

 <p style="text-align: center;">Housing Boulder 2015 and 2016 Action Plan</p>	THEMES					2015		2016			
	Preserve Existing	Diverse Housing Options	Partner w/ Neighborhoods	Jobs and Housing	Regional Planning	Partnerships	Q3	Q4	Q1	Q2	Q3

1. Address housing issues as part of Comprehensive Plan update process

a	Jobs/Housing Mix. Consider potential adjustments to future mix and/or rate of residential and commercial growth	X		X	X							
b	Land Use Map Adjustments. Consider options in focused areas to advance community housing goals (e.g., redesignation for industrial, commercial, or high density residential areas).	X		X								
c	Housing Product Types/Diversity. Analyze land use and zoning to determine if they should be adjusted to facilitate a richer diversity of housing choices (e.g., townhomes, duplexes, family- or all-age friendly-apartments, tiny homes...?). Coordinate with BBC’s research for “missing middle” housing.	X	X	X								
d	BVCP Housing Policies. Evaluate the housing and neighborhoods policies. Do they reflect how the city should partner with neighborhoods to preserve and maintain housing and neighborhoods? Do they address preservation of middle income housing, and city goals such as 15-min. neighborhoods?	X	X	X		X						

2. Develop a middle income housing strategy

a	“Missing Middle” Market analysis. Determine what the market is currently producing to serve middle-income households and how unit size and location affect price over time.	X										
b	Potential Interventions. Identify and evaluate land use changes and other market interventions needed to produce desired middle income housing types (e.g., duplexes and triplexes, townhomes, courtyard apartments, bungalows...) and appropriate locations (coordinated with Comp Plan update).	X	X	X		X						
c	Potential Mechanisms. Determine effective mechanisms to support middle income affordability (e.g., shared appreciation down payment loans).	X	X	X								
d	Data Tracking. Identify a methodology to monitor key market data to measure progress.	X				X						
e	Draft strategy. Draft a middle income strategy based on analysis and additional community input.	X	X	X		X						

3. Preserve existing affordable housing

a	Short-Term Rentals. Adopt changes to regulations addressing short-term rentals – Council date scheduled for Aug 27, 2015.	X										
b	One-for-One Replacement. Enable partner-owned housing projects to rebuild to the number of units currently on site in situations where zoning changes have reduced allowed density.	X				X						
c	Preservation Priorities. Identify priorities for preservation funding (housing types and target unit numbers for funding).	X	X			X						
d	Tenant and City Purchase Program. Evaluate a potential program giving first right of refusal to tenants and/or city prior to the sale of market rate affordable rental units.	X	X	X		X						
e	Funding. Continue funding partners to acquire market rate affordable rental housing and make it permanently affordable	X	X			X						

4. Maintain commitment to achieving 10% goal

a	Mobile Home Parks. Explore changes to policies related to mobile home parks – study session scheduled for Sept 17, 2015. Action plan items to be added based on council input.	X	X	X		X						
b	Linkage Fee. Implement the Affordable Housing Linkage Fee on Non-res. Development (w/ potential increase from new study).	X	X		X	X						
c	Tax Exempt Partnerships. Explore with BHP the idea of using tax exempt partnerships to establish a pipeline of acquisitions.	X				X						
d	Affordable Housing Benefit Ordinance. Explore the idea of developing an ordinance formalizing special consideration of affordable housing in development review and approval.	X	X		X	X						

5. Projects, partnerships and governance

a	Palo Park. Complete family housing in partnership with BHP, Flatirons Habitat for Humanity and the Palo Park neighborhood.	X	X			X						
b	Pollard Site. Evaluate alternatives for city owned 30th/Pearl site – study session scheduled for Oct 13, 2015.	X	X			X						
c	Neighborhood Pilot. Outline a process for analysis and community engagement to inform a neighborhood pilot around issues of occupancy, cooperative housing and ADUs/OAUs.	X	X	X		X						
d	University Housing. Continue to engage with and support University of Colorado workforce housing efforts.	X			X	X						
e	Housing Strategy Governance. Evaluate alternative structures for ongoing strategic oversight of the city’s housing efforts.	X	X	X		X	X					