Diverse Housing Choice

AGENDA

6:00-6:05 AGENDA OVERVIEW/ LOGISTICS

6:05-6:20 WORKING GROUPS COORDINATING

6:20-7:30 DISCUSS SHORT LIST of TOOLS

7:30-7:50 Code 4 America & Community engagement tools

7:50-8:00 Public Comment

on Comp Plan (BVCP)

Cart before the horse

↑ Concern about Housing Boulder 1st

COORDINATING w/ OTHER ~~work~~ GROUPS

- ADUs, OCC-Limits, tiny homes, cooperatives
- Some groups were given diff. subsets (could have influenced outcomes)
- ~25% of people over-occupied per license inspect

COORDINATING W/ OTHER WORKING GROUPS

- HAVE observed over-occ
- Location may influence over occupancy
- Lots of homeowners rent lower to get nonstudents

flexibility is key

Competing in regional market

New Units on 28th Room RATES RELATIVELY FIXED

SPATIAL Considerations

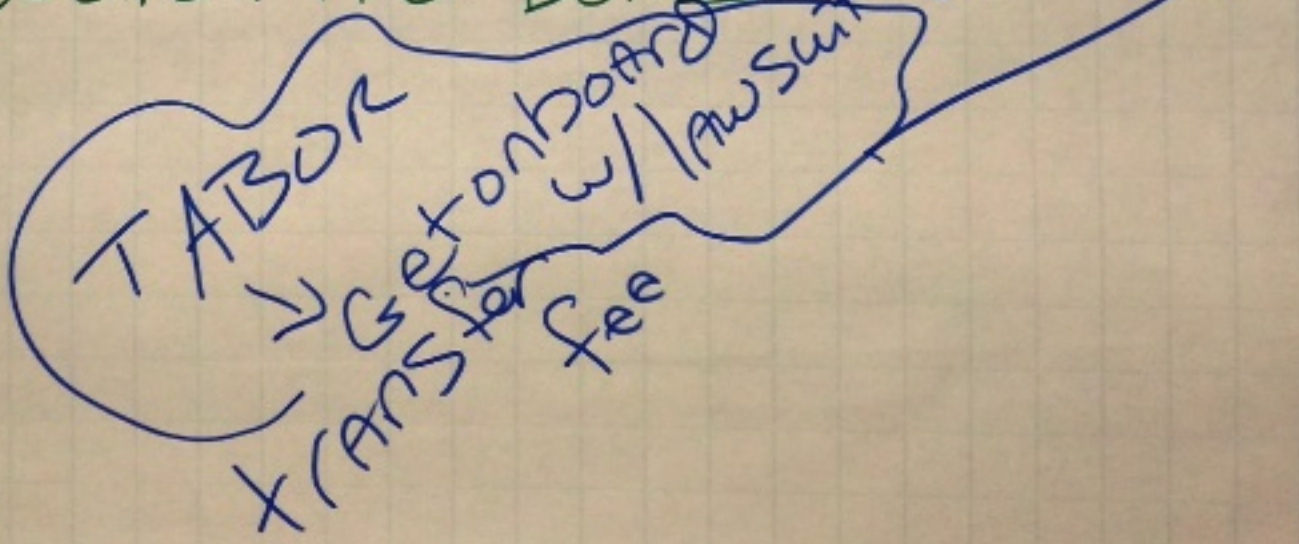
right types & options e.g. great student housing

HO should be able to rent by BR

Points to need for other solutions

COORDINATING w/ OTHER GROUPS

- ☐ REVENUE SOURCES: IMPORTANT
- ☐ VRBO - offseting housing costs
  AirBNB
  Staff
  SEPARATE INITIATIVE
  Hotels negative impacts
  Allow for owner occ.
  SOCIAL metrics
  Ex) Educational performance
- ☐ SOCIAL IMPACT BONDS
  TABOR
  → Get onboard w/ lawsuit up
  transfer fee



Toolkit

Discuss short list

Commercial linkage fee → discussion underway

Doesn't address negative externalities (parking, nuisance)

I oppose citywide

Pilots = yes

Poll

Okay with this outcome

1-4 fingers

lots of 3's & 4's

Staff: bigger efforts to look at implementation of each

Toolkit Discussion

SENIOR Housing SHOULD BE on list

MARTIN ACRES ~~Condo complex~~ APARTMENTS EXCESSIVE PARKING

IMPACTS → ADDRESS THESE THROUGH OTHER means THAN OCC. Limit

OCC. Limits

- ☐ 3 or 4 depending on area
  - → this is arbitrary
- ✓ base on unit size, BR count, fire egress
  - limit
  - $1,000/BR = Four Star
  - Disagree - I've encountered parking issues
  - limit vehicles
  - But could do parking approach
- ☐ Fort Collins occupancy enforcement
- ✓ ↑ occupancy = ↓ affordability

Toolkit Discussion

☐ why go below the top 5? work in

Tiny homes related to ADU

OPTION? Buy land & add TINY Home or M.H.

LAND USE RELATES TO OTHER TOOLS

reimaging parks OPTION?

mobile homes we should look @ this

Housing types = 2 categories

mechanisms to 1

There are other options for approaching tiny homes

~~tiny homes~~

Tiny homes on trailers kind of diff

OAU/ADU/Tiny homes

Toolkit Discussion

Occupancy:

fear of Public Participation in "illegal" over-occ. hsg.

COOPS in single family homes is wrong approach

COOPS why are we trying to put coopers in SF

Poll: mostly 4s dissenting

✓ Approach is too broad

COOPS

Ex) 160 PP

COOP in multi family structure good idea

COOPS

Single family homes vary in Boulder some big/lots of BRs

Staff: not seeking concexus

Toolkit Discussion

ALL works in Boulder somewhere, but not everywhere

Concern about NIMBY-ism (Not in My Back Yard)

This mix of tools deserves more conversation

Concern about evoking NIMBY

People who evoke NIMBY want open mindedness

Some tools have more impacts, some more benefits

Ex) AD Us have too little opposition for in my neighborhood

BROADER REACH

Neighborhood planning

Meeting in a box
(city to PROVIDE MATERIALS)

✓ Digital flyer

✓ HOAs

1-2 Pager

talking Point Package help page

Stronger outreach to University Population

Realtors

Next Door neighborhood

Schools

PARKS

Public spaces

City Notice

Increase Signage

Public Comment

MH zone - can rents go up?

- elevating value of asset
- people exist who don't own cars