

**OUR LEGACY.  
OUR FUTURE.**

**BOULDER VALLEY COMPREHENSIVE PLAN**



# City Council

Study Session

June 9, 2015



# Housing Boulder

- Goals
- Process to date
- Preliminary themes
- Accomplishments
- Next steps



## Goals

- 1. Strengthen Our Current Commitments**
- 2. Maintain the Middle**
- 3. Create Diverse Housing Choices**
- 4. Create 15-minute Neighborhoods**
- 5. Strengthen Partnerships**
- 6. Enable Aging in Place**



# Process

# Community Engagement Overview

## Phase I – Foundations

- Online Survey and Focus Groups
- Kickoff Open House
- Webinar

## Phase II – Strategic Direction

- Why Housing Matters Forum
- Working Groups
- Fresh Perspectives Speaker Panel
- Neighborhood Workshops / Meeting in a Box

## Phase III – Strategic Action

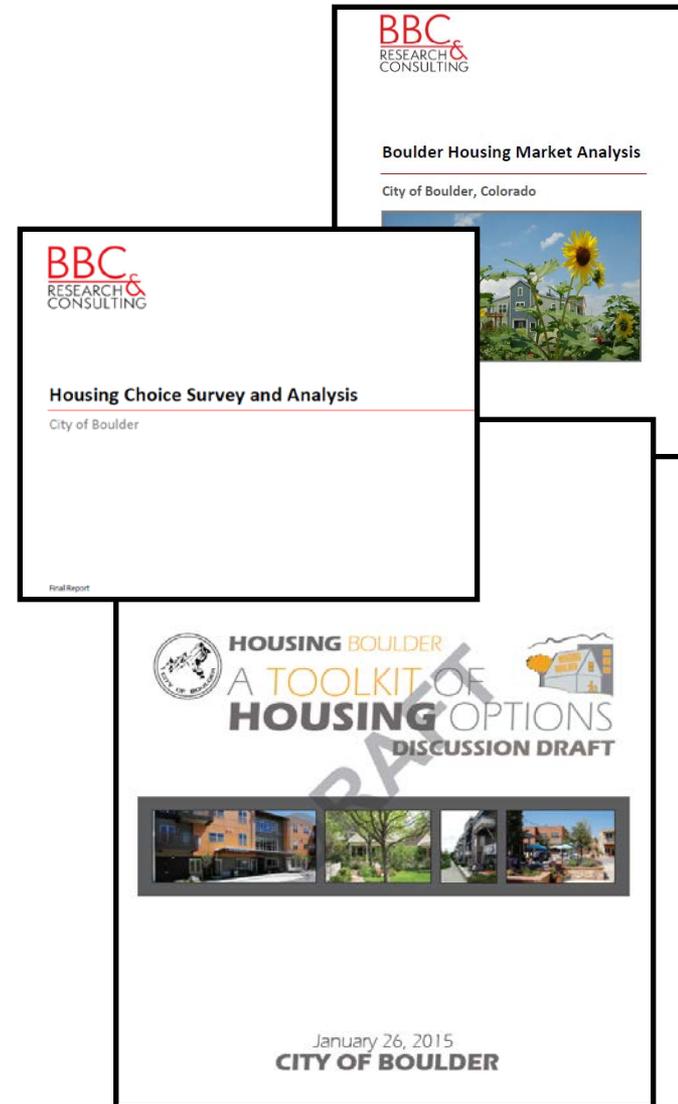
- *Engagement tools TBD*

## Ongoing Engagement

- Website
- Inspire Boulder (MindMixer)
- Social media
- Email updates
- City board meetings
- Textizen
- Periscope

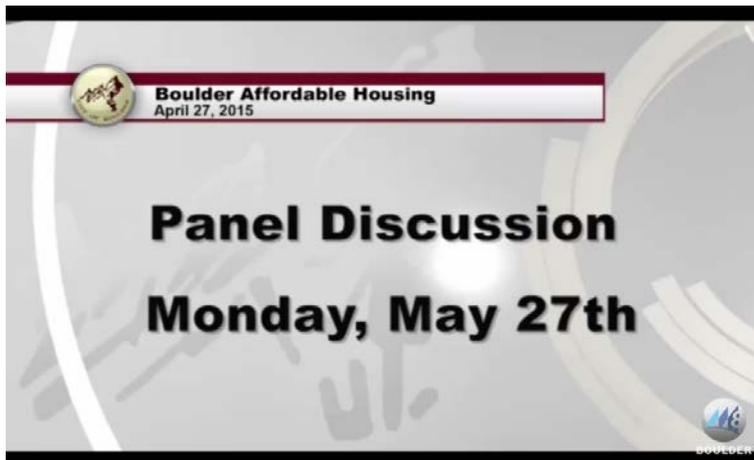
# Foundations

- **Housing Market Analysis (2013)**
- **Housing Choice Survey (2014)**
  - More than 1,600 participants
  - Focus Groups (seniors, Spanish and Nepalese speakers)
- **Toolkit of Housing Options (2014)**
- **Webinar to review foundations**



# Community Forum and Panel Discussion

- Why Housing Matters! – **220** attendees
- Fresh Perspectives on Housing – **180** attendees and more than **630** live stream viewers



# Working Groups

- 53 people, 5 groups, 5 to 6 meetings each
- Fact sheets for each goal
- Refined goals, themes and short-list of tools



**MAINTAIN THE MIDDLE: FACT SHEET** March 6, 2015 

**GOAL: Maintain the Middle**  
Prevent further loss of Boulder's economic middle by preserving existing housing and providing greater variety of housing choices for middle-income families and for Boulder's workforce.

**New:** See the last page for a list of what's new in the revised Fact Sheet.

**EXAMPLES OF POTENTIAL OBJECTIVES**

The list below provides examples of how the city might advance this goal:

- **Preserve Affordability** – Explore options to preserve the affordability of existing housing.
- **Attached Housing** – Facilitate the creation of relatively affordable attached townhomes and other higher-density, but family-supportive, housing types. This could be in areas currently zoned for these housing types as we as through land use and zoning changes, which would need to be addressed through the 2015 [Boulder Valley Comprehensive Plan Update](#).
- **Location-Efficient Mortgages** – Identify opportunities for the city to support greater use of location-efficient mortgages to increase purchasing power for prospective homebuyers.
- **Home Financing Assistance** – Create a middle-income down-payment assistance or low-interest financing program.

**KEY CONSIDERATIONS**

- **Middle-Class Loss** – The share of middle-income households in Boulder shrunk by 6 percent between 2000 and 2010.
- **Upper-income Gain** – The share of high-income households (\$200,000 annually) is growing rapidly.
- **Detached Housing is Expensive** – In 2013, the median detached home sale price in Boulder was \$631,230. The median attached home sold for \$266,230.
- **Negative Effects** – Boulder's housing market increasingly serves high-income rather than middle-income households, resulting in less socioeconomic diversity in Boulder.
- **If Trends Continue...** – Unaddressed, the trend toward loss of Boulder's middle income households is expected to increase.

# Five Neighborhood Workshops

- What tools may work (or not) and where?
- **275** attendees



Enter Address



Northfield Commons and Northfield Village



Condos and Townhomes



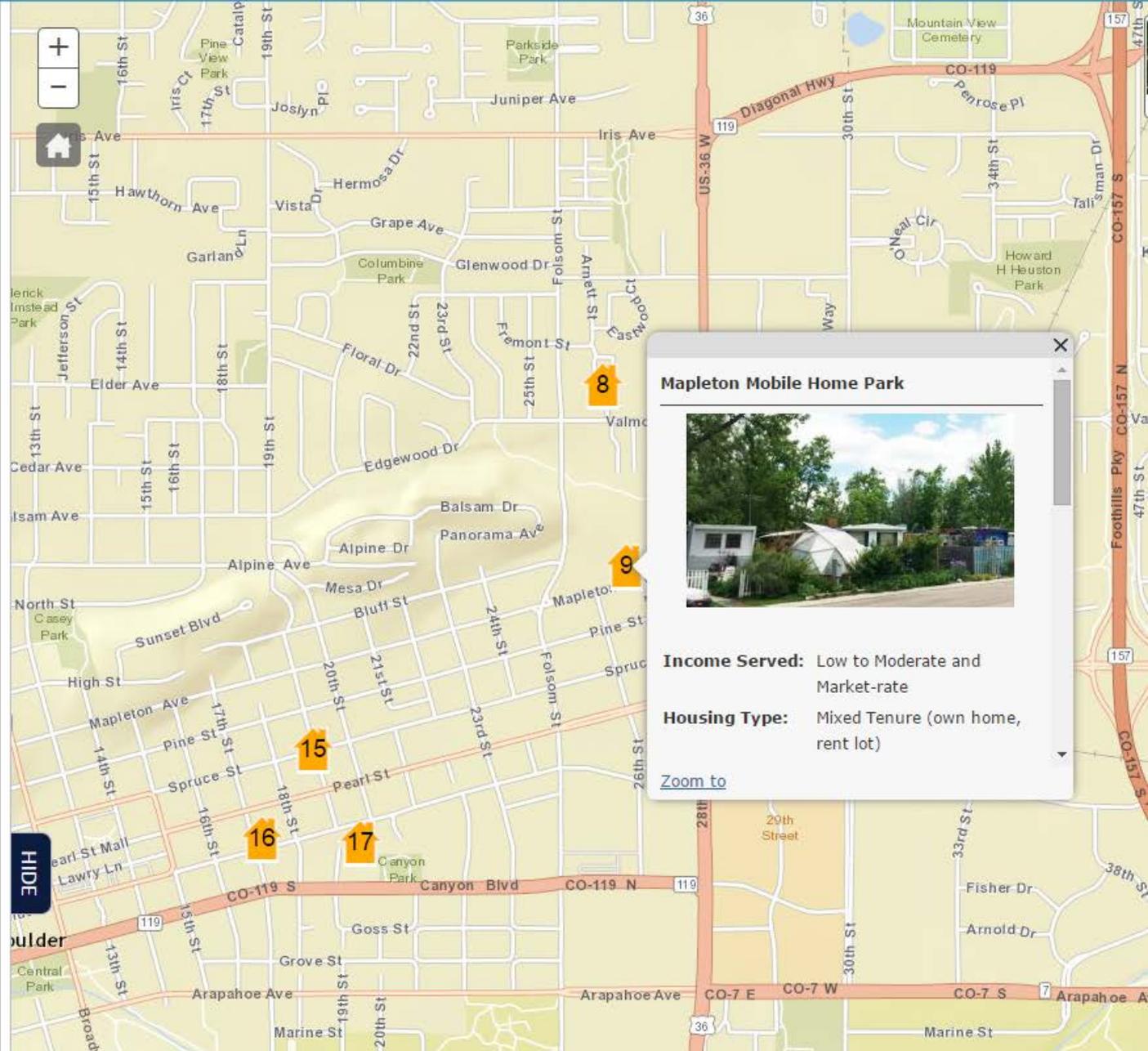
Red Oak Park



Mapleton Mobile Home Park



10



**Mapleton Mobile Home Park**



**Income Served:** Low to Moderate and Market-rate

**Housing Type:** Mixed Tenure (own home, rent lot)

[Zoom to](#)

# Preliminary Themes



# 1. Preserve Existing Affordable Housing



# 1. Preserve Existing Affordable Housing

## Short List of Potential Tools / Strategies

- Buy and preserve existing units
- Protect mobile home parks
- Allow 1:1 replacement of existing affordable units
- Expand low-interest home rehabilitation loans
- Expand housing choice (Section 8) voucher options
- Limit short-term rentals
- Discourage demolitions



## 2. Facilitate more diverse housing options



[www.missingmiddlehousing.com](http://www.missingmiddlehousing.com) accessed on 6/9/15

## 2. Facilitate more diverse housing options

### Short List of Potential Tools / Strategies

- Identify appropriate areas for land use and zoning changes as part BVCP Update
- Provide bonuses for higher affordability and certain housing types
- Encourage smaller units (tiny homes, small homes, micro-units, etc.)
- Encourage new affordable senior, mixed age housing and co-housing
- Encourage accessible design
- Utilize city and partner land resources
- Use affordable housing funds for people with special needs
- Prioritize mixed income developments



# 3. Partner with Neighborhoods



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## Short List of Potential Tools / Strategies

- Preservation of existing housing
- Accessory units
- Cooperative housing
- Occupancy regulations
- Improved enforcement

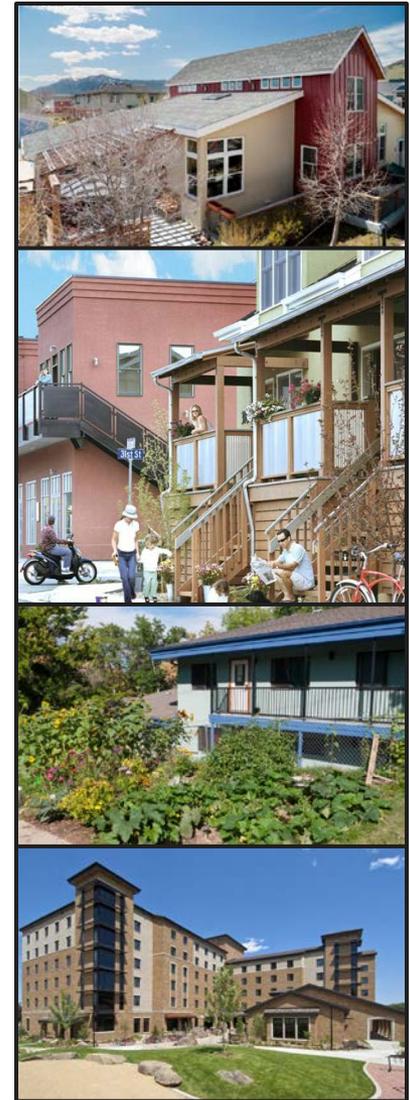


## 4. Improve Jobs and Housing Relationship

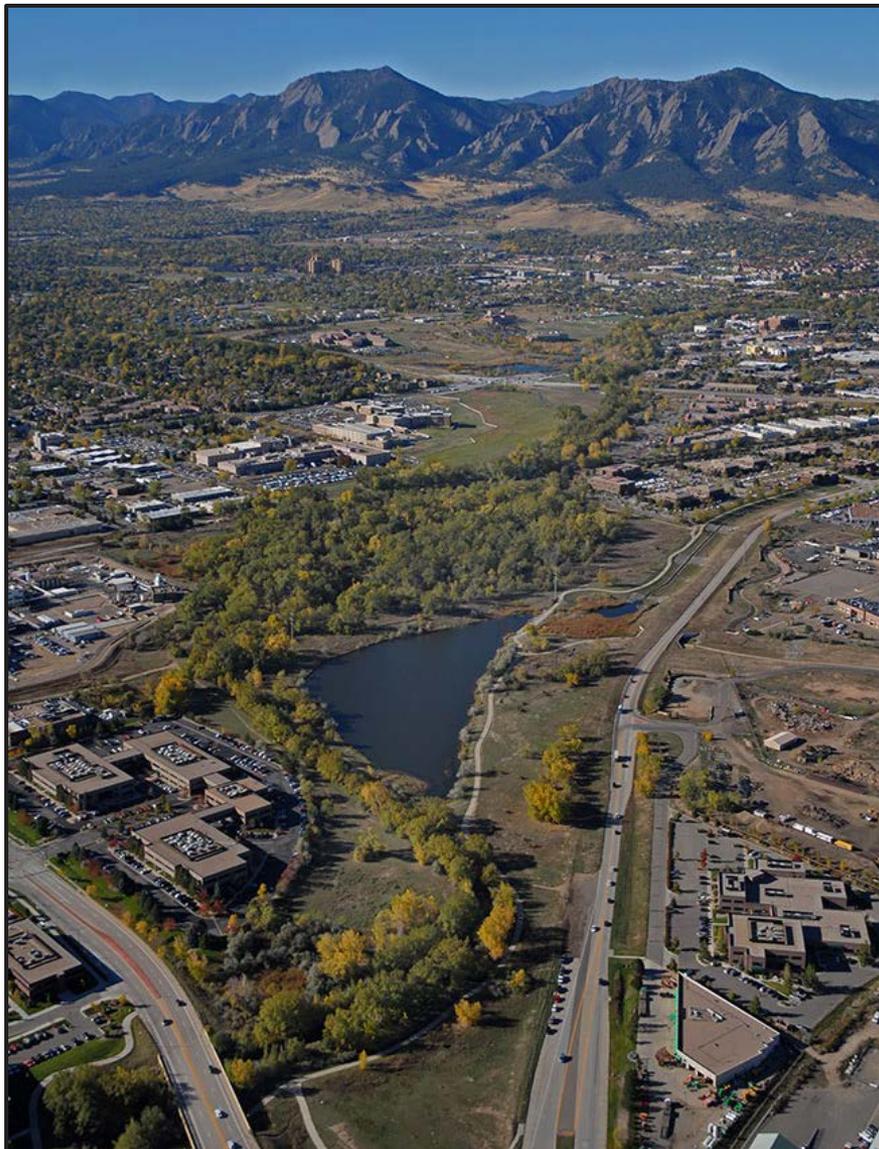
## 4. Improve Jobs and Housing Relationship

### Short List of Potential Tools / Strategies

- Identify appropriate areas for zoning changes (in particular commercial to residential or mixed use)
- Establish an affordable housing linkage fee for non-residential development
- Utilize city and partner land resources
- Continue to work with partners to provide reliable, convenient and clean regional transportation choices
- Work to make an increased local minimum wage possible



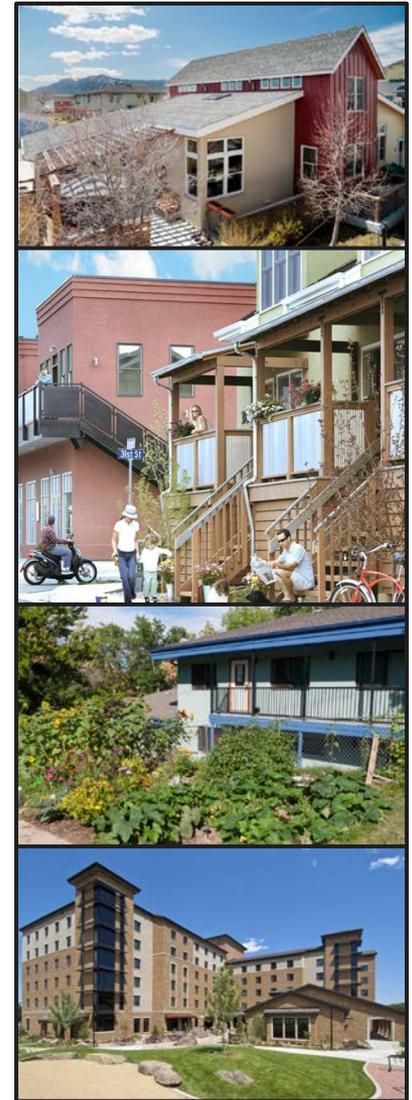
# 5. Engage in Regional Planning and Action



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## Short List of Potential Tools / Strategies

- Ensure that housing policy decisions are informed by analysis of regional trends
- Continue to work with partners to address homelessness and regional jobs-housing balance issues
- Continue to work with partners to provide reliable, convenient and clean regional transportation choices
- Engage in State level advocacy for more local control (e.g., rent control, mixed income developments, mobile home parks)



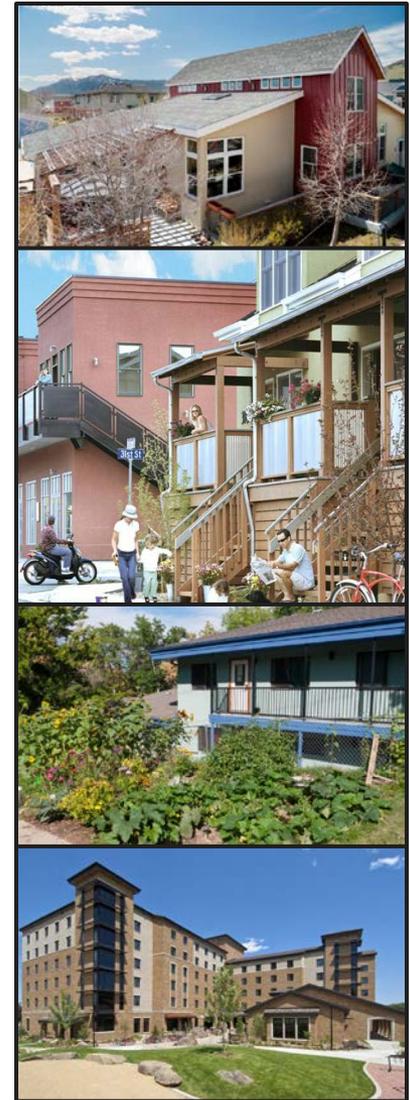
## 6. Partner to Address Challenges



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### Short List of Potential Tools / Strategies

- Utilize city and partner land resources
- Work with CU to anticipate housing needs for students, faculty and staff
- Consider fee reductions and/or expedited review processes for permanently affordable housing
- Support permanent housing options for the chronically homeless
- Work with the County to address senior housing issues (property taxes, “one stop shopping” for housing and supportive programs)



# Accomplishments



# Preservation of Existing Units

## 141 Additional Units in 2014



*\* Existing units rehabilitated and deed restricted*

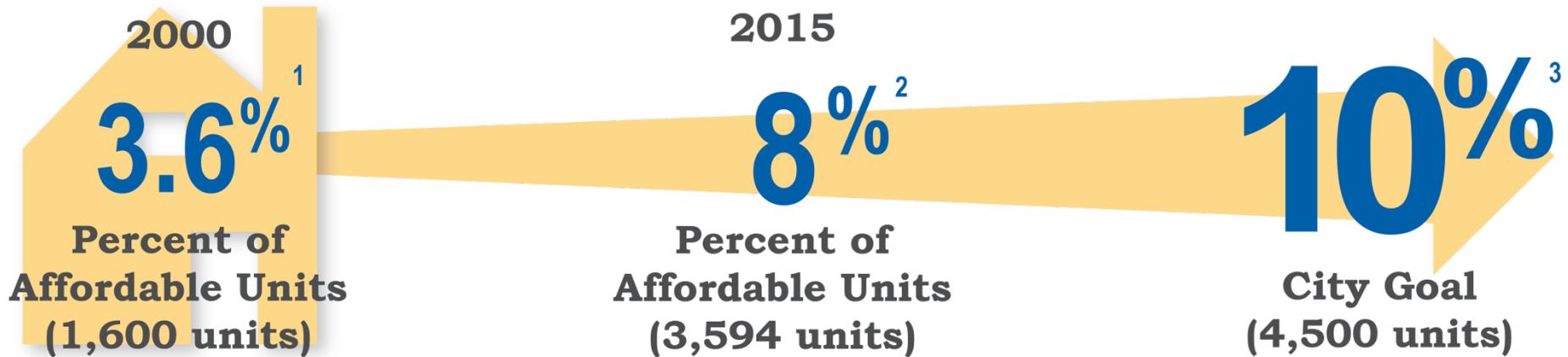
Units	Income Levels Served*
3	76.2% AMI (\$68,200)
49	60% AMI (\$53,700)
36	50% AMI (\$44,750)
53	30% AMI (\$26,850)

**141 Total**

*\* Based on Area Median Income (AMI) for a household of 3. In 2014 AMI was \$89,500.*



# Progress on the 10% Goal



# Palo Park Family Housing



# Affordable Housing Linkage Fee



# Next Steps



## **Does council have questions or input on:**

1. The community input received to date and the preliminary themes?
2. Proceeding with developing the draft strategy for community review?
3. The working groups' proposed changes to the goal statements?
4. The project timeline, next steps and integration with other planning efforts?

# Working Group proposed changes

## 1. STRENGTHEN OUR CURRENT COMMITMENTS

~~Reach or exceed Boulder's goals to serve very low-, low-, and moderate-income households, including people with disabilities, special needs, and the homeless.~~ **Meet or exceed the city's 10 percent target for housing Boulder's low income residents.**

## 2. MAINTAIN THE MIDDLE

~~Prevent further loss of Boulder's economic middle by preserving existing housing and~~ **Provide a greater variety of housing choices for middle-income families and Boulder's workforce.**

## 3. DIVERSE HOUSING CHOICES IN EVERY NEIGHBORHOOD

~~Facilitate the creation~~ **exploration** of a variety of housing options ~~in~~ **for** every part of the city, including single-family neighborhoods.

## 4. STRENGTHEN PARTNERSHIPS

Strengthen, **assess and potentially discontinue** current partnerships; and explore **and form** creative **and inclusive** new public-private, **public-public or other** partnerships **(e.g. neighborhood, regional, financial or transportation-related)** to address our community's housing challenges **and expand housing options** (e.g. *University of Colorado, private developers, financing entities, affordable housing providers, etc.*).

## 5. ENABLE AGING IN PLACE

~~Provide~~ **Support and encourage** housing options for seniors of all abilities and incomes **and their caregivers, enabling them** to remain in the community, with access to services and established **formal and informal** support. ~~systems.~~