Maintain the Middle

#IS THERE A MIDDLE?

1. What is Boulders Biggest challenge

* Housing expensive - can't build out/up
  If middle → renting / moving
* Mobile Homes not included here
* Lafayette → Boulder req. to downsize
* Condos not family oriented - too small
* Trouble w/ creative housing choices < tiny houses - small houses co-ops = duplexes etc.
* Not taking advantage of reducing cost
  i.e. neighborhood design
* Affordable historic homes being destroyed How do we address ?!?! → McMansions ← unaffordable
* Workarounds in building
* Reconciling job growth/type of jobs/income level
  - Class A office space for high paying jobs being prioritized
  - Diversity in types of jobs will help the issue. (There are)
* More ppl / less impact → Density but not in so many words
* Lots of space for job growth but not housing
* Condos small / SFD very big Middle sized Lacking
* Major employers of Boulder not in the CoNO.
  - Housing Subsidie Programs
* IS there a middle
* CU - students want rentals

Maintain the Middle

(2)

What is Success?

* Percentage - 20 Low / 60-70 Middle / 10 high
* Afford. Hsing Program - No middle available - Homeownership Program
  → Find options when looking
* Smaller is future - microunits?
* Changing Zoning
* Diversity
* Community / Co Op Housing
* Turn SFD into Duplex, ADUs easier
* Successful co-op ordinance
* Large land ownership by community land trust

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3

Ideas to ↗

* Tiny Houses
* Co-Housing
* More townhouses
* NO condos - already have too many
* What is middle?
* Lots of estate housing - big giant houses
  not allowed to build small even if desired
* Changing Zoning
* Make more expensive to build big / less to build off.
* Allowing ADU's everywhere
* Encourage diff types of employers
* Make easier to redevelop
* Not as many SFD → more family oriented ideas
* Make too much to qualify
  - more middle income homes in program
  - down payment assistance program → for middle
* Prevent ~~Limit~~ developers buying everything up
* Creating something to make goals happen via
  experimental projects. - Zoning
* X-Large Homes becoming obsolete → turn into multi-family
* Relax restrictions on growth
* Don't let developers buy out of aff. housing.

Maintain the Middle

Common Themes

4

Summary

* Zoning
* Employers / Jobs #
* Alternate Housing
* Aff. Housing Options
* Transportation
*

SUCCESS)

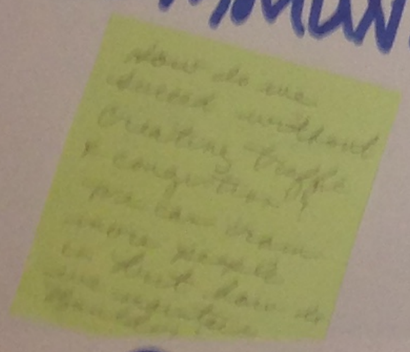
ROBUST REPRESENTATION
INVOLVEMENT IN CIVIC PROCESSES

- NOT SUCCESS, MAKE A DENT
  HEALTHY DIVERSITY
- NO MORE ESCALATING HOUSING PRICES
  NEW HOMES = SMALLER, FEWER MANSIONS
- PARTNER WITH BUILDERS, CULTURAL SHIFT
  STUDENTS BEING MORE INFORMED ABOUT CHOICES
  RENTS NEAR CAMPUS INCREASING

SUCCESS)

* COMMUNITY
  - PEOPLE INTERACTING
  - CARING FOR EACHOTHER
- CHALLENGE / TIME REQUIRED TO FIND HOUSING

- VARYING MEASURES
- REFLECT USA; VARYING INCOME LEVELS = IDEAL
  MORE ~~REPRESENTATIVE~~ / INCLUSIVE
- MORE RENTALS
- LESS COMMUTING, NOT HAVING TO LIVE ELSEWHERE
- COMMUNITY LAND TRUSTS



BIGGEST CHALLENGE

- ENTITLEMENT - HAVE TO EARN LIVING IN BOUL
- SUPPLY/DEMAND * INCREASING LAND VALUE
- AGING COMMUNITY - PRICES JACKED UP, TURNOVER HIGH
- ALL OR NOTHING - TWO EXTREME
  BALANCE

LAND TRUSTS

...G; NOT HAVING TO LIVE ELSEWHERE ...CLUSIVE ...EAL

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- BALANCE COMPETING INTERESTS

uninformed student renters and the businesses that profit off them

BIGGEST CHALLENGE

- FOCUS ON AREAS OUTSIDE CITY LIMITS
- SUPPLY/DEMAND - MARKET FORCES
- WEALTHY, HAPPY W/ STATUS QUO
- LAND VALUE $
- ABSENTEE LANDLORDS – OUTSIDE BOULDER VRBOs, etc.
- FALSE DICHOTOMY – SUBTLE CHANGES TO DENSITY AND USE
- LOWER-MIDDLE FOLKS
- DIFFERENT LIFESTYLES FOR DENSER LIVING
- SLOW CHANGES IN AREAS THAT DON'T ALLOW ADUs
- GRADUALLY EXPAND HOUSING OPTIONS

IDEAS

PROTECT SMALL HISTORIC HOUSES LANDMARK

IDEAS

- ~~MOTHER-IN-LAW~~ UNITS
- SMALLER HOUSES - CAP HOUSE SIZES, TINY HOUSE
- COMMUNITY LAND TRUSTS
- TRADEOFFS / CONCERNS ABOUT CO HOUSING / ADUS
- DENSER, MORE WALKABLE, PARKING PLANNING

PROTECT SMALL HISTORIC HOUSES. LANDMARK = OAK
SUBDIVIDE LANDMARKS
MINI HISTORIC DISTRICT
MORE AFFORDABLE

NEIGHBORHOODS FOR VULNERABLE

SOLUTIONS

- BUILD TOWNHOMES

CU PROVIDES MORE STUDENT HOUSING
USE SOUTHEAST CAMPUS

STRATEGIC DEPLOYMENT, RIGHT PLACES TO BUILD
MORE DIVERSE HOUSING OPTIONS

Can I be first-generation and live in Boulder?

What can renters do to be involved with city council

PERMIT TINY HOMES ON WHEELS

Transportation accessibility is IMPORTANT!
Community-wide Eco Pass!

① Changes in occupancy definitions
② Continue & expanding existing programs
③ Scarcity of land / limits of land
- what do we do about this?