

Draft Comprehensive Housing Strategy Goals

May 15, 2014



The following draft goals are intended to inspire and direct work on the Comprehensive Housing Strategy. The goals, once refined and adopted, will be used to guide the strategy development process and evaluate potential policies and tools. The goals should not be viewed individually, but rather as a comprehensive and coordinated approach toward achieving the overarching purpose of the project -- to preserve and expand diverse, affordable housing choices in Boulder in a manner consistent with the community's social, economic and environmental sustainability principles.

For each goal, examples of how the goal might be advanced are provided in order to illustrate the types of policies or initiatives that might be considered. These examples are illustrative only, and are not comprehensive. The work of the coming months will involve consideration of specific strategies and tools in each area, engaging the community and stakeholders in determining what the priority areas for action should be in advancing each goal.

1 Strengthen Our Current Commitments

Reach or exceed Boulder's goals to serve very low, low and moderate income households, including people with disabilities, special needs, and the homeless.

Examples of how the CHS could advance this goal include:

- ✚ Establish a target date to achieve the current 10% goal of permanently affordable units
- ✚ Reach the 10% goal by a certain target date
- ✚ Establish clear funding priorities

2 Maintain the Middle

Prevent further loss of Boulder's economic middle by providing greater variety of housing choices for middle income families and for Boulder's workforce.

Examples of how the CHS could advance this goal include:

- ✚ Explore options to preserve the affordability of existing housing
- ✚ Facilitate the creation of relatively affordable attached townhomes and other higher density but family-supportive housing types through land use and zoning changes
- ✚ Identify opportunities for the city to support greater use of location-efficient mortgages to increase purchasing power
- ✚ Create a middle-income downpayment assistance or low interest financing program

3 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 how the CHS could advance this goal include:

- ✚ Make it easier and more financially feasible to develop accessory dwelling units and owner accessory units (e.g., granny flats and carriage houses)
- ✚ Make it possible for groups of unrelated individuals (e.g., seniors, co-ops) to share housing (above current occupancy limits)

- # Make it possible to create duplex units, small townhome developments and other appropriately scaled multi-unit housing in existing single-family neighborhoods
- # Establish minimum density standards or alternative approaches to managing density to avoid creating new areas that offer only large, high priced single family homes

4 Create 15-minute Neighborhoods

Foster the development of mixed-income, mixed-use neighborhoods in amenity rich locations (i.e., close to transit, open space and trails, employment centers, etc.).

Examples of how the CHS could advance this goal include:

- # Identify opportunity sites for housing at densities appropriate to the context and with a variety of types and styles to meet Boulder’s future housing needs
- # Partner with nonprofit housing developers to create mixed income, mixed use developments on key opportunity sites
- # Explore new zoning tools to incentivize or require desired unit mixes, types or sizes, such as “benefit capture” provisions connected to property rezoning
- # Establish a pattern book of desired housing outcomes, particularly for family-friendly higher density housing and for housing that meets special needs, linked to streamlined review processes

5 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.).

Examples of how the CHS could advance this goal include:

- # Work with CU to facilitate housing development in key locations (e.g. North of Boulder Creek, Williams Village, South Campus)
- # Create a project development and facilitation role within the city

6 Enable Aging in Place

Provide housing options for seniors of all abilities and incomes to remain in our community, with access to services and established support systems.

Examples of how the CHS could advance this goal include:

- # Work with partners to meet the needs of seniors (appropriate housing choices and range of options)
- # Work with partners to meet the needs of low and very low income seniors
- # Work with partners to meet the needs of people with disabilities and others with special needs