CREATE DIVERSE HOUSING CHOICES: FACT SHEET

January 26, 2015

GOAL: Create Diverse Housing Choices in Every Neighborhood
Facilitate the creation of a variety of housing options in every part of the city, including existing single-family neighborhoods.

EXAMPLES OF POTENTIAL OBJECTIVES

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

- *Existing Housing* – Explore ways to use existing housing differently (e.g., cooperative housing, shared housing for seniors, etc.).

- *Establish Partnerships for Opportunity Sites* – Identify opportunity sites for context-sensitive, mixed-income, mixed-use development and partner with housing developers to facilitate these projects.

- *Explore New Tools* – Explore new tools to incentivize or require desired unit mixes, types, or sizes, such as "benefit capture" provisions connected to property rezoning or development approvals.

- *Develop a Pattern Book* – Develop a pattern book that illustrates desired housing outcomes on typical Boulder lots - particularly for family-friendly, higher-density housing and housing that meets special needs. This pattern book could streamline review processes with preapproved prototypes.

KEY CONSIDERATIONS

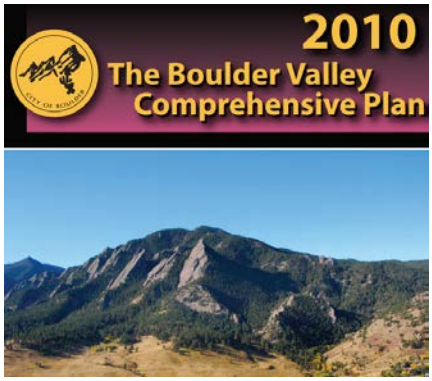
- *Desire for Less-traditional Housing Uses* – There are three legally-established, affordable housing cooperatives in Boulder operated by the nonprofit Boulder Housing Coalition. There are also several informal cooperatives in Boulder. Additionally, some seniors and senior advocates support increased occupancy limits for seniors-only households to support long-time residents' desire to age in place.

- *Boulder has Little Vacant Land* – The city and county have a long history of coordinated growth management that emphasizes infill development, rather than development of vacant land.

- *Infill Development is Challenging* – Redevelopment is usually more challenging than development of vacant land because of a variety of site constraints.

- *Impacts on Existing Neighborhoods* – Changes in existing neighborhoods would require a careful examination of potential impacts.

EXCERPTS FROM BOULDER VALLEY COMPREHENSIVE PLAN POLICIES RELATED TO HOUSING CHOICES IN EVERY NEIGHBORHOOD



The 2010 update to the Boulder Valley Comprehensive Plan affirmed the city's commitment to preserve housing choices and advance and sustain diversity.

> *Housing is the largest single land use in the city, and arguably the most critical building block of the city's neighborhoods and overall quality of life. It also represents one of the largest costs for Boulder households, and for many, their largest lifetime investment. Housing is personal, financial, and emotional.*
>
> *-May 27, 2014 Comprehensive Housing Strategy Memo to City Council*

1.19 Jobs:Housing Balance: The city will continue to be a major employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. This will be accomplished by encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations, preserving service commercial uses, converting industrial uses to residential uses in appropriate locations, improving regional transportation alternatives and mitigating the impacts of traffic congestion.

2.10 Preservation and Support for Residential Neighborhoods: The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses.

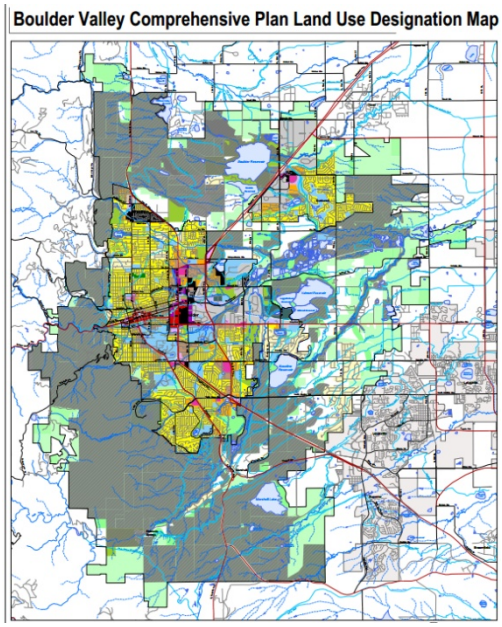
2.11 Accessory Units: Consistent with existing neighborhood character, accessory units will be encouraged in order to increase rental housing options in single family residential neighborhoods.

2.14 Mix of Complementary Land Uses: In existing neighborhoods, a mix of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character.

2.16 Mixed Use and Higher Density Development: The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations. The city will provide incentives and remove regulatory barriers to encourage mixed use development where and when appropriate.

2.29 Sensitive Infill and Redevelopment: With little vacant land remaining in the city, most new development will occur through redevelopment. The city will gear subcommunity and area planning and other efforts toward defining the acceptable amount of infill and redevelopment and standards and performance measures for design quality to avoid or adequately mitigate negative impacts and enhance the benefits of infill and redevelopment to the community and individual neighborhoods.

2.31 Design of Newly-Developing Areas: The city will encourage a neighborhood concept for new development that includes a variety of residential densities, housing types, sizes and prices, opportunities for shopping, nearby support services and conveniently sited public facilities, including roads and pedestrian connections, parks, libraries and schools.



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.

7.06 Mixture of Housing Types: The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the full range of the Boulder Valley population.

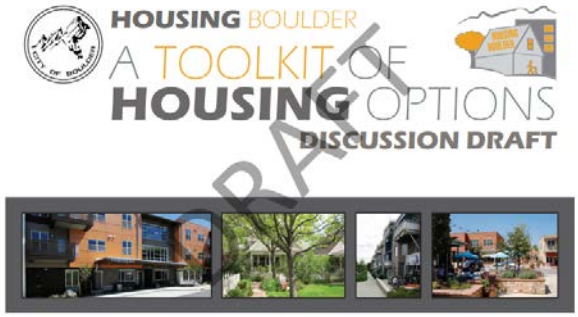
7.07 Preserve Existing Housing Stock: The city and county, recognizing the value of their existing housing stock, will encourage its preservation and rehabilitation through its land use policies and regulations. Special efforts will be made to preserve and rehabilitate existing housing serving low and moderate income individuals and households.

7.09 Housing for a Full Range of Households: The city and county will encourage preservation and development of housing attractive to current and future households, persons at all stages of life and to a variety of household configurations. This includes singles, couples, families with children and other dependents, extended families, non-traditional households and seniors.

7.08 Preservation and Development of Manufactured Housing: Recognizing the importance of manufactured housing as an option for many households, the city and county will encourage the preservation of existing mobile home parks and the development of new manufactured home parks, including increasing opportunities for resident-owned parks.

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

The Housing Boulder Toolkit of Housing Options has a number of tools that could address this goal. Each of these tools could address either 1) using existing housing differently, or 2) reducing barriers and/or incentivizing housing choices. These tools include, but are not limited to:



A1. Accessible Housing

A2. Accessory Dwelling Unit/Owner's Accessory Unit Requirements

A3./A4. Co-Housing & Cooperative Housing

A6. Senior Housing Options

A7. Small Homes or Tiny Homes (*Tool Coming Soon*)

B1./B2. Home Rehabilitation Loan Program & Homebuyer Assistance Programs

B3. Inclusionary Housing (IH) Program

B4. Revenue Sources for Affordable Housing

C3. Preservation of Rental Affordability

E4. Land Use Designation and Zoning Changes

E1. Bonuses for Higher Levels of Permanently Affordable Housing

E6. Occupancy Limits

Figure 1: Land Area by Zoning[1]

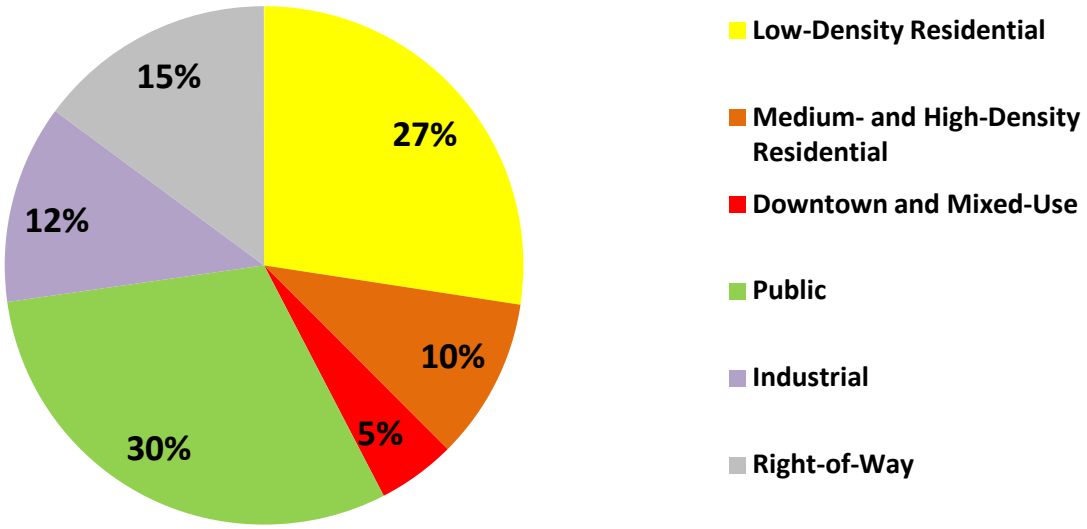
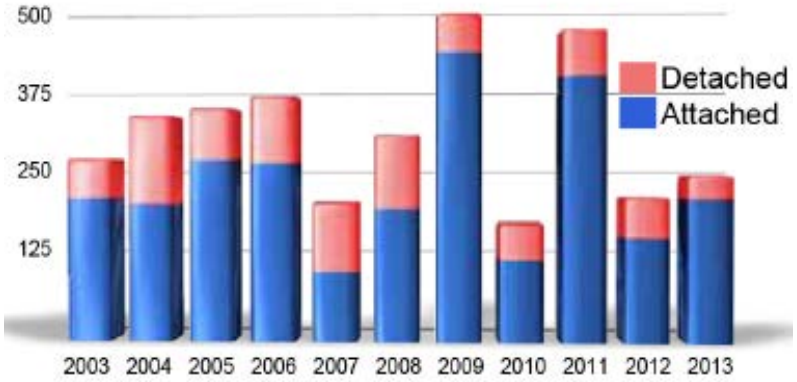


Figure 2: New Housing Units Completed by Type: 2003-2013[2]



[1] Source: City of Boulder Planning and Development Services (P&DS), GIS. The low-density residential category includes the RE, RL-1, RL-2, RR-1, and RR-2 zone districts. The medium- and high-density residential category includes the MH, RH (all), and RM (all) zone districts.

[2] Source: City of Boulder P&DS – based on number of Certificates of Occupancy issued.

Existing and Future Dwelling Units

Attachment D
2014 Community Profile

2010 Boulder Valley Comprehensive Plan

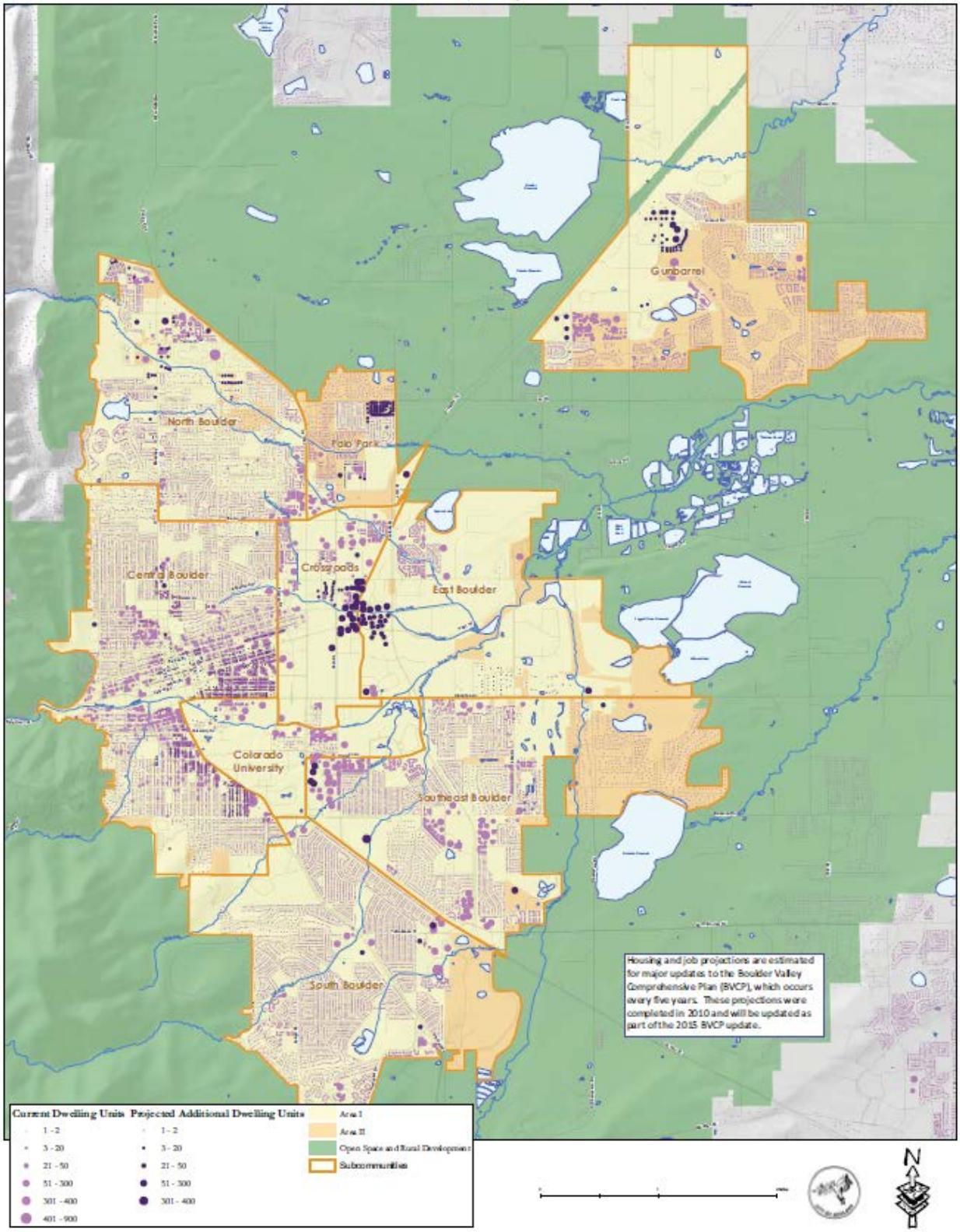


Figure 4: Incommuter Housing Preferences, 2012[3]

54%

of middle-income in-commuters would consider moving to Boulder in the future

To live in Boulder I would……

"As long as the housing provided my own small courtyard—not a deck/balcony—but an actual outdoor fenced-in space, it would work."

84% Live in an older home

75% Live in a small, single-family detached

49% Live in a townhome

35% Live in a duplex/triplex/fourplex

25% Live on a busy street

25% Live in a condo

Seniors' Housing Choices – In regards to seniors (age 60+), the Housing Choice Survey (BBC Research and Consulting, p. 14) found that:

- **Changing Senior Demand:** Responses "*Suggest demand for specific characteristics within detached/attached properties is changing (e.g., single-level homes, patio homes and smaller homes/apartments)*" (p. 14); and
- ***Desire for Broader Housing Choice:*** *"Many participants expressed a strong desire for the city to reduce regulatory barriers allowing for flexible and progressive living arrangements (e.g., ADUs, room/basement rentals and less restrictive occupancy limits for cohousing)"* (p.15).

[3] Source: BBC Research and Consulting Housing Choice Survey and Analysis, 2014

Definitions

Accessory Dwelling Units/Owner Accessory Units (ADUs/OAUs): Several common terms for ADUs and OAUs include “mother-in-law apartment,” “granny flat,” and “garage apartment”. Per the Boulder Revised Code (B.R.C. 1981), an accessory dwelling unit is a “separate and complete single housekeeping unit within a detached dwelling unit”. ADUs are allowed in Boulder by permit. Either the ADU/OAU or detached dwelling unit must be owner-occupied. ADUs differ from Owner Accessory Units (OAUs) in that an ADU is located within an owner's primary dwelling unit, whereas an OAU may be located either within or separate from the owner's primary dwelling unit.

Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Cohousing is defined by the following characteristics; participatory design process, neighborhood design, common facilities (common house), resident management, and non-hierarchical structure and decision-making (typically consensus-based).

Cooperative housing is a form of rental or ownership housing where unrelated individuals live in one or more residential buildings owned by a membership-based corporation. Cooperative housing is characterized by shared management and consensus (i.e., arriving at a common decision rather than voting) or other egalitarian governance. Cooperative rental housing typically features shared common areas (e.g., kitchen, community room, bathrooms) and private bedrooms, though there are many variations on this model.

Manufactured Home: Per the Boulder Revised Code 1981, a manufactured home is “a structure, transportable in sections, built on a permanent chassis and designed for use with or without a permanent foundation when connected to the required utilities. The term ‘manufactured home’ includes ‘modular home’ but does not include ‘recreational vehicle’.” In 1976, the U.S. Department of Housing and Urban Development (HUD) established construction and safety standards for manufactured homes. The manufactured homes industry therefore considers factory-built homes produced prior to 1976 HUD code to be "mobile homes," and homes produced thereafter to be manufactured homes.

Social Equity and Diversity: Participatory governance; deliberate; inclusionary process; create opportunity for all; considering and including the needs of all community members, including those who are low-income or marginalized.

Tiny House: The City of Boulder does not have a definition of a tiny house; however, tiny houses or homes are generally 400 square feet or less, but can range up to 800 square feet and down to as little as 80 square feet. Many tiny houses are built on trailers. The tiny house movement is driven by a number of concerns, including environmental, affordability and “simplicity” (reduced costs and responsibilities because of reduced housing costs and living space). Tiny houses are often intentionally designed to avoid local building code/regulation. In some areas of the country, tiny houses have been used as a creative solution to address homelessness.

Townhouse: The term “townhouse” is typically used to mean multi-storied (two-to-three story) dwelling units that are structurally independent, but attached to or sharing a common wall from foundation through the roof with an adjacent unit. The term is often used in contrast to “flats” or single-story attached dwelling units typical in apartment buildings.