

# AFFORDABLE HOUSING IN BOULDER

---

Boulder Housing Partners' Strategic Plan



JULY 2014

# Tonight's Agenda

1. BHP Overview
2. Definition of the Problem
3. BHP's Strategic Response
4. What the City can do
5. Next Steps



# BHP Overview: Affordable Housing



BRIDGEWALK

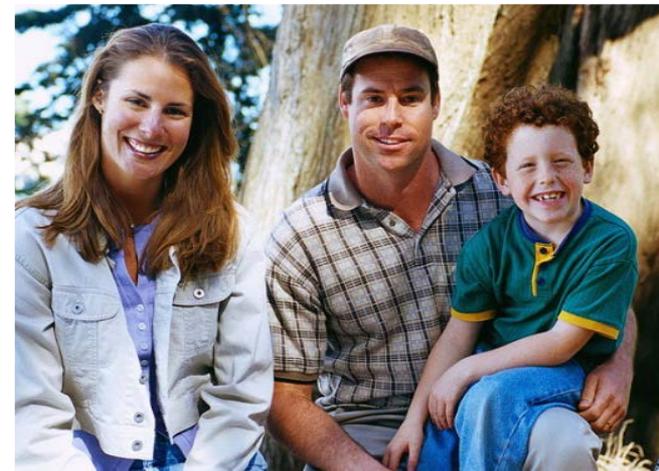


The FLATS @ 101  
CANYON



HOLIDAY  
NEIGHBORHOOD

## Middle Income & Market Rate Housing

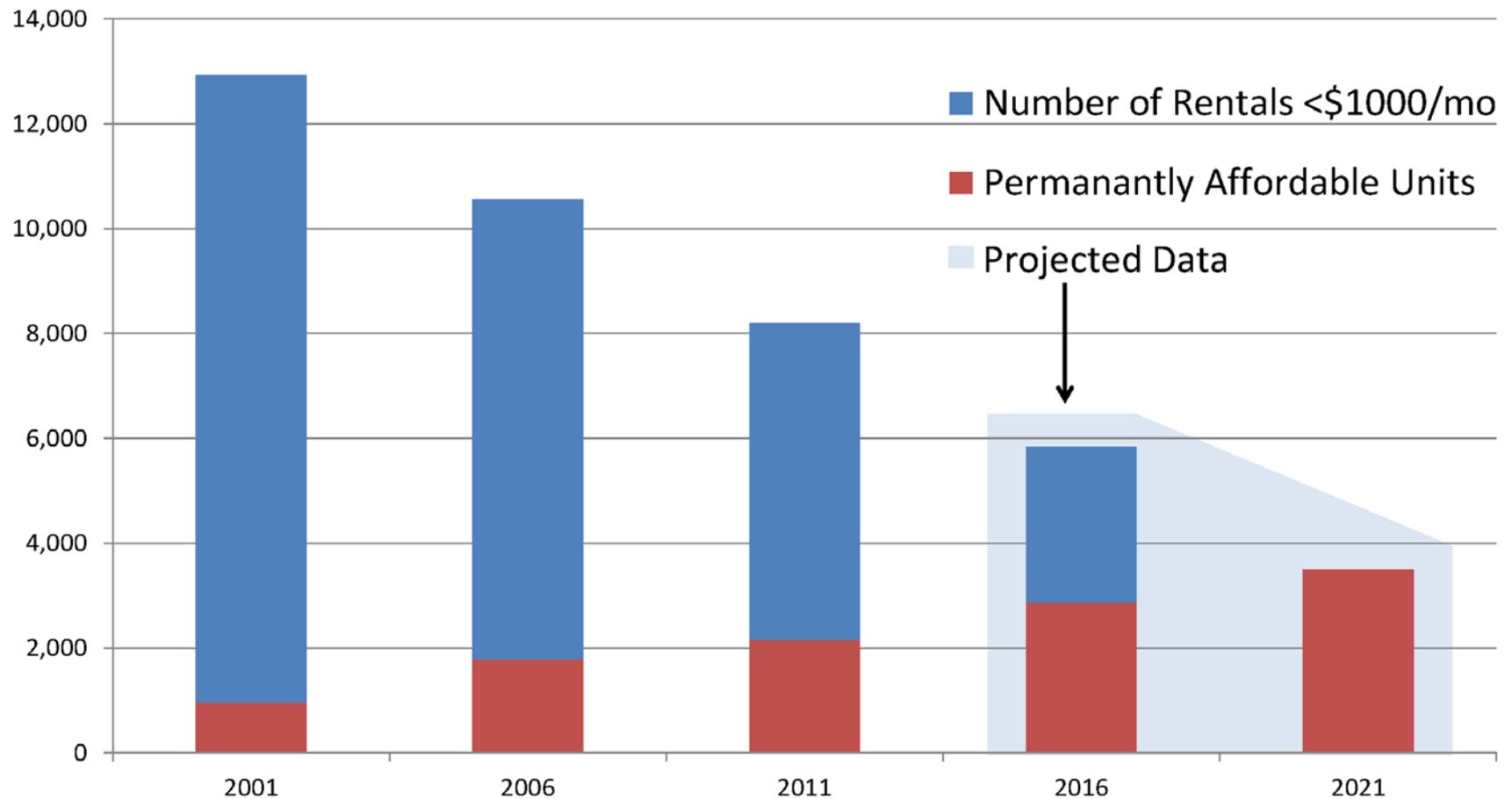


## The People we Serve

Our mission is to **provide** quality, affordable housing, **inspire** vibrant communities, and **create** the opportunity for change in people's lives.

We envision a diverse, inclusive and sustainable Boulder as a result of our efforts.

# Predicting the End of Market Affordability





**A challenging acquisition environment**

# BHP Proposes 8 Strategic Shifts

## 1. MORE

- Through acquisition of existing units, more vouchers, land-banking and new construction, increase Boulder's permanently affordable inventory by 2,000.

## 2. BROADER

- While maintaining our traditional focus on the most vulnerable, expand our efforts to include workforce housing opportunities.

## 3. WIDER

- Expand our geographic focus by: 1) when possible, partner on affordable housing projects that have regional significance and 2) consider income producing assets anywhere in Boulder County.

## 4. LOUDER

- Increase our advocacy efforts related to preservation of existing affordable inventories and pursue a more ambitious and meaningful housing goal for the city.

# BHP Proposes 8 Strategic Shifts (cont'd)

## 5. GREENER

- Focus energy investment in our own portfolio and engage with the community in reporting outcomes and drawing the connection between housing and environmental impact.

## 6. BIGGER

- Invest in children's educational outcomes in a big way and continue support for service coordination for all residents.

## 7. BETTER

- Improve on organizational excellence by stewarding a strong financial core, expanded internal operations and improved community outreach.

## 8. SMARTER

- BHP believes in changing the focus in the housing industry from outputs (counting units created) to outcomes (measuring the impact on individuals, families and the community)

# Distribution of BHP Units by Affordability Target

By Area Median Income 100% AMI = \$100,000 (4)	Current Portfolio Percent	10 Year Add	Projected Portfolio Percent
Special Populations (0%)	5%	250	9%
Other Affordable (0-50%)	46%	650	40%
Vouchers (0-50%)	41%	500	34%
<b>Affordable Total</b>	<b>91%</b>	<b>1150</b>	<b>73%</b>
Workforce (51-80%)	1%	350	10%
Market	7%	500	17%
<b>Workforce Total</b>	<b>9%</b>	<b>850</b>	<b>27%</b>
<b>TOTAL</b>	<b>100%</b>	<b>2,000</b>	<b>100%</b>
Portfolio Totals (units and vouchers)	<b>1,880</b>	<b>2,000</b>	<b>3,790</b>



# **BUILDING ON A LONG HISTORY OF PARTNERSHIP**

How the City can help us achieve this plan.

# City Support for BHP's Plan

- Help develop the Opportunity Sites
- Create preservation initiatives for currently affordable, market units
- Allow density bonuses for affordable housing projects
- Continue deep support for special population housing
- Provide leadership in local and regional planning and solutions

# BHP is working on several City-identified Opportunity Sites



**WALLACE / VALMONT AT FOLSOM ST.** Google earth

# Boulder & Santa Barbara

## Boulder Housing Partners

- 1,108 owned units
- 103,166 people
- \$690,500 median home price

## Housing Authority of the City of Santa Barbara

- 912 owned units
- 90,412 people
- \$880,500 median home price

# Santa Barbara: Artisan Court

56 units  
downtown  
workforce/  
homeless  
housing

---

60 units/acre

---

134% density  
bonus

---

54% parking  
reduction





Artisan Court

# Santa Barbara: Garden Court

98 units of  
congregate  
care for the  
elderly

---

86 units/acre

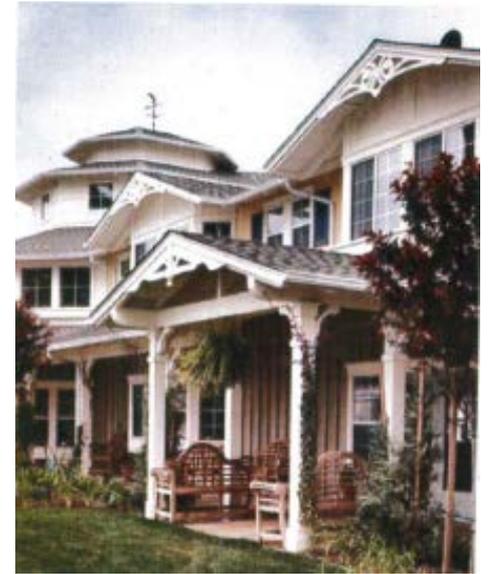
---

216% density  
bonus

---

59% parking  
reduction





Garden Court

# Next Steps

- Continue outreach to the community
- Refine the plan based on feedback
- September 8 public hearing and Board action
- February 2015 check back following the Comprehensive Housing Strategy adoption

# Thank You...

...for joining us in

**ENVISIONING THE FUTURE**

of affordable housing in Boulder.

[www.boulderhousing.org](http://www.boulderhousing.org)



# Questions for Council

- Does the City Council support the BHP strategy of accelerating our acquisition of units and land to increase our inventory of deeply affordable and workforce housing over the next ten years?
- Does the City Council have any additional comments or suggestions on the proposed draft Strategic Plan?



# Relationship with the City of Boulder

City of Boulder

Housing Authority of the City of Boulder  
dba Boulder Housing Partners (BHP)



# Relationship with the City of Boulder (cont'd)

## □ City Roles

- Define and Implement Housing Policy
- Provide Funding for Housing
- Set Housing Regulations
- Research Housing Needs
- Administer Federal Grants

## □ BHP Roles

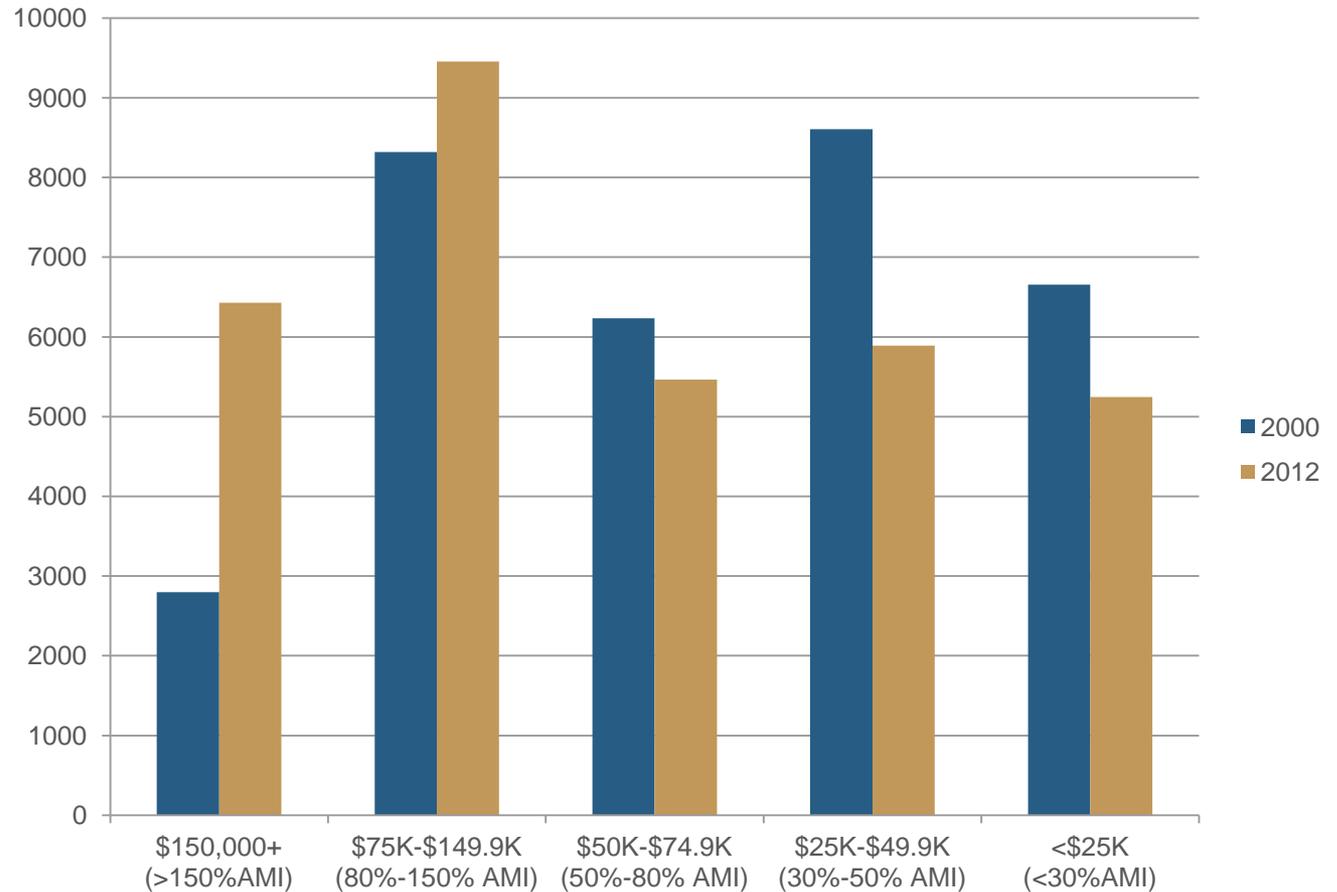
- Acquire Housing
- Build New Housing
- Own & Manage the Housing
- Acquire & Manage Housing Subsidies
- Provide links to supportive services

# Housing & Wage Imbalance

Job Sector Description	# of jobs	Average wage	Affordable rent
Hotel, Food, Entertainment, Recreation	9,919	\$ 18,500	\$ 462.50
Retail, Education	8,930	\$ 27,500	\$ 687.50
Totals	18,849		
Supply of 2 BR <b>market</b> rentals affordable at these incomes		<b>ZERO</b>	
Supply of deed restricted rentals		2,115	

# A *Shift* in Who Lives Here

Households with Head of House older than 25 yrs



# Triple Bottom Line for Boulder

## Economic



## Sustainability



## Social



# BHP Proposes Economic Outcomes

- Increase the IH rental goal/inventory
  - 10% goal is satisfied with 800 more rental units
  - Rental housing goal could increase by 60%
  - Overall goal would increase by 35%
  
- Significantly increase workforce housing
  - 1,150 new units
  
- Significantly increase special populations
  - 250 of those units will be for hard to house households

# BHP Proposes Sustainability Outcomes

- Radically increase sustainability metrics
  - First public housing portfolio in the nation to be near net-zero
  - Entire portfolio at near net zero waste
  - 25% reduction in water and energy use
  - 50% increase in Eco Pass distribution

# Solar

- 15 properties/ 50% of our portfolio has solar PV
- Total installed = 929 kW
  - (75kW from Solar Garden – Clean Energy Collective)
- Size range: 3 – 140 kW



## Financing:

- ARRA funding
- Xcel Energy Solar Rewards
- City & State Grants
- BHP contribution
- Tax Credits

# Additional Sustainability initiatives

- Water sub metering and conservation work with the COB water department
- Waste Diversion Grant with the COB for two housing sites
- Waste Diversion Grant with the County for nine housing sites
- Smart Regs – all of our units will be fully compliant by the end of 2014
- Member of *10 for Change*
- Boulder Community Power Partnership – Business Pilot member
- Partnership with eGo Car Share and B-cycles (includes Eco passes to 163 families on 4 sites)

# BHP Proposes Social Outcomes

- Disrupt the cycle of poverty by investing in early and continuing education
  - 100% preschool enrollment
  - 100% reading proficiency at 3<sup>rd</sup> grade
  - 0% truancy
  - 0% teen pregnancies
  - 100% high school graduation
  - TBD post-secondary education

# Wallace / Valmont



- Property owner meeting
- Neighborhood meeting
- Charrette
  - Architect, engineer, City, BHP, contractor, financier
- Goals:
  - Vision for the whole corner
  - Housing types and affordability
  - Integration with existing neighborhood
  - Views
  - Circulation
  - More playground space
  - Keep the 7-11

# Wallace / Valmont: Red Oak + Wallace

## Opportunities:

- Expanded park
- Neighborhood commercial uses
- Plans for future development
- Reduces potential thru traffic
- Housing diversity
- Additional affordability

## Needed:

- Vacate Right of Way
- Parking reduction



# Wallace / Valmont: Red Oak + Wallace + West Side

## Additional Opportunities:

- Integration of 7-11 for employment
- Fully integrated sites
- Improve ingress/egress
- Improved intersection
- More housing diversity
- Additional affordability

## Additional Needed:

- Density increase/open space reduction
- ROW improvements



# Preservation sites in the city

- BHP's public housing (332)
- Boulder Meadows
- Golden West
- Coronado Apartments
- Cavalier Apartments
- Harper House
- Tantra Apartments

HOUSING AUTHORITY  
OF THE CITY OF SANTA BARBARA



Innovative Housing Design & Density

# Santa Barbara: El Carillo

62 units of  
workforce/  
homeless

---

124 units/acre

---

475% density  
bonus

---

72% parking  
reduction





El Carillo