

## **Short-Term Asks** *(in order of priority)*

- **Bring all ICC properties into compliance:**
  - Permit Student Cooperatives in R4 by-right, consistent with Group Housing permissions; *or the following:*
    - Eliminate language dictating a minimum floor area for the Student Cooperative Housing use (so that Student Cooperative Housing would only need to comply with zone-based standards); or reduce minimum floor area to make all ICC houses compliant (2,700 sq ft)
    - Eliminate language dictating a minimum lot area for the Student Cooperative Housing Use (so that Student Cooperative Housing would only need to comply with zone-based standards)
    - Eliminate language dictating a minimum lot area per occupant for the Student Cooperative Housing use (so that Student Cooperative Housing would only need to comply with existing maximum density standards); or reduce minimum lot area per occupant to make all ICC houses compliant (200 sq ft)
- **Separate Student Cooperatives from Greek Life.** Unlike Greek Life, the ICC is an affordable housing provider for students. The ICC provides scholarships (in the form of rent-reduction) based on financial need and is developing a policy to reserve spaces for low-income students during contract application periods (likely based on FAFSA info).
- Allow Student Cooperatives to buy properties with less than 5,000 sq ft floor area and expand them to meet the minimum requirement: Remove language in part c “Single-Family or Two-Family Dwelling containing 5,000 square feet or less may not be converted to a Fraternity, a Sorority, or Student Cooperative Housing.”
- Make it easier for Student Cooperatives to increase occupancy (especially noncompliant houses that are grandfathered in): Edit language in part e “The maximum number of occupants shall be established by the special exception use, and any increase in occupancy shall require a new special exception use permit.”

## **Long-Term Asks**

- Inform the ICC of engagement opportunities during the Comprehensive-Planning Process.
- The establishment of a University Overlay District, to aggregate fee in lieu money for affordable student housing (similar to Austin, Texas ORDINANCE NO. 040902-58).
- The creation of a Cooperative Housing Zoning Use with the following

characteristics:

- Includes both student and non-student cooperative housing, while being separate from greek life and university housing.
- No minimum lot area, floor area, or lot area per occupant requirements (other than those imposed by the zones themselves and existing regulations).
- Cooperative Housing is permitted by-right in residential zones and is not excluded from any residential zones.
  - Introduce a licensing procedure for Cooperative Housing, if necessary to eliminate the need for Special Exception approval.
- Supplemental regulations for allowing increased density when converting a building to a housing cooperative
- Modeled after cities like Madison, Wisconsin; Minneapolis, Minnesota; Bloomington, Indiana