



## REGULAR AGENDA ITEM NO. 8.B.

**FOR COUNCIL:** September 9, 2024

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Presentation and Update on City Council's Housing Initiatives, as requested by the Administration Department.

**RECOMMENDED MOTION:** None; Presentation only.

**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, which prompted the City Council to explore potential solutions.

On July 22, 2024, the City Council approved a resolution setting forth the following priorities in relation to housing within the community:

(1) Standardize Housing Incentives. City staff is to develop and bring back for formal consideration by the City Council a short-term, low-risk housing incentive program. As part of this, City staff will review and consider items like the following: (1) a reduction of fees for affordable and low-income housing projects and housing projects that are eligible for and utilize tax credits; and (2) a process for requesting assistance with housing projects that meets certain defined criteria.

(B) Housing Rehabilitation Program. City staff is to develop and bring back for formal consideration by the City Council a comprehensive housing program that focuses on: (1) addressing and improving blighted areas; (2) adding more housing units back onto the market; and (3) providing potential incentives and support for property owners to rehabilitate and develop neighborhoods.

(3) Intergovernmental Collaboration. Consistent with the McLean County Regional Planning Commission Housing Recovery Plan, the City Council is interested in participating in an intergovernmental rapid response team to work on joint housing initiatives. The City Council is supportive of a unified approach to address housing development that meets collective goals and objectives.

(4) Zoning Code & Subdivision Code Review. A review of the Zoning Code and Subdivision Code, under the direction of and coordinated by City staff with input from neighborhood groups and/or associations, should be completed to ensure it addresses current and future housing needs. City staff should actively showcase development opportunities and offer flexible compliance pathways. As a subset of this, City staff should work with property owners

to thoroughly investigate and report to Council on whether other responses for housing development (which should include the national Strong Towns) are feasible.

An update on the housing priorities set by the Council will be provided by staff.

**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: Leslie Yocum, City Clerk

**ATTACHMENTS:**

[ADM 2B Resolution 2024-40](#)