allowing landlords to charge more per square foot as there are several roommates paying a monthly rent. As a website for real estate investors recently noted, “a home that might rent for \$1,000 a month to a single family could be rented by the room for nearly twice that.” In addition, students sign one-year leases so rents can be raised each year if the market allows. For

neighbors, student housing can be disruptive as students keep different hours and enjoy different activities than their neighbors, such as late-night parties. And for real estate markets near college campuses, student housing can be transformative as investor capital competes with homeowners, making it so sale prices and rents increase. Local governments in college towns across the country are adopting proactive strategies to gain a measure of control over the spread of student housing and limit negative impact on real estate markets and affordable housing stock supply near college and university campuses.

If you are a renter, the proposed changes may well cause your rent to rise. OR your landlord may decide to sell to developers, and you will be displaced

Displacement is a direct result of up-zoning. Historically, houses around the university have been valued by occupancy load. When the occupancy load increases, it is likely that the amount of rent will increase on the next lease cycle. When five unrelated people per house was the limit, the rent was based on five, regardless of bedroom count. If a developer buys a rental property as a speculator, the house may be converted to a multiplex or demolished and a market-rate multiplex built in its place. This eliminates the naturally occurring affordability of an aging single-family rental.

Reference:

- Comprehensive Plan (p. 65) “Evaluate new development and redevelopment proposals with the goal of minimizing displacement of lower income residents from Bloomington neighborhoods and from the city as a whole.”
- <https://shelterforce.org/2018/11/05/heres-what-we-actually-know-about-market-rate-housing-development-and-displacement/> Studies show that market-rate housing development is linked to the mass displacement of neighboring low-income residents (Davidson and Lees [2005](#), [2010](#); Pearsall [2010](#)). Numerous studies show that market-rate housing development has price ripple effects on surrounding neighborhoods, driving up rents and increasing the burden on lower-income households.
- <https://jacobinmag.com/2019/06/the-zone-defense> When luxury development is encouraged in low-income neighborhoods, the value of surrounding properties rises too, and along with it the rents. Long-term tenants as well as low-income migrants then suffer from either higher rent burdens — the percentage of incomes paid to rent — or displacement to another neighborhood, another city, or another region entirely.

If you are an owner, your property taxes will increase as your property will be valued more and your quality of life may well go down.

Bloomington has already experienced an abrupt change from single-family to multi-family housing in the 1970’s under Mayor Frank McCloskey. Allowing five unrelated people to live together in a single-family house created a massive conversion of single-family homes into student rentals, which resulted in a loss of community in the core neighborhoods close to Indiana University due to displacement of low-income (non-student) renters and multi-generational homeowners.

The occupancy rates were lowered in 1985 under Mayor Tomilea Allison. Those changes supported single-family zoning and resulted in stable neighborhoods that are dense and diverse in both housing types and income levels of owners and renters. Many of these neighborhoods already have a high percentage of rental property that is affordable and desirable for renters and are the city’s source of less expensive starter homes. Up-zoning is how neighborhoods transition into predominantly rental neighborhoods.

“Neighborhood factor” is a variable used by the county to calculate the assessed value of the property on which the property taxes are based when an upward or downward trend is perceived in a neighborhood. If a property is modified to be a duplex, these modifications will indicate an uptick in the trend of the neighborhood. Adjacent properties will “benefit” from these changes by having their taxes adjusted upwards.

Reference:

- <https://www.architecturaldigest.com/story/property-taxes-what-makes-them-go-up> “We find that property tax bills jump higher when there have been a number of sales in the neighborhood,” says Jeff Miller, cofounder of [AE Home Group](#). More sales mean an increase in the assessed value of properties in the area because, well, it’s proof positive that the neighborhood is more desirable—so the properties are too. Ergo, Jeff says, your property tax bill will go up. For the same reason, nearby construction can increase your home’s value too, including the addition of such amenities as parks, golf courses, or lakes, for example.
- <https://beltmag.com/richard-florida-cant-let-go/> Quote from Richard Florida: “In little more than a decade, the revitalization of our cities and our urban areas that I had predicted was giving rise to rampant gentrification and unaffordability, driving deep wedges between affluent newcomers and struggling longtime residents.”

If you are thinking of buying a starter home, you will be competing with developers with deep pockets looking to convert the house into multiple rental units.

It is already difficult to find an affordable starter home in Bloomington. But the predictable market driven demand for up-zoned rental property will create more demand for these previously single family zoned houses. When rents are approximately \$800 per bedroom and now 6 to 9 bedrooms are conditionally allowed on a property, the property values will increase.

A house can be purchased by a homeowner or an investor. Zoning limiting occupants to 3 unrelated adults keeps costs down for both the owner and renter. An up-zone essentially prices out the owner/buyer and drives these neighborhoods toward rental-dominated areas. Starter homes will have to be found in the aging suburbs or Ellettsville and surrounding areas which will increase use of cars and carbon footprint for home owners.

Reference:

- <https://jacobinmag.com/2019/06/the-zone-defense> The rezonings many mayors are pushing, though vast in scale, cannot be mistaken for comprehensive plans; they are, in fact, more often abdications of planning to the market... In most iterations, inclusionary zoning is triggered by an up-zoning — or an increase in development capacity — in areas already at risk of gentrification. This creates a windfall profit for affected landowners, who are then allowed to build something big and glitzy with far more rent-producing units than whatever stands on their lots today. Without doing anything, they can sell the land for a great deal more than it was worth prior to the rezoning, thus speculating off the value the city has gifted them. Ultimately, inclusionary zoning is a real estate strategy, not a social program. It is part of a larger turn away from public housing or even public subsidy and toward market-based planning strategies. It neither decomodifies housing nor limits landlord power.
- <https://jacobinmag.com/2017/08/new-urban-crisis-review-richard-florida> When the rich, the young, and the (mostly) white rediscovered the city, they created rampant property speculation, soaring home prices, and mass displacement. The “creative class” were just the rich all along, or at least the college-educated children of the rich.

CONA respectfully requests that Council Members follow the goals and policies of the Comprehensive Plan and “Continue to support and promote affordable home ownership as another method of permanent affordability that can help to raise and keep residents from poverty while they build equity and security in the local community.”

CONA requests and supports amendments to eliminate zoning that permit multiplexes to be built in the core neighborhoods, BOTH by-right and conditional use in order to meet the following policy statements in the Housing and Neighborhood section of the 2018 Comprehensive Plan:

- P. 63, Policy 5.2.1: “Evaluate all new developments and redevelopments in light of their potential to positively or adversely impact the overall health and well-being of the people who live in the surrounding neighborhood.”
- P. 63, Policy 5.2.3: “In historic neighborhoods and districts, preserve or enhance authentic design characteristics, such as building form, by encouraging new or remodeled structures to be historically compatible with the neighborhood and adjacent structures.”
- P. 64, Policy 5.3.1: “Encourage opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units, duplex, triplex, and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses, and live/work spaces. Avoid placing these high density forms in single family neighborhoods.”
- P. 61, Housing Trends and Issues: “Bloomington’s older urban, small scale, compact, single-family housing stock located primarily around the city center and university provide some of the city’s more affordable housing stock and must be protected.”
- P. 84, Land Use Development Approvals: “A few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located along neighborhood edges that may support small-scale neighborhood mixed uses. It is important to protect the existing single-family housing stock within this district. The conversion of dwellings to multifamily or commercial uses should be discouraged.”

Erin Cooperman
512 E. University Street
Bloomington, IN 47401
419-356-4849/erincooperman@gmail.com

November 13, 2019

Bloomington Common Council
Attn: Steve Volan
401 N. Morton Street
Bloomington, IN 47404

RE: Objection to Ordinance 19-24 specifically “plexes” and unconditional use of ADUs

Dear Mr. Volan and Council:

I write to share my experience as a resident of a formerly RC neighborhood, soon-to-be R3, on the outskirts of Elm Heights. It is my belief that our neighborhood has some unique characteristics that have not yet been taken into consideration. In our neighborhood, I would estimate that there is about a 50/50 split between owner-occupied, single-family residences and rental properties generally occupied by IU students. We live in older bungalows with shared driveways, few garages, and big backyards. Most of the neighbors I know walk and use public transportation to get where they need to go. It's a short walk from our neighborhood to campus where many of us work or go to school.

When my partner and I found this house, we couldn't believe our luck: a house that we could afford; with a yard; just big enough to add a child or two to our family; close enough to everything we need that we wouldn't need to buy a second car. We almost didn't look at it, though, because when we drove by, the neighbors were playing beer-pong in the front yard and that wasn't the environment we had in mind. I'm glad we took the chance. Our permanent neighbors are amazing and, even after we did have a child, I was able to maintain my commitment to less driving. We convinced a friend to buy the beer-pong house and celebrated a win for the permanent residents.

We have learned to live amongst the IU students. We walk around their garbage cans because they can't seem to figure out how trash collection works. When they spray-painted penises on the sidewalk, another neighbor turned them into flowers. I get up in the middle of the night to ask them to turn the music down; my partner calls the Quiet Nights program. He reports the landlords when they don't mow the lawn. Our daughter wears shoes in the front yard so she doesn't cut her feet on the glass they leave behind. We invite them to the block party to try to get to know them for their short stay in our neighborhood and in the hope that knowing us will motivate them to figure out the trash system. When an elderly homeowner sells to a rental company that paves the lawn and adds a few more students to our neighborhood, we sigh and say “if I ever win the lottery...”

This works, but it's a delicate balance. The changes in the UDO that will make it easier to convert single-family residences into multiplexes and to build ADUs as rentals will create the conditions to tip this balance. We love our neighborhood and our home, but how many more students will it take before the burdens are no longer worth the benefits? Two more student rentals? Five? If we do decide to leave, who will buy our house? If I don't want to live here with my family, will anyone else? I think I know who will want my house. A developer could turn my home into a duplex in a weekend; cut down the trees; put gravel in the backyard for parking; and probably rent each side for \$2000 a month because students can and will pay that for the convenience of walking to class or the bars in fifteen minutes. They might even be able to add another rental in the back.

Why do I think that multiplexes and ADUs in our neighborhood will be rented to students and not low-income community members and families? Because they already are. I've heard a lot about how these changes have benefited other communities, communities that I don't think are comparable to Bloomington. Council members who want to see what happens when you turn single family homes into multiplexes are welcome to come tour our neighborhood. We have multiplexes and ADUs in our neighborhood. When these properties were converted to multiplexes, landlords cut

down trees, paved over the yards, and added gravel to avoid exceeding impervious surface limits. This is done, of course, to add parking because the residents they hope to attract will each drive their own car. If you rent a three-bedroom duplex to a family, you don't need to anticipate three or more drivers, but if you rent to students, you do.

Amendments that prohibit teardowns or building past the existing footprint won't change this as has been suggested. The multiplexes in our neighborhood aren't new construction. They are Frankenstein versions of the original homes.

I want a more economically and racially diverse neighborhood. When my daughter starts school in the fall, we are considering transferring her to a school where the student body is more diverse. It would be great if she could have this environment outside her front door. If more families could afford homes here, my children would have more playmates. I believe that turning single family homes into multiplexes here will create just the opposite. I called around and looked at websites to determine rent for some of those closest to me. The multiplex across the street charges \$633 per person per month for up to 6 people or \$725/month for the one- bedroom unit in the basement. There was a long-term, non-student resident living in the basement unit for a few years, but he was recently evicted; rumor has it he couldn't afford the rent. There is a duplex one house over from us that rents on Airbnb for \$125 per night for the downstairs, three-bedroom unit. Students have been renting the upstairs unit all semester; based on the website, I would estimate they pay somewhere around \$3,772 per month. A one-bedroom ADU was recently built over a nearby backyard and costs \$1,050 per month. Are these affordable prices for low-income Bloomington residents? If we want more diversity and families in our neighborhood, we have to make homes here less attractive to developers, not more, so that Bloomington residents can compete.

In a recent discussion with a neighbor who supports these changes to the UDO, it was suggested that I actually want to live in the "suburbs" because I like trees and yards. I considered this and translated "suburbs" to the equivalent I assume he meant in Bloomington (neighborhoods further from the city core?). That's actually not what I want. Manicured lawns; houses both bigger and more expensive than I need; less economic and racial diversity; and more driving, actually do not appeal to me. I want to live here, but if this neighborhood becomes a concrete jungle filled with entitled college students, we will leave. If the permanent neighbors who share our interest in trees sell their homes, we will, too.

I've seen it suggested that these will be "gentle" changes. That may be true. In our neighborhood, it will only take a slight change to shift the balance from a neighborhood for individuals and families willing to put up with the burdens of some students to one that has ceded control to students and rental companies. Personally, I cannot see how loss of our neighborhood in this way will help low-income people in Bloomington or address the housing crisis.

Thank you,

A handwritten signature in dark ink, appearing to read 'Erin Cooperman', with a long, sweeping flourish extending to the right.

Erin Cooperman