Maintain the Middle
Meeting #4
AGENDA

4-4:10 AGENDA OVERVIEW/ LOGISTICS

4:10-5:30 DEVELOP SHORT LIST of TOOLS

5:30-5:50 Code 4 America & Community Engagement

5:50-6:00 Public Comment

FUNDAMENTAL Q's

1. tools increase supply, or tools preserving existing, or combo?

all (8) thumbs up

DEPENDS ON %'s IF COM

2. funding - city? regulatory? (like zoning)

new development? (linkage fee) head ta

employers?

5 thumps up - combo

3 " " - other, non-city

FAVORITE TOOLS (1 or

(around table)

BEN - lower cost to city

1. more density
2. ADU'S - flexible, patch-work
3. height limit exceptions

STEVE T. - bldg. restrictions drive up cost, only Q is who pa

- allow variety

1. Co-housing
2. Small houses
3. annexation

City subsidy shifts cost

FAVORITE TOOLS CONT.

SUE - 1. Green Mortgages
links transpo. impacts to development - dense along corridor

2. L.U. use / ZONING changes
- density in certain areas

3. Density Bonuses
- develop smaller, denser units for middle income

Zac - 1. greater density in certain areas

2. land use + zoning changes

3. density bonuses for permanently affordable

4. ADU'S

FAVORITE TOOLS CONT.

JEAN - Increase supply + encourage alt. modes + for renters

1. land use/zoning changes
2. occupancy
3. height limit
4. density bonus

LUCY - minimize big budget
increase density to drive more transit

1. ADU's - reasonable rate of increasing density

together
2. height limit/l.u./zon. changes
3. IH program - shift to more middle income, loosen up

FAVORITE TOOLS CONT.

DON - current trend stratifies to high + low incomes

only choices - denser + higher - to create more middle income

1. density + height
2. ADU'S

SHAWN - question growth + density as solutions - problem later

to keep diversity + range incomes

1. cluster
   A. ADU'S
   B. Small houses
   C. Co-housing
2. density bonuses
3. homebuyer assistance

PUBIC COMMENT

6

CO-OP HOUSING - especially for Seniors
- also frees up homes for others
- less fuel + water used

- ADD'L TOOL -
  OWNER occupied
- Convert commercial / industrial to mixed use & residential to help job/housing balance

---

ADD'L TOOL - COMMUNITY LAND TRUST
permanent affordability, fewer impacts
"Nomadi" plan/sensitive response
existing + new development

PUBIC COMMENT CONT. (7)

Effort to decrease land values

DOT VOTING ON TOOLS
(5 dots each)

most dots: I.U. / zoning changes
occupancy
height limit
density bonuses
ADU's
CO-OPs / ~~co-housing~~

permanently affordable not realistic
forever (50-99 yrs)
so another affordability benefit - "long term"

permanent afford. stratifies incomes, leaves middle income out

☆ = most impact, but other tools important too!

HOUSING BOULDER Maintain the Middle Tools for Dot Voting

* Quantify impact of each tool ☆=most impact

A2. Accessory Dwelling Unit/Owner's Accessory Unit Requirements	● ● ● ● ●
A3. Co-Housing	●
A4. Cooperative Housing	● ● ● ● ● ●
A7. Small Homes	● ●
A8. Tiny Homes	
B3. Inclusionary Housing (IH) Program	● ●
B2. Homebuyer Assistance Programs	●
B4. Revenue Sources for Affordable Housing	
B5. Annexation	●
C2. Land Banking	
C3. Preservation of Rental Affordability	
C4. Historic Preservation of Smaller Houses and Accessory Buildings	

1/3 size limit arbitrary

✓ require permanent afford.?

look at whole range of op

trans

HOUSING BOULDER Maintain the Middle Tools for Dot Voting

D1. Employer-Assisted Housing	
D2. Green and Location-Efficient Mortgages	
✓ E1. Density Bonuses for Permanently Affordable Housing and Certain Housing Types	
✓ ☆ E3. Height Limit	more height in general; energy efficiency, good land u; 1-2 stories added to one-st; parking requirement? to 55 or over select places; couples w/ density + setbacks
✓ ☆ E4. Land Use Designation and Zoning Changes	
✓ ☆ E6. Occupancy Limits	already happens - decriminalize, just enforce nuisance code; blends w/ co-op hsg. or could differentiate more; better use of land + exist'g houses; could include as co-op
F1. Homeowners' Association (HOA) Fee Affordability	
F4. Rent Control	
Additional Tools:	
COMMUNITY LAND TRUST	

MAINTAIN THE MIDDLE

PREVENT FURTHER LOSS OF BOULDER'S ECONOMIC MIDDLE BY PRESERVING EXISTING HOUSING AND PROVIDING A GREATER VARIETY OF HOUSING CHOICES FOR MIDDLE-INCOME FAMILIES AND BOULDER'S WORKFORCE.

- PRESERVING EXISTING HOUSING ≠ PRESERVING HOUSING FOR A SPECIFIC INCOME GROUP
- FOCUS ON PREVENTING FURTHER LOSS
- WELCOME MORE MIDDLE-INCOME (M.I.) PEOPLE TO BOULDER
- IS THE DEFINITION OF "MIDDLE" STAGNANT?
- PROVIDE HOUSING AFFORDABLE TO M.I. - "HOW" TBD
- VARIETY IS IMPORTANT TO MEET M.I. NEEDS
- PUBLIC SUBSIDY - OR NOT? ⇒ CHANGE CODE TO ALLOW MARKET TO "MAINTAIN THE MIDDLE"
- ROLE OF OPEN MARKET TO ALLOW MIDDLE TO LIVE IN BOULDER(?)
- "MIDDLE" ⇒ RELATIVE TO WHAT? CITY OF BOULDER? COUNTY? NATIONAL?
- PROTECT THE AREA "BETWEEN THE EXTREMES" SINCE "MIDDLE" IS HARD TO DEFINE
- UNDERSTAND IMPACTS OF ANY TOOL ON THE EXISTING CITIZENRY (i.e., "THE MIDDLE") ⇐ BUT NOT EXCLUSIVE TO THE MIDDLE
- WHO BENEFITS AND WHO PAYS?