Neighborhood Workshops – May/June 2015

Meeting in a Box Host Instructions

Thank you for hosting a Meeting in a Box as part of the Housing Boulder project!

This worksheet describes a simple group process to generate a discussion about Boulder's housing challenges and how to get that information to city staff to be summarized for City Council.

Purpose of the Meeting in a Box

This packet of information is designed for community groups, neighborhood associations, coworkers, or friends to gather at a convenient time and location to share their opinions about housing in Boulder.

This information mirrors the content at the Housing Boulder neighborhood workshops in May 2015. These meetings were held for Central Boulder, South/Southeast Boulder, North Boulder/Palo Park/Gunbarrel, and East Boulder.

Meeting in a Box Contents

In this packet of information, you will find:

1. Agenda and Discussion Guide
2. Sign in Sheet
3. Several posters provided at the May 2015 Housing Boulder neighborhood workshops, including:
    a. Housing Boulder goals
    b. Housing Boulder tools for further exploration
    c. Maps of different parts of the community
4. Facilitator's Worksheet
5. Participant Worksheet

Agenda and Discussion Guide

Each of the neighborhood workshops lasted about two hours. Feel free to shorten or lengthen your meeting to capture the group's opinions on housing in Boulder.

Step 1: Sign in Sheet
Complete the information on the sign in sheet, including your name and the total number of people in attendance.

Step 2: Review the Tools and Follow the Steps in the Facilitator's Worksheet
Spend a few minutes and review the housing tools that the Housing Boulder working groups identified for further exploration. The posters and participant worksheets provide an overview of each tool. The Housing Boulder website at www.HousingBoulder.net has a more detailed summary of each tool under the "Goals and Tools" section. You may also review the presentation from each neighborhood workshop that provides a project overview and a summary of each tool at https://bouldercolorado.gov/links/fetch/25080.

From here, the Facilitator's Worksheet will guide you through the group conversation.

Step 3: Capture and Submit the Group's Feedback

Capture the group's conversations on the Facilitator's Worksheet. This includes the three (or more) priority tools that the group wished to explore further – including why and what general locations in the city they might be appropriate. If the group has new ideas, please include those, as well.

Encourage group members to submit their own individual comments on the Participant Worksheet.

Next, gather the following feedback:

- ✓ Sign in Sheet
- ✓ Facilitator's Worksheet with Comments
- ✓ Individual Participant Worksheets with Comments

Send materials to:

Jay Sugnet
Housing Boulder Project Manager
303-441-4057
sugnetj@bouldercolorado.gov

How to Stay Involved

Your participation throughout the Housing Boulder project is integral to its success. Although Housing Boulder will NOT adopt any of the tools, community feedback will help identify the priorities for action and specific tools for the city to focus on, going forward. Visit www.HousingBoulder.net for information and other opportunities get involved

Neighborhood Workshops – May/June 2015

Meeting in a Box Sign in Sheet

Host Name: _____ # of Participants: _____

Location of Meeting: _____ Date of Meeting: _____

Name	Email	Would You Like to be on the Housing Boulder Mailing List if You Aren't Already?

Housing Boulder Goals

The goals below have been adopted by City Council. The Housing Boulder Working Groups have proposed several edits, shown in orange ~~and strike through.~~

- ***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.*~~

  Meet or exceed the City's 10% target for housing Boulder's low income residents.

- ***Maintain the Middle***

  ~~*Prevent further loss of Boulder's economic middle by preserving existing housing and p*~~*Provide a greater variety of housing choices for middle-income families and Boulder's workforce.*

- ***Create Diverse Housing Choices***

  Facilitate the ~~creation~~ exploration of a variety of housing options ~~in~~ for every part of the city.~~, including single-family neighborhoods.~~

- ***Create 15-Minute Neighborhoods***

  Foster mixed-income, mixed-use, highly walkable neighborhoods in amenity-rich locations (e.g., close to public transit, parks, open space and trails, employment, retail services, etc.).

- ***Strengthen Partnerships***

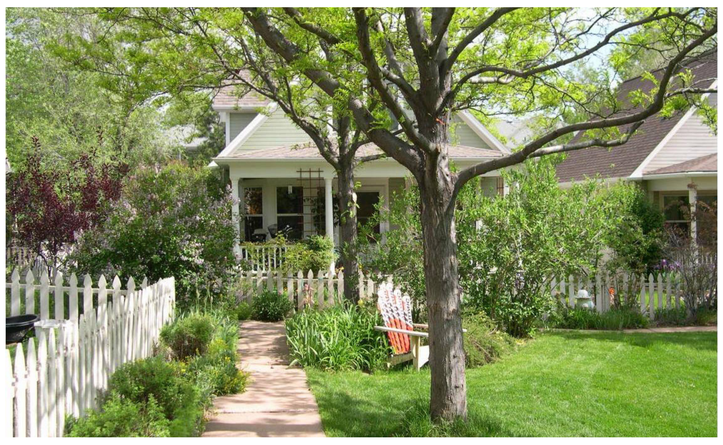
  Strengthen, assess and potentially discontinue current partnerships; ~~and~~ explore and form creative and inclusive new public-private, public-public or other partnerships (e.g. neighborhood, regional, financial or transportation-related) to address our community's housing challenges and expand housing options (e.g. University of Colorado, private developers, financing entities, affordable housing providers, etc.).

- ***Enable Aging in Place***

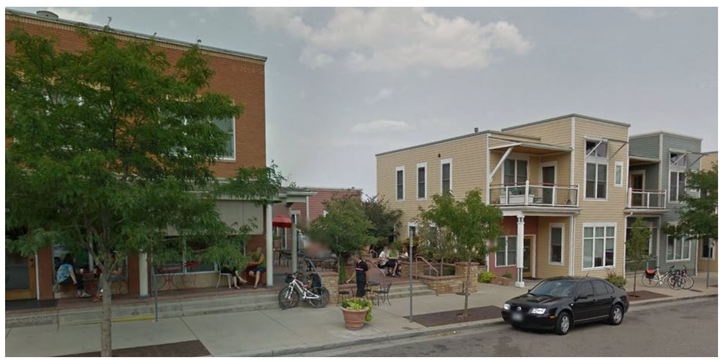
  ~~Provide~~ Facilitate/encourage/coordinate housing options for seniors of all abilities and incomes and their caregivers, enabling them to remain in the community, with access to services and ~~established~~ formal and informal support ~~systems~~.

Strengthen Our Current Commitments

Maintain the Middle



Create Diverse Housing Choices



Create 15-Minute Neighborhoods

Strengthen Partnerships

Enable Aging in Place

Toolkit: Sample of Tools Proposed for Further Consideration by Housing Boulder Working Groups

Tools to Address our Challenges

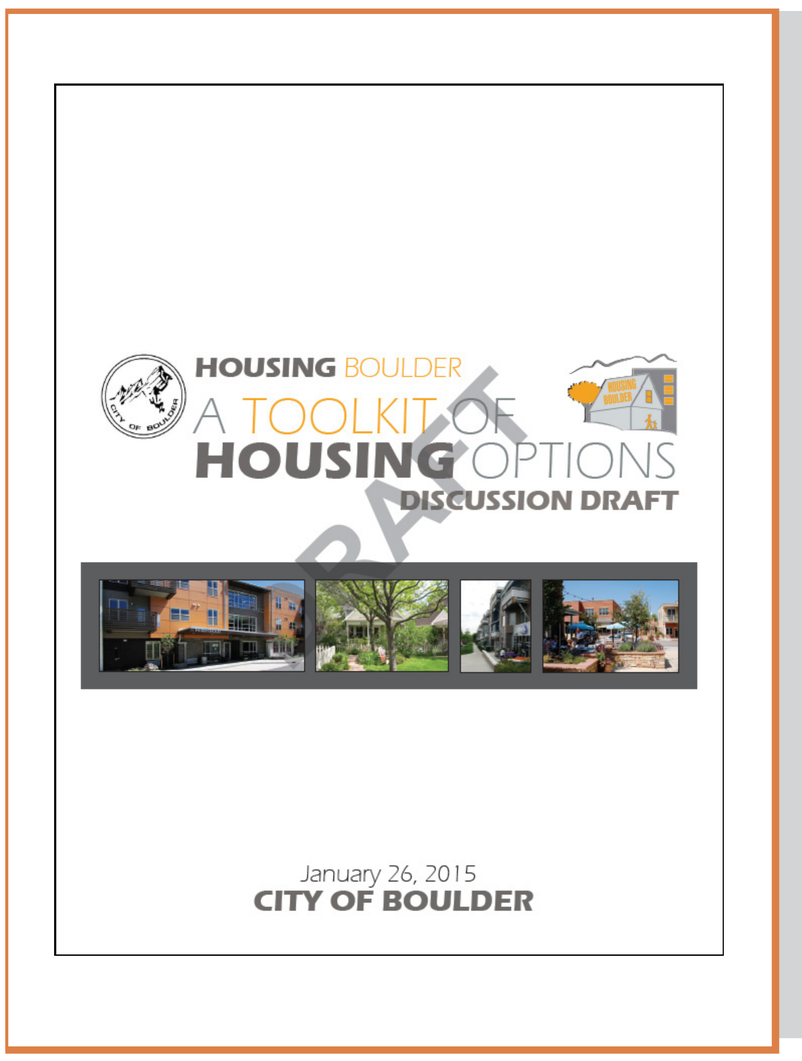
These 12 tools were identified by the Housing Boulder working groups - Volunteers that spent 4 months discussing all 35 tools in detail.

What Are These 12 Tools?

1. *ADU/OAU (Granny Flats)*
2. *Cooperative Housing*
3. *Senior Housing*
4. *Small Homes*
5. *Tiny Homes*
6. *Housing the Homeless*
7. *Preserving Rental Affordability*
8. *Bonuses for Affordable Housing*
9. *Height Limit*
10. *Zoning Changes*
11. *Occupancy Limits*
12. *Regional Solutions*
13. ***New Ideas? Make Your Thoughts Known!!***

What Do You Think?

Are there any other ideas that you have to share? Please leave your comments below!



1. Accessory Dwelling Unit/ Owner's Accessory Unit (Granny Flats) (#A2)

What Is This Tool? ***Secondary living units located within a residence or in an accessory building on the same property. Most often, accessory units are created through the conversion of basement or attic space, or space above a garage (sometimes known as "granny flats" or "in-law apartments"). They are allowed in an owner-occupied house in low-density residential zones and meet criteria to ensure compatibility with the neighborhood.***

What Are Some of the Key Issues?

- *Amending some or all requirements in the ADU/OAU ordinance (e.g., no more than 10% ADUs in a specific area, parking requirement, neighborhood notice, and a lot size limitation of 6,000 square feet for OAUs) could create more ADUs and OAUs within the city.*
- *This type of housing can impact neighborhood character due to change in density, diminished privacy and increased noise, activity, and traffic created by accessory unit tenants.*
- *ADUs and OAUs can provide additional affordability options in existing neighborhoods with amenities and access to services.*
- *ADUS and OAUs can allow seniors to downsize by moving into the ADU while renting out the primary house.*
- *ADUs and OAUs use land efficiently and advance many city sustainability and historic preservation goals.*

What Might it Take to Accomplish?

1. *Consider amendments to the current ordinance to encourage this housing type and respond to neighborhood concerns.*

What Do You Think? *Is this a tool the city should further explore? If so, where might it be appropriate?*

Above-Garage Accessory Dwelling Units. *Source: City of Boulder*

What Goals Might Be Addressed Through this Tool?

- ✓ ***Strengthen Our Commitments***
- ✓ ***Maintain the Middle***
- ✓ ***Create Diverse Housing Choices in Every Neighborhood***
  - *Create 15-Minute Neighborhoods*
  - *Strengthen Partnerships*
- ✓ ***Enable Aging in Place***

2. Cooperative Housing (#A4)

What Is This Tool? ***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 often has shared common areas (e.g., kitchen, community room, bathrooms) and private bedrooms, though there are many variations on this model.***

What Are Some of the Key Issues?

- *Advocates for cooperative housing have cited the following barriers to using the Cooperative Housing Ordinance B.R.C. 1981 9-6-3(b) (CHO):*
  - *Conditional land use with 5-year renewal period;*
  - *6- to 8-person occupancy limit: 10+ residents would be required for a viable co-op;*
  - *Ownership requirement: Existing legal co-ops in Boulder are 501(c)3-owned;*
  - *Parking requirements are too high for cooperative housing;*
  - *The bus pass is expensive for low-income residents; and*
  - *There is a one-time revocation of conditional use for code violation (i.e., weeds, trash, noise).*
- *The ordinance was written for ownership cooperatives, yet the greatest interest has been expressed for rental co-ops.*
- *Concerns related to cooperative housing in existing neighborhoods include noise, activity, trash, traffic, and parking.*
- *Cooperative housing, as practiced by the Boulder Housing Coalition (BHC), is a more efficient use of land and advances many city sustainability goals.*
- *Cooperative living is a lifestyle that will work for and/or appeal to a relatively small portion of the population; thus enabling cooperative housing is likely to create additional housing opportunities for only a small niche of Boulder residents, including primarily service and nonprofit workers, seniors and some families. It is often cited as an affordable housing option.*
- *Cooperative living builds the capacity of residents who must equitably share responsibility for the household, participate in governance, and navigate shared living. Many residents translate these skills into volunteer efforts, work in local nonprofits, and community activism.*

What Might it Take to Accomplish?

1. *Amend one or more of the current restrictions to encourage this housing type (e.g., requirements for homeownership, minimum habitable space, EcoPasses, off-street parking, and the six-person occupancy limit) and also respond to neighborhood concerns.*

Cooperative Housing. *Source: Boulder Housing Coalition.*

What Do You Think? *Is this a tool the city should further explore? If so, where might it be appropriate?*

What Goals Might Be Addressed Through this Tool?

Strengthen Our Commitments
Maintain the Middle
✓ ***Create Diverse Housing Choices in Every Neighborhood***
Create 15-Minute Neighborhoods
Strengthen Partnerships
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3. Senior Housing Options (#A6)

What Is This Tool? ***As the baby boom generation ages, the number of seniors at all income levels in our community will grow. This tool looks at ways to provide housing for seniors to "age in place" and to offer seniors housing options with accessibility, affordability, low maintenance, and needed support services.***

What Are Some of the Key Issues?

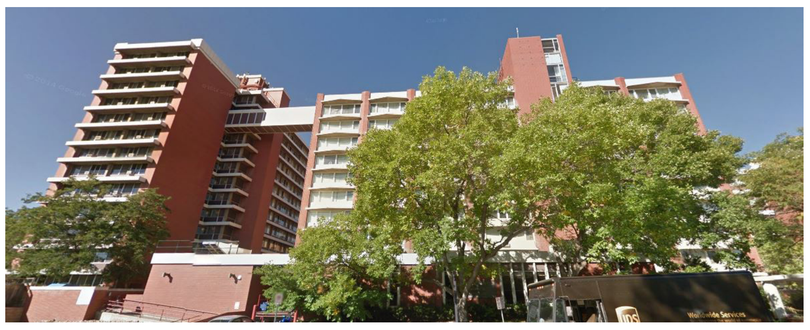
- *Over the next five years, the number of age 62+ households in Boulder is projected to increase by 26% (Source: The Highland Group, Inc.).*
- *In Boulder County between 2010 and 2040, as the baby boom generation ages, the age 65+ population is expected to nearly double, increasing from 1 in 10 to 1 in 4 residents (Source: Colorado State Demographer's Office).*
- *Older adults typically live on a fixed income and many cannot readily respond to sharp and unpredictable increases in housing costs.*
- *By 2020, nationally, 19.1% of those age 65+ are expected to need assistance with one or more activities of daily living.*
- *The baby boom generation is redefining senior housing. As a whole, they are averse to institutional living, desire to be productive longer, are healthier and more active, desire to age in place, demand more amenity and seek community.*

What Do You Think?

Is this a tool the city should further explore? If so, where might it be appropriate?

What Might it Take to Accomplish?

1. *Pursue increased occupancy for seniors in low-density residential zones.*
2. *Explore incentives to include senior housing in future developments or redevelopment projects.*
3. *Explore partnership to create senior/ student mixed-age housing.*
4. *Explore city role in establishment of naturally occurring retirement communities (NORCs) or "villages".*
5. *Identify Age Improvement Districts.*
6. *Seek strategic assistance from Age-Friendly NYC.*
7. *Explore creating a one-stop shopping-type office where seniors can get services, permitting and housing questions met.*
8. *Identify potential sites for future age-restricted housing.*
9. *Study property tax exemptions for seniors related to the state Homestead Exemption.*



Golden West and Silver Sage
Source: Google Street View and bouldersilversage.wordpress.com

What Goals Might Be Addressed Through this Tool?

Strengthen Our Commitments
Maintain the Middle
Create Diverse Housing Choices in Every Neighborhood
Create 15-Minute Neighborhoods
Strengthen Partnerships
✓ ***Enable Aging in Place***

4. Small Homes (#A7)

What Is This Tool? ***Smaller homes may provide a source of relatively inexpensive housing. This tool suggests exploring incentives and/or regulations to encourage new smaller homes and preserve existing smaller homes and their relative affordability. It would also explore regulations and/or disincentives to construction of very large units and major expansions of existing smaller homes.***

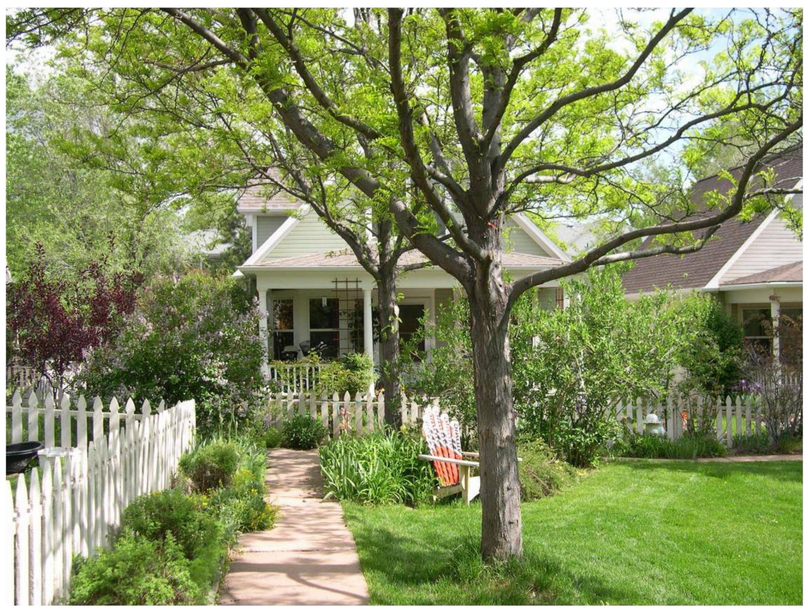
What Are Some of the Key Issues?

- *Smaller, older homes are inherently more affordable than new, larger homes.*
- *Some members of the community have expressed concern with the demolition of smaller homes in favor of very large, expensive homes.*
- *While housing unit size factors into affordability, unit type (attached vs. detached) and location may be even more influential to affordability.*
- *Small units promote energy efficiency and resource conservation, thus aligning with city sustainability goals.*
- *Small units may appeal to a specific segment of the population due to relatively lower costs. They may be less appealing to larger households.*
- *Many in the community argue that the lack of flexibility with linkage fees, Inclusionary Housing, parking, and other per-unit development requirements create unintended incentives to build bigger housing units.*

What Do You Think? *Is this a tool the city should further explore? If so, where might it be appropriate?*

What Might it Take to Accomplish?

1. *Identify and implement incentives and/or regulations for building smaller units.*
2. *Identify and implement incentives and/or regulations for preserving smaller units.*



Smaller Houses in Boulder.
Source: Google Street View and City of Boulder

What Goals Might Be Addressed Through this Tool?

- ✓ ***Strengthen Our Commitments***
- ✓ ***Maintain the Middle***
- ✓ ***Create Diverse Housing Choices in Every Neighborhood***
- *Create 15-Minute Neighborhoods*
- *Strengthen Partnerships*
- *Enable Aging in Place*

5. Tiny Homes (#A8)

What Is This Tool? ***Tiny homes or tiny houses 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 has numerous drivers, including environmental benefits, affordability and "simplicity".***

What Are Some of the Key Issues?

- *Tiny homes use land and energy efficiently and conserve resources, which align with city sustainability goals.*
- *Tiny homes are inherently more affordable and considered one approach to addressing homelessness.*
- *Building regulations that protect life and safety could reduce the affordability of tiny homes. Though some tiny home manufacturers are choosing to comply with International Building Code standards, tiny houses are typically designed to avoid code compliance by building the structure to be non-permanent structures by building the home on chassis or other means and limiting the footprint (size) below a community's regulatory threshold.*
- *Similar to ADUs and OAUs, rent from tiny homes could help offset the primary homeowner's housing costs or tiny homes could house people who support older and/or disabled homeowners with home maintenance and care needs.*
- *Tiny homes in existing single-family neighborhoods may raise concerns about additional parking demand.*
- *Tiny homes are often built to be mobile and may be a dynamic source of housing.*

What Might it Take to Accomplish?

1. *Explore the use of tiny homes as one approach to address homelessness.*
2. *Explore current regulatory barriers to encourage backyard tiny homes.*

Sources: nbcnews.com and tinyhouseliving.com

What Do You Think? *Is this a tool the city should further explore? If so, where might it be appropriate?*

What Goals Might Be Addressed Through this Tool?

- ✓ ***Strengthen Our Commitments***
  - *Maintain the Middle*
- ✓ ***Create Diverse Housing Choices in Every Neighborhood***
  - *Create 15-Minute Neighborhoods*
- ✓ ***Strengthen Partnerships***
- ✓ ***Enable Aging in Place***

6. Housing the Homeless (#A9)

What Is This Tool? ***Housing First*** ***moves the homeless individual or household immediately from the streets or homeless shelters into their own apartments.*** ***Housing First*** ***approaches are based on the concept that a homeless individual or household's first and primary need is to obtain stable housing.***

Rapid Re-Housing (RRH) ***is geared towards episodically homeless persons with moderate needs (moderate acuity).***

The department of Human Services is currently working with community partners to develop a City of Boulder Homeless Action Plan as part of the Boulder County Ten-Year Plan to Address Homelessness (2014).

What Are Some of the Key Issues?

- *Housing First approaches, including permanent supportive housing (PSH) are cost-effective and provide a stable base for recovery when the costs of homelessness and mental illnesses (e.g., emergency room visits, hospitalizations, incarcerations, etc.) are taken into account.*
- *Although demand for RRH and PSH is high in Boulder, both are difficult to implement on a scale that meets demand.*
- *Fair Market Rent (FMR) rates are set too low to afford typical rents in this area.*
- *Local vacancy rates are very low and, even with rental assistance programs, competition for available housing is difficult for homeless individuals and families, which may have background issues such as poor credit, evictions, or convictions.*
- *Other barriers to supporting the homeless include zoning/planning barriers (e.g., zoning requirements such as maximum number of unrelated occupants in units, parking requirements, and planning process).*
- *Reducing homelessness in Boulder requires supportive services such as shelter, food, health, mental health, case management, and employment assistance, in addition to coordination among homeless service providers, regional service coordination, and community partnerships.*
- *Housing options that could support people experiencing homelessness in Boulder:*
  - *Permanent private market housing for families and individuals with incomes below 30% Area Median Income (AMI);*
  - *Permanent supportive housing;*
  - *Creative options (e.g., scattered site Housing First units, SROs); and*
  - *Program-based transitional housing with services in congregate settings.*

What Do You Think? *Is this a tool the city should further explore? If so, where might it be appropriate?*

What Might it Take to Accomplish?

1. *Build new partnerships between nonprofit housing developers, homeless service providers, and private developers to provide more housing for the homeless.*
1. *Strengthen regional partnerships for housing the homeless.*
1. *Assess barriers/feasibility of creative options.*
1. *Support local and regional efforts in landlord outreach/recruitment and in reducing FMR barriers.*

1175 Lee Hill
Source: Boulder Housing Partners.

What Goals Might Be Addressed Through this Tool?

✓ ***Strengthen Our Commitments***
Maintain the Middle

✓ ***Create Diverse Housing Choices in Every Neighborhood***
Create 15-Minute Neighborhoods

✓ ***Strengthen Partnerships***
Enable Aging in Place

7. Preservation of Rental Affordability (#C3)

What Is This Tool? ***As rental and for-sale home prices continue to escalate in Boulder, it is important to consider options to preserve the existing affordability of the housing stock well into the future. This tool would explore preservation of the affordability of housing currently affordable to low- to middle-income households.***

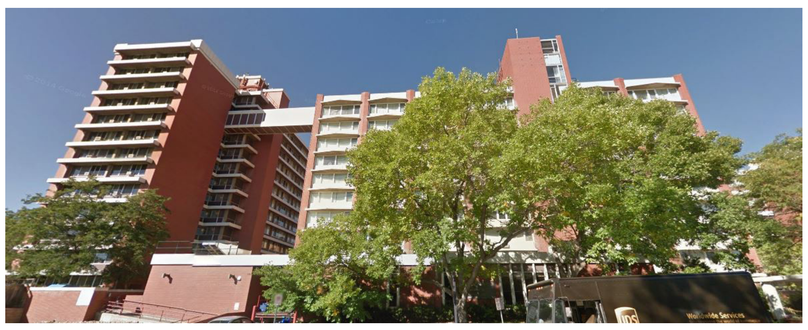
What Are Some of the Key Issues?

- *In the future, there will be less opportunity for new-built affordable housing.*
- *As the amount of vacant land in Boulder diminishes and land values increase, there is increasing pressure to rehab and raise rents on existing "market affordable" rental properties.*
- *Possible risks to the affordability of this housing include expiration of federal affordability requirements, sale of the property or asset, and organizational instability, among other factors.*
- *According to the Boulder Housing Partners (BHP) Strategic Plan Draft Update, Boulder has lost an average of 1,000 units of market affordable housing inventory per year, every year, for the past 12 years.*
- *The BHP Strategic Plan Update found that there was a 61% decline in for-sale homes valued below $300K in Boulder. The study concluded that if this rate of decline continues, by 2020, Boulder will have no market-rate, for-sale homes affordable to households earning less than $100,000.*
- *The 2014 CHS Housing Choice Survey identified a variety of factors that Boulder residents and in-commuters consider in purchasing a home. This information could be incorporated into a preservation strategy.*

What Might it Take to Accomplish?

1. *Explore expanding the supply of permanently affordable middle-income housing.*
2. *Study ways to maintain middle-income housing opportunities that will remain affordable into the future and are not covenanted.*
3. *Include mechanisms to preserve affordability of market-rate units, such as ensuring a right of first refusal for renters to purchase their lower-cost apartment buildings if they are proposed to be converted to expensive condominiums.*

What Do You Think? *Is this a tool the city should further explore? If so, where might it be appropriate?*



Existing affordable rental units.

What Goals Might Be Addressed Through this Tool?

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8. Bonuses for Higher Affordability and Certain Housing Types (#E1)

What Is This Tool? ***An affordable housing bonus would allow for more housing units to be built than allowed by zoning if the proposed project provides more affordable units than required by Inclusionary Housing.***

A bonus could also be offered to incentivize developers to provide specific housing types. Possible examples include micro-units, age-restricted/senior and family-friendly housing.

What Are Some of the Key Issues?

- *The current bonus system is used solely by affordable housing developers, as it does not provide enough incentive for market-rate developers. That is because affordable units are a net loss to market developers.*
- *Additional research would be needed to determine whether a bonus in additional parts of the city or for certain housing types would be attractive to market developers.*
- *Allowing additional units may be controversial.*

What Might it Take to Accomplish?

1. *Consider providing a housing bonus in additional zones.*
1. *Consider providing a bonus for specific housing types.*

What Do You Think?

Is this a tool the city should further explore? If so, where might it be appropriate?

Holiday Neighborhood
Source: Google Street View

What Goals Might Be Addressed Through this Tool?

- ✓ ***Strengthen Our Commitments***
- ✓ ***Maintain the Middle***
- ✓ ***Create Diverse Housing Choices in Every Neighborhood***
- ✓ ***Create 15-Minute Neighborhoods***
- ***Strengthen Partnerships***
- ✓ ***Enable Aging in Place***

9. Height Limit (#E3)

What Is This Tool? ***Raising the 55-foot height limit for residential development in select locations—for example, along transit corridors and in commercial centers—could increase the housing supply. This change would require a voter-approved amendment to the City Charter. Whether to put this issue on a future ballot could be analyzed and discussed as part of the Boulder Valley Comprehensive Plan (BVCP) 2015 Major Update. Another alternative approach, which would not require voter approval, would be to revise the zoning code so that more residential development proposals over 35 feet are allowed by right in specific locations, rather than by special review.***

What Are Some of the Key Issues?

- *Although the Boulder Valley Comprehensive Plan (BVCP) supports increased density in select locations, such as in commercial and industrial areas and along transit corridors (Policy 2.16), and also has policies about appropriate building scale, the plan does not directly address the issue of building height.*
- *The current height limit is found in the City Charter and therefore any change would need to be approved by voters. Through the 2015 BVCP Update process, the community and decision-makers could analyze and discuss whether the issue should be placed in a future ballot.*
- *Exceeding the height limit could be conditioned for only certain housing types or levels of affordability.*
- *Raising the height limit for residential development could increase the supply of attached housing units. The amount would depend on location and building height.*
- *Allowing more by-right residential developments over 35 feet could incentivize and facilitate construction of additional attached housing units.*

What Might it Take to Accomplish?

1. *As part of the BVCP 2015 Major Update, consider whether a charter amendment should be pursued to increase the height limit in certain parts of the city.*
1. *Consider revising the zoning code to allow more by-right development of residential proposals over 35 feet in height in specific locations.*

Colorado Building. *Source: City of Boulder*
Boulderado Hotel. *Source: http://en.wikipedia.org/wiki/Hotel_Boulderado*

What Do You Think? *Is this a tool the city should further explore? If so, where might it be appropriate?*

What Goals Might Be Addressed Through this Tool?

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10. Land Use Designation and Zoning Changes (#E4)

What Is This Tool? ***The Boulder Valley Comprehensive Plan (BVCP) Land Use Designation Map broadly indicates the type of land use appropriate for each parcel of land in the city and the range of development intensity that should be allowed by the parcel's zoning. Changes to the Land Use Map can be made through regular updates to the BVCP (starting summer 2015). Land use and zoning changes can also be considered as part of an area planning process.***

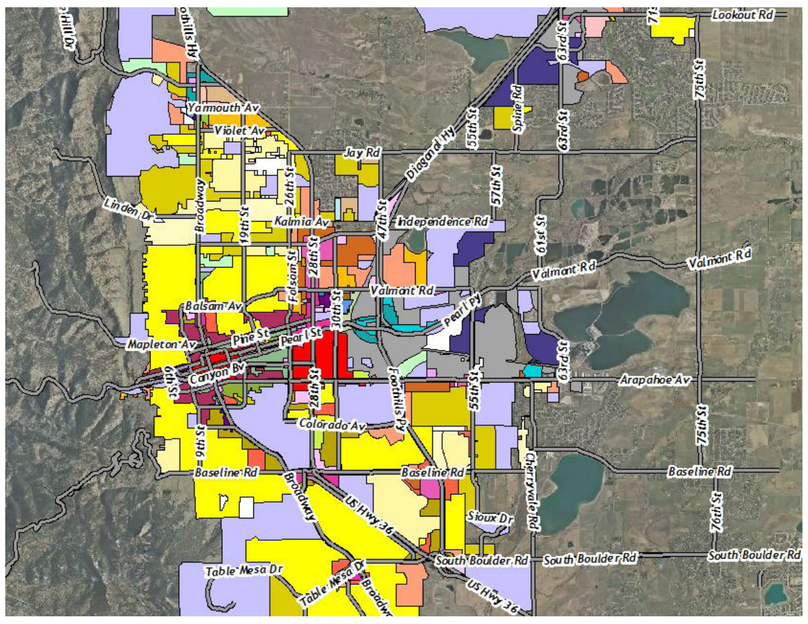
What Are Some of the Key Issues?

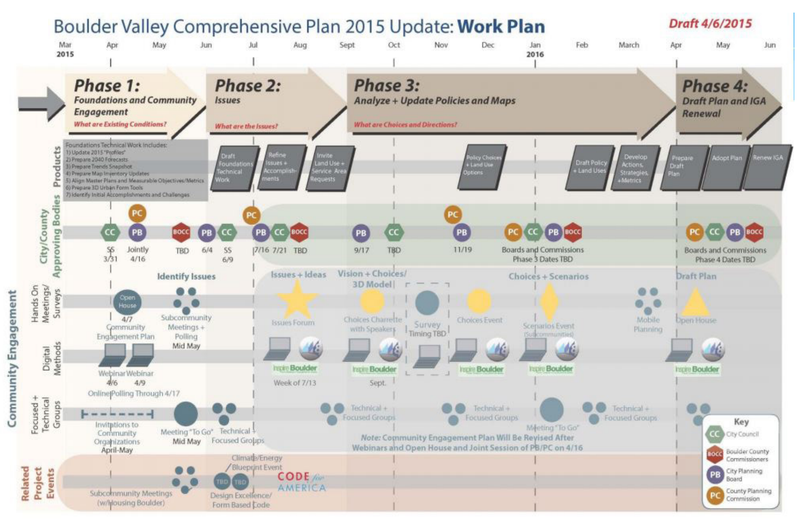
- *Zoning changes follow any land use designation changes. Zoning regulates on a more detailed level the specific types of uses and the intensity of development that is allowed in each zone. For example, zoning changes can be made to reduce minimum lot size or increase allowed building size.*
- *As part of every five-year BVCP Major Update, the city updates its projections of how many additional housing units and jobs can be added based on zoning. While there is little vacant land left to develop in the city, a lot of redevelopment could occur under current zoning. The BVCP 2015 Update will provide an up-to-date view of development/ redevelopment potential prior to community discussions about whether land use designation changes should be considered.*
- *Two key ways to increase the amount of housing in the city would be to allow greater concentrations of housing in residential areas and/or along transit corridors and/or allow more mixed use in commercial and industrial areas (see BVCP policies 2.16 and 7.10). These types of development would provide mostly attached units.*
- *However, without additional regulation, there's no guarantee that these would be small or affordable. For example, much of the mixed use that has been built downtown and elsewhere is relatively upscale. But regardless of price, mixed-use development can reduce residents' transportation expenses, if commercial and other services and/or jobs are within walking or biking distance.*
- *Another avenue for analyzing and considering land use changes is through an area planning process. The city can initiate an area planning process for a particular part of the city at any time. Zoning changes usually follow adoption of an area plan. Examples of area planning include the North Boulder Sub-community Plan, the Transit Village Area/Boulder Junction Plan, and Envision East Arapahoe project, currently underway.*
- *A "community benefit" requirement could be added specifying that for any "upzoning" (giving a property more development potential), the developer must provide more affordable housing than normally required.*
- *The BVCP has policies supporting mixed use and higher densities in select areas (e.g., Policy 2.16). Over the past couple of decades, changes have been made through BVCP updates and area planning processes to allow more mixed use and higher densities in specific parts of the city, for example, downtown, North Boulder, and Transit Village/Boulder Junction.*

What Do You Think? *Is this a tool the city should further explore? If so, where might it be appropriate?*

What Might it Take to Accomplish?

1. *Consider land use changes in the BVCP 2015 Major Update to allow additional residential development in certain areas, potentially in exchange for an affordable housing "community benefit" requirement upon re-zoning.*
1. *2. Identify specific areas for an area planning process that would consider land use and zoning changes to allow more residential development, potentially in exchange for an affordable housing "community benefit" requirement upon re-zoning.*





Boulder Land Use Map, and Schedule for the Boulder Valley Comprehensive Plan 2015 Update

What Goals Might Be Addressed Through this Tool?

- ✓ ***Strengthen Our Commitments***
- ✓ ***Maintain the Middle***
- ✓ ***Create Diverse Housing Choices in Every Neighborhood***
- ✓ ***Create 15-Minute Neighborhoods***

Strengthen Partnerships

Enable Aging in Place

11. Occupancy Limits (#E6)

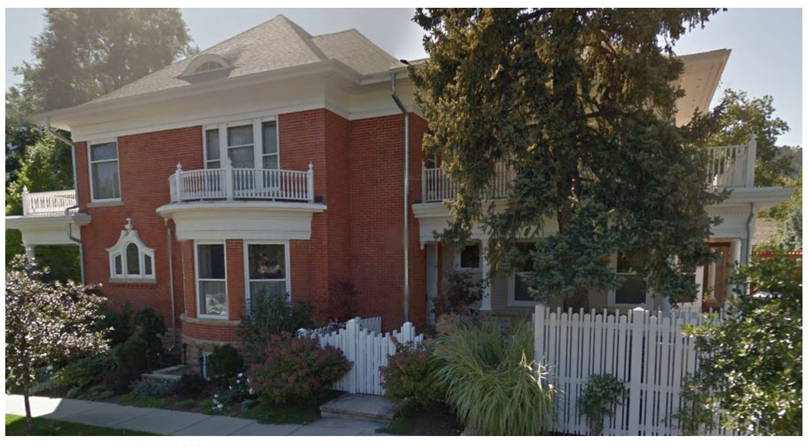
What Is This Tool? ***Land use regulations limit the number of unrelated persons who may occupy a dwelling unit. Use of this tool would raise or eliminate the limit—citywide or in specific areas—so that more people can share and thereby reduce their living costs.***

What Are Some of the Key Issues?

- *Increased or eliminated occupancy limits could greatly increase housing choice and opportunity in Boulder.*
- *The current code, 9-8-5 Occupancy of Dwelling Units, allows up to three unrelated persons in low-density residential districts and up to four in medium-density and high-density districts.*
- *Two exceptions to the occupancy limits: The cooperative housing ordinance allows an increase over the occupancy limit on a limited and selective basis. There are also a limited number of legal non-conforming units which have occupancies greater than currently allowed in the zone.*
- *Preliminary outreach found that many residents, particularly in single-family neighborhoods, are concerned that raising the occupancy limit could create more noise, activity, trash, traffic, and parking problems.*
- *A study/analysis could help to predict demand for people electing to live at higher occupancies than they currently are.*
- *Removing or significantly increasing occupancy limits could normalize a number of currently illicit rentals and increase legal housing availability.*
- *Higher occupancy limits could enable new housing models. For example, new student housing tends to default to four bedrooms, yet other unit types could emerge if occupancy limits change.*

What Might it Take to Accomplish?

1. *Explore revisions of occupancy limits by zone.*
2. *Consider establishing a pilot project in a specific site or neighborhood district.*
3. *Explore eliminating occupancy limits.*



Homes in Boulder.
Source: Google Street View

What Do You Think? *Is this a tool the city should further explore? If so, where might it be appropriate?*

What Goals Might Be Addressed Through this Tool?

Strengthen Our Commitments
Maintain the Middle
✓ ***Create Diverse Housing Choices in Every Neighborhood***
Create 15-Minute Neighborhoods
Strengthen Partnerships
✓ ***Enable Aging in Place***

12. Regional Solutions and State-Level Advocacy (#F3)

What Is This Tool? ***Boulder's affordability challenges may require a regional approach. With more workers commuting farther between home and work, increased traffic congestion and greenhouse gas emissions have become a greater concern. Also, Boulder has set a precedent of endorsing policy and action on the state level and beyond that aligns with our vision for the city. One example is the city signing the Kyoto Protocol, thereby assuming a leadership role on the climate change front.***

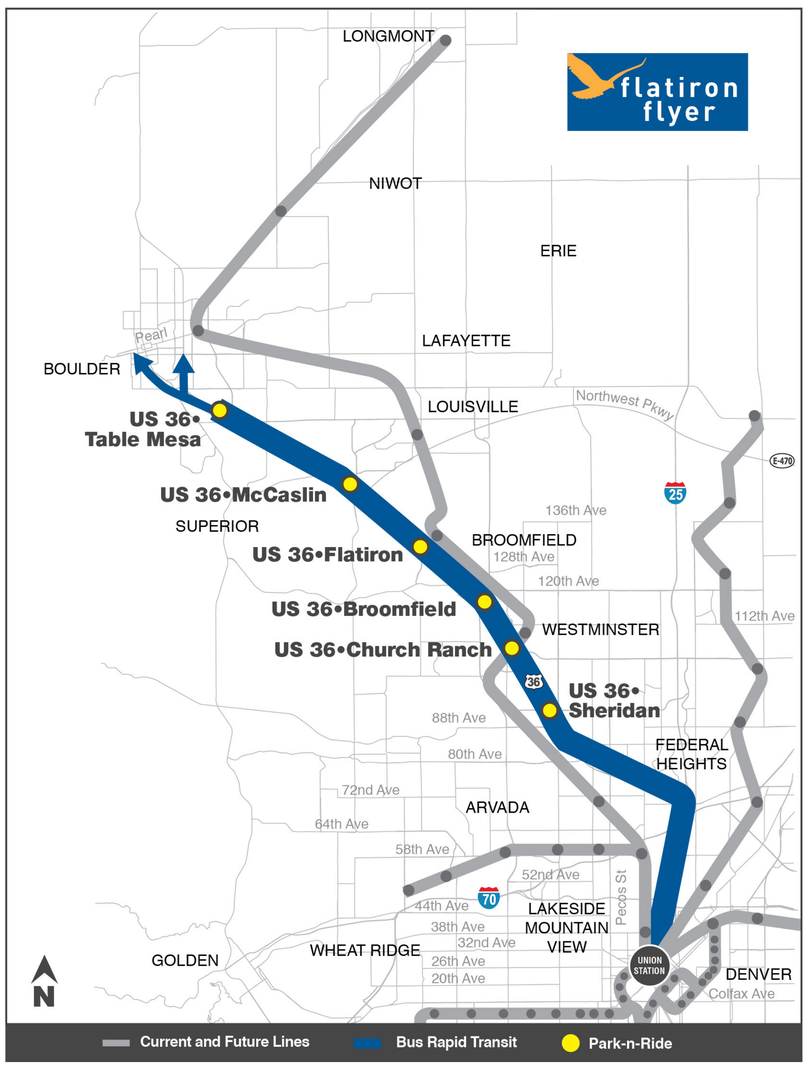
What Are Some of the Key Issues?

- *A regional dialogue around housing could better connect housing and the workforce, and could ensure that communities throughout the region preserve and pursue affordable housing for their residents.*
- *Though there are significant opportunities to expand our housing stock, Boulder cannot house its whole workforce (Housing Choice Survey, 2014).*
- *Boulder has become increasingly interdependent with other communities also facing unique and dynamic housing challenges and opportunities.*
- *While regional efforts can be fruitful, the work required does not guarantee results because of often divergent interests at the table.*
- *Some constraints on housing solutions in Boulder are legislated at the state level (e.g., HOA rules, rent control)*

What Do You Think? *Is this a tool the city should further explore? If so, where might it be appropriate?*

What Might it Take to Accomplish?

1. *Collaboratively organize a Housing Forum with Boulder County governments, agencies, nonprofits, and others to explore regional housing solutions.*
2. *Advocate with the state legislation that promotes greater housing choice and affordability (including changes to the state limits on rent control).*
3. *Study and consider improvements in transportation options.*
4. *Consider funding affordable housing in other communities.*



Flatiron Flyer Bus Service *Source: RTD*

What Goals Might Be Addressed Through this Tool?

✓ ***Strengthen Our Commitments***

Maintain the Middle

✓ ***Create Diverse Housing Choices in Every Neighborhood***

Create 15-Minute Neighborhoods

Strengthen Partnerships

Enable Aging in Place

SMALL GROUP FACILITATORS WORKSHEET

Step 1 Identify Three Housing Tools Your Group Would Like to Talk About

Use your group's worksheet to identify the three tools from the list below to discuss in small groups, and any other items not on the list.

	Keep Track of Group Preferences Here ✓
1. **Accessory Dwelling Unit/Owner's Accessory Units**	
2. **Cooperative Housing**	
3. **Senior Housing Options**	
4. **Small Homes**	
5. **Tiny Homes**	
6. **Housing the Homeless**	
7. **Preservation of Rental Affordability**	
8. **Bonuses for Higher Affordability and Certain Housing Types**	
9. **Height Limit**	
10. **Land Use Designation and Zoning Changes**	
11. **Occupancy Limits**	
12. **Regional Solutions and State-Level Advocacy**	

Each small group participant should have a worksheet that looks like this to identify the tools you would like to discuss.

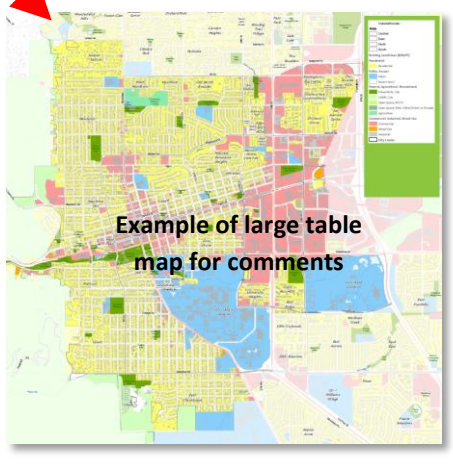
Step 2 Share Your Top Three (< 5 min)

Identify each participant's top 3 with the facilitator keeping a tally. Hold the "why" for later. The facilitator identifies what the small group would like to discuss.

Step 3 For the Top Three Choices - Why and Where? (30 min)

a. **Why?** Go around the table so everyone gets the chance to talk about why each of these tools should or shouldn't be explored further. Use the blanks below to capture the conversation.
b. **Where?** Use the large map to highlight locations these tools might or might not be appropriate to explore further.

Housing Tool #1 Group Comments (see reverse page for more room)



Housing Tool #2 Group Comments (see reverse page for more room)

Housing Tool #3 Group Comments (see reverse page for more room)

Step 4 Identify a Surprise or Key Finding (5 min)

In one sentence, identify the group's one biggest surprise or "aha" moment that you would like to share with the larger meeting group and write it below.

One Surprise or Key Findings (one sentence)

Step 5 Overall Meeting Facilitator Shares Your Small Group's Findings (10 min)

Your small group discussion is done! Each meeting should have one overall facilitator that will go to each table and share what you came up with – your top three tools, why and where, and the one biggest surprise.

Room for Additional Comments

Housing Tool #1 Group Comments

Housing Tool #2 Group Comments

Housing Tool #3 Group Comments

Other Comments or Ideas from Small Groups