

HOUSING BOULDER WORKING GROUP AGENDA #3



Create Diverse Housing Choices Working Group #3

Alfalfa's Community Room, 1657 Broadway St.
Entrance in back on west side, near loading docks

March 11, 2015

6 – 8 p.m.

(Light refreshments will be served)

Objective: review the updated fact sheets by goal and discuss if what you've heard and learned changes your thoughts on the goal; discuss homework results and develop a short list of tools for the working group to discuss; review the Housing Boulder schedule and offer any suggestions on how to best engage the broad community.

6:00 – 6:05	Agenda overview/logistics	Facilitator
6:05 – 6:30	Data Discussion Continued – what is your key takeaway from the fact sheet that will inform how we measure success?	All
6:30 – 7:30	Discuss homework results and create shortlist of policies or tools for working group discussion	All
7:30 – 7:50	Schedule overview - your ideas for community engagement	All
7:50 – 8:00	Public Comment	



CREATE DIVERSE HOUSING CHOICES: FACT SHEET

March 3, 2015

GOAL: Create Diverse Housing Choices

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

NEW: See the last page for a list of what's new in this revised Fact Sheet.

EXAMPLES OF POTENTIAL OBJECTIVES

The list below provides examples of how the city might advance this goal:

- *Existing Housing* – Explore ways to use existing housing differently (e.g., cooperative housing, shared housing for seniors, etc.).
- *Establish Partnerships for Opportunity Sites* – Identify opportunity sites for context-sensitive, mixed-income, mixed-use development and partner with housing developers to facilitate these projects.
- *Explore New Tools* – Explore new tools to incentivize or require desired unit mixes, types, or sizes, such as “benefit capture” provisions connected to property rezoning or development approvals.
- *Develop a Pattern Book* – Develop a pattern book that illustrates desired housing outcomes on typical Boulder lots - particularly for family-friendly, higher-density housing and housing that meets special needs. This pattern book could streamline review processes with preapproved prototypes.

KEY CONSIDERATIONS

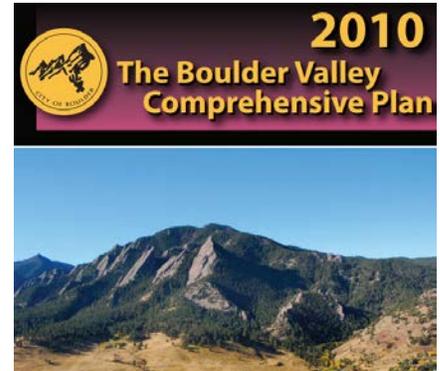
- *Desire for Less-traditional Housing Uses* – There are three legally-established, affordable housing cooperatives in Boulder operated by the nonprofit Boulder Housing Coalition. There are also several informal cooperatives in Boulder. Additionally, some seniors and senior advocates support increased occupancy limits for seniors-only households to support long-time residents’ desire to age in place.
- *Boulder has Little Vacant Land* – The city and county have a long history of coordinated growth management that emphasizes infill development, rather than development of vacant land.
- *Infill Development is Challenging* – Redevelopment is usually more challenging than development of vacant land because of a variety of site constraints.
- *Impacts on Existing Neighborhoods* – Changes in existing neighborhoods would require a careful examination of potential impacts.

EXCERPTS FROM BOULDER VALLEY COMPREHENSIVE PLAN POLICIES RELATED TO HOUSING CHOICES

The 2010 update to the Boulder Valley Comprehensive Plan affirmed the city's commitment to preserve housing choices and advance and sustain diversity.

Housing is the largest single land use in the city, and arguably the most critical building block of the city's neighborhoods and overall quality of life. It also represents one of the largest costs for Boulder households, and for many, their largest lifetime investment. Housing is personal, financial, and emotional.

-May 27, 2014 Comprehensive Housing Strategy Memo to City Council



1.19 Jobs:Housing Balance: The city will continue to be a major employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. This will be accomplished by encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations, preserving service commercial uses, converting industrial uses to residential uses in appropriate locations, improving regional transportation alternatives and mitigating the impacts of traffic congestion.

2.10 Preservation and Support for Residential Neighborhoods: The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses.

2.11 Accessory Units: Consistent with existing neighborhood character, accessory units will be encouraged in order to increase rental housing options in single family residential neighborhoods.

2.14 Mix of Complementary Land Uses: In existing neighborhoods, a mix of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character.

2.16 Mixed Use and Higher Density Development: The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations. The city will provide incentives and remove regulatory barriers to encourage mixed use development where and when appropriate.

2.29 Sensitive Infill and Redevelopment: With little vacant land remaining in the city, most new development will occur through redevelopment. The city will gear subcommunity and area planning and other efforts toward defining the acceptable amount of infill and redevelopment and standards and performance measures for design quality to avoid or adequately mitigate negative impacts and enhance the benefits of infill and redevelopment to the community and individual neighborhoods.

2.31 Design of Newly-Developing Areas: The city will encourage a neighborhood concept for new development that includes a variety of residential densities, housing types, sizes and prices, opportunities for shopping, nearby support services and conveniently sited public facilities, including roads and pedestrian connections, parks, libraries and schools.

7.04 Strengthening Community Housing Partnerships :The city will create and preserve partnerships dedicated to the community's housing needs by supporting private and nonprofit agencies that create and maintain permanently affordable housing in the community, and fostering nonprofit and private sector partnerships.

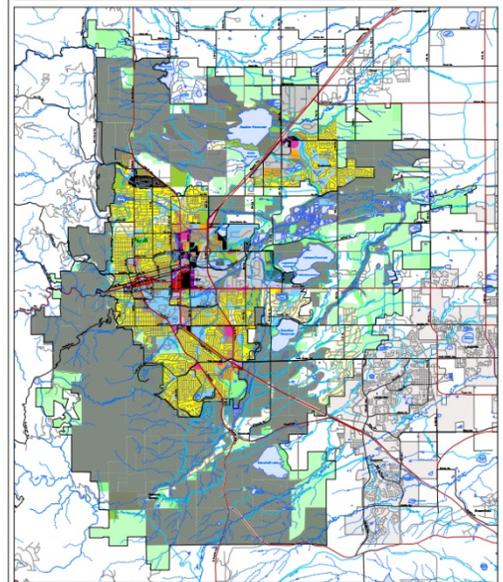
7.06 Mixture of Housing Types: The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the full range of the Boulder Valley population.

7.07 Preserve Existing Housing Stock: The city and county, recognizing the value of their existing housing stock, will encourage its preservation and rehabilitation through its land use policies and regulations. Special efforts will be made to preserve and rehabilitate existing housing serving low and moderate income individuals and households.

7.09 Housing for a Full Range of Households: The city and county will encourage preservation and development of housing attractive to current and future households, persons at all stages of life and to a variety of household configurations. This includes singles, couples, families with children and other dependents, extended families, non-traditional households and seniors.

7.08 Preservation and Development of Manufactured Housing: Recognizing the importance of manufactured housing as an option for many households, the city and county will encourage the preservation of existing mobile home parks and the development of new manufactured home parks, including increasing opportunities for resident-owned parks.

Boulder Valley Comprehensive Plan Land Use Designation Map



POTENTIAL TOOLS/POLICIES TO ADDRESS GOAL (STARTING POINT FOR DISCUSSION)

The Housing Boulder [Toolkit of Housing Options](#) has a number of tools that could address this goal. Each of these tools could address either 1) using existing housing differently, or 2) reducing barriers and/or incentivizing housing choices. These tools include, but are not limited to:

- A1.** Accessible Housing
- A2.** Accessory Dwelling Unit/Owner's Accessory Unit Requirements
- A3./A4.** Co-Housing & Cooperative Housing
- A6.** Senior Housing Options
- A7.** Small Homes
- A8.** Tiny Homes
- B1./B2.** Home Rehabilitation Loan Program & Homebuyer Assistance Programs
- B3.** Inclusionary Housing (IH) Program
- B4.** Revenue Sources for Affordable Housing
- C3.** Preservation of Rental Affordability
- C4.** Historic Preservation of Smaller Houses and Accessory Buildings
- E4.** Land Use Designation and Zoning Changes
- E1.** Bonuses for Higher Levels of Permanently Affordable Housing
- E6.** Occupancy Limits



Figure 1: Land Area by Zoning¹

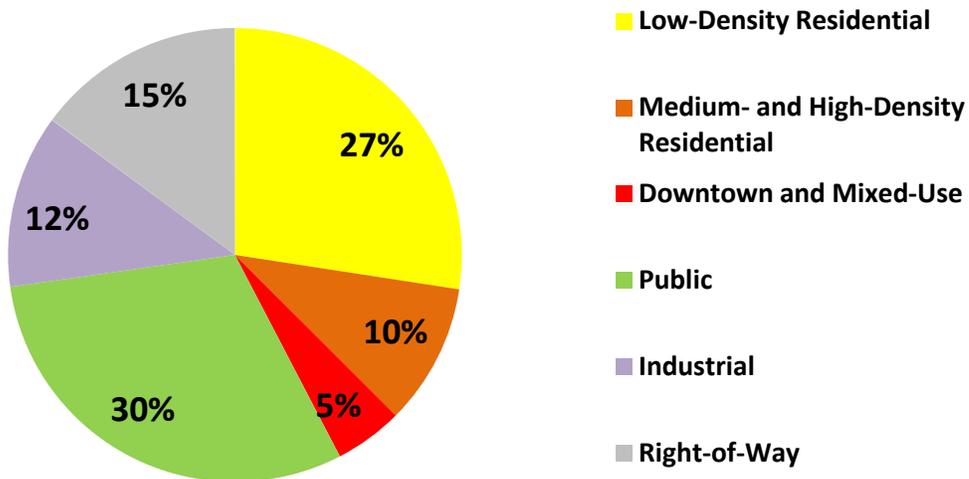
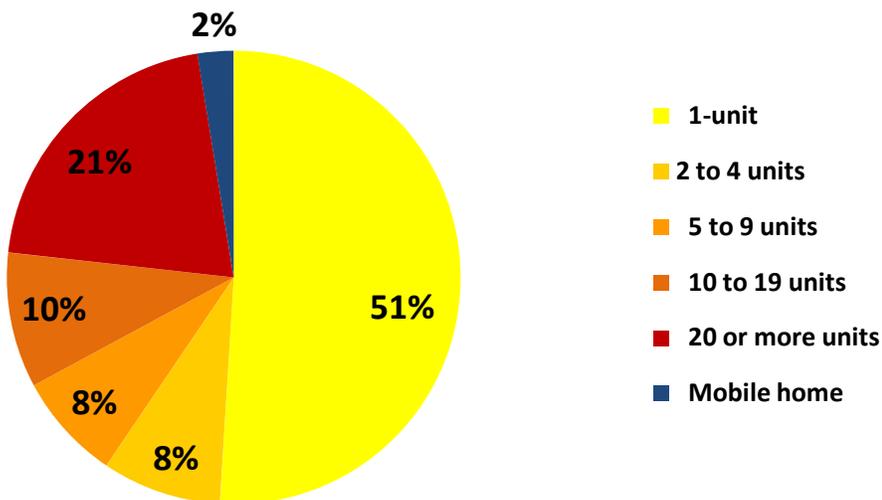


Figure 2: Building Type²



Note: The shares shown in the pie chart above are of units by building type. For example, in Boulder in 2012 the American Community Survey estimated that there were 3,680 units in 2 to four-unit buildings, which 8 percent of all units (43,322, 2012 ACS 5-year estimates). These data do not distinguish tenure type (homeowner vs. renter). (Explanation added prior to March 11, 2015 meeting.)

¹ Source: City of Boulder Planning and Development Services (P&DS), GIS. The low-density residential category includes the RE, RL-1, RL-2, RR-1, and RR-2 zone districts. The medium- and high-density residential category includes the MH, RH (all), and RM (all) zone districts.

² Source: 2012 ACS 5-Year Estimates

Figure 3: New Housing Units Completed by Type: 2003-2013³

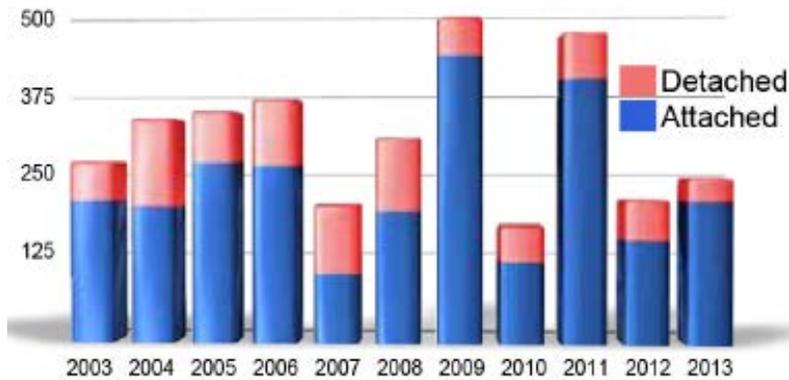


Figure 4: Incommuter Housing Preferences, 2012⁴

54%

of middle-income in-commuters would consider moving to Boulder in the future

To live in Boulder I would.....

“As long as the housing provided my own small courtyard—not a deck/balcony—but an actual outdoor fenced-in space, it would work.”

- 84%** Live in an older home
- 75%** Live in a small, single-family detached
- 49%** Live in a townhome
- 35%** Live in a duplex/triplex/fourplex
- 25%** Live on a busy street
- 25%** Live in a condo

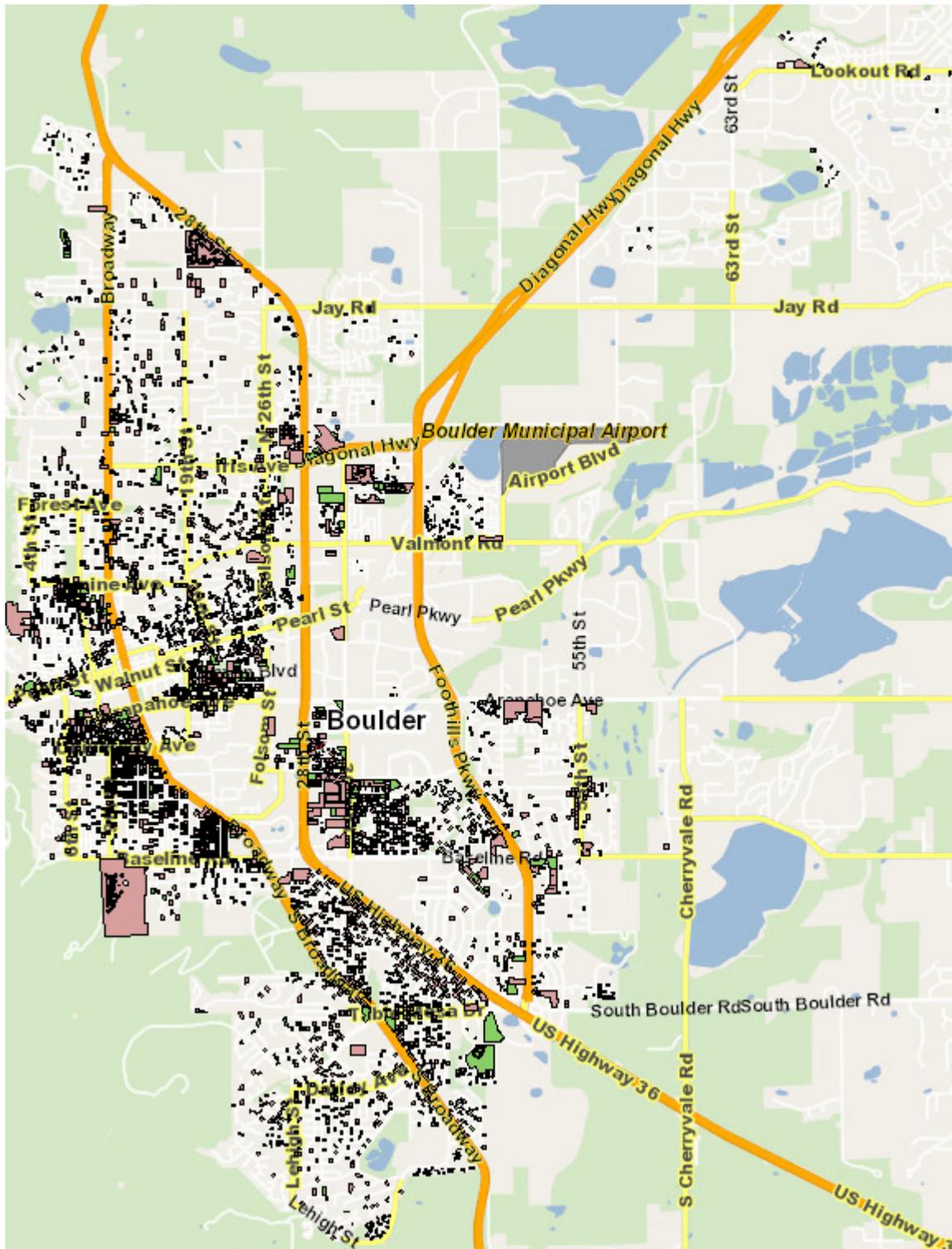
Seniors’ Housing Choices – In regards to seniors (age 60+), the Housing Choice Survey (BBC Research and Consulting, p. 14) found that:

- **Changing Senior Demand:** Responses “Suggest demand for specific characteristics within detached/attached properties is changing (e.g., single-level homes, patio homes and smaller homes/apartments)” (p. 14); and
- **Desire for Broader Housing Choice:** “Many participants expressed a strong desire for the city to reduce regulatory barriers allowing for flexible and progressive living arrangements (e.g., ADUs, room/basement rentals and less restrictive occupancy limits for cohousing)” (p.15).

³ Source: City of Boulder P&DS – based on number of Certificates of Occupancy issued.

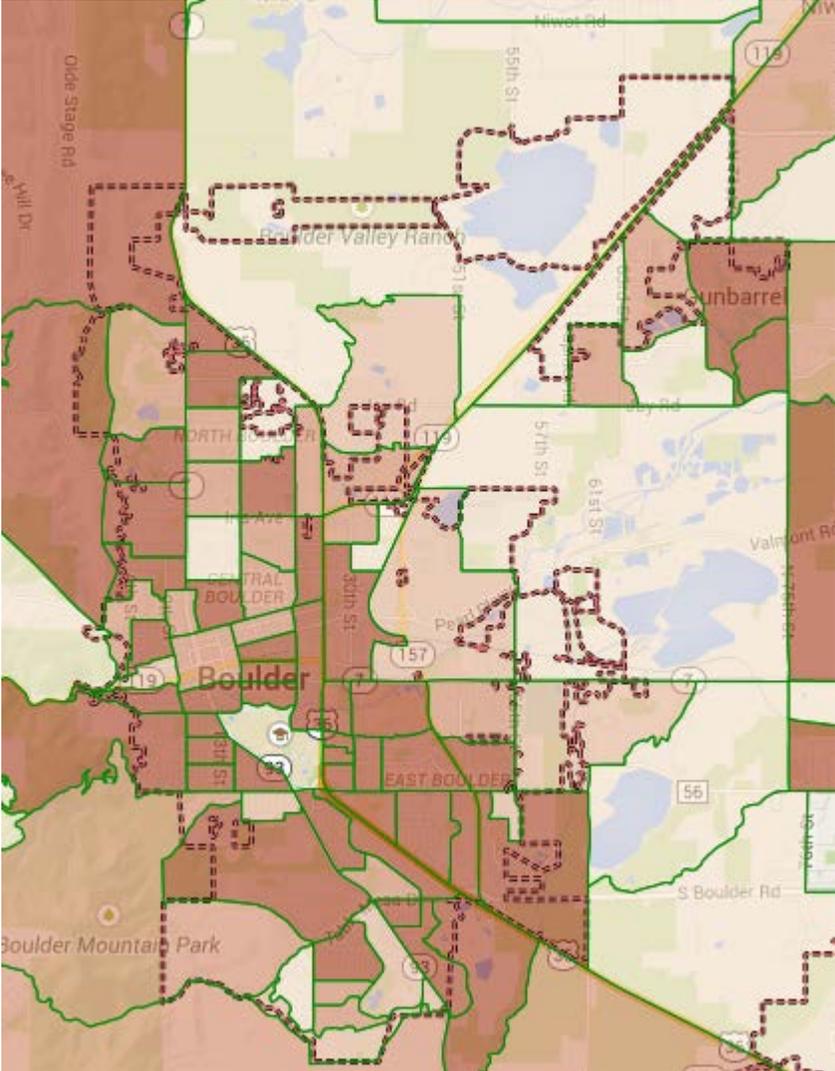
⁴ Source: BBC Research and Consulting Housing Choice Survey and Analysis, 2014

Map 1: Licensed Residential Rental Properties, City of Boulder



Source: <http://gisweb.ci.boulder.co.us/agswebsites/pds/rentalinquiry/>

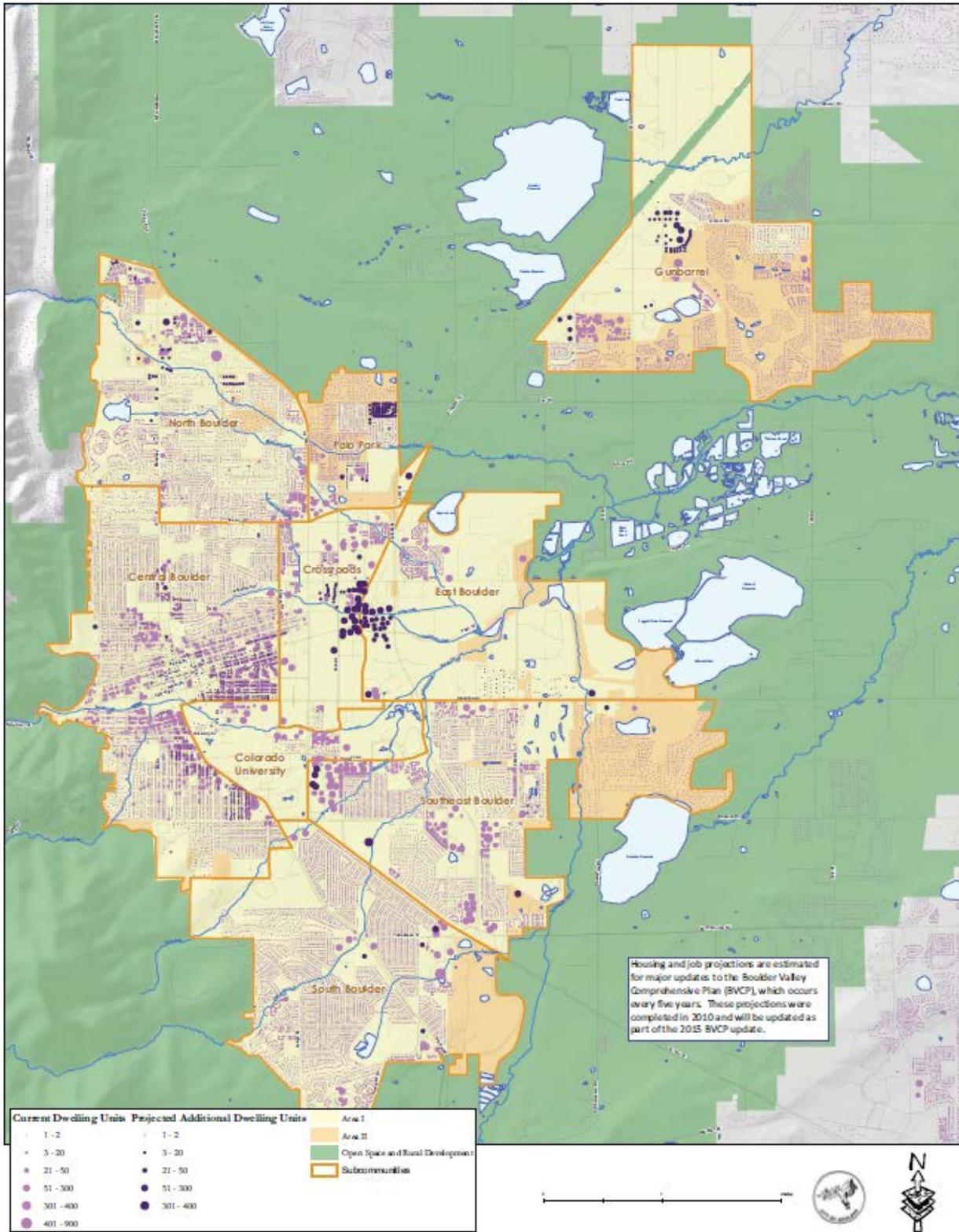
Map 3: Rent Burdened Households by Block Group, City of Boulder



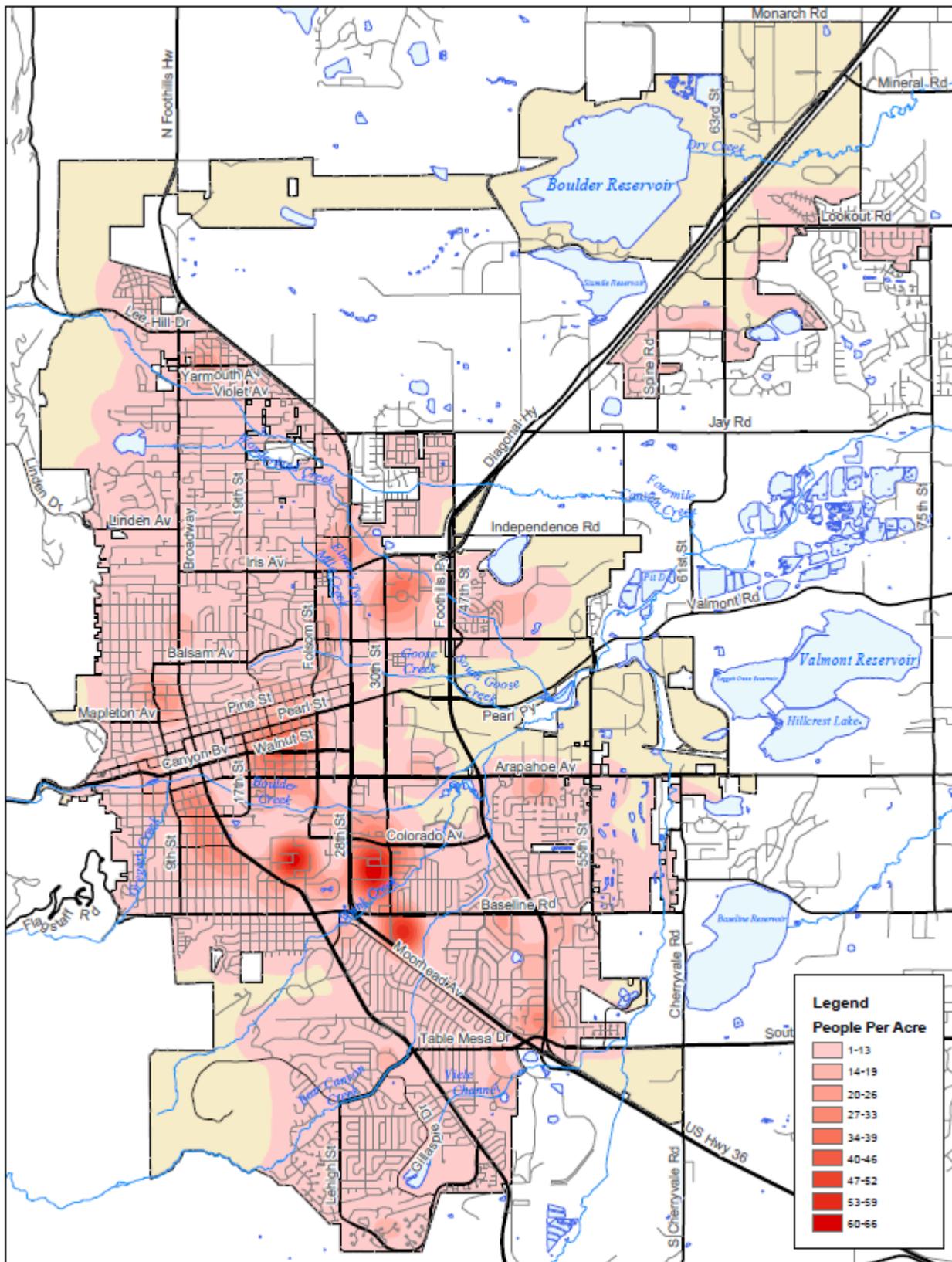
Source: <http://www.denverregionalequityatlas.org/>

Map 4: Existing and Future Dwelling Units

Existing and Future Dwelling Units Attachment D 2014 Community Profile 2010 Boulder Valley Comprehensive Plan



Map 5: People per Acre, City of Boulder



Definitions

Accessory Dwelling Units/Owner Accessory Units (ADUs/OAUs): Several common terms for ADUs and OAUs include “mother-in-law apartment,” “granny flat,” and “garage apartment”. Per the Boulder Revised Code (B.R.C. 1981), an accessory dwelling unit is a “separate and complete single housekeeping unit within a detached dwelling unit”. ADUs are allowed in Boulder by permit. Either the ADU/OAU or detached dwelling unit must be owner-occupied. ADUs differ from Owner Accessory Units (OAUs) in that an ADU is located within an owner's primary dwelling unit, whereas an OAU may be located either within or separate from the owner's primary dwelling unit.

Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Cohousing is defined by the following characteristics; participatory design process, neighborhood design, common facilities (common house), resident management, and non-hierarchical structure and decision-making (typically consensus-based).

Cooperative housing is a form of rental or ownership housing where unrelated individuals live in one or more residential buildings owned by a membership-based corporation. Cooperative housing is characterized by shared management and consensus (i.e., arriving at a common decision rather than voting) or other egalitarian governance. Cooperative rental housing typically features shared common areas (e.g., kitchen, community room, bathrooms) and private bedrooms, though there are many variations on this model.

Manufactured Home: Per the Boulder Revised Code 1981, a manufactured home is “a structure, transportable in sections, built on a permanent chassis and designed for use with or without a permanent foundation when connected to the required utilities. The term ‘manufactured home’ includes ‘modular home’ but does not include ‘recreational vehicle’.” In 1976, the U.S. Department of Housing and Urban Development (HUD) established construction and safety standards for manufactured homes. The manufactured homes industry therefore considers factory-built homes produced prior to 1976 HUD code to be “mobile homes,” and homes produced thereafter to be manufactured homes.

Social Equity and Diversity: Participatory governance; deliberate; inclusionary process; create opportunity for all; considering and including the needs of all community members, including those who are low-income or marginalized.

Tiny House: The City of Boulder does not have a definition of a tiny house; however, tiny houses or homes are generally 400 square feet or less, but can range up to 800 square feet and down to as little as 80 square feet. Many tiny houses are built on trailers. The tiny house movement is driven by a number of concerns, including environmental, affordability and “simplicity” (reduced responsibilities because of lower costs and living space). Tiny houses are often intentionally designed to avoid local building code/regulation. In some areas of the country, tiny houses have been used as a creative solution to address homelessness.

Townhouse: The term “townhouse” is typically used to mean multi-storied (two-to-three story) dwelling units that are structurally independent, but attached to or sharing a common wall from foundation through the roof with an adjacent unit. The term is often used in contrast to “flats” or single-story attached dwelling units typical in apartment buildings.

EDITS TO HOUSING CHOICE FACT SHEET (NOTED ABOVE IN ITALICS)

Edits Made Prior to Working Group Meeting #3:

The following edits were made to the fact sheet in response to working group questions:

1. “In Every Neighborhood” has been removed from working group title.
2. A clarification on Figure 2 was provided below it.
3. A map of licensed rentals in Boulder was provided with a link to mapping tool.
4. A map of housing units by year built was added.
5. A map of rent burdened households by block group was provided with a link to the DRCOG Denver Regional Equity Atlas mapping tool.
6. A population density or “people per acre” map was added.
7. Data requests not answered:
 - a. Average Size of Units and where located – Detailed mapping and data updating of this type will be part of the Boulder Valley Comprehensive Plan update, which will take place in 2015.
 - b. Regional data – The group expressed interest in seeing regional data. The [2013 Market Analysis](#) includes data at the regional level. We will need further clarification to understand the type of data of interest.
 - c. Second homes – These data are not easily available at the local level.
 - d. Vacancy Rate by Housing Type – The Denver Metro Vacancy and Rent Survey included a multifamily survey of apartment buildings with 50 or more units as well as a single-family vacancy and rent survey. The “single family” survey includes structures with one to four units; however responses were provided for only two properties in the City of Boulder on the most recent publicly available survey (Q2, 2014).
 - e. Vacant Units by Income Affordable to – These data would be difficult to produce.

Create Diverse Housing Choices

Working Group #3 Homework

Results Summary

Summary

Draft Screening Considerations for Possible “Create Diverse Housing Choices” Tools

These were highlighted by the “Create Diverse Housing Choices” Working Group at the Feb. 19, 2015 meeting:

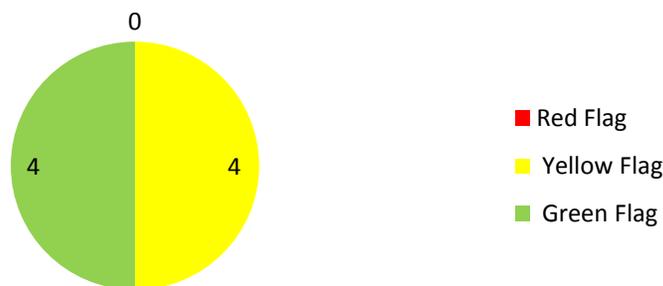
- Likely to have broad community support
- Is economically feasible – would be desirable for developer to build
- Creates high quality, highly livable places
- Improves access to housing
- Provides housing choices for all incomes and abilities
- Able to be done in a context sensitive way
- Preserves or provides housing choices appealing to middle-income households
- Preserves or provides housing choices appealing to in-commuters
- Consistent with other Housing Boulder goals and other city goals – environmental sustainability

Additional Considerations:

1. Is the original provision well-defined and are the new enhancements/modifications well-defined? 2. Would new provision have a neutral impact on a neighborhood? 3. Would it supply a significant increase of potential users of the option? 4. Is the provision currently regulated and enforced effectively?

Possible Tools for Create Diverse Housing Choices Goal

A1. Accessible Housing



Red Flag – tools and policies that do not merit further consideration

0 **0%**

Yellow Flag – tools and policies that may have merit but additional understanding is required

4 **50%**

Green Flag – tools and policies that have merit and deserve addition discussion and analysis

4 **50%**

This is very important, I am not sure that I have the data to understand if there is a large unmet need or what are the possible solutions so not sure about this.

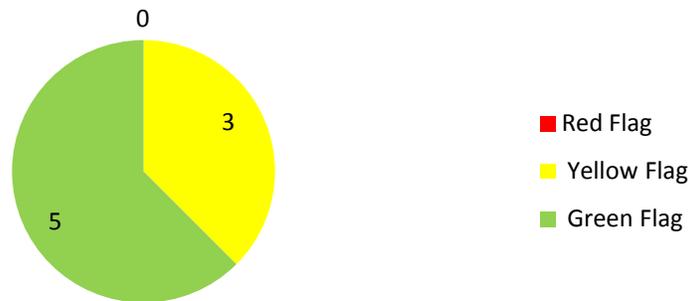
Provides housing choices for all incomes and abilities

Green - Potentially low impact without knowing the defined need by the quantity of individuals affected, i.e., how many individuals need accessible housing who are not currently having their

needs met.

potentially provides housing choices for all incomes and abilities

A2. Accessory Dwelling Unit/Owner's Accessory Unit Requirements



Red Flag – tools and policies that do not merit further consideration

0 **0%**

Yellow Flag – tools and policies that may have merit but additional understanding is required

3 **38%**

Green Flag – tools and policies that have merit and deserve addition discussion and analysis

5 **63%**

this has virtually no overhead, so should be done immediately

I personally think that this provides a great opportunity for home owners and renters alike, but I want to be sensitive to the public outcry against it. There seems to be concern about these units being primarily used as Air BnB and VRBO. If we could solve that issue, then I think this is a great option!

There are many illegalt accessory dwelling units in our community and we need people to have a chance to become legal without penalty

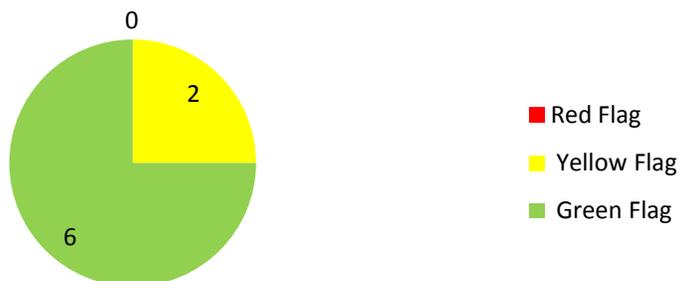
Yellow - ADUs can/should be useful but it requires a quantifiable statement of the problem to address why current provisions/regulations are not satisfying needs. Then it would be possible to evaluate what parts of the provision need adjusting. The AARP guidelines on ADUs are currently followed in the Boulder code, from my review.

consistent with environmental sustainability, provides housing choice, is economically feasible

This is a great option that has been on the table for years. It can create affordable housing that is more sustainable without changing the character of existing neighborhoods. Small and reasonable sized ADU's are more affordable because they are built on land that has already been paid for by the owner.They are small sized homes or detached apartments so they are cheaper to build and can be a source of lower rent for folks who want to work here but are commuting in from outside the city. They can be done right like a great case study that exists for Vancouver, They provide options for current home owners. These homeowners can live in the main house or the smaller ADU and rent the other part. This allows for aging in place and gives home owners options to generate income as they age. In Vancouver they really opened the flood

gates to them and doubled the density of single family neighborhoods, this allowed for walk-able density. So less driving, less in-commuting and better for the environment. In Portland they waived the fees on these. This another great thing about them they allow for providing affordable housing and sustainable housing without public subsidy. BUT you have to do them right, waive fees, give a density bonus for building them, they need to be treated as a separate unit for the main house. If you do this the private sector will just build them at a rate of a few hundred a year.

A3. Co-Housing



Red Flag	– tools and policies that do not merit further consideration	0	0%
Yellow Flag	– tools and policies that may have merit but additional understanding is required	2	25%
Green Flag	– tools and policies that have merit and deserve addition discussion and analysis	6	75%

Green - Support of the stated implementation options for the Co-Housing provision could lead to more developments like Silver Sage which was a positive addition.

These have been used in many communities where there is land to build new developments. We don't seem to have that

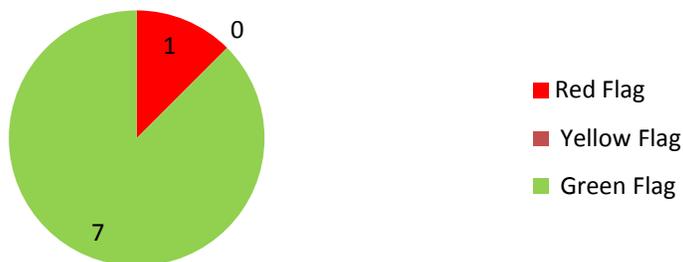
Provides housing choices for all incomes and abilities

The danish model is proven to work in Boulder, Wild Sage and Silver Sage and Nomad are strong communities that help to anchor North Boulder and have been big parts of its resurgence. Nyland has been around for decades. We had a chance to build a strong vibrant co-housing at the Washington Village site and we failed there. Co-housing is community by design. With cars pushed to the outside, a common central courtyard, a common house for community meals and guests. This all allows for smaller more modest homes and gives children spaces to play and everybody space to connect with one another. Its a great model for families to share community. I am convinced it can be done affordably. .

consistent with environmental sustainability, provides housing choice, is economically feasible (more coziness = more potential profit)

Why not!? Except for those dirty hippies. But isn't that who founded Boulder and created most of what we love about it?!

A4. Cooperative Housing



Red Flag	– tools and policies that do not merit further consideration	1	13%
Yellow Flag	– tools and policies that may have merit but additional understanding is required	0	0%
Green Flag	– tools and policies that have merit and deserve addition discussion and analysis	7	88%

Is for the young and old and I relish my memories from my college days living in co-ops

Red - Eliminating the financial ownership requirements means the residents would have no incentive to maintain the property while investors in Cooperative Housing would have the opportunity to create "slum-lord" housing. The modified Cooperative Housing provision could take away middle income housing options as investors will be able to demonstrate a greater cash-flow with a cooperative housing unit compared with current rental housing occupancy regulations.

This is an idea who's time is really arriving in Boulder. Cooperative housing has been proven in boulder to provide low cost, permanently affordable housing for Boulder Residents for the last 20 years. There are 3 Boulder Housing Coalition properties that have been in continuous operation providing permanent affordable rental co-op housing for more than 40 combined years. These projects have received more than 1 million in funds from the City Division of Housing and Boulder County. The time for There has been a co-op ordinance on the books for more than 15 years. The ordinance was a political compromise based on fear. The ordinance was supposed to allow for folks to develop equity co-ops where people own shares. It was written in such a restrictive way that it was never used by anyone. This is not because there is no demand. Our home has 5 projects waiting and willing to go forward right now and Boulder Housing Coalition has 2 more.. These are equity co-op projects. There are 55 people living in these houses with ages from 3 to 70 and all are considered low income with more than 50% of them below 30% of the Area Median Income. There are a bunch more folks that live in rental co-ops that are paying close to 50% of the market value for rent. In all of these co-ops we have collected energy data to find that they are using on average 1/3 of the per capita regional average of energy consumption. So just by sharing space and caring about energy use co-ops are a more sustainable way to live. Co-op members are very engaged in the community as leaders. Co-op living is not just walls and roof. Co-opsers learn about building consensus, group process, accounting, non-profit management, sustainability, maintenance, and organization. All these skills make them better citizens. So now is the time to fix this ordinance and help make more co-ops. This is a way to encourage housing without public subsidy. Fixing the co-op ordinance will provide us with more of this great type of housing for the city without the need for more funds. We need an ordinance that will provide for

and legalize more rental co-ops, more permanently affordable co-ops owned by a non-profit, more equity co-ops and more co-ops for seniors.

Same as Co-housing. Great option!

There is already draft language that has been sent to the council members by Make Boulder Home, it would be easy to adapt. Provides housing choices for all incomes and abilities consistent with environmental sustainability, provides housing choice, is economically feasible (uses regular houses, especially bigger ones), improves access

A6. Senior Housing Options



Red Flag – tools and policies that do not merit further consideration	1	13%
Yellow Flag – tools and policies that may have merit but additional understanding is required	3	38%
Green Flag – tools and policies that have merit and deserve addition discussion and analysis	4	50%

should just be encompassed in other examples

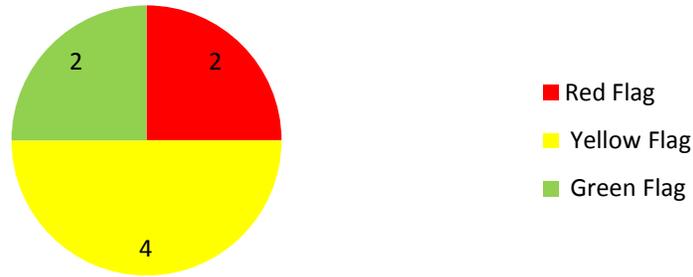
Seeing as the first attempt to do this failed, I would argue that other plans can be implemented that would benefit seniors as well as non-seniors

The city had a good option before it when the council had the option to take planning board recommendation to have the occupancy limit doubled for seniors. But they failed to pass this no cost measure to help seniors find group housing together that would be affordable and community enhancing. They failed the city. We still have the option to fix this in the co-op ordinance.

Yellow - The current Cooperative Housing provision could satisfy this option. Most seniors who desire a Senior Housing option would be able to share the financial requirement. Further, there is no quantifiable data to suggest more than 3-4 seniors want to share a house. If offered the possibility, seniors might consider having some individual live in their house with them for the safety it provides. Most seniors would not consider having 4 more seniors move in with them. We seniors are too set in our ways to take on lifestyle changes easily. Nursing homes or assisted living quarters are next for these folks — not a set of six or more like-minded roommates.

Senior housing is important with our current demographics

A7. Small Homes



Red Flag – tools and policies that do not merit further consideration	2	25%
Yellow Flag – tools and policies that may have merit but additional understanding is required	4	50%
Green Flag – tools and policies that have merit and deserve addition discussion and analysis	2	25%

While I don't want to support building in general due to its environmental impacts, small homes have a much smaller environmental footprint so let's provide incentives for keeping those that exist

Theoretically, why not? However, even small homes could become extremely expensive in a place like Boulder. Small houses with further thought around the location and ownership structure would be great. I have sold homes that are 1000 square feet and cost \$800,000. That does not do much for our teachers and firemen.

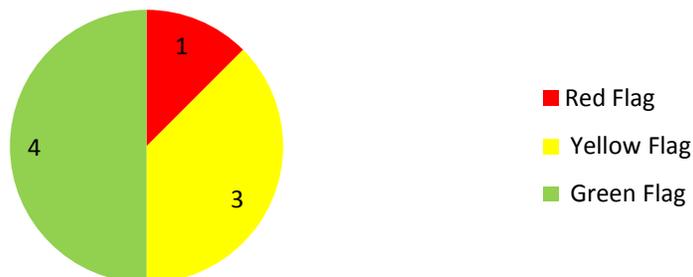
provides housing choice, environmentally friendly, less desirable for developer

These are better than giant mansions but not the best use of the limited space left in Boulder.

Red - Small homes are desirable IF the home owner desires that size. Limiting an owner's ability to modify and enlarge a "small home" impinges on the owner's property rights. The consideration of micro-units could be provided in an apartment complex, for example.

I hate to see what's happening in historic preservation in our community it seems like it is something that is used improperly

A8. Tiny Homes



Red Flag – tools and policies that do not merit further consideration	1	13%
Yellow Flag – tools and policies that may have merit but additional understanding is required	3	38%
Green Flag – tools and policies that have merit and deserve addition discussion and analysis	4	50%

Go for it. Treat them like OAU's I say. Treat them like mobile homes. Small homes, small footprint.

I think we should allow them. We can make changes to the code to make them legal. Average homes 50 years ago were around a 1000 or 1500 square feet and now we see 2 and 3 people living in giant mansions of 6500 square feet. The living sapce per person has doubled over the last 40 years. Just allow tiny homes because they are more sustainable because they require less materials. But this will only be true if you all them to densely packed on to small areas of land. You can not have your tiny home all alone on a giant piece of land in the middle of the City this is not the highest and best use of the space we have remaining. Also these are cheaper because they are small square footage. They are best used as ADU's on back part of existing properties to add an affordable rental or allow a retirement option for people.

Is a tiny home in a backyard an ADU? Provides housing choices for all incomes and abilities
Red - The mobile Tiny Home option would negatively impact neighborhoods. A mobile Tiny Home park could provide this option. Otherwise, the best option is utilize the current ADU provisions to satisfy the Tiny Home needs.

provides housing choice, environmentally sustainable

These are the non-movable brothers of travel trailers. Maybe they can be moved but I'm afraid the blow away in our high winds. These things are just one step above camping it may be allowed in a small area in Boulder somewhere

B1. Home Rehabilitation Loan Program



Red Flag – tools and policies that do not merit further consideration	1	13%
Yellow Flag – tools and policies that may have merit but additional understanding is required	3	38%
Green Flag – tools and policies that have merit and deserve addition discussion and analysis	4	50%

There are a lot of run down rental houses for sure

Not sure this is the best use of limited funds. If this was for more environmental retrofits I would like it better.

Preserves or provides housing choices appealing to middle-income households

Green - A good option to improve middle-income housing opportunities.

Much needed. So many homes in Boulder are old and need a lot of work. With how much needs

to be put down to own a home (and keep it), there is no money left to re-hab. A loan that helps re-hab an old home ... two thumbs up.

B2. Homebuyer Assistance Programs



Red Flag – tools and policies that do not merit further consideration	2	25%
Yellow Flag – tools and policies that may have merit but additional understanding is required	2	25%
Green Flag – tools and policies that have merit and deserve addition discussion and analysis	4	50%

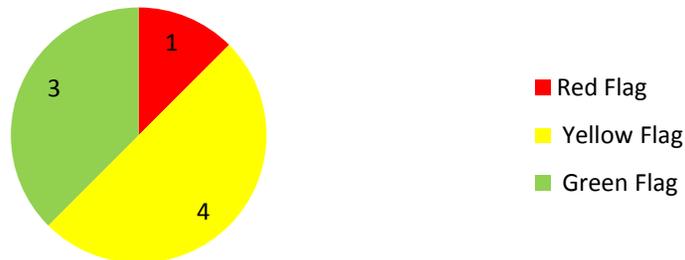
I think this is a program that needs to be looked at. Is this still a viable use of affordable housing dollars?

It's good to get Young families into houses as homeowners

Preserves or provides housing choices appealing to middle-income households

Green - A good option to improve middle-income housing opportunities.

B3. Inclusionary Housing (IH) Program



Red Flag – tools and policies that do not merit further consideration	1	13%
Yellow Flag – tools and policies that may have merit but additional understanding is required	4	50%
Green Flag – tools and policies that have merit and deserve addition discussion and analysis	3	38%

Red - The concept seems to be counter productive. As the Key Issues state, this would reduce the number of low/moderate income units that are envisioned in the IH effort. If the IH 20% requirement were to be increased to include middle income buyers as well, then the builder will

need to pass on the price increase to the other units' potential owners, further reducing the opportunities for middle income housing buyers who would not qualify for the income thresholds. This program is clearly working. It allows big non-profits like BHP and Thislste to continue to deliver affordable housing year after year. We need to continue to look at the impacts of the amount of the fee, and how it impacts the choices that For-profit developers make in the city. It may mean that with IH alone it has created the push towards surface parking and high end office space being developed. This brings me to the next idea...

Good option, but I think working within market forces when possible is great for making housing truly accessible.

Preserves or provides housing choices appealing to middle-income households

This is a very generous program within our community now but it does not favor everyone because there is a lottery to be part of that. It also puts additional price pressure on the existing houses

B4. Revenue Sources for Affordable Housing



- Red Flag** – tools and policies that do not merit further consideration **1** **13%**
- Yellow Flag** – tools and policies that may have merit but additional understanding is required **4** **50%**
- Green Flag** – tools and policies that have merit and deserve addition discussion and analysis **3** **38%**

Yellow - The increase in property taxes or sales taxes to support Affordable Housing probably would not be voter supported. A transfer tax (fee) or linkage tax (fee) would be a one-time fee for the developer/seller/buyer that might be voted supported.

Seems like a great option. Don't know enough about it.

In our capitalistic democracy We have many social programs too. We will always need some low skilled workers in our community are people that want to dedicate your creative energy outside of their professional careers and into art music etc. these are the people that make Boulder what it is. How do we fairly allow this support for these folks?

Linkage fees is the big idea and the hot idea right now. This means New non-residential development like the big Google thing should pay into the City Division of Housing Fund. This will mean there is no way to avoid the fee so developers will build more housing for the in-commuters and less office space. This has the advantage of creating revenue for affordable housing and reducing demand for high end office space or that is the hope. Keep IH as it stands and add the

linkage fees and hope that Boulder is still such a win for developers that they will still want to come here despite all the fees. Adjust the fees as demands change do not be too rigid or too hostile to business.

C3. Preservation of Rental Affordability



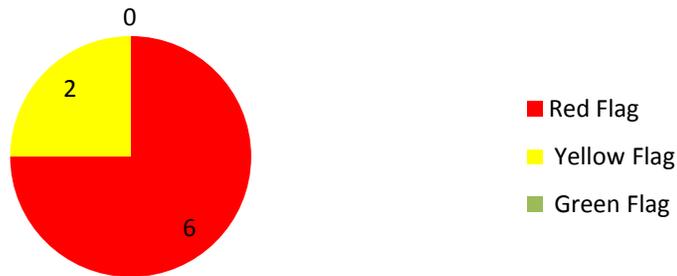
- Red Flag** – tools and policies that do not merit further consideration **1** **13%**
- Yellow Flag** – tools and policies that may have merit but additional understanding is required **3** **38%**
- Green Flag** – tools and policies that have merit and deserve addition discussion and analysis **4** **50%**

Red - This option appears to be a form of "rent control" that has not worked (NYC, for example). If Boulder were to purchase the rental units and provide them as permanently rent-affordable, then voters might approve the option.

I agree this is critical but as for solutions the only one offered is to deed restrict Likely to Remain affordable Units. This is interesting but not sure how this would work??

This is a tough one. I think there is a significant fraction of our population making money simply as landlords. They all get excited when the market gets tight and prices go up. I believe this will face a lot of opposition but it could be a good tool

C4. Historic Preservation of Smaller Houses and Accessory Buildings



- Red Flag** – tools and policies that do not merit further consideration **6** **75%**
- Yellow Flag** – tools and policies that may have merit but additional understanding is required **2** **25%**
- Green Flag** – tools and policies that have merit and deserve addition discussion and analysis **0** **0%**

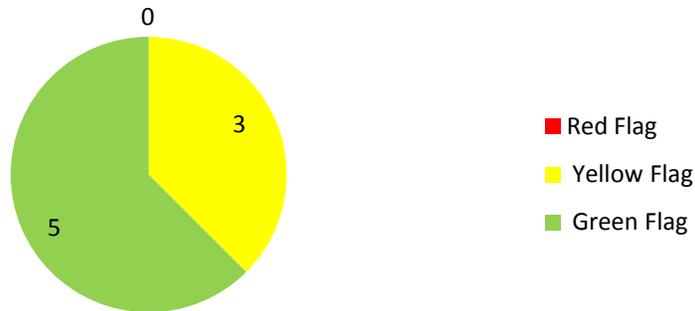
Meh.

I think this stuff is been totally misused and probably needs to be reviewed as a policy preservation could be detrimental to the environment due to old technologies

Red - This option is a polarizing issue and should not be pursued. There are better existing options.

Sure, for the preservation of visual integrity and character within Boulder. Does it help the diverse housing goal? Not so much

E1. Bonuses for Affordable Housing and Certain Housing Types



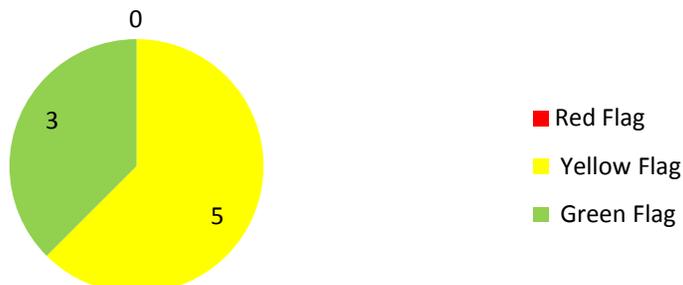
Red Flag – tools and policies that do not merit further consideration	0	0%
Yellow Flag – tools and policies that may have merit but additional understanding is required	3	38%
Green Flag – tools and policies that have merit and deserve addition discussion and analysis	5	63%

This kind of thing should be considered but who knows with the unintended consequences will be

All fees at the planning level should be waived for projects that are 100% affordable. And any project with 50% affordability or more should get a fee reduction form the Planning side, that is equivalent to the % of affordability provided. This will encourage for-profit developers to jump into the affordable housing game. Lets meet our 10 goal and exceed ti. We need to have fo-profits on board, more all planning applications with 50% or more affordability to the top of the stack and streamline the process for dedicated affordable developers that are vetted by the division of housing. We need the height limit to remain an option up to 55 feet, so that the city can trade in density bonus in height for more affordability and more environmental sustainable solutions like transit oriented development and better well sealed buildings.

Green - This option appears to be worthwhile as an incentive to offer to developers.

E4. Land Use Designation and Zoning Changes



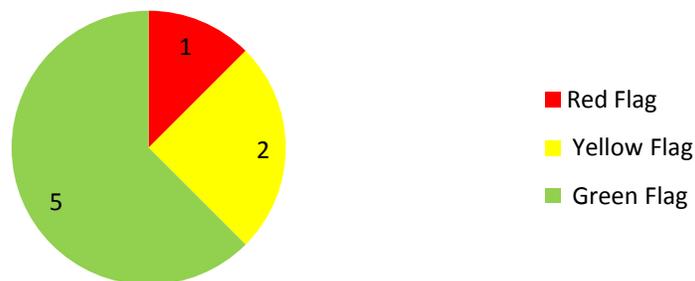
Red Flag – tools and policies that do not merit further consideration	0	0%
Yellow Flag – tools and policies that may have merit but additional understanding is required	5	63%
Green Flag – tools and policies that have merit and deserve addition discussion and analysis	3	38%

This is scary for many people who are living in existing neighborhoods and do not want them to be up zoned

Yellow - The Land Use changes could be useful in the transit corridors and in the mixed-use commercial areas. Changes to higher densities in residential areas would reduce affordability to middle income home buyers as they would have a lessor ability to compete with investors who would be able increase their cash-flow with increased density in the housing units.

This is the big one for me. Again it requires little in the way of public subsidy because it can deliver a lot of units, more sustainability, more affordable units but with proper and careful zoning changes. Because less in-commuters but we still provide jobs with mixed use and allow for walk-able density. So we rezone the east, density bonus only come with mixed use development that provides walk-ability a large percentage of affordability and urban density with transit oriented development would be required to get density bonus only in areas that are commercial and industrial right now. This would protect single family neighborhoods. this could improve traffic or be traffic neutral if you do it right.

E6. Occupancy Limits



Red Flag – tools and policies that do not merit further consideration	1	13%
Yellow Flag – tools and policies that may have merit but additional understanding is required	2	25%
Green Flag – tools and policies that have merit and deserve addition discussion and analysis	5	63%

Already we are fooling ourselves completely with our three unrelated in many neighborhoods. This difficult to enforce rule should be reviewed and the impacts of having five people live in a small house in the parking consequences

Red - Increasing Occupancy Limits in existing single-family neighborhoods would not be accepted by a majority of Boulder home owners. Owners made life-savings investments in their homes after evaluating the existing housing conditions, including issues like Occupancy Limits that they could expect in their neighborhoods. Evaluating NEW student housing with increased

occupancy in specific city-campus borders should be explored along with CU since the university is increasing the enrollment. To increase the student housing density, the building height limitation should be relaxed on the new student housing such as permitted at Williams Village.

Environmentally friendly and more affordable per capita. Provides housing choices for all incomes and abilities

Another good one here. If we stop outlawing roommates then we create more affordability without public subsidy. Check out the Sight-line Institute White Paper on this and on ADU's. It means that renters are less afraid to participate in the public process because they are no longer outlaws. Why are there no students in all these city events will lets start with the fact that the occupancy ordinance makes them all feel like criminals. This is most likely to effect the most engaged people who know the law. So this law works against democracy it works against social justice it works against people who are poor and undocumented. It is a law that comes from a classist foundation and it has been found to be unconstitutional in California for that reason. We do not need it we need to enforce our laws on noise and trash and parking. Address impacts do not make people criminals.

Additional Tools

E8

A5: mobile home parks

Purchase Non-conforming pre-1976 Manufactured Housing

This is a good Green colored idea.

Provides housing choices for all incomes and abilities

HUD has identified pre-1976 Manufactured Housing as Non-Conforming and thus useless investments to current owners in Boulder. The city could purchase the affected housing units and replace them with new Manufactured Housing at a very low cost per square foot. The new affordable housing stock would be distributed across the city as the current pre-1976 units are distributed in various parks. See the discussion provided to the Working Group leaders.

Additional Tools

F2

F1: HOA Fee Affordability

Boulder City and County GIS capabilities

This is a good green colored idea.

Provides housing choices for all incomes and abilities

Currently, many of the Working Group participants have few resources to evaluate some of the provisions and options. The Planning Department could assist in the evaluation by providing graphical representations of where ADUs currently exist on one plane, where Co-Housing exits on another plane, where housing units for 3 occupants are located, for 4 occupants, etc. It would be useful to see how the city defines the neighborhoods, the commercial areas, the transit corridors, etc. each on different planes.

Additional Tools

F4: Rent Control C2

and C1

Provides housing choices for all incomes and abilities

These are also good idea that should be gree.