



AFFORDABLE HOUSING ADVISORY COMMISSION

Est. By ORDINANCE 2018-20

TODAY'S DATE:

March 19th, 2021

**100 W Kirkwood Avenue
Bloomington, IN 47401**

Virtual Location: <https://monroecounty-in.zoom.us/j/87326135861?pwd=cW9nenFEUIZoR0dubkhUMVdITXJmUT09>

MEETING AGENDA:

- Call to Order
- Approval of Feb. 19, 2021 Minutes
- MC Conflict of Interest Forms
- Quarterly & Annual Report Plan
- CDO Wishlist Proposal -- *Deborah Myerson and Sarah Cahillane*
 - See Appendix A (starts on second page of Agenda)
- Pair Working Group Update Summaries
 - Advocating around affordable housing related elements (from the Wishlist Above) of the new CDO at Plan Commission meetings -- *Lisa Abbott and Chris Cockerham*
 - Continued advocacy around the County Commissioners adopting the Housing as a Human Right Resolution -- *Vauhxx Booker and Deborah Myerson*
 - Promoting the AHAC's voice and vision for the Redevelopment Commission's Housing TIF initiative -- *Doris Sims and Mary Morgan*
 - Research and collect local government programs to advance affordable housing for possible adoption by Monroe County -- *David Henry and Mary Morgan*
 - Develop an outreach plan for the AHAC to better incorporate voices of affected community members into AHAC proposed policy discussions -- *David Henry and Vauhxx Booker*
 - Liaison with new Homelessness and Housing Insecurity Working Group to see where their work and the AHAC's might intersect and amplify each other -- *Cathi Crabtree and Sarah Cahillane*
- Commissioners' Comments
- Adjournment

APPENDIX A

MC Affordable Housing Advisory Commission CDO Wishlist

Last updated: 3/15/2021

What are the Desired Housing Outcomes?

To determine the optimal updates to residential zoning in the Monroe County Consolidated Development Ordinance, is important to identify the desired housing outcomes. Updating Monroe County's land use controls offers an important opportunity to promote racially and economically inclusive development and to eliminate exclusionary zoning.

Another way of thinking about this is to consider: is the Monroe County housing market functioning appropriately to meet the needs of current and future residents? Specifically:

- Is the housing market producing enough additional housing to meet increased demand, as driven by population and job growth? Monroe County should evaluate current housing stock and determine the future housing needs of the growing community and economy.
- Within the county, is new housing being built in the locations where people most want to live?
- Does the market provide a diverse range of housing choices that match household budgets, size, and other characteristics?

In the absence of regulatory barriers or other frictions that impede the market, housing stock should adjust to changes in demand to meet all these conditions.

Housing Options in Urbanized Areas

Most people who live in Monroe County live in urban areas. The urbanizing area of Monroe County--which is the area just beyond the city limits--is a relatively small amount of land but is the fastest growing part of the county in terms of population growth.

Yet, 80% of all new homes built in unincorporated Monroe County since 2015 have been single family detached homes. This urbanized area is where zoning really needs to change so that neighborhoods can readily accommodate a more diverse range of housing choices. Otherwise, large lot single-family subdivisions are just going to keep eating up the less urban parts of the county.

Housing Affordability

County leaders can encourage affordable housing development by recognizing housing affordability as a key priority for the well-being of residents and for economic development. The county can then work with community and business leaders to weave affordable housing incentives and regulations into zoning and land use policies, thereby ensuring future housing needs are met.

CDO Policy Considerations

Overlay Zone

An overlay zone is a special type of zoning district with additional requirements for properties in that area. This zone is “laid over” one or more existing zoning districts, meaning that the requirements for the overlay zone apply to portions of multiple zones, or to just a portion of one zone. Counties use these zones to require the development or preservation of affordable housing in a specific area.

Form-Based Code

Form-based codes establish regulations for the physical structure and form of a building, rather than its specific use. Counties can use form-based code to encourage mixed-income communities, since it can allow developers to build higher-density units next to lower-density ones. For example, a neighborhood zoned with form-based code could have a mix of single family homes, duplexes and fourplexes throughout, and still look uniform.

Tiny Homes

Include an option for small lots for tiny homes and/or multiple 3-4 tiny homes on a standard lot in the urbanizing area with sanitary sewer access. (These would need to be tiny homes with foundations since those without foundations are regulated as RVs.)

Accessory Dwelling Units

Allow accessory dwelling units by right in established neighborhoods with sanitary sewer as well as undeveloped or underdeveloped sites in urbanizing areas.

Regulatory Authority

Use authority over the creation of subdivisions, density regulations and the timing of development to foster affordable housing development.

- Provide density bonuses to incentivize developers to build units at a higher density if they build units that are affordable for low-income residents.
- Allow for smaller subdivisions or reduced setback or lot size requirements so residents who prefer to purchase less land with a home can do so.
- Eliminate parking minimums. This lowers construction costs by allowing the market to decide optimal parking provisions for residents.
- Review zoning codes to ensure that regulations do not interfere with the by-right production of cooperatively-owned housing.

Expedited Review

Streamline review processes as an incentive for affordable housing proposals that meet needs identified by the county.

Provide Incentives For Affordable Housing Development

Incentives may include fee waivers or tax abatements.

Allow Housing Diversity

Permit mid-scale housing such as duplexes and townhouses to be built by-right in urbanizing areas (i.e., does not require discretionary approval from staff or elected officials), as is the norm for most single-family homes.

Leverage Publicly-Owned Land

Encourage the production of affordable housing units by assessing the land that the county owns and making it available for rental or for-sale residential development are targeted price points.

Offer publicly owned land via a request for proposals (RFP) process, providing clear and comprehensive site information in the RFP to enable developers and subcontractors to estimate fees and bid on projects accurately.

Final Notes

Some local governments are starting to address fair housing considerations as part of zoning codes. The CDO offers an opportunity for Monroe County to pursue this option.

Other housing needs:

- Establish a housing trust fund administered by the county itself (not the Community Foundation). Streamline application requirements.
- Establish a fund to provide counseling, legal assistance, and financial assistance as part of eviction prevention programs.

CDO Wishlist -- Timeline:

Draft for review: March 15

AHAC Comments due: March 18

AHAC Meeting: March 19 - goal to vote for adoption

Submit comments to Monroe County Plan Commission: by March 31

Other publicity:

- Presentation?
- Public comment
- Neighbors United
- Facebook

Website: <https://monroecdo.com/>

Please send your comments by **March 31, 2021** to monroecdo@co.monroe.in.us. The recording from the two Plan Commission meetings are also available:

[December 14, 2020](#) & [January 19, 2021](#)

Monroe County CDO Module 1

https://www.co.monroe.in.us/egov/documents/1607457973_06761.pdf

Resources:

- [Housing Policy Guide](#), American Planning Association
- [Is zoning a useful tool or a regulatory barrier?](#) Brookings Institution
- [Local Housing Solutions: Zoning](#)
- [Flexible zoning and streamlined procedures can make housing more affordable \(May 2020\)](#)
- National Association of Counties:
 - [Affordable Housing: Toolkit for Counties](#)
 - [Housing Connections: Promoting Affordability Through Community Engagement](#)
 - [Planning Ahead: County Planning, Land Use and Zoning Strategies for Affordable Housing \(Sept 2018\)](#)