



# HOUSING BOULDER WORKING GROUP AGENDA #3

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## Strengthen Partnerships Working Group #3

Children, Youth, and Families Sunlight Conference Room – 2160 Spruce St., Boulder, CO 80302

March 12, 2015

6 – 8 p.m.

(Light refreshments will be served)

**Objective:** review the updated fact sheets by goal and discuss if what you've heard and learned changes your thoughts on the goal; discuss homework results and develop a short list of tools for the working group to discuss; review the Housing Boulder schedule and offer any suggestions on how to best engage the broad community.

<b>6:00 – 6:05</b>	<b>Agenda overview/logistics</b>	<b>Facilitator</b>
<b>6:05 – 6:30</b>	<b>Data Discussion Continued – what is your key takeaway from the fact sheet that informs the goal and how we measure success?</b>	<b>All</b>
<b>6:30 – 7:30</b>	<b>Discuss homework results and create shortlist of policies or tools for working group discussion</b>	<b>All</b>
<b>7:30 – 7:50</b>	<b>Schedule overview - your ideas for community engagement</b>	<b>All</b>
<b>7:50 – 8:00</b>	<b>Public Comment</b>	

# STRENGTHEN PARTNERSHIPS: FACT SHEET

March 4, 2015



## GOAL: Strengthen Partnerships

Strengthen current partnerships and explore creative new public-private partnerships to address our community's housing challenges (e.g., University of Colorado, private developers, financing entities, affordable housing providers, etc.).

**NEW:** See the last page for what's new in the revised Fact Sheet.

## EXAMPLES OF POTENTIAL OBJECTIVES

The list below provides examples of how the city might advance this goal:

- *University of Colorado-Boulder* – Work with CU to facilitate housing development in key locations (e.g., north of Boulder Creek, Williams Village, and East Campus).
- *Partnership Staff* – Create a project development and facilitation role within the city.
- *Boulder Housing Partners* – Facilitate expansion of Boulder Housing Partners' role.

## KEY CONSIDERATIONS

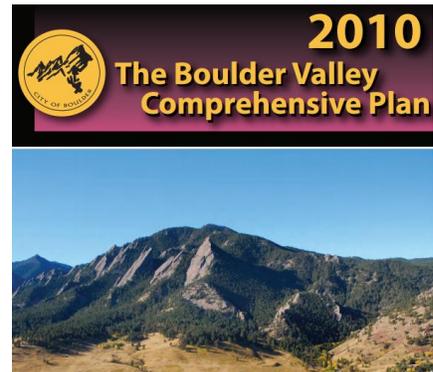
- *Partnership is Essential* – Over the years the city has partnered with the over 20 affordable housing and human services providers, including Boulder Housing Partners, numerous private and market-rate developers, the University of Colorado-Boulder, Naropa University, regional partners on the 10-Year Plan to End Homelessness, and others to expand housing opportunity in Boulder.
- *The City is Not a Housing Developer* – The City of Boulder does not develop or own housing but instead promotes solutions to the community's housing challenges through its housing policy and the distribution of funds to partners.
- *Success Not Guaranteed* – Partnerships can be fruitful; however effort is required by both partners and partnerships can be challenging due to divergent interest by the different partners.
- *Few Employer-Led Housing Assistance Programs* – To date, few employers within the city have assisted their employees to purchase or rent homes within Boulder, and programs often have limited reach.

## BOULDER VALLEY COMPREHENSIVE PLAN POLICIES RELATED TO STRENGTHENING PARTNERSHIPS

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### **Housing Policy 7.04 Strengthening Community Housing**

**Partnerships:** The city will create and preserve partnerships dedicated to the community's housing needs by supporting private and nonprofit agencies that create and maintain permanently affordable housing in the community, and fostering nonprofit and private sector partnerships. The city recognizes the role of the university in the housing market and will encourage the University of Colorado and other post-secondary institutions in their efforts to increase the amount of on-campus housing.



**Housing Policy 7.05 Strengthening Regional Housing Cooperation:** The city and the county will work to enhance regional cooperation on housing issues to address regional housing needs and encourage the creation of housing proximate to regional transit routes. Such efforts include the Regional HOME Consortium and the Ten Year Plan to Address Homelessness.

**Intergovernmental Cooperation Section Policy 1.11 Regional and Statewide Cooperation:** Many of the problems and opportunities faced by Boulder and other jurisdictions, particularly providing affordable housing, addressing the jobs-housing imbalance, creating a healthy economy, improving regional transportation, protecting the environment, managing open space, delivering human services and managing growth can only be dealt with effectively through regional or statewide cooperation and solutions.

Therefore, the city and county will actively pursue cooperative planning opportunities, intergovernmental agreements, broader information exchange and communication, collaborative initiatives and closer cooperation with each other and with other entities in the region and state. This may include other cities, counties, unincorporated communities, the University of Colorado, the school districts, regional organizations and other policy-making bodies. These entities will be encouraged to identify and address issues of shared concern for which a multi-jurisdictional perspective can best achieve mutually beneficial solutions.

**Human Service Section Policy 8.02 Regional Approach to Human Services:** The city will continue its collaborative role in human services planning and funding through partnerships with other agencies and local governments. The city and county will coordinate a regional approach such as that articulated in the Ten-Year Plan to Address Homelessness and the Human Services Strategic Plan. The city will seek to address the disproportionate burden placed on Boulder as a key regional service center.

**Social Equity Section Policy 8.04 Addressing Community Deficiencies:** The city will identify barriers to provision of important basic human services and work to find solutions to critical social issues such as lack of housing options for very low income and special needs populations, access to and affordability of basic services, and limited availability of affordable retail products.

## POTENTIAL TOOLS/POLICIES TO ADDRESS GOAL (STARTING POINT FOR DISCUSSION)

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The Housing Boulder [Toolkit of Housing Options](#) has a number of tools that could address this goal, including, but not limited to:

- A8.** Housing the Homeless
- B3.** Inclusionary Housing (IH)
- B4.** Revenue Sources for Affordable Housing
- C2.** Land Banking
- C3.** Preservation of Rental Affordability
- D1.** Employer-Assisted Housing
- D2.** Green and Location-Efficient Mortgages
- D3.** Housing Choice (Section 8) Voucher Options
- D5.** **University Student, Faculty, and Staff Housing**
- E1.** Bonuses for Higher Levels Affordability and Certain Housing Types
- E2.** Fee Reductions, Expedited Review Process, and/or Modification of Standards
- F3.** Regional Housing Solutions and State-Level Advocacy



## PARTNERSHIP EXAMPLES, INFORMATION AND OPPORTUNITIES

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### Nonprofit Housing Partners Past and Present:

This list may not be exhaustive, but is intended to demonstrate the broad array of nonprofit housing providers that have received funding from the City of Boulder for housing projects:

- |  |  |
|--|--|
| Archdiocesan Housing Inc.                    | Mental Health Partners                         |
| Attention Homes                              | Mother House Inc.                              |
| Boulder Housing Coalition                    | Safehouse Progressive Alliance for Nonviolence |
| Boulder Shelter for the Homeless Inc.        | Thistle Communities                            |
| Bridge House                                 | Golden West Communities Inc.                   |
| Emergency Family Assistance Association Inc. | Affordable Housing Alliance                    |
| Flatirons Habitat for Humanity               |  |
| Imagine!                                     |  |

**Boulder Housing Partners:**

Boulder Housing Partners (BHP) and the City of Boulder are separate entities that work collaboratively to address affordable housing needs in the community. BHP was established in 1966 as Boulder’s housing authority. BHP builds, owns and manages affordable housing for low- and moderate-income residents of the City of Boulder. BHP also offers tenant support services. BHP is a quasi-governmental entity of the state formed pursuant to Section 29 of the Colorado Revised Statutes with nonprofit status 501(c)(3), which exempts it from nearly all taxes, including property taxes. A nine member Board of Commissioners appointed by the city Mayor provides community oversight while an executive director manages daily operations.

In its 2014 Strategic Plan update, BHP established the following goals desired outcomes:

- Increase service to an additional 2,000 households with a mix of income ranges;
- Add 250 housing options for special and vulnerable populations; and
- Pursue a wide range of partnerships.

**University of Colorado-Boulder:** While enrollment at CU-Boulder has increasing by less than 100 students over the decade prior to 2013 and a gain of 418 university-provided beds, the CU Flagship 2030 Strategic Plan projects a gain of 6,500 students by 2030. The [2011 Campus Master Plan](#) proposes development of the East Campus (generally bounded by 30<sup>th</sup> Street, Colorado Avenue, Arapahoe Avenue, and Foothills Parkway) as a full campus with higher density building. Other areas when the university is exploring developing and/or redeveloping housing is the area north of Boulder Creek and west of Folsom and Williams Village.

**Example of City Role in Creating Student Housing Options, 28<sup>th</sup> Street Frontage:** City-initiated land use changes involving rezoning and ongoing private redevelopment of the area on and near the 28th Street Frontage Road has produced hundreds of new housing units targeted at students. In 2004, the city created a new high-density zone district and then initiated a rezoning in this area to encourage higher density housing due to its proximity to the university, local and regional transit services, and the new pedestrian underpasses, providing alternatives to single occupant vehicles. The city and executed a major street improvement program to transform 28th Street into a “Complete Street,” including new underpasses, public art, median improvements, and sidewalk and landscaping improvements.

**Example of Public/Private Partnership, Depot Square:** In 2013, the city partnered with the Regional Transportation District (RTD) and a private developer on a Transit-oriented development (TOD); a mixed use development that includes an RTD bus transit facility, a public parking structure, 71 affordable rental apartments a hotel, public plaza rehabilitation of a historic train depot building and related road and infrastructure improvements. The project is currently in construction with major elements slated to be completed in 2015.

**Regional Housing Partnership:**

Ongoing partnerships to address regional housing issues include:

- Boulder County’s 10-Year Plan to End Homelessness
- Boulder County/Broomfield County Regional HOME Consortium
- Countywide Flood Recovery Consortium

**Example of leverage to build permanently affordable units - \$2.5 million of city money leveraged nearly \$10 million in outside funding.**

<b>HighMar Senior Housing - 4990 Moorhead Ave</b>	<b>Amount</b>	<b>Percent</b>
City of Boulder	\$2,587,611	21.2%
Housing Tax Credits	\$4,588,278	37.5%
Tax Exempt Private Activity Bond	\$3,935,000	32.2%
State of Colorado	\$590,000	4.8%
Deferred fees and other sources	\$519,048	4.2%
<b>Total</b>	<b>\$12,219,937</b>	<b>100.0%</b>



**DEFINITIONS**

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The **Boulder Valley Comprehensive Plan (BVCP)** is a joint plan between the City of Boulder and Boulder County governments to inform and guide their shared responsibility for planning and development in the Boulder Valley. Since 1970, the City of Boulder and Boulder County have jointly adopted a comprehensive plan. The Boulder Valley Comprehensive Plan seeks to protect the natural environment of the Boulder Valley while fostering a livable, vibrant and sustainable community. The current plan was first adopted in 1977. Since then, six major updates have been completed: 1982, 1990, 1995, 2000, 2005 and 2010. The Boulder Valley Comprehensive Plan provides a general statement of the community’s desires for future development and preservation of the Boulder Valley. The principle of sustainability drives the overall framework of the Boulder Valley Comprehensive Plan.

**Community Housing Development Organization (CHDO):** A private, nonprofit, community-based service organization whose primary purpose is to provide and develop affordable housing for the community it serves. Certified CHDOs receive certification from a participating jurisdiction, indicating that they meet certain HOME Program requirements and are therefore eligible for HOME funding. (See “HOME Investment Partnership Funds (HOME)”.) Boulder has three CHDOs: Habitat for Humanity, Thistle Communities, and the Boulder Housing Coalition.

A **HOME Consortium** is a consortium of geographically contiguous or overlapping local government entities that receives an allocation and participates in the HUD HOME Program. Boulder participates in a HOME Consortium that includes City of Boulder, Boulder County, City of Longmont, City and County of Broomfield, and eight other municipal governments in Boulder County. The City of Boulder is the lead agency and acts in the representative capacity for all of the members of the Consortium.

**HOME Investment Partnership Funds (HOME):** A federally-funded program by HUD, administered by the City of Boulder Division of Housing, that provides funding for affordable housing projects. The City of Boulder, as lead agency, receives approximately \$800,000 per year in HOME funds, approximately half of which remain in Boulder and half of which are distributed to other Boulder County communities.

**Housing Authority:** Boulder Housing Partners (BHP) is Boulder’s housing authority. Housing authorities are federally-recognized public corporations with boards appointed by the local government (the BHP board is appointed by City Council). Although housing authorities have a strong relationship with local, state, and federal governments, they are independent agencies. Chartered under state law, a housing authority is an autonomous, not-for-profit public corporation. Their mission is to provide affordable housing to low- and moderate-income people.

## EDITS TO STRENGTHEN PARTNERSHIP FACT SHEET

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### Edits Made Prior to Meeting #3:

The Working Group requested the following additional information at their second meeting (Feb. 12, 2015).

**1. Non-profit housing developers – Michael Pyatok mentioned that other communities have more than Boulder – why? And what are they doing differently?**

The main reason Boulder has fewer non-profit housing developers than some other communities are Boulder's relatively high land costs, which make it difficult for non-profits to develop affordable housing here. Updated information from Boulder Housing Partners on how much housing they have "in the pipeline" will be available soon and shared with the group.

**2. Inclusionary zoning – How does the Inclusionary Housing requirement work? What are the incentives for "bricks and mortar" versus cash in lieu?**

The Housing Division website has both an overview and detailed information on the [Inclusionary Housing \(IH\) Program](#). The [Toolkit](#) includes ideas on how to improve the current program (tool B3).

With homeownership or for-sale housing, the IH program historically produced a roughly even mix of units and cash in lieu. Developers would fulfill half of their IH requirement by building units onsite and would pay cash in lieu for the second half of the obligation. As the new construction market moved to rental, the outcome has been primarily cash in lieu because of the State Statute on Rent Control, which prohibits cities from requiring rent restrictions on units. For that reason the city has primarily received cash in lieu of units during the upturn in rental construction and two off-site affordable rental developments and a few affordable Inclusionary Housing off-site projects came to fruition through voluntary agreements with the city. The city is developing options to enable developers to more easily provide on-site rental units.

**3. Tiny homes – What are barriers or potential incentives?**

Tiny homes are in the [toolkit](#) (A8.), where key issues are discussed, which could lead into a future discussion about incentives.

# Strengthen Partnerships Working Group #3 Homework Results Summary

## Summary

### Draft Screening Considerations for Possible “Strengthen Partnerships” Tools

These were highlighted by the “Strengthen Partnerships” Working Group at the Feb. 12 meeting:

- Encourages alternative transportation
- Can be accessed by all members of the community, inclusive
- Expands affordable housing
- Preserves affordable housing
- Creates diverse housing choices, flexible
- Redefines what is “economically feasible” for developers
- Improves access to housing for different household types and ages (not just for different incomes and abilities)

### Additional Considerations Proposed in Survey

Does it increase coziness, (as Planner Piyatuk suggested?) Allows individuals freedom and flexibility in lifestyle choices

### Possible Tools for Strengthen Partnerships Goal

#### A9. Housing the Homeless



**Red Flag** – tools and policies that do not merit further consideration

**1** **13%**

**Yellow Flag** – tools and policies that may have merit but additional understanding is required

**4** **50%**

**Green Flag** – tools and policies that have merit and deserve addition discussion and analysis

**3** **38%**

This is something I don't feel like we have addressed too much if at all in our working groups thus far, but I think it is clearly relevant.

### B3. Inclusionary Housing (IH) Program



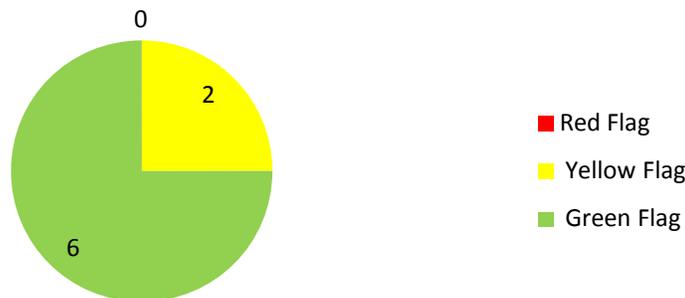
- Red Flag** – tools and policies that do not merit further consideration **1** **13%**
- Yellow Flag** – tools and policies that may have merit but additional understanding is required **1** **13%**
- Green Flag** – tools and policies that have merit and deserve addition discussion and analysis **6** **75%**

\*\* I like implementation option 2, especially encouraging non-profit housing developers.

I think other groups & orgs like the Boulder Housing Coalition would make great partners with the city on doing this. BHP is not the only affordable housing developer who can be part of IH. BHC could also be a great strategic partner with the city. ... And I am squeezing this in here b/c I'm not sure where else to write it: Cohousing that is affordable and folks can RENT their way into the community would have an incredible level of demand in Boulder. Co-housing communities with one or two rental co-op houses within it would allow for a best of both worlds development that could provide affordable home ownership AND rental. This would be a great way to foster diverse housing options in existing residential areas. (Currently the cohousing we have in Boulder requires a person to have at least \$600K to buy in -- that leaves out the working non-rich middle.)

Creating incentives or even requirements seems very important. I'd be curious to know more about the cash-in-lieu option because upon first reaction it seems like something I would be less excited about. I'd rather see the focus of the trade-off be the tangible creation of affordable housing than money which could eventually become affordable housing; unless those finances are somehow important for maintaining the affordable housing that already exists.

### B4. Revenue Sources for Affordable Housing

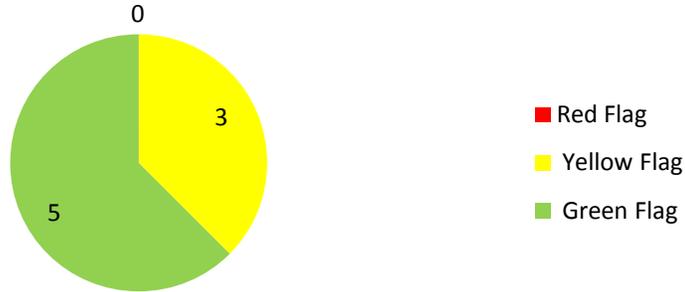


- Red Flag** – tools and policies that do not merit further consideration **0** **0%**
- Yellow Flag** – tools and policies that may have merit but additional understanding is required **2** **25%**
- Green Flag** – tools and policies that have merit and deserve addition discussion and analysis **6** **75%**

Similar to my comments above. Coming up with ways to encourage affordable housing and to make it financially viable are essential.

I like the idea, but it would have to go to the ballot, so it's not something Council could pass.

## C2. Land Banking



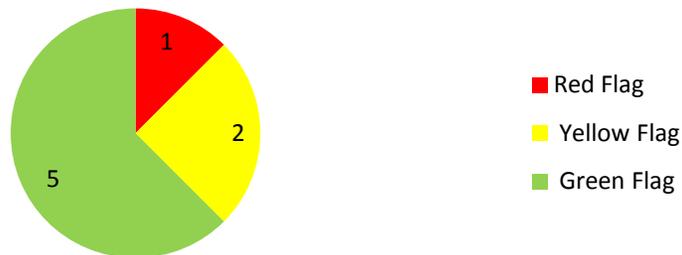
<b>Red Flag</b> – tools and policies that do not merit further consideration	<b>0</b>	<b>0%</b>
<b>Yellow Flag</b> – tools and policies that may have merit but additional understanding is required	<b>3</b>	<b>38%</b>
<b>Green Flag</b> – tools and policies that have merit and deserve addition discussion and analysis	<b>5</b>	<b>63%</b>

and also CLTs

I'd be interested to know specifics about how this has worked in the past and what sorts of potentials it has for the future in terms of land that could be available for banking.

Does this already exist in Boulder?

## C3. Preservation of Rental Affordability



<b>Red Flag</b> – tools and policies that do not merit further consideration	<b>1</b>	<b>13%</b>
<b>Yellow Flag</b> – tools and policies that may have merit but additional understanding is required	<b>2</b>	<b>25%</b>
<b>Green Flag</b> – tools and policies that have merit and deserve addition discussion and analysis	<b>5</b>	<b>63%</b>

I like this idea, but I'm unclear on what the exact method and mechanisms are.

Since 51% of Boulderites rent their home, this is of the utmost importance.

No matter what programs or ideas we come up with if there is not a way to ensure their affordability into the future then it is all for

not. a priority!

## D1. Employer-Assisted Housing



- Red Flag** – tools and policies that do not merit further consideration **1** **13%**
- Yellow Flag** – tools and policies that may have merit but additional understanding is required **4** **50%**
- Green Flag** – tools and policies that have merit and deserve addition discussion and analysis **3** **38%**

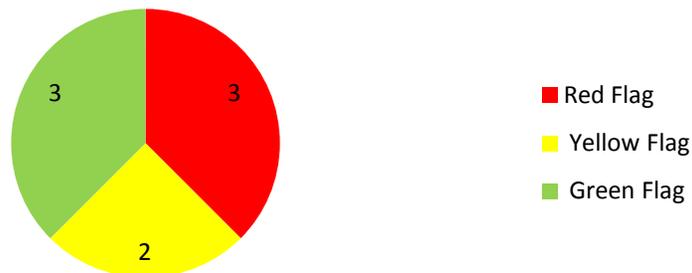
Loosing a job should not also directly mean loosing housing.

Unsure what this would look like, or how it could be implemented 'fairly'.

Which employers are we talking about here? Google? Small businesses? Government employees? And then which of those employees is the housing meant to be directed toward?

For example, the software engineers or the janitorial staff? The answers to these questions make a huge difference and would lead me to either a green flag or a red flag...

## D2. Green and Location-Efficient Mortgages



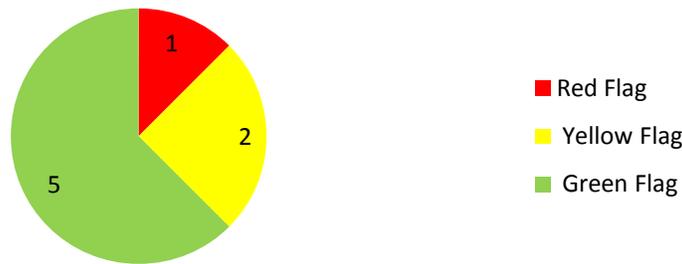
- Red Flag** – tools and policies that do not merit further consideration **3** **38%**
- Yellow Flag** – tools and policies that may have merit but additional understanding is required **2** **25%**
- Green Flag** – tools and policies that have merit and deserve addition discussion and analysis **3** **38%**

It seems to me like these types of tools come into the discussion after-the-fact and don't address initial affordability. They require that that the purchaser already has significant financial

capabilities to buy a property, buy energy-efficient improvements, or buy a property in a prime location.

This is secondary to the actual affordability of property.

### D3. Housing Choice (Section 8) Voucher Options



- Red Flag** – tools and policies that do not merit further consideration **1** **13%**
- Yellow Flag** – tools and policies that may have merit but additional understanding is required **2** **25%**
- Green Flag** – tools and policies that have merit and deserve addition discussion and analysis **5** **63%**

No responses yet for this question.

### D5. University Student, Faculty, and Staff Housing



- Red Flag** – tools and policies that do not merit further consideration **1** **13%**
- Yellow Flag** – tools and policies that may have merit but additional understanding is required **3** **38%**
- Green Flag** – tools and policies that have merit and deserve addition discussion and analysis **4** **50%**

Let's help CU redevelop near the creek & Naropa & the practice fields ... they need to improve that site & make it larger, have it house more folks: let's ease restrictions or work with them so they can break ground on this project sooner, getting creative with flood plain considerations & perhaps occupancy limits as well, in this region: it is already a highly dense part of town since it's near 2 universities & Boulder High.

Unsure how faculty and staff housing would work, unless it is on property that the university already owns. Seems many faculty and staff wouldn't want to be in immediate proximity to campus.

Housing for people associated with the University obviously puts a burden on the local housing market and the University should have a responsibility to help with that burden.

I'm not necessarily sure that encouraging CU to provide more housing for students would actually be a good idea for most students. The current options for students are much more expensive than affordable units available in the rental market.

## E1. Bonuses for Affordable Housing and Certain Housing Types



**Red Flag** – tools and policies that do not merit further consideration

**0** **0%**

**Yellow Flag** – tools and policies that may have merit but additional understanding is required

**0** **0%**

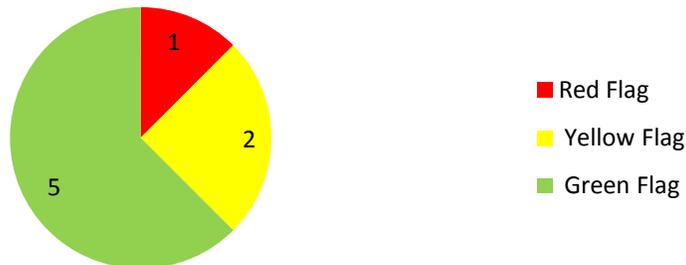
**Green Flag** – tools and policies that have merit and deserve addition discussion and analysis

**8** **100%**

Any form of incentive is worth discussing

Defining the housing types that could get bonuses would be tricky, but I would like to see this available for smaller units, permanently affordable units, co-ops and co-housing units.

## E2. Fee Reductions, Expedited Review Process, and/or Modification of Standards



**Red Flag** – tools and policies that do not merit further consideration

**1** **13%**

**Yellow Flag** – tools and policies that may have merit but additional understanding is required

**2** **25%**

**Green Flag** – tools and policies that have merit and deserve addition discussion and analysis

**5** **63%**

Could be appropriate for ADUs?

Same as above

## F3. Regional Solutions and State-Level Advocacy



**Red Flag**

**Yellow Flag**

**Green Flag**

<b>Red Flag</b> – tools and policies that do not merit further consideration	<b>2</b>	<b>25%</b>
<b>Yellow Flag</b> – tools and policies that may have merit but additional understanding is required	<b>1</b>	<b>13%</b>
<b>Green Flag</b> – tools and policies that have merit and deserve addition discussion and analysis	<b>5</b>	<b>63%</b>

Housing issues are not something which stop at the city limits

Very important. Growth across the region can be more effectively directed. This sounds like a lot of talk and not a lot of affordable housing created.

Regional dialogue is probably more relevant than state-level advocacy. We would need more information on what this would look like.

## Additional Tools

### A4. Cooperative

Housing Fix the co-op

Ordinance Occupancy

Limits Increasing

occupancy limits

Raising or eliminating occupancy limits

Since the Boulder Housing Coalition and Nomad were listed as partnerships, this seems like a natural solution to building partnerships. Enabling co-ops could meet nearly all of the criteria we outlined.

Having a 5 bedroom house that can legally only be rented to 3 unrelated people is downright silly. Somehow our policies need to evolve to more realistically accommodate people (including 3 or more) who want to live together.

This would make it easier for groups of people to start affordable housing cooperatives, legally. This is a low cost, high benefit option that will not only increase affordability but also sustainability. It intersects nicely with ALL of our enumerated considerations:

Encourages

alternative transportation • Can be accessed by all members of the community, inclusive • Expands affordable housing • Preserves affordable housing • Creates diverse housing choices, flexible • Redefines what is “economically feasible” for developers • Improves access to housing for different household types and ages (not just for different incomes and abilities) ... there are already so many people illegally overoccupying houses in Boulder. Let's bring these people into the realm of legality by nixing the occupancy limits, which are not serving us. Restrictive occupancy limits keep us from increasing coziness. This is a creative way to help redevelop & cozy-increase certain areas.

This includes Cooperative Housing and ADUs/OAUs as well. Higher occupancy can be a creative solution to density, which is a necessary part of addressing affordability. Increasing 'coziness' helps to alleviate some of the burdens that incentive-based, voucher-based, etc. programs would put on the city or other partners.

## **Additional Tools**

Fixing the co-op ordinance

e.5 Linkage fees

Cooperative housing

No co-ops have been formed under the current co-op ordinance, yet more than a dozen (possibly many more) exist in 'illegally' over-occupied homes in our city. Legalizing and promoting co-ops supports city goals of sustainability, resilience, and community-building.

Clearly jobs and housing issues are related. This seems like a no brainer.

This is on the books, but it does not help anyone make coops because its occupancy limits are too small. A coop in Boulder is not viable unless it houses at least 10 people inside one home/structure. We need to change the coop ordinance & make it actually useful to the folks who are making coops -- i.e. the Boulder Housing Coalition, which has been focused on this mission for 15 years & has successfully built 3 coops that house more than 50 people in the center of the city. This is a low cost, high benefit option that will not only increase affordability but also sustainability. It intersects nicely with ALL of these considerations: Encourages alternative transportation • Can be accessed by all members of the community, inclusive • Expands affordable housing • Preserves affordable housing • Creates diverse housing choices, flexible • Redefines what is "economically feasible" for developers • Improves access to housing for different household types and ages (not just for different incomes and abilities)

## **Additional Tools**

Creating colonies of tiny houses

C1. Community Land Trusts

Especially along existing and planned transit corridors, this seems like a great idea. Since open space is nearly entirely purchased, we could transition into a new fee in which we buy land in the city with the explicit goal of keeping it affordable.

This would be charming, creative, highly sustainable & community-enhancing! Using tiny housing with/IN co-housing communities is a strategy that would allow for more affordability. Imagine houses that are 200 to 1000 square feet, with a common house and extra storage, laundry facility & big shared kitchen & dining room: this could make tiny houses a viable option for low-income people who want community, as well as a transitional solution for homeless, formerly homeless folks.