Create Diverse Housing Choices

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Meeting #3 Notes * March 11, 2015

Data Discussion:

* Can we find mortgage burden data? Compare to rent burden?

- Map 2: Shows older/more established neighborhoods
  → Possible correlation btw older neighborhoods and rental properties *

- * Rent burden map - seems like whole city over 30%. Does that reflect on rent vs. own?
- Burden of incoming and reg. commuting commuters
  Greater density → impacts on parking/driving support the growth
- Transportation Issue: BVSD open enrollment
- Focus on ADUs, co-housing, co-ops

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- Address off street parking issues
  - all paid street parking
- Cannot separate Housing/Transportation
- What's the vision/direction?
- Build Hsg that appeals to In-Commuters
- Perception vs. reality
  - Affordability
  - Traffic Not worse
  Its Perception.
- Hsg links to Transportation Locally and regionally

Homework Results Summary

CD HC

	RED FLAG	YELLOW FLAG	GREEN FLAG
A4. Cooperative Hsg	1	0	7
A3. Co-Housing	0	2	6
A2. ADU/OAU Reg	0	3	5
E1. Bonuses for Affordable Housing & Certain Hsg Types	0	3	5
E6. Occupancy Limits	1	2	5
A1. Accessible Housing	0	4	4
A8. Tiny Homes	1	3	4
B1. Home Rehabilitation Loan Program	1	3	4
A6 Senior Housing	1	3	4
C.3. Preservation of Rental Affordability	1	3	4
B2. Homebuyer Assistance Programs	2	2	4

E4. Land Use Designation & Zoning Changes	0	5	3
B3. Inclusionary Housing (LIVE/WORK)	1	4	3
B4. Revenue Sources for Affordable Housing	1	4	3
A7. Small Houses	2	4	2
C4. Historic Preservation of Smaller Houses & Accessory Buildings	6	2	0

0 COVERED IN TOP 5

HOMEWORK DISCUSSION

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→ Knock off lowest priority

→ Historic Pres. of small houses doesn't create diverse aff. housing Landmarks Board may disagree

→ Natural aff. hsg v. subsidized hsg
Let people pick aff hsg on own w/out market intervension

→ Discuss 5+ greens first Focus

→ Tiny Homes only make sense on tiny lots (Mobile Homes?)

→ ☆ Occupancy Limits - Neighborhood Specific

→ How could each work?
i.e. occupancy based on variety
Safety, house size, neighborhood, bedrooms

→ Not for co-op hsg: cleanliness, parking
Ownership stake would help this, an investment in the house, neighborhood

→ For Co-ops:
Look for ways to create laws that DO work

→ Impacts i.e. parking, trash, noise
We can do it all → creative solutions that address impacts

→ ★★ ADUs / DADUs give homeowners more options that allow for more affordable rent # in neighborhood

→ Contextualizing: Accessibility
Senior housing w/ Co-op hsg

→ What are #s for public hsg?

→ Homeownership covenants may not allow Co-Ops. This is an issue. HOAs

→ Bonuses for Aff. Hsg → Concern for quality of housing. Need to improve hsg stock

→ Benefits / Impacts of each HW answer
Regulatory Barriers. Current legal context

→ Spend time on tools that will be utilized. ADUs. what are demands?
- Look at Housing Choice Survey

→ Opening up restrictions/Regulations could show increase in demand.

→ Home occupation/Live:Work expand allowances

→ Rent Control

→ Apartments/Condos as options

→ What is neighborhood buy, what does it look like?

SCHEDULE OVERVIEW

- Have a group member at each ~~community~~ neighborhood mtg.

PUBLIC COMMENT

- How many WG members have young (HS or younger) aged children? Family housing important
- How are we defining "Tiny Houses"? 80 sqft – 800 sqft: Answer in Toolkit.
- Live-work as option
- Address fact that PUDs are limiting housing options. b/c they are a snapshot in time.
- Addressing techniques/solutions before figuring out what the problem is.
- Zoning is the problem

Public Comment (Cont.)

- Study Best models that already exist instead of reinventing the wheel
- Cheap hsg issue
- Carrying capacity in Boulder
  Cap residents instead of building out
- New ordinances need enforcement behind it.