Housing Boulder

OTHER EVENTS

- ☆ April 27th → Speakers Panel
- ☆ 5 Subcommunity Meetings (early-mid May)
- ☆ May 27th LARGE WORKING FINAL mtg Group Meeting

Ob

- [x]
- [ ]
- [ ]
- [x]

Note

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RKING

eting

ENABLE AGING IN PLACE

WORKING GROUP MTG #4

OBJECTIVES:

- [x] DISCUSS CROSS WORKING GROUP COORD.
- [ ] DISCUSS SHORT LIST OF TOOLS
- [ ] FEEDBACK TO CODE FOR AMERICA
- [x] DISCUSS HOW TO PARTICIPATE IN UPCOMING SUBCOMMUNITY MTGS.

NOTE: GROUP'S FINDINGS + PUBLIC INPUT SHARED WITH BROADER COMMUNITY AND CITY COUNCIL.

Working Group's Shortlist of Tools

- A1. Accessible Housing
- A2. Accessory Dwelling Units
- A4. Cooperative Housing
- A6. Senior Housing Options
- B1. Home Rehab. Loan Program
- C3. Preservation of Rental Affordability
- E1. Bonuses for higher affordability & certain housing types
- E2. Fee reductions, expedited review process, +/or modification of standards
- E6. Occupancy Limits

March 10 notes

Key questions / issues for each
- where
- size
- density
- etc.

Two paths

Provide feedback on what to work on (e.g. ordinances)

What can I do?

Higher level – this will produce the greatest benefit

New / Existing Funding → B1, C3, A1

Planning A2, A4, E6

Single family

Take tiered approach

Themes to Council

Support for in-home

How can Housing support other supports?

Identify links (e.g. H+T)

GROUP'S SHORTLIST OF TOOLS

ABLE HOUSING

ORM DWELLING UNITS

ATIVE HOUSING

R HOUSING OPTIONS

REHAB. LOAN PROGRAM

ERVATION OF RENTAL AFFORDABILITY

SES FOR HIGHER AFFORDABILITY

ERTAIN HOUSING TYPES

REDUCTIONS, EXPEDITED

EW PROCESS, +/OR MODIFICATION

STANDARDS

PARKING LIMITS

PROVIDE Feedback on what to work on (geographically)

QUESTIONS / ISSUES FOR EACH

what can I do?

R LEVEL - THIS WILL PRODUCE THE GREATEST BENEFIT

PLANNING A2, A4, E6

SINGLE FAMILY

TING

DING → B1, C3, A1

TIERED APPROACH

THEMES TO COUNCIL

PORT FOR IN-HOME

CAO Housing SUPPORT

WITH LINKS (e.g. H+T)

"PLANNING" TOOLS A2, A4, E6

PAGE 1

BACKGROUND

A2 ACCESSORY DWELLING UNITS

? • C4 RELEVANT TO THIS DISCUSSION
- HOW DOES IT INFLUENCE A.I.P.
- SUPPLEMENTAL INCOME.

? • A2 HAS STAFF/OTHER SOURCE DISCUSSED
- REFER TO Q/A PG. 2, 3RD BULLET
  - DISCUSSION OF CONSTRAINTS - CAN THEY BE MADE MORE FLEXIBLE.
  - SET MINIMUM BENCHMARKS
  - RELEVANT TO NEIGHBORHOOD) HOW DO WE GET THEIR BUY-IN

A2 ACCESSORY DWELLING UNITS, CONT.

? • HAS STAFF/OTHER SOURCES DISCUSSED
- DISCUSSED NOTICING NEIGHBORHOODS
- LOT SIZE - SIZE REQUIREMENT

- ACCESSABILITY ISSUE

? • CONCERN - DOES GROUP ENVISION ADU ACCESS AS AN ISSUE TO GET 'LOTS' OF SENIOR HOUSING?

✗ THESE COULD BE FOR CAREGIVERS.

- THESE COULD BE USED TO OFF SET HOUSING COSTS.

PAGE 3

A2 ACCESSORY DWELLING UNIT, CONT

- CONCERN: THESE COULD BECOME RENTALS FOR E.G. TO STUDENTS
  - ENFORCEMENT ISSUE

- NEW ONES (ADU's) NEED TO BE ACCESSIBLE
  - THIS MIGHT LIMIT AMOUNT.

- UNITS CAN BE SEPARATE INSIDE MAIN STRUCTURE.

PLANNING TOOLS A2, A4, E

A4. COOPERATIVE HOUSING

- GROUP SUPPORTS THIS TOOL
- RULES NEED TO BE ENFORCED NOT RESIDENTS

IMPROVEMENTS TO ORDINANCE

- REQUIREMENTS COULD BE INH
  - *E.G. ALL NEED ECO PASS.
  - E.G. RESIDENTS MUST BE O MAKE RENTAL POSSIBLE.
- COOPS ARE "GOOD NEIGHBORS
  - AGENCY SUPPORT IS?+. - HE IT WORK, PROVIDES ACCOU
  - KEEP SOME STRUCTURE TO GUIDELINES, WORKS W/ SOME O
  - SEVERAL MODELS SHOULD CONSIDERED
    - NEED BACKUP SYSTEM → ESTABLISH AGREEM

A4 COOPERATIVE HOUSING, CON

- COOPS ARE "GOOD" NEIGHBORS"
  - LICENSED GROUP POSSIBLE STR TO PROTECT NEIGHBORS' INTER
- QUALIFY AS "SENIOR" TO PR
- NOT AN AGE RESTRICTION TO FOR MIXED AGE HOUSING
- ONE RULE VIOLATION SHO NOT BE ENOUGH TO 'SHUT DOWN'

PLANNING TOOLS A2, A4, E6

E6. OCCUPANCY LIMITS

- NO RULE ENFORCEMENT A CONCE
- ALLOWING FOR MULTI-GEN LIVIN CAREGIVERS
- BASE OC. ON HOUSE / 2 PER BE EACH INDIVIDUAL HAS 360 SF
- SIZE OF HOUSE, AMT. OF PARKING, TIE TO THESE KIND OF FACTORS

NEEDS TO BE SOLVED

- PARKING - 2 PERSONS/CAR - HOW D TRANSPORTATION MGMT PLAN N
- SHARE RESOURCES MAY BE FOR OCCUPANTS

GET THIS DATA ON THIS

- SET UP PILOT PROJECT TO WORK OUT

PAGE 1

...LS

...NG UNITS

...THIS DISCUSSION

...NFLUENCE A.I.P.

INCOME.

...OTHER SOURCE DISCUSSED

...A PG. 2, 3RD BULLET

...CONSTRAINTS - CAN

...E MORE FLEXIBLE.

...BENCHMARKS

...NEIGHBORHOOD)

...E GET THEIR BUY-IN

...IG UNITS, CONT.

...SOURCES DISCUSSED

...ING NEIGHBORHOODS

...REQUIREMENT

...VE

...ROUP ENVISION ADU

...SUE TO GET 'LOTS' OF

...FOR CAREGIVERS.

...SED TO OFF SET

PAGE 3

...G UNIT, CONT

...BECOME RENTALS
...STUDENTS

...NT ISSUE

...D TO BE ACCESSIBLE.

...MOUNT.

...OTE INSIDE

PLANNING TOOLS A2, A4, E6

PAGE 1

A4. COOPERATIVE HOUSING

- GROUP SUPPORTS THIS TOOL
- RULES NEED TO BE ENFORCED BY CITY NOT RESIDENTS

IMPROVEMENTS TO ORDINANCE

- REQUIREMENTS COULD BE INHIBITOR
  - *E.G. ALL NEED ECO PASS - REMOVE THIS RESTRICTION
  - E.G. RESIDENTS MUST BE OWNERS MAKE RENTAL POSSIBLE -
- COOPS ARE "GOOD NEIGHBORS"
  - AGENCY SUPPORT IS + - MAKES IT WORK, PROVIDES ACCOUNTABILITY
  - KEEP SOME STRUCTURE TO MEET GUIDELINES, WORKS W/ SOME ORGANIZATIONS
  - SEVERAL MODELS SHOULD BE CONSIDERED
    - NEED BACKUP SYSTEM + ESTABLISHED AGREEMENTS

A4. COOPERATIVE HOUSING, CONT.

- COOPS ARE "GOOD" NEIGHBORS"
  - LICENSED GROUP POSSIBLE STRUCTURE TO PROTECT NEIGHBORS' INTERESTS
- QUALIFY AS "SENIOR" TO PARTICIPATE
- NOT AN AGE RESTRICTION TO ALLOW FOR MIXED AGE HOUSING.
- ONE RULE VIOLATION SHOULD NOT BE ENOUGH TO 'SHUT YOU DOWN'

PLANNING TOOLS A2, A4, E6

PAGE 1

E6. OCCUPANCY LIMITS

- NO RULE ENFORCEMENT A CONCERN
- ALLOWING FOR MULTI-GEN LIVING / CAREGIVERS
- BASE OC. ON HOUSE / 2 PER BEDROOM (COULD BE DISCRIMINATORY TO LG. FAMILIES) EACH INDIVIDUAL HAS 300 SF
- SIZE OF HOUSE, AMT. OF PARKING, CAPACITY
  - TIE TO THESE KIND OF FACTORS
- PARKING - 2 PERSONS / CAR - HOW DO YOU REGULATE? (NEEDS TO BE SOLVED) TRANSPORTATION MGMT PLAN NEEDED
- SHARE RESOURCES MAY BE GOAL FOR OCCUPANTS (*GET THIS DATA ON THIS EXISTS)
- SET UP PILOT PROJECT TO WORK OUT DETAILS

FUNDING TOO...

A1. ACCESSIBLE...

- BACKGRD B...
- #1 DISCONNECT
  - NEED FOR ... ARE UNDER...
  - RIGHT HOU...
  - WHY? ARE MORE THAN...
  - LOOK A...
- GET FUNDS TO... TO BE ACCESS...
  - THERE NOW... BUT ARE

- ENCOURAGE UNIVE...
  - WHAT ACTUALLY ↑ ... GROUPS. GAP BTWN... GROUP.
- BETTER COMMUNICA... OWNERS ABOUT P...
  - EG. CARE CONN...
- VISITABILITY - WHA... REFER TO Q/A
  - WHEN LG. NEIGH... BUILT.

FUNDING TOOLS A1, ...

C3. PRESERVATION OF...

- E.G. PRESBY. MAN... TALKING ABT THIS NOT REPLACE-ABLE
- "RENT CONTROL" - S...
  - LEGISLATIVE
- COMPREHENSIVE OF AVAIL... DEMAND - EVAL. CO...
  - STATE,
- DISCRIMINATION OR SEC... LOOKED AT PROTECTI...

WHAT ARE GOALS? AVAILABLE DATA?

FUNDING TOOLS A1, B1, C3

A1. ACCESSIBLE HOUSING

- BACKGRD BULLET PT?

- #1 DISCONNECT - WHAT IS IT?
  - NEED FOR A.H. - BUT CURRENT PROGRAMS ARE UNDERUTILIZED OR SERVING THE RIGHT HOUSEHOLD
    - WHY? ARCHITECTURAL BARRIER E.G. MORE OF A NEED FOR CENTERS THAN HOMEOWNERS
  - LOOK AT OTHER PROGRAMS

- GET FUNDS TO MAKE THEIR UNITS TO BE ACCESSIBLE
  - THERE NON-PROFITS THAT DO THIS BUT ARE UNDERUTILIZED.

- ENCOURAGE UNIVERSAL DESIGN
  - WHAT ACTUALLY ↑ ACCESSIBILITY FOR CERTAIN GROUPS. GAP BTWN TYPES OF ACCESS + AGE GROUP.

- BETTER COMMUNICATION TO DEVELOPERS + OWNERS ABOUT FUNDING AVAILABLE
  - EG. CARE CONNECT

WHAT IS LAFETTE POLICY

- ENCOURAGE UNIVERSAL DESIGN
  - WHAT ACTUALLY ↑ ACCESSIBILITY FOR CERTAIN GROUPS. GAP BTWN TYPES OF ACCESS + AGE GROUP.

- BETTER COMMUNICATION TO DEVELOPERS + OWNERS ABOUT FUNDING AVAILABLE
  - EG. CARE CONNECT

- VISITABILITY - WHAT IS LAFETTE POLICY
  - REFER TO Q/A PG. 1, BULLET PT 3
  - WHEN LG. NEIGHBORHOODS BEING BUILT.

FUNDING TOOLS A1, B1, C3

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C3. PRESERVATION OF RENTAL AFFORD.
- E.G. PRESBY. MANOR - ARE WE TALKING ABT THIS? BUILDING ANOTHER NOT REPLACE-ABLE
- "RENT CONTROL". STATE STATUTE PROHIBITS
  - LEGISLATIVE

WHAT GOALS? AVAILABLE DATA?
- COMPREHENSIVE OF AVAILABILITY + POTENTIAL DEMAND - EVAL. CONDITION, FINANCIAL STATE,
- DISCRIMINATION OF SECTION 8 ILLEGAL LOOKED AT PROTECTED CLASS.

DISCUSSION OF BRINGING TO LARGER GROUP

- [ ] WILL SEE NEW SUBTLEVELS WEN WE GATHER
- [ ] DIFFERENT PROCESSES MAY HAVE BEEN USED BY DIFF. GROUPS
- [ ] DOES THIS HELP PRIORITIZE?
- [ ] SOME FALL NATURALLY INTO OUR MISSION
- [ ] ADVISORY BOARD → Volunteers & $ in CASH in lieu may need more over-sight → A TOOL? SEPARATE CONVERSATION
- [ ] which tools achieve the most objectives
- [ ] How as Community can we support the creation of ASSETS that enable Aging in place:

TIE TO LARGER Community

- [ ] Where have we chosen a tool No one else did?

ALIGN IN Place members need to be vocal in support of least pop. tools

Code for America

- REACH OF SURVEY
- RT. DEMOGRAPHICS
- INCOME LEVEL
- 3 MINUTE INTRO
- FORUM OPTIONS
- PRODUCTIVE ACTIONS
- FEEDBACK

* WHAT WAS MOST USEFUL INFO TO CODE US
* SHOW WEBSITE TO ONE OTHER PERSON

CALL TO ACTION FOR GROUP?

OTHER POSSIBLE TOOLS

Explore PARTNERSHIPS to bring students & seniors together in HSG.

NORCs & "Village" concept

Working Group's Shortlist of Tools

A1. Accessible Housing

A2. Accessory Dwelling Units

A4. Cooperative Housing

A6. Senior Housing Options

* B1. Home Rehab. Loan Program

* C3. Preservation of Rental Affordability

* E1. Bonuses for higher affordability & certain housing types

* E2. Fee reductions, expedited review process, &/or modification of standards

E6. Occupancy Limits

Co-Housing

Post-it
Easel Pad
Tableau à feuilles mobiles
Block de Hojas Repositionables
Super Sticky
Super Collant
Super Adhesivas
5.2 ft² (2.5 ft x 2.08 ft)
5,2 pi²/ft² (2,5 pi/ft x 2,08 pi/ft)
Cont. 1 block de 30 hojas
3M

Public Comment

ADUs/OAUs - Definition is blurred

ADUs in basement

OAU is not in structure

City to tighten up language re difference b/n ADU/OAU

People are building them w/o permitting

- NEED Clean description

- ADU survey only of owners

NEXT MTG

- ADD Cohousing to discussion list
- DISCUSS ADDITIONAL OPTIONS
- FINISH list of top tools
- MATRIX FOR SELECTION CRITERIA