



COMPREHENSIVE Housing Strategy



City Council

September 2, 2014



Purpose

- Project goals – David Driskell
- Phase II public engagement – Jay Sugnet
- Short term actions and housing opportunity sites – Jay Sugnet



COMPREHENSIVE
Housing Strategy





May 27 Study Session

- Summary of housing market statistics
- Results of housing choice survey and analysis
- Draft project goals
- Opportunity sites and short-term actions



Vision

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.



2. 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.



3. Create Diverse Housing Choices in Every Neighborhood

Facilitate the creation of a variety of housing options in every part of the city, including existing single-family neighborhoods.



North Haven Co-op



Foothills

4. Create 15-minute Neighborhoods

Foster mixed-income, mixed-use, highly walkable neighborhoods in amenity rich locations (e.g., close to transit, parks, open space and trails, employment, retail services, etc.).



Steel Yards



Landmark Lofts (28th)

5. Strengthen Partnerships

Strengthen current partnerships and explore creative new public-private-partnerships to address our community's housing challenges (e.g., CU, private developers, financing entities, affordable housing providers, etc.).



Williams Village

6. Enable Aging in Place

Provide housing options for seniors of all abilities and incomes to remain in our community, with access to services and established support systems.



Proposed Timeline

2014 February March April May June July August September October November December January February 2015

PS 3/23

PS 10/1

PS 11/1

M/10

CC

CC

City Council, Planning Board

CC 4/1

CC 5/27

CC 9/2

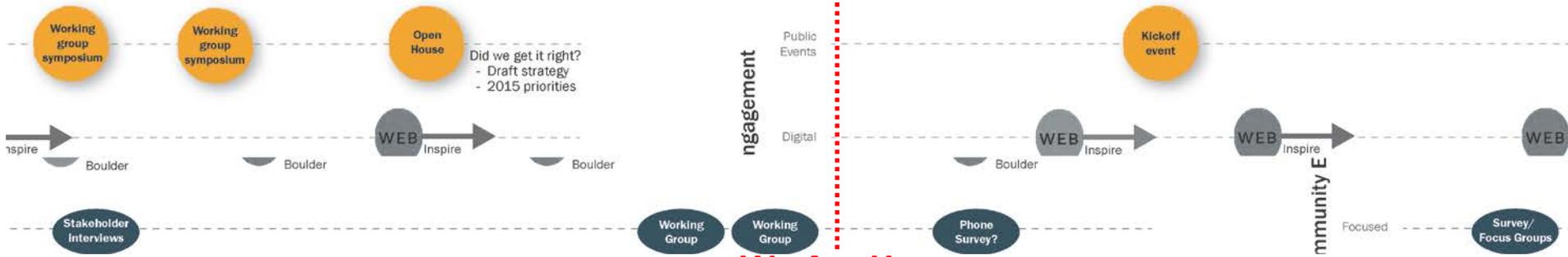
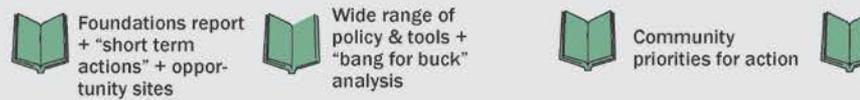


Phases



Deliverables

Final Strategy



We Are Here

Community Engagement Overview

Phase I – Foundations

- Online survey
- Focus groups
- Kick-off open house

Phase II – Strategic Direction

- Opening Symposium
- Working Groups
- Closing Symposium

Phase III – Strategic Action

- Workshop in a box
- Community Forum on priorities
- Phone survey

Ongoing Engagement

- Website
- Inspire Boulder (mind-mixer)
- Social media
- Email updates
- City board meetings
- Stakeholder meetings

Phase II – Working Group Process

Five Proposed Working Groups

1. Housing for low- and moderate-income households, including special needs and homeless
2. Housing for middle-income households
3. Housing in single-family neighborhoods
4. Senior housing
5. University housing

Address in 2015 Comprehensive Plan Discussion

6. 15-minute neighborhoods

Phase II – Working Group Process

Five Proposed Working Groups

- 6-8 members
- Appointed by City Manager
- Membership open to anyone who lives or works in Boulder
- Members will be selected to ensure geographic, demographic and professional diversity
- Meetings open and publicized to public
- Not making recommendations directly to council

Questions

- 1. Have conditions changed since May 27?**
- 2. Does Council support the project goals?**
- 3. Does Council support moving forward with the public engagement process?**

Short term actions and opportunity sites



Selection Criteria:

1. Consistent with 3 focus areas
2. Generally consistent with existing policies
3. Accomplished within existing resources
4. Specifics largely known

Short term actions

1. Right-of-way and density calculation ordinance
2. Council Concept Plan Review
3. Senior housing in single family neighborhoods
4. 1-to-1 unit replacement ordinance for 100% permanently affordable
5. Targeted modifications to ADU/OAU
6. Targeted modifications to cooperative housing

3. Does Council wish to continue with the next three short term actions?

- 1-to-1 unit replacement for 100% permanently affordable
- Targeted modifications to ADU/OAU
- Targeted modifications to cooperative housing

Opportunity Sites – City Owned



Palo Parkway



30th & Pearl

Update in Winter 2014

Opportunity Sites – City Owned

Staff proposes the following steps for Palo Parkway:

1. Continue to work with Boulder Housing Partners to draft a set of desired outcomes for the development of the property that advance the CHS goals and provide for collaborative community engagement
2. Return to council with draft desired outcomes and community engagement approach as part of a motion to transfer ownership to BHP
3. Engage the community in creating a development program for the site prior to annexation
4. Council action on annexation

Questions

4. Does Council support moving forward on the Palo Parkway opportunity site?



Opportunity Sites – Partner Owned



Spruce & Broadway (CAGID)



14th & College (UHGD)

Questions

- 5. Does Council support initial exploration of potential for CU housing on UHGID lot (14th & College), and micro-units on CAGID lot (Spruce & Broadway)?**



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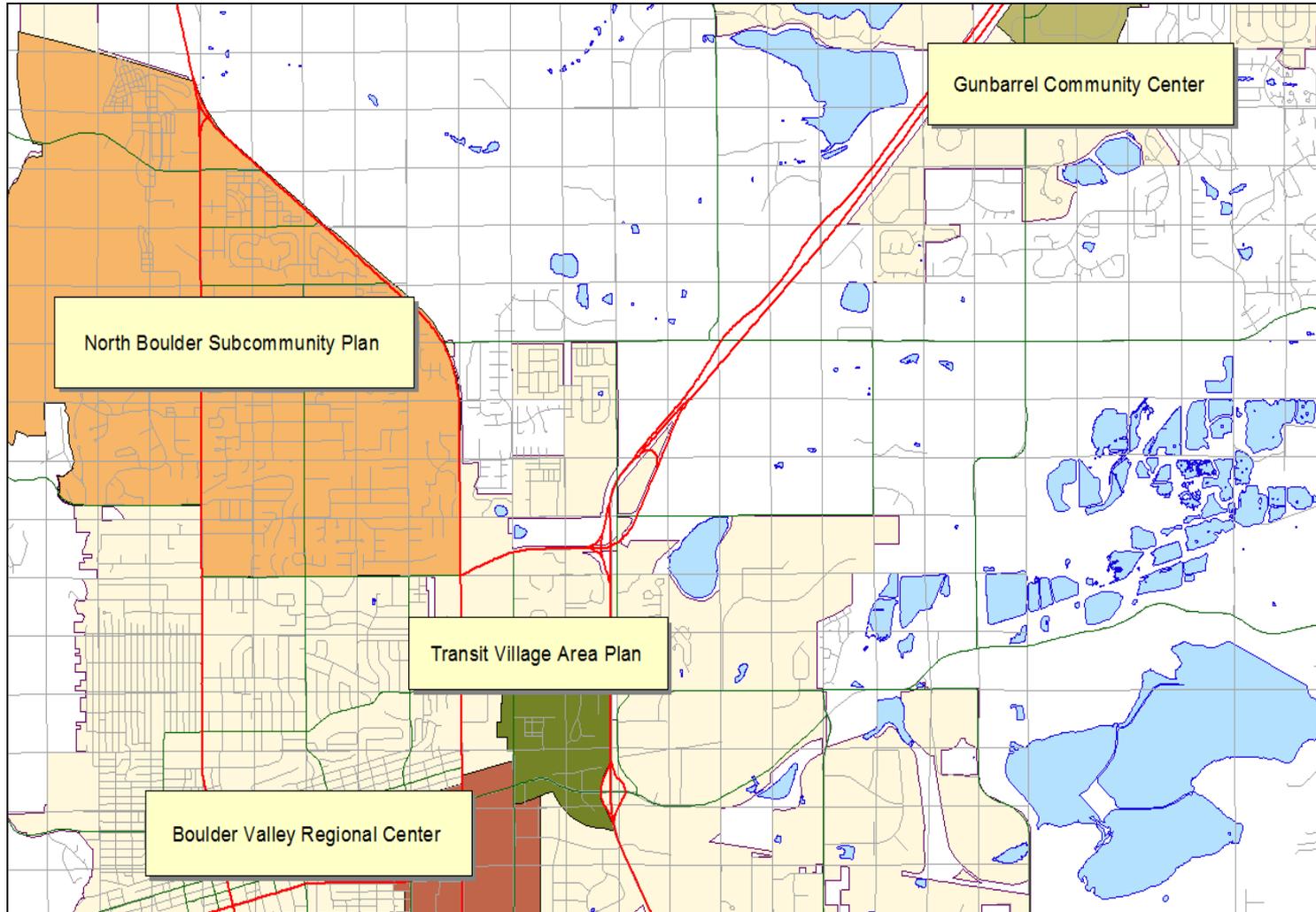


Next Steps

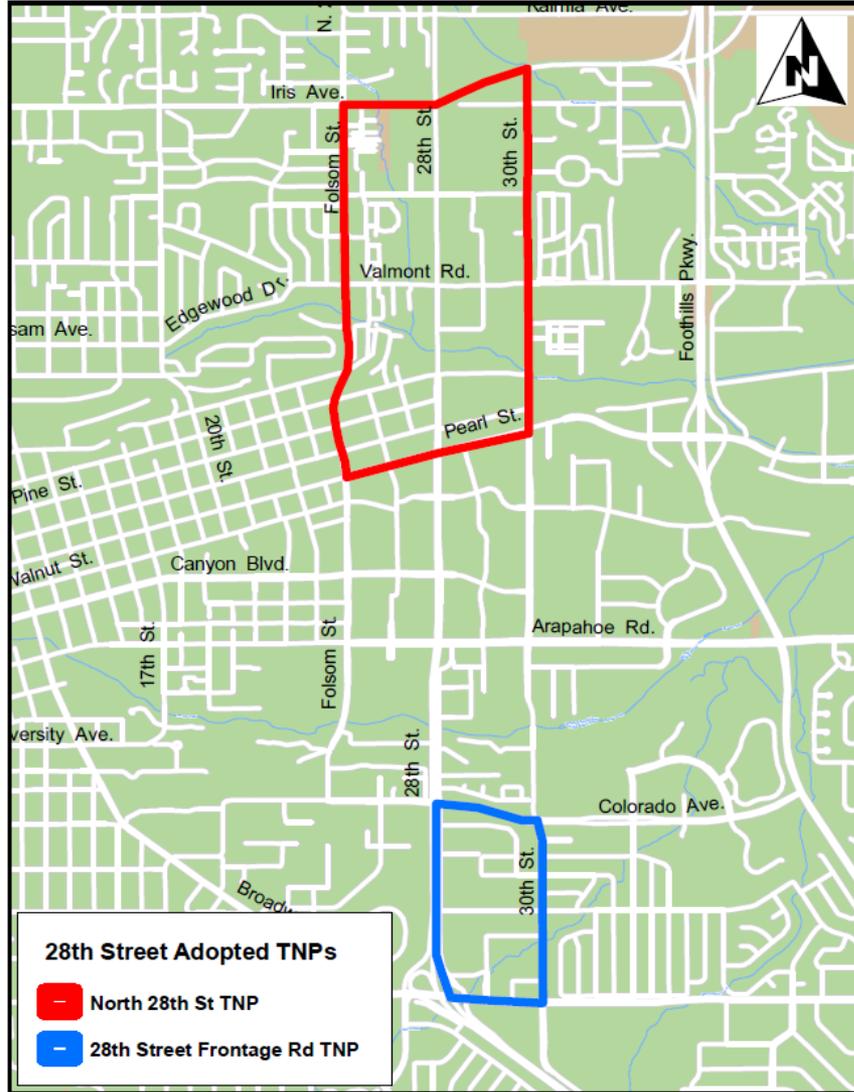
- Wide Range of Policies and Tools (Toolkit)
– late September
- Opening Symposium – October
- Closing Symposium – November
- Council Study Session - December

Extra Slides

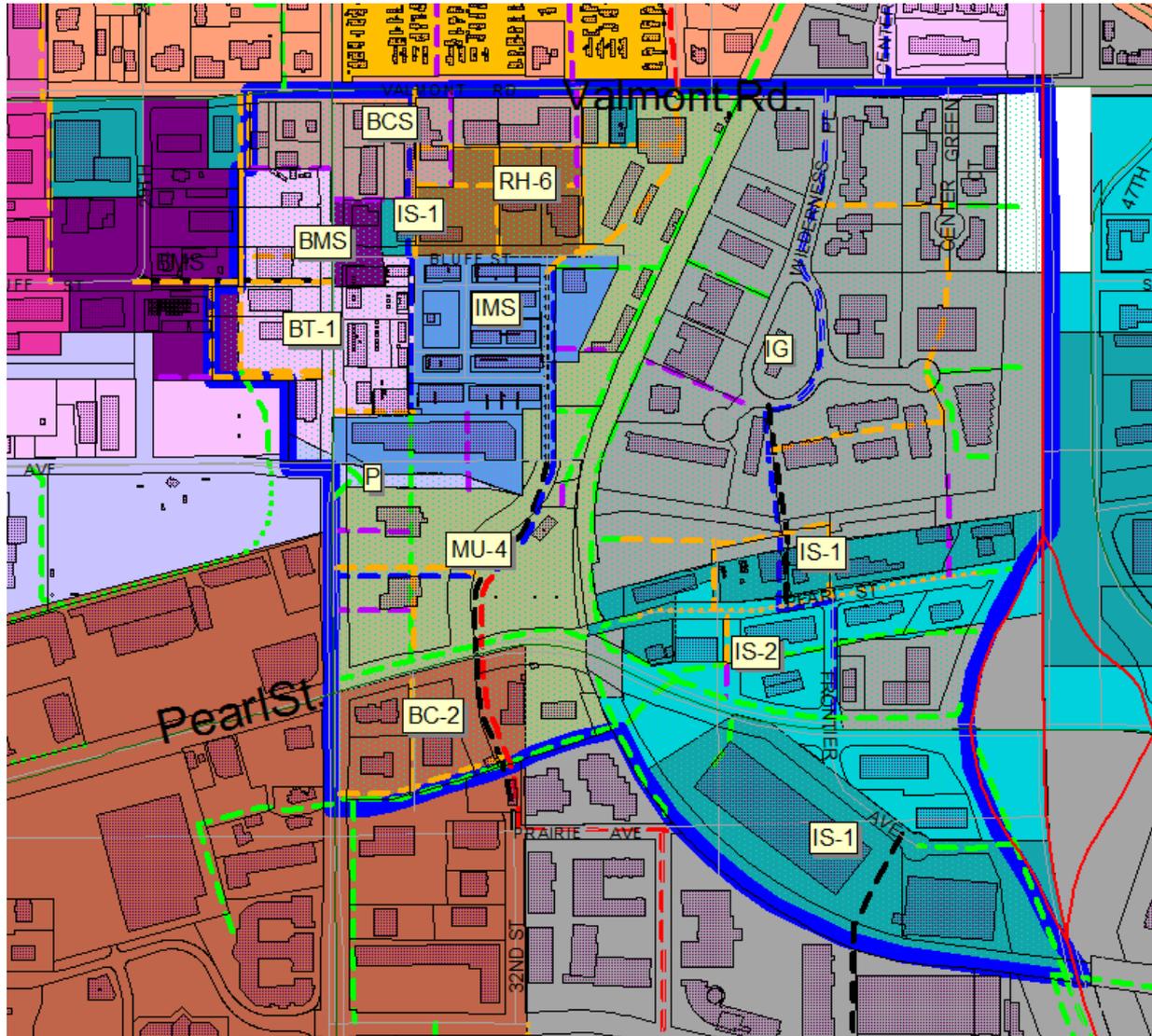
Area plan areas with ROW dedication requirements



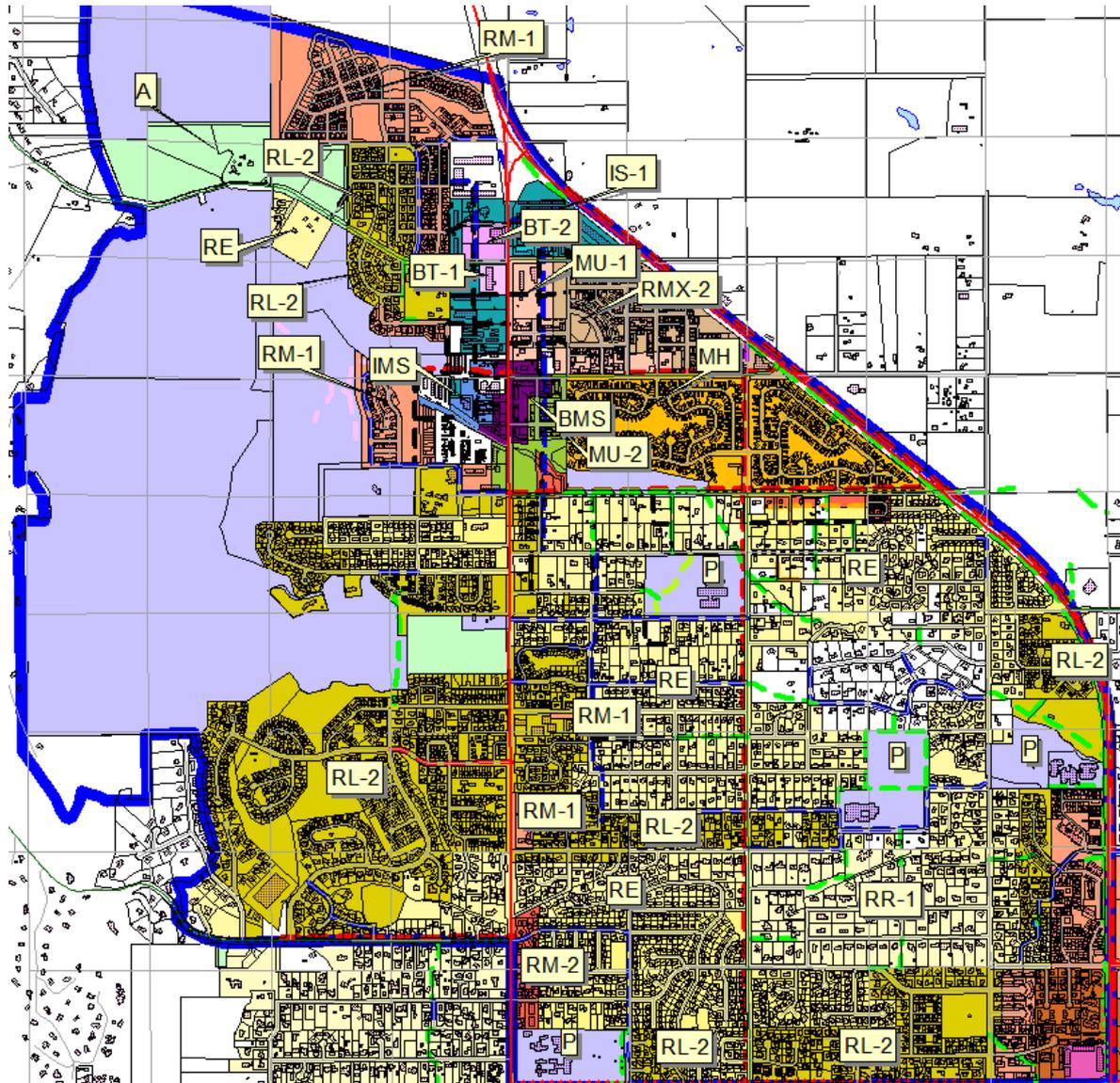
28th Street TNPs



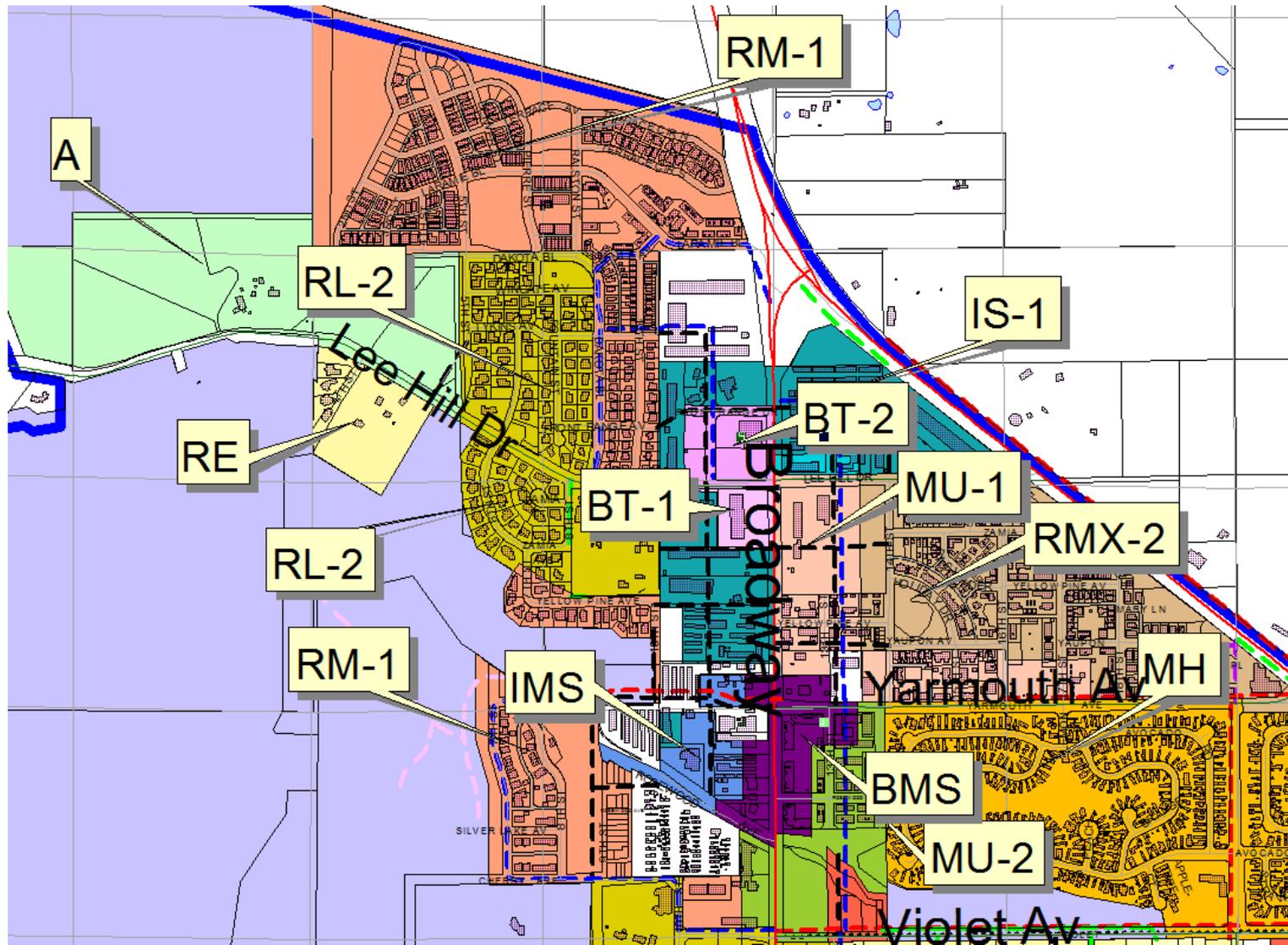
Boulder Junction



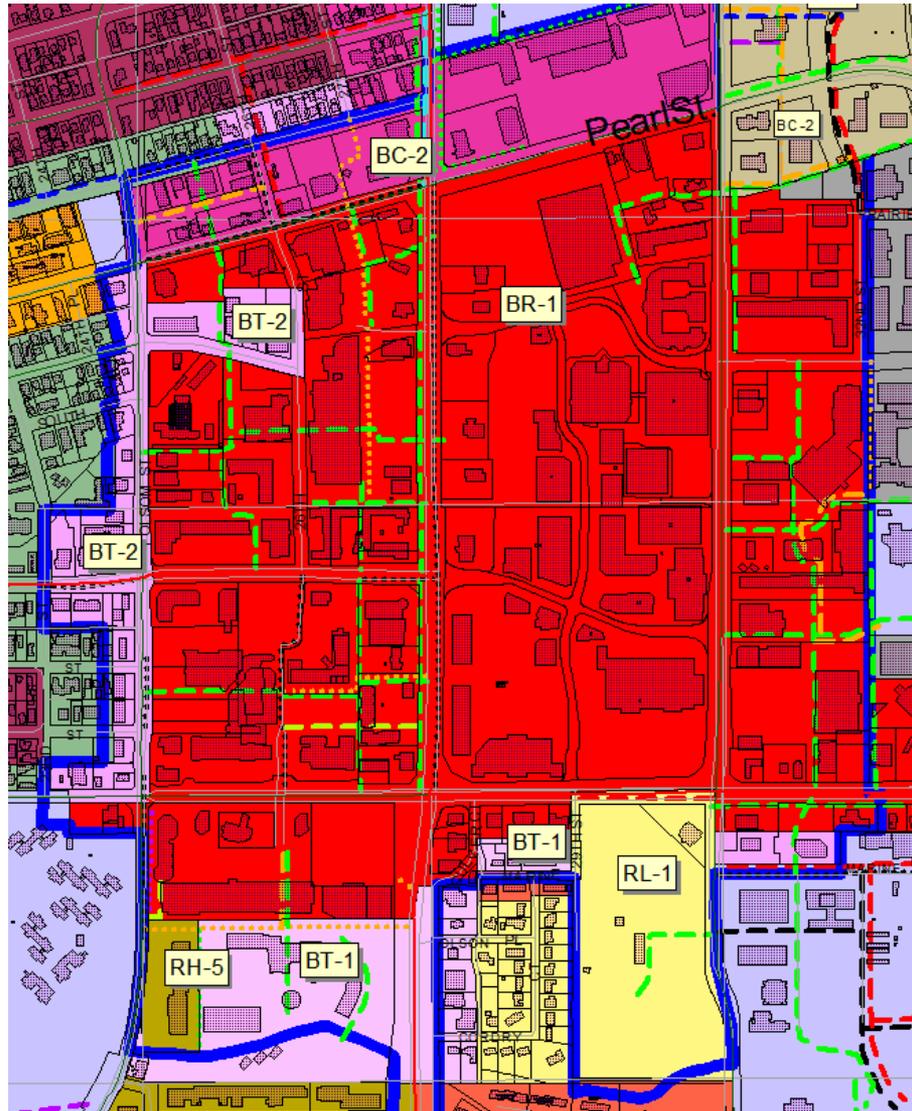
North Boulder Subcommunity



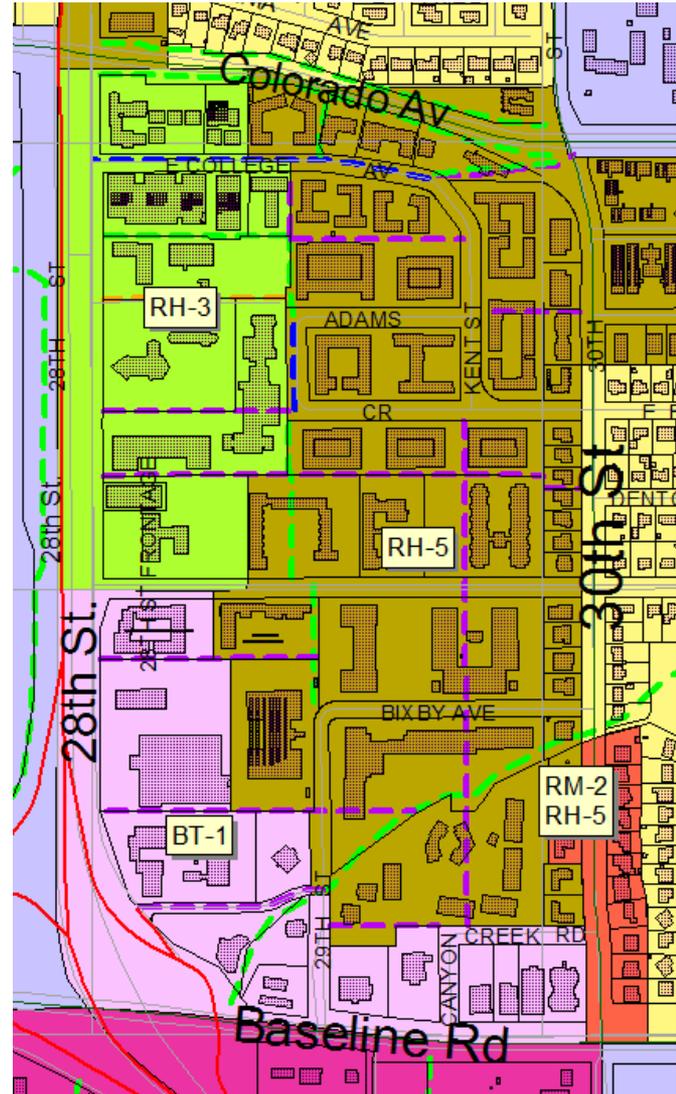
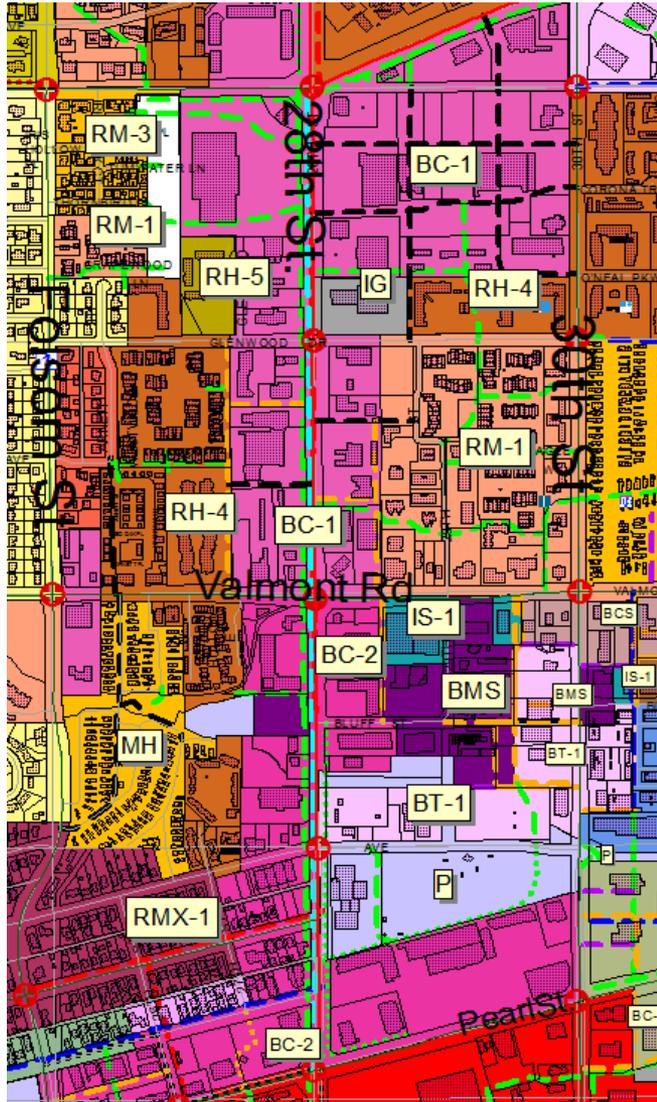
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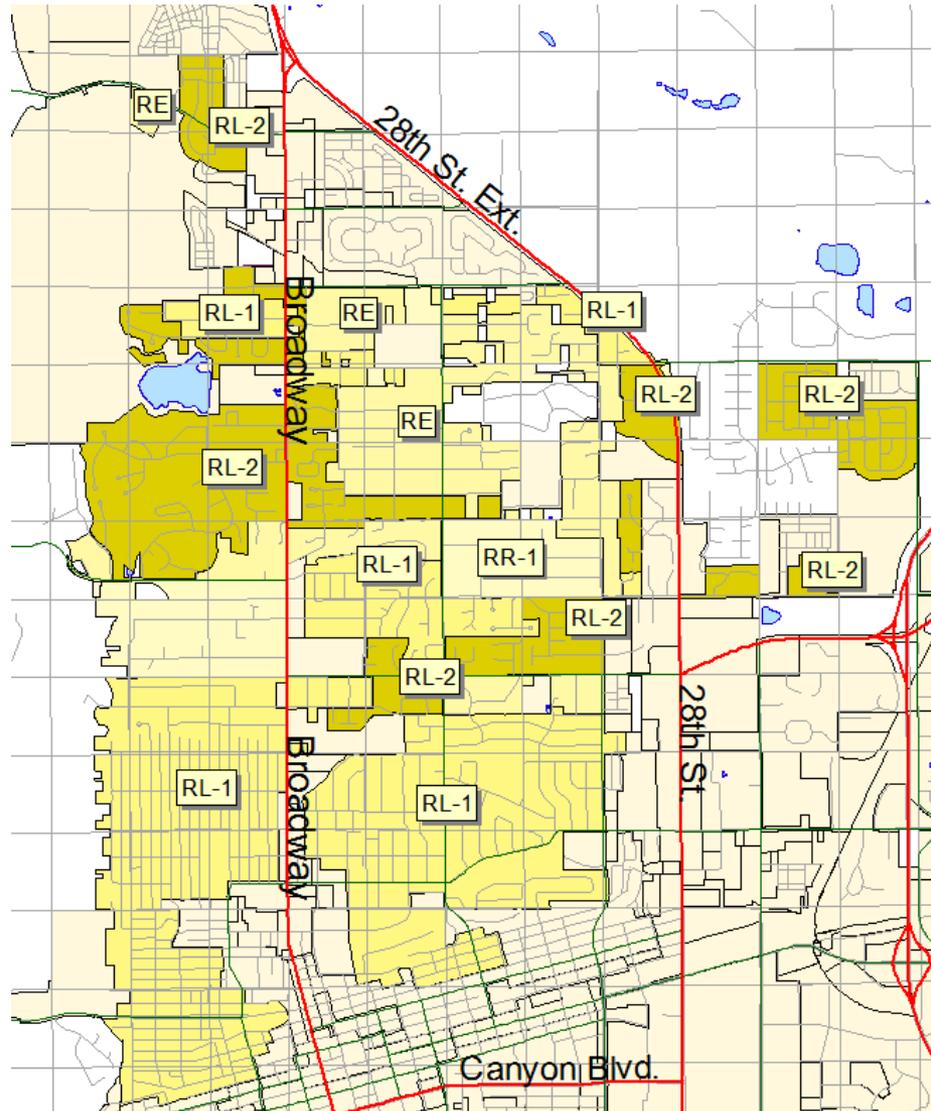
Boulder Valley Regional Center



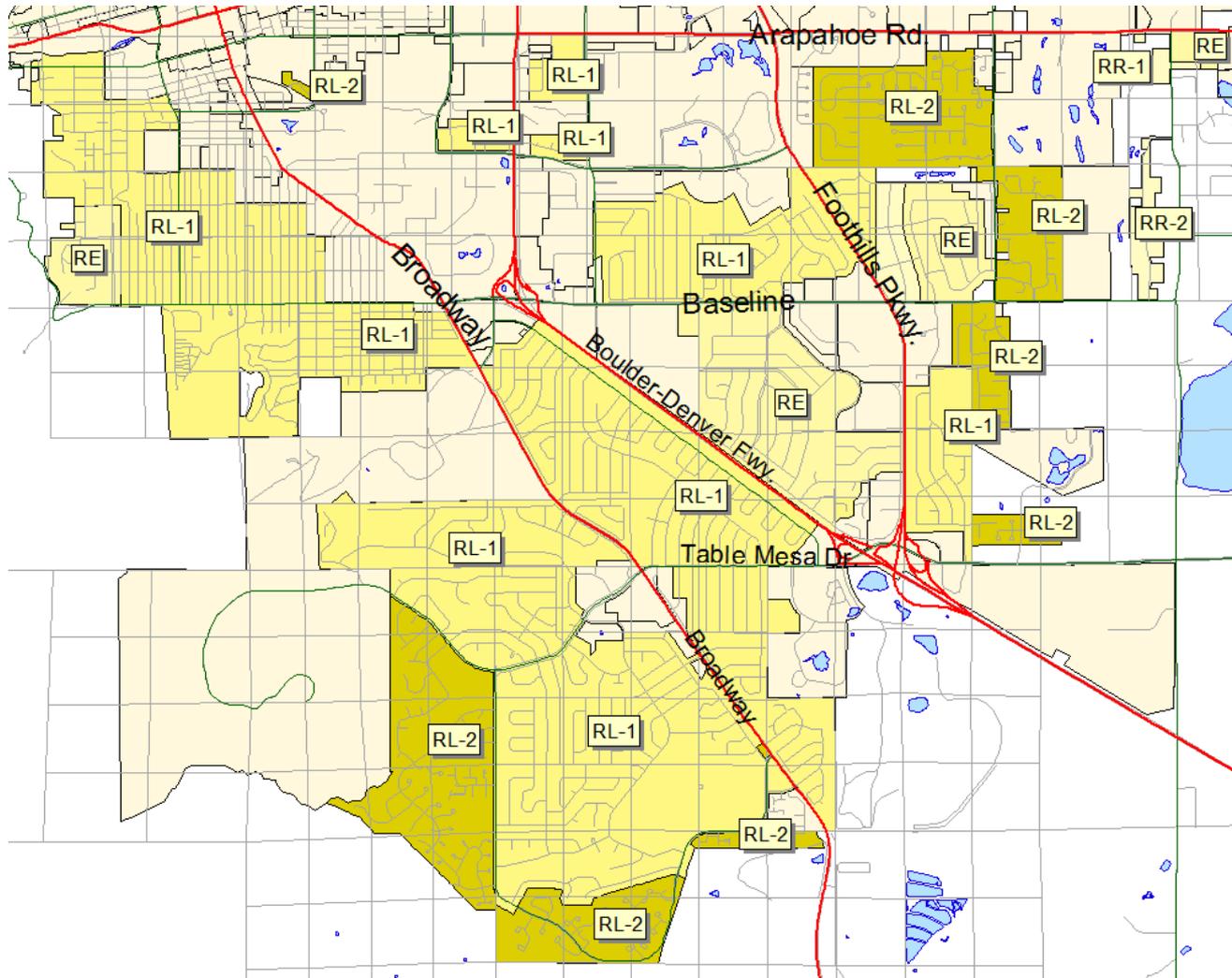
28th Street TNP



RR, RE and RL zones in North and Central Boulder



RR, RE and RL zones in South and East Boulder



Gunbarrel Community

