

From: Hopi Stosberg, District 3

To: City Council Colleagues

RE: Resolution 2024-23, to amend the Affordability Incentives of the Unified Development Ordinance (UDO)

Dear Colleagues,

I am bringing forth this resolution to direct the Plan Commission to prepare a revision to the Unified Development Ordinance with regard to the Affordability Incentives set out in Chapter 20.04.110.

Our current affordability incentives are not creating the kind of workforce housing affordability that were hoped for when current guidelines originated. After extensive discussions with the Planning and Transportation and HAND Departments, I am hopeful that making these adjustments to the Area Median Income eligibility requirements needed to use affordability incentives will yield more units that are actually affordable for Bloomington residents and those who work in Bloomington but struggle to find affordably priced housing within city limits. This would, hopefully, reduce the housing burden on Bloomington residents.

I would also like an assessment of the current incentive structure to see if additional incentives might be useful in attracting more developers to include affordable units into their projects, especially for new subdivisions.

Additionally, in an effort to ensure that affordable housing options can be found city-wide, I would like a requirement added to the payment-in-lieu option that requires developments utilizing payment-in-lieu to accept housing vouchers.

Thank you for your consideration. Please let me know if you have any questions, concerns, or need additional information.