

HOUSING BOULDER Toolkit Screening Survey

Maintain the Middle Working Group Meeting #3 Homework

The purpose of this survey is to begin to evaluate the potential tools (from the [Toolkit of Housing Options](#)) that have been identified so far for the “Maintain the Middle” goal, as well as refine the possible screening criteria that the community will use to evaluate each tool in the coming months.

Instructions

Please complete this survey by 5 p.m. on Monday, March 2. Using the “Draft Screening Considerations” listed below; indicate your preliminary evaluation of each tool in the table by selecting either the red, yellow or green flag.

These “Draft Screening Considerations” were highlighted by the “Maintain the Middle” Working Group at the Feb. 9, 2015 meeting. There is space to add other screening criteria that you think are important for evaluating each tool, but were not mentioned at the Feb. 9 meeting. The full list of potential screening criteria was included in the second Working Group meeting [packet](#). Also, please add tools from the toolkit or new ideas for tools that you think could advance the “Maintain the Middle” goal. There is also space for you to add any notes or questions that may aid in group discussions at future meetings.

Please keep in mind that this is a preliminary screening exercise that will be used to organize the discussions at the next several working group meetings. This exercise is a first attempt to narrow the list of tools for further working group consideration and your responses do not represent your final decisions. This initial exercise will help frame future community conversations, but will not produce the final list of screening criteria or final tools for inclusion in the city’s Housing Boulder strategy. There will be additional opportunities for working groups, community members, boards, and City Council to discuss the screening criteria and Toolkit of Housing Options.

Housing Boulder will identify community priorities for action, along with specific tools to address Boulder’s housing challenges in a manner consistent with shared community values. Implementation of the strategy will take place in the years to come.

Draft Screening Considerations for Possible “Maintain the Middle” Tools

These were highlighted by the “Maintain the Middle” Working Group at the Feb. 9, 2015 meeting:

- Likely to have broad community support
- No negative impacts on others in community (identify winners and losers)
- Encourages alternative transportation
- Sustainable in the long term
- Provides housing choices
- Holistic solution that considers related variable: economic, social, environmental
- Considers Boulder as a whole, as well as its distinct (but connected) parts
- Greatest good for greatest number
- Lowers costs to build in Boulder
- Accommodates renters

Additional considerations that seem important for evaluating each tool:

- _____
- _____
- _____

Tool Screening Worksheet (Working Group Meeting #3 Homework)

*** Preliminary screening:**

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

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

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

Possible Tools for Maintaining the Middle Goal (Toolkit)	Preliminary Screening* (select one)	Notes
A2. Accessory Dwelling Unit/Owner's Accessory Unit Requirements	   R Y G	
B2. Homebuyer Assistance Programs	   R Y G	
B3. Inclusionary Housing (IH) Program	   R Y G	
B4. Revenue Sources for Affordable Housing	   R Y G	
B5. Annexation	   R Y G	
C2. Land Banking	   R Y G	
C3. Preservation of Rental Affordability	   R Y G	
C4. Historic Preservation of Smaller Houses and Accessory Buildings	   R Y G	
D1. Employer-Assisted Housing	   R Y G	

Possible Tools for Maintaining the Middle Goal (Toolkit)	Preliminary Screening* (select one)	Notes
D2. Green and Location-Efficient Mortgages	   R Y G	
E1. Bonuses for Permanently Affordable Housing and Certain Housing Types	   R Y G	
E3. Height Limit	   R Y G	
E4. Land Use Designation and Zoning Changes	   R Y G	
F1. Homeowners' Association (HOA) Fee Affordability	   R Y G	
F4. Rent Control	   R Y G	
Additional tools:		
	   R Y G	
	   R Y G	
	   R Y G	
	   R Y G	