

In the Council Chambers of the Municipal Building held on Wednesday, November 16, 1994 at 7:30 P.M. with Council President Sherman presiding over a Board of Finance Meeting as required by Indiana law.

COMMON COUNCIL  
NOVEMBER 16, 1994

Chuck Ruckman, Controller explained the process, stating that according to Indiana Code the Common Council must meet to elect a president of the Board of Finance and approve a list of local depositories for city monies.

BOARD OF FINANCE

It was moved, seconded and approved by a voice vote that Jim Sherman be elected president of the Board of Finance.

It was moved, seconded and approved by a voice vote that the designated depositories, as offered by Ruckman, be approved.

The meeting of the Board of Finance adjourned at 7:38 P.M.

The Regular Common Council meeting then began.

REGULAR SESSION

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

ROLL CALL

Sherman gave the agenda summation.

AGENDA SUMMATION

There were no minutes for approval.

Service noted that some caution is required with changes in the downtown if stores are having to move because of rent increases. We are currently seeing fewer and fewer elements in the community feeling that they are part of the downtown. There has to be closer attention to the retail mix in the downtown.

MESSAGES FROM  
COUNCILMEMBERS

Swain reminded people of the upcoming fall leaf pickup schedule, and on a more somber note, thanked Kevin Brennan who died in September for his long time involvement in our community, especially Big Brothers/Big Sisters.

Bonnell introduced Jill LaFon, Project Find Director, and read a proclamation declaring December 1 as World Aids Day.

LaFon talked about the upcoming 7th World Aids Day.

Pizzo also read a proclamation for the Hospice Care Program.

Hopkins read a letter from Patrick, a University School student inviting everyone to see the Peace Exhibit. He also reported on the Affordable Housing Task Force, housing concerns and said he felt encouraged that people are working together in an effective way and hopefully will reach consensus in a coordinated way with government and the private sector.

Cole congratulated the Bicycle Commission and Board of Public Works for coming to the agreement that when ever possible bicycle lanes will be considered when new projects are considered.

White congratulated all the newly elected officials and said we all need to work together in a cooperative manner. He pledged to act as a strong liaison with newly elected Congressman John Hostetler.

Kiesling talked about the Good Friends mentoring program that will soon begin in our community.

Mike Davis thanked Kirk White for his offer to liaison with our newly elected congressman, discussed the HOME program grant for affordable housing as well as American Education Week and he read a proclamation for Amnesty

MESSAGE FROM  
MAYOR'S OFFICE

International Human Rights Week.

Michael Sherman from Amnesty International talked about upcoming events pertaining to the Human Rights Week.

Bonnell presented a Conflict of Interest statement regarding an upcoming zoning proposal by Steve Rumble who has a professional relationship with Mr. Bonnell. The statement for this proposal as well as an annual conflict of interest statement was approved by a voice vote.

David Goodman said he was very pleased that the council took a position regarding the health care resolution and he complimented the council for their decision and urged everyone to take a long look at various health care organizations in our community. Health care reform on a national level is essentially dead for the next two years.

PUBLIC INPUT

Bill Breeden was concerned about the lack of affordable housing, the recent shift after the recent general election, and how we treat people in our community. He said that a shanty town was going up in the 3rd Street park this evening to make the city aware of the problem of homelessness.

It was moved and seconded that Resolution 94-56 be introduced and read by title only. Clerk Williams read the resolution by title only. It was moved and seconded that Resolution 94-56 be adopted. The synopsis was given.

RESOLUTION 94-56

Mike Davis said that this routine regular resolution is to provide the funding from city vending machines for the annual Christmas party. Designated drivers will be provided.

The resolution received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 94-55 be introduced and read by title only. Clerk Williams read the resolution by title only. It was moved and seconded that Resolution 94-55 be adopted. The synopsis was given.

RESOLUTION 94-55

Bonnell said it is a fact that Bloomington has the highest rents in the state by 20% as well as the most costly new homes in the state and there are as many points of view as there are people who are addressing this issue. The purpose of this resolution is to try to get a handle on what the problem/solutions are. There are many good organizations that are already working on this problem but we have to zero in on some specific strategies that will allow us to succeed. Our Growth Policy Plan suggests a task force to analyze the availability of affordable housing and how to achieve it. This is not a new problem. This resolution is not a response to things that have happened in the last few weeks, it started several months ago with the involvement of many people and hopefully will address some long range concerns. One issue is the composition of the task force and he then introduced the following:

Amendment A was moved and seconded that would provide for a task force of 9 members, 3 appointed by the mayor, 3 by the council, and the remaining appointed by the directors of the Housing Authority, the Redevelopment Commission and the Plan Commission. Two of the appointees appointed

by the mayor and council shall have income that does not exceed 80% of the Bloomington area median income standard and the Housing Authority appointment shall represent a not for profit organization that is primarily involved in low income housing needs. This expands the task force from 7 to 9 members and insures low income participation.

White asked if we want the task force to use more private sector resources, then this amendment only has 2 people who might effectively represent the private sector position or resources. He was concerned that there is only a limited amount of government funds to stimulate this kind of development and what is needed is a big advocate in this area that can affect some kind of real change.

Bonnell did not disagree with White, but said the task force is also charged with forming a larger, community advisory body that will include those groups and persons you are referring to.

Hopkins said he believed that the private sector will be involved in this in a strong, positive manner. White continued that this is a perfect kind of formula if you want to assess the needs, but implementing the plan is a different mission.

Kiesling suggested that one reason why Housing Solutions was so successful in the beginning is that they had the financial institutions represented. She also thought that the county should be involved in this issue as the problem is not just a city concern. She also asked about staffing, who defines affordable and when a report would be available.

Bonnell said that the HUD definition for affordable does exist.

Chris Spiek said that affordability is defined in this way: it is not paying more 30% of gross income toward total housing costs. Affordable is really an objective term, and a lot of discussion is really about low cost rather than affordable housing. What is affordable to someone making \$100,000 is not affordable to someone making \$20,000. Low cost is a better way to characterize this whole issue.

Pizzo said that all of our efforts in the past actually target people in the lower income bracket and what we are really working toward is low cost housing.

Bonnell said that the 30% guideline, as the income level goes lower and lower, only allows a person to consider a certain price range for housing, and that's the issue - that range of housing is not available, it's just not there.

Cole said while she agreed with White in terms of who should make up the task force, but that there is also a certain empowerment in having people involved in solving these problems and addressing their own needs.

Swain asked about staffing concerns. Spiek said the Redevelopment Commission will appoint department staff and the Plan Commission will do the same. Reports will be forwarded to the administration as well as the council. Spiek said the HUD's number one priority is homelessness and they would like to see communities do as much as possible to address this concern as well as

affordable housing. So there is the opportunity, with some support and funds available, to really do something about this problem.

Swain questioned who the Housing Directors one appointment is restricted to service providers and wondered if he only has one appointment why that one has to be the restrictive one and why not the mayor or council.

Bonnell said the Housing Authority was selected as a "neutral selector" rather than the council or mayor who would probably chose a representative of CATCH or Habitat.

Tim Sutherlin said that the original proposal was for 11 boardmembers and it eventually boiled down to what we have here this evening.

Greg Moore thought people were being squeezed out of the process and the real people are being forced out by gentrification.

The amendment received a roll call vote of Ayes:8, Nays:1 (Swain).

Kiesling asked for a clarification of what median income is. Chris Spiek said that the ball park figures for a family of 4 people would be the following; the median income is \$39,600 and 80% of that would be \$27,000.

Mike Davis said that over the years we have lost federal funding and as a result the private sector has become a valuable and necessary player in this issue for a variety of community programs. He continued by saying that the efforts of the demonstrators to bring this need to light, are very well received by the mayor and we are in sympathy with the effort and ask that they join us in our efforts regarding affordable housing. He enumerated the many things the Bloomington has done to address this concern both in the public as well as the private sector.

Swain again addressed this concerns about the restricting the Housing Authority Director's in his choices for this task force and he wondered if he could offer a friendly amendment so that it reads more like the original resolution. He again expressed concern that we are limiting Gene Stokes input to just individuals who are currently involved in the not for profit sector, probably eliminating a reservoir of good choices that he could make.

Bonnell said that if the appointment schedule is rearranged then the council or the mayor is limited in their choice and he did not accept the 'friendly' amendment as proposed.

Dan Combs supported the creation of the task force and reminded everyone that Housing Solutions was created 6 years ago and since then only 29 affordable homes have been identified. The closing of Vermilya Trailer Court really brought the issue to a head with the realization that there is no where to move the trailers that are currently located there. He talked about a resident who lives in the court with an income of \$420/month and the best we can do is put him on a waiting list with 2,000 people ahead of him. The question is not income, it is affordable housing and using the equation offered earlier, this man has \$140/month for housing. There is no where for him to go and that is the problem. We can address this problem with incentives or we can resort to

coercion in order to solve the problem. He suggested this task force be formed to address the long range issues and then immediately form an emergency task force to deal with the crisis conditions that exist tonight and tomorrow.

Tim Sutherlin expressed concern that the zoning ordinance is currently being drafted without any strategy for this issue of affordable housing. The housing cost crisis forces people to make a lot of other choices that effect their lives, like whether or not they can afford health insurance, food, education for themselves or their children. It is not a real estate or housing market crisis and nothing this problem addresses threatens to bring down the housing market in this community. In order to make the necessary changes we need to have a broad consensus to support the efforts that we all make together.

Steve Howard, Executive Director of the Chamber of Commerce, strongly supported the task force concept and said that the chamber would be happy to participate in its efforts.

Jeff Brantley, representing Positive Progress, said that they supported the task force and were willing to help in anyway.

Christine Combs, President of Housing Solutions, spoke in support of the resolution.

Cheryl Dameron said that the effort needs to be a collaborative one and there is a need to establish permanent affordable housing. She said that as a community we have to determine if we want to allow SROs (single room occupancy as a bona fide housing category) or have people sleeping under bushes.

Bonnell said the nature of the problem becomes apparent when you start to add up the numbers and yet it's less than 100 units available.

General discussion followed and the councilmembers stated that they felt encouraged by the willingness of the community to form a task force because for so long the problem seemed to be addressed from almost a vacuum. It was pointed out that cooperation is needed at a local, state and national level and everyone pledged to work together.

The resolution received a roll call vote of Ayes:8, Nays: 0.

It was moved and seconded that the following ordinances be introduced and read by title only by the Clerk. Clerk Williams read the legislation by title only.

Appropriation Ordinance 94-8 To Specially Appropriate from the General Fund and Fleet Maintenance Fund Expenditures Not Otherwise Appropriated.

Ordinance 94-44 An Ordinance Authorizing the City of Bloomington to Issue Economic Development Revenue Bonds for Bloomington Square Associates.

Ordinance 94-49 To Amend the Bloomington Zoning Maps from RE and RE/PUD to RS/PUD and from RE to BL/PCD and Grant Outline Plan Approval re: 3800 N. Prow Rd (Lee Marchant)

Ordinance 94-50 To Amend the Bloomington Zoning Maps from RE to RL/PUD and MP/PCD and Grant Outline Plan Approval re: 5701 W.St.Rd. 48 (Brett Davis of J & B

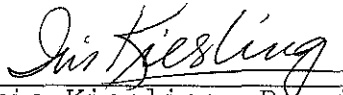
page 6

Builder, Petitioner.

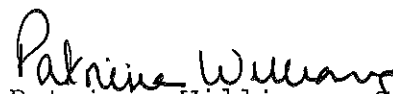
Ordinance 94-51 To Amend the Bloomington Zoning Maps  
from MQ to RS/PUD, BA/PCD, and BL/PCD and Outline Plan  
Approval re: 2080 and 2101 Tapp Rd. (Woolery Stone Co.,  
Petitioner).

There were no petitions from the public.  
The meeting was adjourned at 10:30 P.M.

APPROVE;

  
Iris Kiesling, President  
Bloomington Common Council

ATTEST;

  
Patricia Williams, CLERK  
City of Bloomington