



REGULAR AGENDA ITEM NO. 9.G.

FOR COUNCIL: July 22, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and Action on a Resolution Setting Housing Priorities Related to the Affordability of the Current Housing Stock in the City of Bloomington, as requested by the Administration Department.

RECOMMENDED MOTION: The proposed Resolution be approved.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5a. Well-planned City with necessary services and infrastructure

BACKGROUND: Bloomington is facing an increasing demand for housing, prompting the City Council to explore potential solutions. During the Committee of the Whole meeting on June 17, 2024, City staff presented a report from the recent Housing Symposium which was thereafter discussed by the City Council. The discussions continued at the City Council meeting on June 24, 2024. At the meeting on July 24, 2024, the Council will continue the discussions on next steps and consider the adoption of a resolution setting forth the Council's priorities on housing.

The draft resolution proposed the following priorities: (1) establishing a standardize housing incentive; (2) enhancing the City's housing rehabilitation program to improve blighted areas; (3) focusing on intergovernmental collaboration to establish a unified approach to housing; and (4) completing a review of the Zoning Code and Subdivision Code to address current and future housing needs.

The resolution is "non-exclusive" meaning that staff can bring forward other initiatives to address and respond to the ever-changing housing landscape. In addition, the resolution requires the financial impact of any proposed program to be fully vetted and for the City Manager to provide regular reports and updates to the City Council to ensure full accountability and transparency.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Many of these issues were discussed at the City's Housing Symposium on June 11, 2024, which was attended by over 60 participants, including developers, contractors, lenders, the Chamber of Commerce, the Bloomington-Normal Economic Development Council, the Department of Commerce Economic Opportunity, the Town of Normal, and the McLean County Regional Planning Commission.

FINANCIAL IMPACT: N/A

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

Goal H-1. (Ensure the availability of safe, attractive and high-quality housing stock to meet the needs of all current and future residents of Bloomington); Objective H-1.1 (Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income and family living habits)

Respectfully submitted for consideration.

Prepared by: Jeff Jurgens, City Manager

ATTACHMENTS:

[ADM 3B Resolution](#)