

## **PRIORITIZE PRESERVATION**

### **Rationale**

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The strategy should prioritize efforts to preserve the affordability of existing units and contribute to neighborhood character. The addition of new units cannot offset the loss of existing market-rate affordable units.

### **Housing Goals Supported**

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- ✓ *Strengthen Our Current Commitments*
- ✓ *Maintain the Middle*
- ✓ *Diverse Housing Choice*
- ✓ *Strengthen Partnerships*
- ✓ *Enable Aging in Place*

### **Short List of Potential Tools / Strategies**

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- *Buy and Preserve Existing Units*
- *Protect Mobile Home Parks*
- *Allow One for One Replacement of Existing Affordable Units*
- *Expand Low-Interest Home Rehabilitation Loans*
- *Expand Housing Choice (Section 8) Voucher Options*
- *Limit Short-term Rentals*
- *Discourage Demolitions*
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## SUPPORT DIVERSE HOUSING OPTIONS

### Rationale

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The market delivers housing products based on return on investment. At present, this includes large, expensive single family homes; market-rate student rental apartments; rental apartments targeted to middle and upper income professionals; and high end senior housing. The strategy should prioritize efforts to ensure a richer diversity of housing choices in new development.

### Housing Goals Supported

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### Short List of Potential Tools / Strategies

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- ***Identify Appropriate Areas for Land Use Designation and Zoning Changes***  
(linking potential changes to “value capture” provisions)
- ***Consider Changes in the Height Limit*** (only in high transit areas; linking potential changes to “value capture” provisions)
- ***Provide Bonuses for Higher Affordability and Certain Housing Types***
- ***Enable or Encourage Smaller Units*** (tiny homes, small homes, microunits, etc.)
- ***Encourage New Affordable Senior, Mixed Age Housing and Co-Housing***
- ***Encourage Universal (Accessible Design) in All New Housing***
- ***Revisit Existing Rules Regarding Occupancy, Cooperative Housing and Accessory Dwelling Units / Owner Dwelling Units*** (see “Protect Neighborhood Character and Quality”)
- ***Utilize City and Partner Land Resources to Facilitate Desired Housing Outcomes***
- ***Use Affordable Housing Funds to Create Housing for People with Special Needs and Other Populations Not Being Served by the Market***

## IMPROVE THE JOBS – HOUSING BALANCE

### Rationale

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There are many factors that drive housing demand, and housing prices. Most of these are not under the control of local government. However, one area the city has control over is the amount of land dedicated to “jobs” and to “housing” through its land use plan and zoning. While growth in surrounding areas will affect prices in Boulder, creating a better balance between jobs and housing within the city can help mitigate this source of housing price pressure.

### Housing Goals Supported

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- ✓ ***Strengthen Our Current Commitments***
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### Short List of Potential Tools / Strategies

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- ***Establish an Affordable Housing Linkage Fee for Non-Residential Development***
- ***Identify Appropriate Areas for Land Use Designation and Zoning Changes (in particular changes from commercial to residential or mixed use)***
- ***Utilize City and Partner Land Resources to Facilitate Desired Housing Outcomes***
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## PROTECT NEIGHBORHOOD CHARACTER AND QUALITY

### Rationale

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Each part of the city is different. What may work as a strategy to support housing choice and affordability in one area, may not work in another area. The city should support processes that allow neighborhoods to develop appropriate responses to housing concerns and opportunities in a manner that protects neighborhood character and quality.

### Housing Goals Supported

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- ✓ *Maintain the Middle*
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### Short List of Potential Tools / Strategies

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- *Partner with Neighborhoods to Define Area-specific Approaches to Housing Opportunities in Existing Neighborhoods (such as preservation of existing housing, accessory units, cooperative housing, and consideration of changes in occupancy regulations and enforcement)*
- *Support Short-term Pilots in Interested Neighborhoods to Test Alternative Approaches*
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## **PARTNER TO ADDRESS CHALLENGES and EXPAND OPTIONS**

### **Rationale**

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The city does not develop housing. Private and nonprofit developers, institutions such as the University of Colorado, and individual property owners create and preserve housing, guided by the city's policies and investments. Having strong partnerships, and alignment around desired outcomes, is key to long-term success in responding to our challenges and ensuring diverse housing choices.

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### **Short List of Potential Tools / Strategies**

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- ***Partner with Neighborhoods to Define Area-specific Approaches to Housing Opportunities in Existing Neighborhoods (such as preservation of existing housing, accessory units, cooperative housing, and consideration of changes in occupancy regulations and enforcement)***
- ***Utilize City and Partner Land Resources to Facilitate Desired Housing Outcomes***
- ***Work Closely with CU to Anticipate Future Housing Needs and Create High Quality Student and Work Force Housing in Close Proximity to Campus***
- ***Consider Fee Reductions, Expedited Review Processes, and/or Modified Standards for Permanently Affordable Housing***
- ***Support the Creation of Permanent Housing Options with Supportive Services for the Chronically Homeless***
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## ENGAGE IN REGIONAL PLANNING and ACTION

### Rationale

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Boulder exists within a region with adjacent communities experiencing some of the same growth pressures and challenges. Many households will choose to live outside of Boulder even if their job or school is in Boulder, and vice versa. While price is a key factor in such decisions, it is not the only one. A comprehensive approach to understanding and responding to our housing challenges and opportunities will require a regional view, and regional action.

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### Short List of Potential Tools / Strategies

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- *Continue to Work with Key Partners to Provide Reliable, Convenient and Clean Regional Transportation Choices*
- *Ensure that Housing Policy Decisions Are Informed by Appropriate Analyses and Consideration of Regional Trends*
- *Continue to Work with Regional Partners to Address Issues Such as Homelessness and to Consider Regional Jobs-Housing Balance Issues*
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## TAKE A COMPREHENSIVE APPROACH TO AFFORDABILITY

### Rationale

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Traditional approaches to defining affordability consider housing payment (rent or monthly mortgage) in relation to household income. However, the location and quality of housing can also drive other household cost factors, such as the need to own a car, drive long distances on a regular basis, and/or pay high monthly utility bills. Taking a more comprehensive approach to understanding and advancing affordability gives appropriate consideration to where is located, as well as issues such as energy efficiency.

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### Short List of Potential Tools / Strategies

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- ***Account for Location Efficiencies (lower transportation costs) and Energy Savings (lower utility costs) when considering Housing Affordability.***
  - ***Consider Potential for Reducing Parking Requirements and/or “Unbundling” Parking in Appropriate Locations (e.g., in managed parking districts and areas well-served by transit)***
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## USE EXISTING HOUSING MORE EFFICIENTLY

### Rationale

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One means to affordability is splitting housing costs between more occupants. Mitigating the impacts of more people using a given housing resource can be accomplished with creative approaches to cars/parking/alternative transportation, enhanced neighborhood relationships and enforcement directed at quality of life code violations.

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### Short List of Potential Tools / Strategies

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- *Cooperative living arrangements*
- *Occupancy limits*
- *Impact mitigation and improved code enforcement*
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