

AFFORDABLE AND DIVERSE HOUSING

How should the plan's policies and/or land use plan be adjusted to better achieve housing goals and encourage diverse housing types appropriate to different parts of Boulder?

AREA OF FOCUS
for the plan update



Q: HOW WOULD YOU SUGGEST REFINING OR ADDING TO THE KEY CHOICES BELOW (A, B, C, D, AND E)?

Submit your answers on a comment sheet or online at www.BoulderValleyCompPlan.net

Housing Policy, Land Uses in the BVCP, and Inclusionary Housing

- The plan has a **core value** of “diversity of housing types and price ranges.”
- It includes **policies on a diversity of housing-related topics**, including: character areas, neighborhood preservation, compatibility, and mix of complementary uses
- Also includes descriptions on goals and policies regarding affordable (low and moderate) housing, partnerships, choices, diversity, growth and community housing goals.
- The Land Use Code requires that **any development containing five or more dwelling units must provide at least twenty percent of the total number of dwelling units as permanently affordable** for very low, low, and moderate incomes.

It will take a variety of strategies to address housing affordability

- **Land use changes can help address the limited “supply”** along with other interventions and approaches.
- The **Middle Income Housing Study** provides research on Boulder’s challenges related to middle income households declining.

Learn more: www.bouldercolorado.gov/housing-boulder

What are some initial land use housing choices to explore?

A. More Housing in Industrial and Mixed Use Areas:

Should the land use plan and policies be adjusted to allow diverse affordable housing within existing industrial and mixed areas in the city (i.e. convert underutilized industrial areas such as along east Arapahoe Avenue) to incentivize housing as part of industrial areas?



D. Residential Transitions:

Should the city establish new residential transition requirements for different contexts within the city (e.g., where Opportunity Areas abut single-family neighborhoods, open space, or other lower intensity uses) to protect character?



B. Broader Range of Housing Allowed:

Should policies expand the range of possible housing types that are either allowed or incentivized in certain locations to address affordable housing needs? (See also the Housing Prototypes poster)



E. “Gentle Infill”:

Should the city encourage “gentle infill” in neighborhoods to allow new housing types such as tiny homes, accessory units, subdivided larger homes, and smaller homes tucked around existing houses on lots that have space in existing neighborhoods?



C. Community Benefits for Intensity:

In exchange for community benefits, should the city allow more intensity than what is currently allowed in certain opportunity areas – not neighborhoods? Benefits could include: the provision of permanently affordable housing for low, moderate, and middle households in excess of the 20% already required; provision of new infrastructure such as intersection improvements and bike paths; and new energy efficiency and renewable resources (i.e. exceeding energy building standards), among others?



www.BoulderValleyCompPlan.net

The “Recommendations for Resilience Integration” draft report from HR&A is available online!

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BOULDER VALLEY COMPREHENSIVE PLAN