



F2. Housing Advisory Board

A Housing Advisory Board, or other similar entity, could offer technical expertise, additional community representation in decisions related to housing, and holistic consideration of the housing market in Boulder. Additional project scrutiny in particular could increase already high risks of developing in Boulder and add project costs, ultimately making housing more expensive. Proposed here are three options that could be explored.

Key Issues:

- The city has boards to advise council on transportation, land use, design in the downtown, historic preservation, and natural resources, but not housing.
- Advocates for a housing board desire a citizen board that would offer deep expertise to advise the city on individual projects and broader policy considerations such as market impacts and timing.
- It will be necessary to define the scope or role of the board, identifying how it could overlap or coexist with existing boards, thus ensuring it does not duplicate other entities.
- In stakeholder meetings not related to the advisory board concept, some housing developers have expressed concern about additional process that an advisory board would create that could increase project costs and risk.
- Typically, housing developments have been subject to significant scrutiny prior to the point at which a housing advisory board would consider a project.
- This tool could create an extra cost for staff or city in general, requiring additional staffing resources to support the work of the new board.

Background:

- In 2014, beyond the resources that City Council and City Housing and Planning staff represent, there is no entity at the disposal of council that is focused on broader housing market dynamics.
- In Boulder in 2014, two advisory committees weigh in on affordable housing considerations: The Technical Review Group (TRG)—appointed by the City Manager—advises the Community Investment Team on affordable housing funding, while the Homeownership Committee—appointed by city staff—reviews and advises staff on Homeownership Program policies, issues, and requests for variances by applicants to the program.
- With the exception of by-right projects, which do not require review, housing developments are heavily scrutinized.

Implementation Options:

1. Consider creating a housing advisory board appointed by City Council.
2. Consider expanding the role of housing authority commissioners.
3. Explore expanding the role of an existing group appointed by the City Manager to support staff.

Goals Addressed Through this Tool:

✓ **Strengthen Our Commitments**

Maintain the Middle

Create Diverse Housing Choices in Every Neighborhood

Create 15-Minute Neighborhoods

Strengthen Partnerships

Enable Aging in Place

