Homework - TOOLS

- Bonuses FOR AFFORDABLE Housing - TINY/ADU
- REVENUE Sources FOR AFFORDABLE HOUSING -
  - CITY SALES TAX TO PURCHASE LAND FOR AFF. Housing
  - USE TO BUILD SMALLER UNITS
  - HARD TO PASS A TAX ↑
  - RAISE DEVELOPMENT FEES TO ↑ REVENUE
- NEED PARTERSHIP w/ COMMUNITY TO Δ ZONING
- INCLUSIONARY HOUSING -
  - GREAT OPPORTUNITY FOR EMPLOYER-PARTNERSHIP
- LAND BANKING
  - ~~DISS~~ TOO LARGE A SIZE - LIMIT DIVERSITY?
    MAINTAIN HOUSING DIVERSITY
- PRESERVATION - RENTAL AFFORDABILITY
  ADU'S AS A TOOL
  PUBLIC PRIVATE PARTNERSHIPS AS A TOOL
  CO-OP ORDINANCE - MODIFY AS A TOOL
  DOESN'T TOUCH ON PROBLEM
  - NEED EMPLOYER PARTNERSHIP - HEADTAX
- HOUSING CHOICES - voucher Options
- FEE REDUCTIONS, EXPEDITED REVIEW PROCESS, MOD STANDARDS
  - DOES NOT MAINTAIN STANDARDS - Quality
- REGIONAL SOLUTIONS
- UNIVERSITY HOUSING -
  - CURRENTLY CONDUCTING SPACE STUDY
- HOUSING THE HOMELESS
  - HOUSING FIRST - FULLY PROVIDE HOUSING

- EMPLOYER ASSISTED HOUSING
  - LOSE JOB/LOSE HOUSING -
  - INCREASE GAP BETWEEN HAVE/HAVENOT
  - HEAD TAX INSTEAD
- GREEN/LOCATION EFFICIENT MORTGAGES
  - ADDRESS "COMMUTER" ISSUE
- CO-OP HOUSING/ INCREASE OCCUPANCY
  - * - NEGATIVE IMPACTS
  - * - ~~B~~ ADDRES IMPACTS
    - CO-OPS - FEWER NEGATIVE IMPACTS

Fire Control Room

~~Data~~ - Question

What/When are ~~the~~ other opps for Participation in Process

- What happens when income ↑ ~~and~~ to those living in affordable housing?
- DO we have the Space to reach 10% Under Current Zoning?
- IS 10% goal still appropriate?
- HAVE Current residents of low income housing "graduated" out of qualifying range?
- Avg. Length of Occupancy/Ownership in ~~Affordable~~ Units ~~deed Rest.~~
- ~~ARE~~ There ~~other~~ Public Private Partnerships Similar To Alvarado Village
- Links TO TINY / ADU / OAU - Title 9
- Peer City info on Top 4 Tool Kit ~~opt~~ items
- Who are ~~all~~ the ~~Affordable~~ housing Partners in Boulder?

Public Comments

- Top Choices - ~~Don't Include Individual~~ Put onus on Indiv. vs. Partner
- Focus on Partner vs. Product
- Need more focus on homeless housing

Pg 1 of 2

Lynn Segal public comment
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Student housing off campus

University ought to provide freshman & underclassmen on campus. The partnership part should be to get faculty & upperclassmen spilling out into Boulder proper neighborhoods, not underclassmen.

So long as the jobs/housing balance is so disproportional, all efforts to ~~curb~~ catch up with regards to all affordability issues will be futile.

If you live here, you should be able to work here. In other words, if there is a considerable dedication & investment in the community, there ought to be an incentive for employers to hire those who live here. This answers to Mariah's issue of the lowering of transportation costs for those living here commuting out to work.

Effectively their ~~the~~ incomes are increased because their transportation costs are decreased.

(Strengthen partnerships working group)

Pg 2

In NB, last night Jesse Kanin complained that he cannot get a 2nd bathroom on a small house on a 10K sf lot. Yet he has numerous neighbors that have 3 and 4 bedroom houses with 3 & 4 bathrooms and 2 people living in them.

Jesse says he has been trying 13 yrs to get a second bathroom. It's a constrained PUD.

Also Ann Bushfield said lots that are large on N. Broadway are not selling because nobody wants to build a single family on the busy streets going up to NB subcommunity. These could be changed to ~~multiple~~ multi-unit lots.

Lynn Segal

5%

STRENGTHEN PARTNERSHIPS HOMEWORK RESULTS SUMMARY

		RED FLAG	YELLOW FLAG	GREEN FLAG
E1.	BONUSES FOR AFFORDABLE HSG & CERTAIN HSG TYPES ●	0	0	8
B4.	REVENUE SOURCES FOR AFFORDABLE HOUSING ●●	0	2	6
B3.	INCLUSIONARY HSG PROGRAM ●●●	1	1	6
C2.	LAND BANKING	0	3	5
C3.	PRESERVATION OF RENTAL AFFORDABILITY ●●	1	2	5
D3.	HOUSING CHOICES (SECTION 8) VOUCHER OPTIONS	1	2	5
E2.	FEE REDUCTIONS, EXPEDITED REVIEW PROCESS & MODIFICATION OF STANDARDS	1	2	5
F3.	REGIONAL SOLUTIONS AND STATE-LEVEL ADVOCACY	2	1	5
D5.	UNIVERSITY STUDENT, FACULTY, AND STAFF HOUSING ●●	1	3	4
A9.	HOUSING THE HOMELESS	1	4	3
D1.	EMPLOYER-ASSISTED HOUSING ●	1	4	3
D2.	GREEN AND LOCATION-EFFICIENT MORTGAGES ●●	3	2	3

Cooperative Housing ●●●●

Occupancy Limits ●●● ●

TINY/SMALL/ADU/OAK ●●●●●