

BOULDER COUNTY
HOUSING
AUTHORITY



Boulder Valley
School District

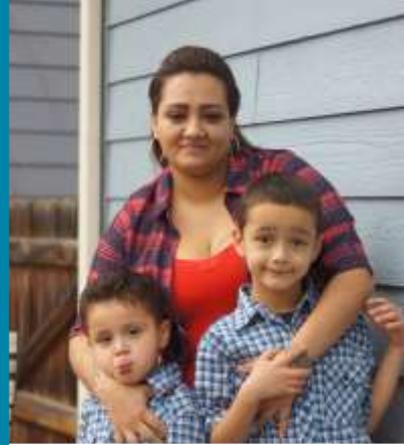
BCHA-BVSD Partnership to Address Affordable Housing Crisis in Boulder County

April 27, 2016

What We Know

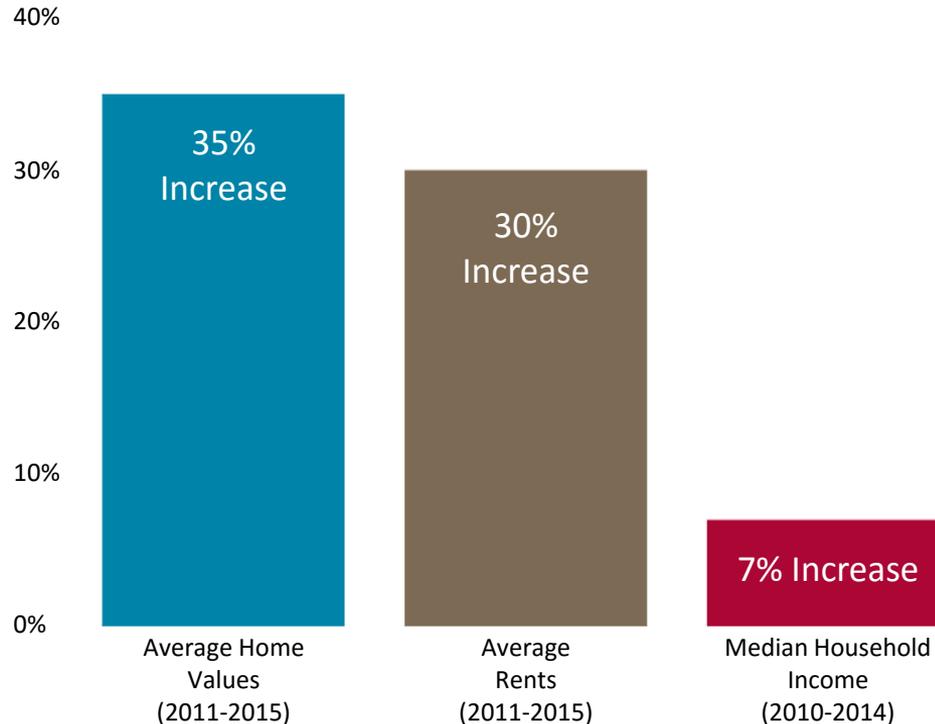
- Boulder County is in an affordable housing crisis
- Increasingly difficult for people to live in the communities in which they work
- Communities across the county see rising housing costs, median home values and average rents increasing rapidly in recent years
- Colorado's northern Front Range has one of the hottest housing markets in the country, with Boulder Denver, Greeley and Fort Collins setting records in March 2016 for gains in home prices.*
- High costs are exacerbated by extremely low vacancy rates

*Source – Denver Business Post 4/20/16



Boulder County Housing Costs Far Outpacing Income Gains

**Growth in Housing Costs vs. Growth in Income
Boulder County**



Sources: Census data; Zillow.com
(most recent data available)

What We're Hearing from Our Community

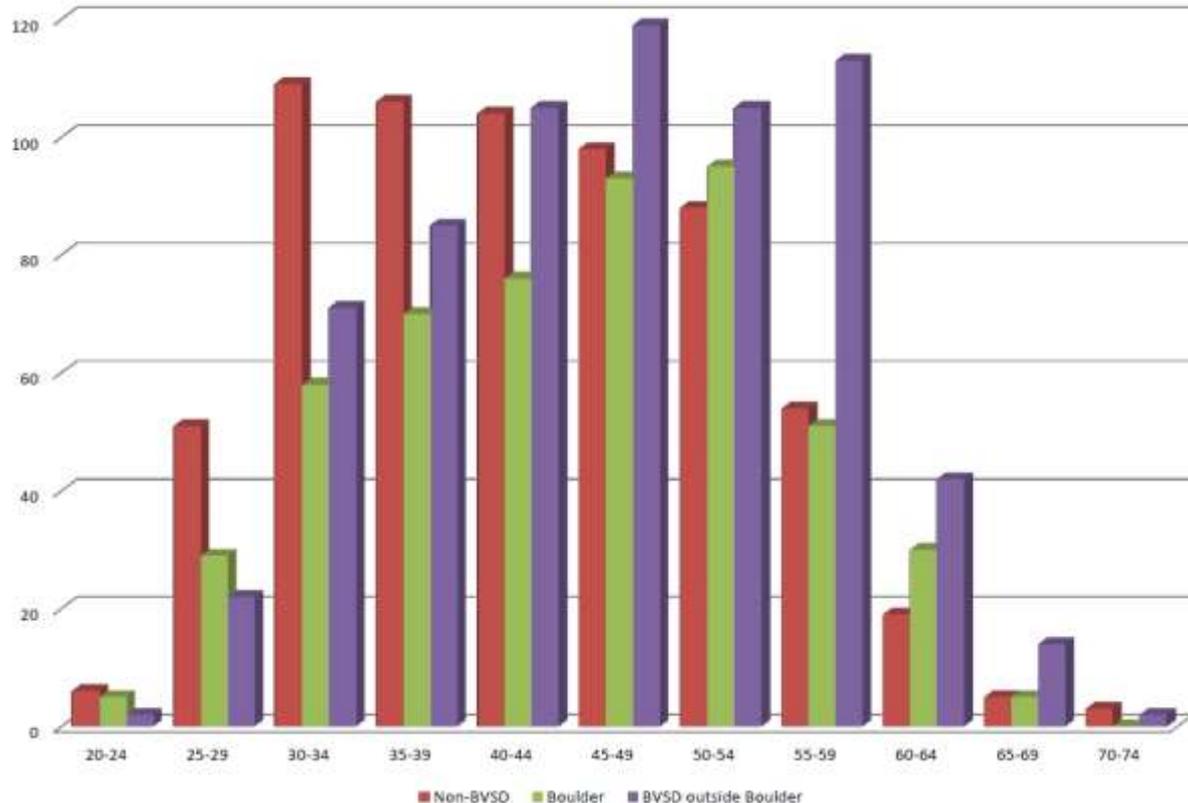
2015 Boulder Valley
Comp Plan Survey:
cost of housing top concern

BVSD employee outreach:

500+ employees expressed
interest in affordable
housing *within* district
boundaries

New younger labor pool less
likely to live in Boulder

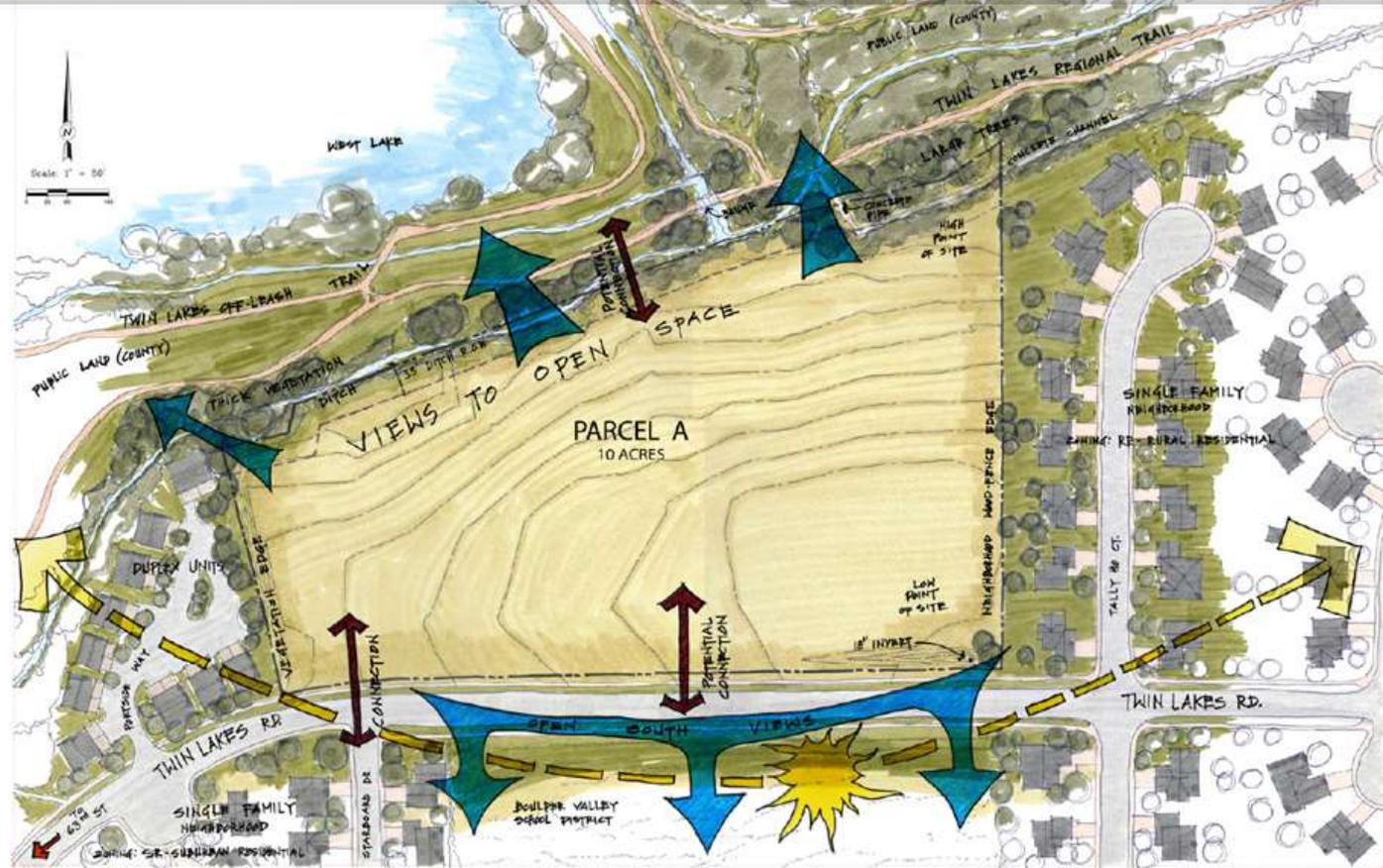
Teacher Residency by Age Cohort 2015



Why is BCHA pursuing development at the Twin Lakes sites?

Twin Lakes Site

- Severe shortage of permanently affordable housing in Gunbarrel.
- Limited remaining land in Gunbarrel
- Opportunity for partnership between BCHA/BVSD
- Planning together allows for better site plan design



BCHA-BVSD Twin Lakes Partnership

A once-in-a-generation opportunity

- Rare availability of affordable land suitable for housing, with good proximity to public infrastructure, community services, jobs;
- Located in an area with limited permanently-affordable housing;
- Supports those who serve our community, including school district employees;
- BVSD and BCHA are service providers that rely heavily on a skilled and talented workforce that is committed to the community;
- BVSD leverages BCHA's depth of housing development experience and support, and BCHA leverages BVSD's ability to build stability within families and to strengthen community connections ;
- Planning both properties simultaneously will allow for better site planning and alignment of amenities.

BCHA-BVSD Twin Lakes Partnership: Who Might Qualify?

50%
AMI



Kate: new teacher; salary: \$43,074/yr.

Joe: cares for elderly father

Rent: \$1,350/mo.

median price for a 1-BR in Boulder County

38% of income goes toward housing,
limiting funds for other necessities

Affordable unit could save them
\$400 per month

A recent interest list formulated by BVSD administration attracted over 500 employees of varying income ranges interested in affordable housing in Gunbarrel

60%
AMI



Bill: custodian; salary: \$34,379/yr.

Mary: part-time child care worker

Combined income: \$59,750/yr.

Two school-age children

Rent: \$2,350

median price for 3-BR in Boulder County

HALF of income goes toward housing,
family living paycheck-to-paycheck

Affordable unit could save them
\$700 per month

What are Other School Districts Doing?



LA Unified School District: Currently building three housing developments for LAUSD employees



Newark, NJ: Providing 214 units of rental housing for teachers



Teton County, WY: Building 11 homes for teachers on school owned property



Roaring Fork School District: Seeking to provide up to 89 housing units for district employees.

Collaboration



Collaboration results in better designs, community ownership, mutual benefits for neighbors, developer, and clients.

Collaboration in Lyons--What did you love about your neighborhood before the flood?

Quiet Setting

Presence of Wildlife

Diversity of my Neighbors – All Types of People Lived Here

Everyone Wanted Each Other to Succeed

We Supported and Looked Out for One Another

A Porch Community

Private

Stop By Without Calling

Safe

People Knew You

Sound of Children - Laughter

Pets / Pet Sitting

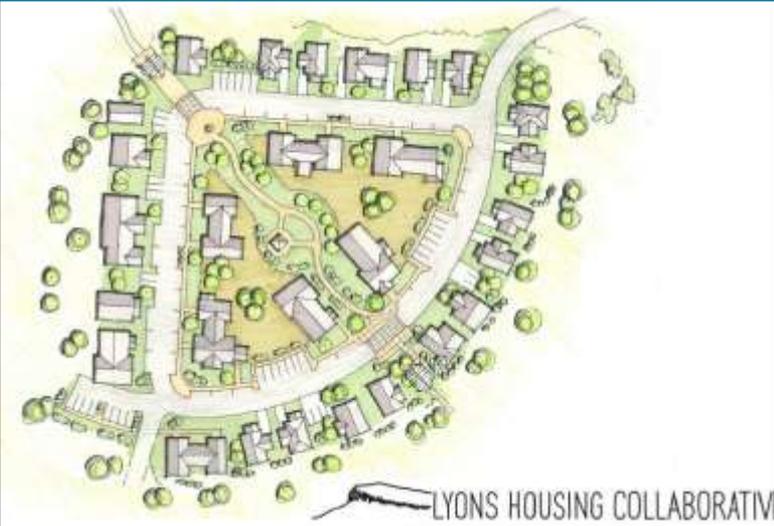
Dark Night Sky

No Traffic

Collaboration in Lyons--landscape and amenities findings



Native Plants and Stone



Walking Trails, Gardens and Play Areas

Community and BCHA Collaboration

24 City staff meetings and 17 community meetings



“Fix the traffic.”

“I want a walkable neighborhood.”

“It’s hard to find a handicap accessible home in my community.”

“I don’t want to move to assisted living.”

“I can’t stand my commute – I want to live where I work.”

“We really like community gardens.”

“We want more one-bedroom units.”

“We don’t want a ‘Project’, we want a small-scale neighborhood.”

“Incorporate fitness into the plans.”

“Make spaces for public sculpture and art.”

“I want to be able to see my child when he is playing outside.”

Collaboration

What amenities would make you want to live here?



Kestrel
LOUISVILLE, COLORADO

Collaboration

What features would make you wary?



Collaboration

Community Feedback



What we've heard:

- Provide opportunities for seniors outside of a senior only building
- Provide unique open space
- Make sure units are accessible

How we've responded:

- Increased the number of one-bedroom units across the site
- Integrated seven unique pocket parks with varying themes
- Ensured that nearly $\frac{1}{4}$ of all units are fully accessible and visitable
- Provide community gardens with raised beds for wheelchair accessibility

Our interest list currently has over 250 households

Results of Collaboration



Kestrel

- Louisville
- 200 new units
- Density minimized with smaller scale structures, ample greenspace, focused on pedestrians and bikes
 - 129 family units
 - 71 units for age 55+
- Scheduled to open in 2017

Thank you!

