

**To:** Housing and Community Development Committee

**From:** Ben Schnelle, Manager of Housing and Community Development Initiatives

**Subject:** August 21, 2025, Meeting Follow Up

**Date:** August 26, 2025



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This memo addresses questions from the committee meeting that could not be answered during the meeting due to time limitations.

**What were the organizations that provided initial workshops and ongoing coaching for local developers?**

[Incremental Development Alliance](#) completed the “zoning stress test” and provided small-scale developer boot camps. [Neighborhood Evolution](#) provided 1-on-1 developer coaching.

**Who was the architect of South Bend’s pre-approved housing plans? What was the cost for the city?**

[J Griffin Design, LLC](#), who can be contacted at [enquiries@jgriffindesignllc.com](mailto:enquiries@jgriffindesignllc.com) or 718-757-9890. Since 2022 the city has spent \$240,000 for:

- 10 plan sets
- Pre-approved plan catalog
- Proformas for the 5 initial plans
- Meetings and coordination

**What were the local sources of funding for homes developed?**

For funding sources, the city has contributed a combination of:

- General Fund
- TIF-backed forgivable loan
- CDBG/HOME funds
- Tax abatement
- Land

**How is parking handled at infill sites mentioned during the presentation?**

South Bend eliminated all minimum parking standards across the city in 2020. To date, developers and builders tend to over supply parking rather than supply less.