① CURRENT COMMITMENTS

1

Challenges -

- Finding land
- density along transit corridors
- funding
- worth shooting for a higher goal
  - is 10% adequate long term
- Pubic opinion, resist the goal / don't support
  - resistance to using tax$
  - AH not "Boulder"
- State Statute prohibiting rent control
- If people better understood "why AH matters
- Need place for info. / more accessible

CURRENT COMMITMENTS 2

- More than 10% seniors
- Goal # begs the Q - what will the community look like in the future
- Education + CU - ? what will it be in 10-20 yrs?
- linkage fees

What would it look like to reach our goals?

- more density would support public transportation + socio/economic diversity
- impact fee on new commercial development
- families w/ younger kids - few options
  will we lose kids - do we care?
  another form of diversity
- 10-12 DU's/acre not too high
- Scarce land
- younger generation open to denser hsg opt.ions if affordable
  ↳ doing it now illegally
- change occupancy limits - will strengthen ~~blow~~ Bldr. there are many positives

① Current Commitments

- Lack of Available Housing
- Land Values
- Stigma of not being able to afford to live here
- Student rent cost burden + consequences associated stress
- Conversations w/ University around housing

Current Commitments

① landlord buy in
- possible use of vouchers for home ownership
- Changes in occupancy definitions
- more tenant rights
- fewer landlord "Robber barons"
- commitment to longterm renters, incentives
- balance investor interests
- incentive ownership; support homeowners
- Caps on rents
- Pass laws + ordinances
- more COOPS – occupancy definitions, more affordable options
  - " housesharing to provide more aff. options

② continue + expand existing programs

③ Scarcity of land / limits on land

– Developer buy-in + support of AH

2

CURRENT COMMITMENTS

Norwood Ave Focusgroup - Issue w/ Improvement District - city not honoring

- Diversity important/we have a lot no one will want to live here if we get too dense
- Bldr not diverse - largely due to lack of Afl housing
- Supports 1% growth of hsg units
- Challenge - get past what we want now look at what will be needed after us - visionary 50yrs
- likes for-sale PA programs - allowed her to get into market
  - not appreciation restricted/old program
- let neighborhoods plan how to me hsg needs in their neighborhoods
- neighborhoods decide what they will look like

Current Commitments

- Problems community wide - don't divide into neighborhoods set goals as a community