



COMPREHENSIVE Housing Strategy



What is the Comprehensive Housing Strategy (CHS)?

The city is developing a housing policy framework and implementation toolkit that will focus on:

1. Strengthening the city's affordable housing programs for low- and moderate-income households.
2. Expanding housing opportunities for middle-income households.
3. Exploring innovative approaches to providing additional housing and a broader range of housing options, particularly for housing needs not being met by the market.

Addressing Boulder's affordability challenges will take a creative mix of policies, tools and resources to make progress on multiple fronts. Potential tools are being developed and evaluated for City Council to make informed decisions for short, medium, and long term actions.

What are the issues?

Housing is the basic building block of high-quality neighborhoods and a diverse community fabric of experiences, backgrounds and socio-economic levels. While progress has been made since the 1999 Comprehensive Housing Strategy initiative, conditions have changed and a new strategy is needed to address current and future challenges. The new strategy is intended to expand and preserve diverse, affordable housing choices in Boulder. The strategy will take a broad look at housing with a focus on the following:

- ❖ The shrinking of Boulder's economic middle (households earning \$65-150K annually) and how to create policies, programs and tools to reverse this trend.
- ❖ The tale of two Boulder housing types: detached single-family homes are increasingly only affordable to the wealthy in Boulder, while attached homes, such as condos and apartments, provide better affordability for middle-income households (however, are less attractive to families).
- ❖ The growing 59% of Boulder workers that live in the surrounding communities, including city employees, police and fire professionals, school teachers, and service workers.
- ❖ Shifting demographics and changes in housing preferences (e.g. Millennials, seniors, single-person households).
- ❖ The challenge of limited land supply and how to redevelop existing areas in ways that respond to the community's evolving housing needs.

How to get involved?

A successful planning process needs your help. Visit the project webpage at www.bouldercolorado.gov/chs and sign up for monthly updates on how best to stay involved.

What is the timeline?

Winter – Spring 2014	Summer – Fall 2014	Winter 2015	On-Going
Foundations for Action Understand the housing market and why people make their housing choices. Develop an initial list of policies and tools, identify best practices nationwide, and draft project goals.	Strategic Direction Identify a wide range of policy and tool options. Conduct an analysis to determine the actions that best achieve project goals. Identify community priorities for action including short, medium and long term solutions.	Strategic Action Council action on the Comprehensive Housing Strategy, including 2015 priorities for action.	Monitoring and Adjustment Monitor outcomes to inform periodic discussions with council regarding next-step priorities and strategic course corrections.
For more information, please visit the project webpage at www.bouldercolorado.gov/chs, or call Jay Sugnet at 303-441-4057.			