

In the Council Chambers of the Municipal Building held on Wednesday, September 6, 1995 at 7:30 P.M. with Council President Kiesling presiding over a Regular Session of the Common Council.

COMMON COUNCIL  
REGULAR SESSION  
SEPTEMBER 6, 1995

Roll Call: Sherman, Service, Swain, Pizzo, Kiesling, Cole, Hopkins, White, Bonnell.

ROLL CALL

Kiesling gave the agenda summation.

AGENDA SUMMATION

The minutes for April 19, June 21, July 5, 19 & 26 and August 2 were approved by a voice vote.

APPROVAL OF MINUTES

Sherman congratulated baseball player Cal Ripken for his game record that is probably happening "right now", noted the passing of baseball legend, Mickey Mantle, as well as the death of Grateful Dead musician Jerry Garcia. He reminisced about past concerts and the sense of community those gatherings offered. Dressed in his Grateful Dead tee-shirt and tie, he passed out containers of Ben & Jerrys' Cherry Garcia ice cream.

MESSAGES FROM  
COUNCILMEMBERS

Swain also talked about Garcia and the spirit of volunteerism that was the 60's. He then announced the recent awards for the Human Resources Department for volunteerism as well as the IU student Volunteers efforts that received recent awards. He noted Bet Savich's good work with the Human Resources Volunteer Network. Also the recent Deer Creek Grateful Dead concert that benefited our Hoosier Hills Food Bank.

Service welcomed everyone back to their favorite Wednesday night show and the upcoming Merry Wives of Windsor performance in Third Street Park.

Cole wished everyone returning to school at every level a good year, and urged everyone to try to minimize the impact that cars are having on our small town, *by asking themselves what they can do.*

Hopkins said he was glad to be back in Bloomington.

White said that Youthfest will take place on Saturday, September 9 as an all day Christian event to promote sexual purity among our young people at the Bloomington Speedway.

Bonnell announced an upcoming Bloomington Symposium on the Downtown on September 14, 1995 at 3:30 pm with Downtown Parking and related issues as the topic.

Kiesling read a proclamation saluting the Boy Scouts of America and determining that the week of September 13-20 as Boy Scouting Week. John Brown received the proclamation and thanked the council and the mayor for the group recognition.

MAYORAL MESSAGES

Michael Hall, representing YouthFest, as well as Myra Kinser talked about YouthFest and the upcoming events. He talked about the success of last years events and highlighted the activities planned for this weekend, bands, food, mudslides and the themes for the event.

PUBLIC COMMENT

Dr. Keith Roberts, a local dentist, talked about the Task Force that is being formed to save the downtown historic Indiana Theater.

Rod Richardson announced that the VanBuren Neighborhood Association is now up and running and beginning to work on neighborhood concerns.

page 2

Linda Davis talked about problems with obtaining Code variances to accommodate her needs as a handicapped individual. The Code needs to take into consideration how difficult it is to do some things on small irregular lots. Most urgent is trying to build a ramp that she can use.

It was moved, seconded and approved by a voice vote that BOARD & COMMISSION Naomi Ritter be appointed to the Commission on the Status APPOINTMENTS of Women.

It was moved, seconded by voice vote that the following persons be approved by the council after recommendation by the mayor to the Historic Preservation Commission:

1 yr term: Marjorie Hudgins  
Kathy Foster  
Charles Frederick

2 yr term: Marc Cornett  
Cynthia Brubaker  
Henry Glassie

3 yr term: Rosemay Miller  
Chris Sturbaum  
James Stewart

These appointment will take place at this time and the mayor requested that the reappointments be automatic in January. Also approved were Advisory members: Duncan Campbell, Nancy Hiestand and Michael Flory.

There was no legislation for second reading.


LEGISLATION

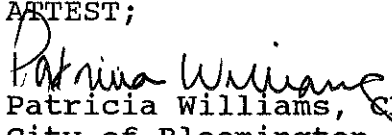
It was moved and seconded that the following ordinance be LEGISLATION FOR FIRST introduced and read by title only for first reading READING before the Common Council.

Ordinance 95-41 To Amend the Text of Title 20 of the Bloomington Municipal Code (Miscellaneous "Housekeeping" Amendments and Amendments to the "Special Flood Hazard Areas").

There were no public comments.  
The meeting was adjourned at 8:35 pm.

PUBLIC INPUT  
ADJOURNMENT

APPROVE:   
Iris Kiesling, President  
Bloomington Common Council

ATTEST;  
  
Patricia Williams, CLERK  
City of Bloomington

## **RECOMMENDATION OF THE AFFORDABLE HOUSING TASK FORCE ACCESSORY APARTMENTS**

After careful consideration, the Task Force has concluded that the accessory apartment measure, in the absence of specific controls of rent and income eligibility, will not have a significant effect on the supply of affordable rental units.

This conclusion was based on the observation that the owner/landlord will be motivated to maximize his return by charging what the rental market will bear. Further, the relatively small number of such apartments will not have enough impact on supply side economics to generate rent reductions.

If the Council prefers to continue consideration of accessory apartments without rent/income control, the Task Force views this as a land use issue, without affordability implications, which should be referred to the Plan Commission.

If the Council wishes to pursue the concept as an affordability measure, the Task Force recommends that accessory apartments be:

1. Subject to income limitation and affordable rent guidelines according to HUD guidelines
2. Limited to eligible tenants based upon income. Accessory apartments might be also considered for family members and care givers, although this would not be an affordability issue.
3. Adopted only after consideration for the administration and enforcement of the measure have been addressed.

If the Council wishes to incorporate such provisions, then the Task Force would be pleased to continue its deliberations to flesh out this concept.

July 13, 1995

The Affordable Housing Task Force supports a zoning code amendment to facilitate the development of limited equity co-operative housing. With the understanding that co-operative housing ownership is already permitted subject to the code's occupancy limits, the Task Force recommends the following:

1. A Conditional Use category of Limited Equity Co-Operative Housing should be established.
2. Conditional Use will provide a point of control for compliance, and a legal basis for enforceable commitments to bind the applicant to the specifics of the proposal.
3. The Conditional Use should not be subject to the normal zoning occupancy limits. The Task Force did not resolve the maximum occupancy; the adequacy of the space for the proposed occupancy should be a criterion.
4. The concept of limited equity is essential. The code amendment must ensure meaningful constraints on the amount of appreciation realized by a shareholder when a share is sold to ensure continued affordability and minimize the exploitation of the measure.
5. The criteria should specify that the co-operative must serve the target population with ties to income level and affordability, and long term occupancy.
6. Adequate parking should be a criterion, but the Board should have flexibility to require parking consistent with the needs of the co-operative household.
7. Adopted only after consideration for the administration and enforcement of the measure have been addressed.

If the Council wishes to incorporate such provisions, then the Task Force would be pleased to continue its deliberations to flesh out this concept.