

Housing Boulder Action Plan 2016/17



- = in progress/ongoing L – low effort / time commitment
- = ready to go M – medium effort / time
- = needs scoping H – high effort / time

		Scope			2016				2017			
		Staff Effort	Public Engagement	Council / Boards	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1. Address Housing Issues as part of Comprehensive Plan Update												
a	Jobs/Housing Mix. Consider potential adjustments to future mix and/or rate of residential and commercial growth.											
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).				Note							
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 (coord. w/ middle inc. strategy).	H	H	H		Study Session	Study Session	Council action				
d	BVCP Policies. Evaluate housing and neighborhood policies related to partnering with neighborhoods; housing preservation; middle income housing; 15-min. nbhds, etc.											
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.											
b	Potential Interventions. Identify/evaluate land use changes and other interventions to produce desired middle income housing types in appropriate locations.				Study Session							
c	Potential Mechanisms. Determine effective mechanisms to support middle income affordability (e.g., shared appreciation down payment loans).	H	H	M		Study Session w/ BVCP	Coordinated w/ BVCP					
d	Draft Strategy and Data Tracking. Draft a middle income strategy based on analysis and community input, and identify a methodology to monitor key market data to measure progress.							Council Action				
3. Preserve Existing Affordable Housing												
a	Short-Term Rentals. Adopt changes to regulations addressing short-term rentals.	-	-	-					<input checked="" type="checkbox"/>			
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.	L	L	L	Background work completed / schedule TBD based on Council prioritization and resource capacity							
c	Preservation Priorities. Identify priorities for preservation funding (housing types and target unit numbers for funding).			M	Background work has not been initiated / will be prioritized based on Council direction							
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.			L	Background work has not been initiated / will be prioritized based on Council direction							
e	Funding. Continue funding partners to acquire market rate affordable rental housing and make it permanently affordable.	-	-	-	ongoing							
4. Achieve our 10% Goal												
a	Mobile Home Parks. Explore changes to policies related to mobile home parks, as discussed at Study Session with Council in Sept 2015. Analysis of options for Ponderosa MHP underway	M	M	M	Council Agenda item							
b	Linkage Fee. Implement the Affordable Housing Linkage Fee on non-residential development and complete the current fee study to establish the appropriate new fee level.	M	M	M		Study Session	Study Session	Council Action				
c	Tax Exempt Partnerships. Explore with BHP the idea of using tax exempt partnerships to establish a pipeline of acquisitions.			L	Background work has not been initiated / will be prioritized based on Council direction							
d	Affordable Housing Benefit Ordinance. Explore the idea of developing an ordinance formalizing special consideration of affordable housing in development review and approval.			M	Background work has not been initiated / will be prioritized based on Council direction							
5. Projects, Partnerships, Governance and Other												
a	Palo Park. Complete family housing in partnership with BHP, Flatirons Habitat for Humanity and the Palo Park neighborhood.	L	L	L	Council Action			Site Review - Planning Board approval				
b	Pollard Site. Evaluate alternatives for city owned 30th/Pearl site – second study session scheduled for second quarter 2016.	L	L	L		Study Session		Council Action				
c	Neighborhood Pilot. Pilot a new approach to partnering with neighborhoods to consider opportunities for “gentle infill” (e.g., issues of ADUs/OAUs, occupancy, etc.)			M/H	Background work completed / scheduled TBD based on Council prioritization and resource capacity							
d	University Housing. Continue to engage with and support University of Colorado workforce housing efforts.	-	-	-	ongoing							
e	Housing Strategy Governance. Evaluate alternative structures for ongoing strategic oversight of the city’s housing efforts.			L/M	Background work completed / schedule TBD based on Council prioritization and resource capacity							
f	Cooperative Housing. Make changes to the city’s Cooperative Housing Ordinance to support cooperative housing as a housing choice and address neighborhood compatibility concerns.			L/M	Study Session	TBD based on Council direction and priorities						
g	Tiny Homes and MicroUnits. Address code and related issues that hinder development of “tiny homes” and “microunits” in Boulder; consider potential pilot/demonstration projects.			L/M	Background work has not been initiated / will be prioritized based on Council direction							