



Strengthen Partnerships Working Group Meeting #5

May 7, 2015

6 – 7 p.m.

13th Street Conference Room, 1720 S. 13th Street (West Entrance)

Objective: Working Group members will have the opportunity to debrief their reactions to and observations from the Speaker Panel event (Monday, April 27); continue discussion about land use tools; complete the discussion of the short list of tools and prioritize tools; consider the draft working group summary; provide feedback to Code for America on proposed community engagement tools.

6:00 –6:10	Review and confirm Key Themes in summary document	Facilitator
6:10 – 6:30	Discuss Occupancy Limits and CU/Student Housing (finish filling in the table)	All
6:30 –6:40	Discuss any additional changes to the summary document (keep in mind this document doesn't have to reflect consensus of the group; it can identify concepts, ideas or issues brought up by individual members of the group).	All
6:40 – 6:50	Public comment	All
6:50 – 7:00	View presentation on Cooperative Housing	Sabrina



HOUSING BOULDER STRENGTHEN PARTNERSHIPS WORKING GROUP SUMMARY

Strengthen Partnerships Goal:

Strengthen, assess and potentially discontinue current partnerships; ~~and~~ explore and form creative and inclusive new public-private, public-public or other partnerships (*e.g. neighborhood, regional, financial or transportation-related*) to address our community's housing challenges and expand housing options. (*e.g. University of Colorado, private developers, financing entities, affordable housing providers, etc.*)

Key Themes Identified by the Working Group:

- Inclusivity needs to be a primary goal and consideration of the housing strategy process. The perspectives of some community stakeholders are typically under-represented in community processes, especially those in need of affordable housing options in Boulder. Be sure to include perspectives of non-traditional households and individuals less able to access the process. These are key partners and they need to be intentionally included. By doing so, the process will result in better solutions.
- Regulatory changes should be considered as a powerful tool to address housing challenges in Boulder. Focus on crafting solutions and mitigating impacts rather than limiting tools for fear of negative consequences. Seek innovative possibilities for public and private spaces, striving for positive benefits to neighborhoods and the greater community.
- Key partnerships to consider for leveraging the tools described below.
 - City-neighborhoods (e.g. regulatory, occupancy, zoning, enforcement);
 - Neighbor-neighbor-city (e.g. "human-scale" the process so that neighborhood-specific concerns can be addressed);
 - City-developer or affordable housing provider (e.g. change inclusionary housing program to get more units);
 - CU-city;
 - Work with existing groups (e.g. HOAs, neighborhood groups, non-profits);
 - Form new groups (e.g. renters association, student housing association).
- Housing and transportation costs drive housing decisions and ability. Think regionally about affordable housing and transportation solutions. Partner with other municipalities in Boulder County and beyond.



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- Recognize that the university communities are diverse and require a broad range of housing options. Students (undergraduate, graduate, continuing ed.) and faculty are members of the Boulder community. Consider students’ housing needs as being more than just increasing on-campus housing.
- Reassess 10% goal; experience demonstrates that it is inadequate. Find ways to achieve it.

There are a few key tools that will be important to explore to increase affordable housing in Boulder. (see table below)

Tool	Partners
<p>OAU / ADU</p> <ul style="list-style-type: none"> • Consider neighborhood –specific regulations or plans, potentially form-based. • Consider forming a “NID” or neighborhood improvement district as a way to consider or evaluate regulatory changes specific to the neighborhood (e. g. neighborhood eco-pass process/ organization). 	<p>Homeowner / resident / neighborhood group / renter / neighborhood liaison -</p> <p>Potential new partnerships or partnerships to be strengthened; formalized ways to get people to the table:</p> <ul style="list-style-type: none"> • Renters’ assoc. • Student assoc. • Local credit unions • Intercambio • Social venture partners
<p>Cooperative Housing</p> <ul style="list-style-type: none"> • Necessary to revise co-op ordinance and regulations to remove existing barriers to increased occupancy. • Promote benefits and mitigate impacts of increased residents. • Consider CU as a resource beyond just being housing provider (e.g. research, law, design, technical assistance, etc.). 	<ul style="list-style-type: none"> • City/community partnership – to address impacts and find solutions • City/neighborhood/potential resident partnerships - Important to see involvement of those interested in coops • Boulder Housing Coalition (BHC) – potential partner – consider increasing partnership • CU, Naropa - Facilitate student co-ops
<p>Tiny/ Small / Micro Units</p> <ul style="list-style-type: none"> • Utilize local resources and experts to explore viability of these housing types. • Find partner for wastewater sewage consulting – like RV parks • Consider barriers – regs that encourage large units 	<ul style="list-style-type: none"> • Work with local experts (e.g. individuals, Tumbleweed). • Partner with organizations that serve homeless populations (e.g. Habitat for Humanity). • Center for Resource Conservation – for construction



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<p>Tiny /Small/ Micro-Units Continued Incentivize efficiency or small units – consider partnering with development community.</p> <ul style="list-style-type: none"> Limited living units – explore regulatory changes 	<ul style="list-style-type: none"> HAND – housing assoc of non-profit developers Community preservation and development corp. Housing partnership equity trust Our home Neighborworks Thistle
<p>Inclusionary Housing</p> <ul style="list-style-type: none"> Partner w community to change requirements – potentially to increase smaller units Explore cash in lieu – what partners \$ goes to - expand partners 	<ul style="list-style-type: none"> Expand non-profit housing developers (list... BHC)
<p>Occupancy Limits</p>	
<p>CU / Student Housing</p>	