



Neighborhood Workshops

May 11 - central May 13 - east

May 14 – north May 18 - south

May 20 – employees, employers

Agenda



5:30 – 5:50

Open House

5:50 – 6:20

Welcome / Context

6:20 – 7:15

Group Discussions and Report Outs

7:15 – 7:30

Keypad Polling / Closing Remarks



BOULDER'S HOUSING CHALLENGES

Setting + Culture + Opportunities + Quality of Life = High Demand for Housing

AFFORDABLE = HOUSING COSTS < 1/3 TOTAL HOUSEHOLD INCOME

Median Household Income

\$8,216 / Month  \$96,800 / Year

\$685,000 - Median House Price
\$2,050 - Average Apartment Rent

AFFORDABLE

For Median-Income

\$351,000
Home Price

\$2,382
Monthly Rent

Average Annual Salary

Teacher	\$	\$48,511
Firefighter	\$	\$47,900
Nurse	\$	\$68,310

2000 

50% Fewer
Market-rate
Affordable Homes

2012 


102,420 Residents
102,500 Workers

25.8 Square Miles
Total Land Area

AVERAGE
HOUSE
PRICE



City: \$822,139
County: \$432,293

44,028 Homes
49% Owned
51% Rented

Average Personal Vehicle Expenses

Residents: \$317 / Month
In-commuters: \$407 / Month

43%

Urban Area Zoned
for Residential Use

Condos & Apartments
More Affordable, but
Less Appealing to Many



59% of Workers
Commute Into Boulder
and 90% Drive Alone

Project Goals

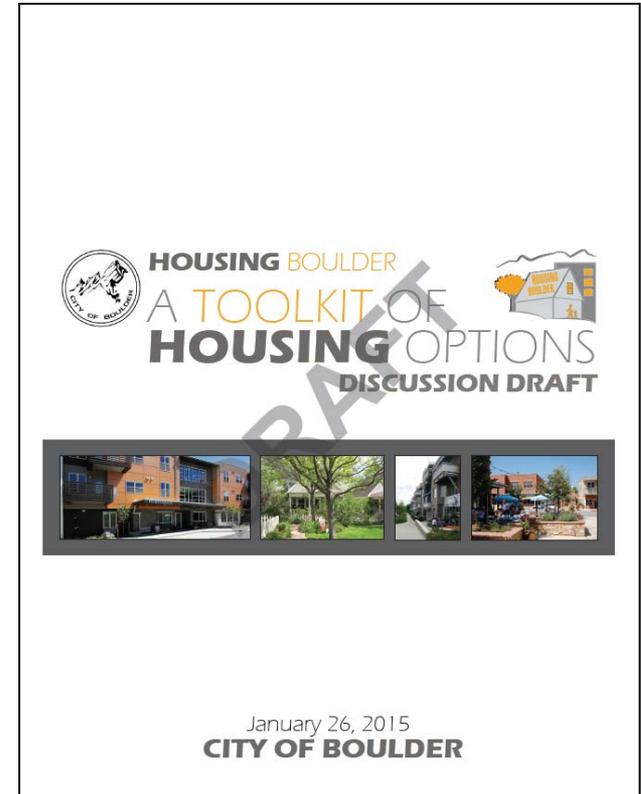


1. Strengthen Our Current Commitments
2. Maintain the Middle
3. Create Diverse Housing Choices
4. Strengthen Partnerships
5. Enable Aging in Place



Tools to Address our Challenges

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?**



12 tools identified by the 5 Housing Boulder working groups – volunteers spent 4 months discussing all 35 tools

1. ADU/OAU (Granny Flat / In-law Apartment)

What is it?

- conversion of basement or garage
- allowed in owner-occupied houses in low-density residential zones

Key Issues

- property owners capture value
- allows seniors to downsize
- provides housing close amenities and transit
- neighborhood concerns about potential impacts

Options

- change regulations and provide incentives (citywide or area specific)



2. Cooperative Housing

What is it?

- unrelated people sharing one or more buildings
- shared common areas with private bedrooms

Key Issues

- current regulations a barrier
- neighborhood concerns about potential impacts

Options

- change regulations and provide incentives (citywide or area specific)



3. Senior Housing

What is it?

- provide housing for seniors to “age in place”
- offer housing with accessibility, affordability and formal and informal support

Key Issues

- senior population expected to double in next 25 years (1 in 4)

Options

- allow higher occupancy for seniors (Golden Girls)
- explore options for senior housing



4. Small Homes

What is it?

- encourage new homes to be smaller and preserve existing smaller homes

Key Issues

- inherently more affordable
- size not only factor in cost
- concern over demolition of older homes
- less appealing to larger households
- market and city regulations encourage larger homes

Options

- explore incentives / regulations to encourage and preserve smaller homes



5. Tiny Homes

What is it?

- generally 400 sq feet or less (some 80)
- often built on trailers
- one tool to address homelessness

Key Issues

- uses land and energy efficiently
- regulations that protect life and safety versus affordability
- neighborhood concerns about potential impacts

Options

- explore as tool to address homelessness
- explore current regulatory barriers



6. Housing the Homeless

What is it?

- moving the homeless into homes (Housing First, Rapid Re-Housing)
- stable housing is a basic human need

Key Issues

- housing stability is cost effective
- currently not meeting the needs of all homeless
- barriers (e.g., occupancy limits, zoning, parking requirements)

Options

- build new and expand partnerships
- assess barriers/feasibility of creative options



7. Preserve Rental Affordability

What is it?

- preserve existing affordable market housing

Key Issues

- fewer opportunities to build new
- as land values increase, pressure to rehab and raise rents increases
- BHP – lost 1,000 units every year for the past 12
- BHP – 61% decline in for-sale homes valued below \$300K

Options

- focus additional funding on acquisition
- identify mechanisms to preserve affordability - right of first refusal before units sold or converted

8. Bonuses for Affordable Housing

What is it?

- allows more units if additional affordable units built
- incentivize certain housing types (senior / family housing)



Key Issues

- current bonus system is only used by affordable housing developers
- additional research needed
- additional units may be controversial

Options

- housing bonus in additional zones
- bonus for specific housing types



9. Building Height Limit

What is it?

- raising the 55-foot height limit for residential buildings only
- allow more residential buildings over 35 feet in specific locations

Key Issues

- could provides additional housing depending on where and how much
- 55 foot limit would needs voter approval
- neighborhood concerns about potential impacts

Options

- consider charter amendment
- consider revising the code



10. Zoning Changes

What is it?

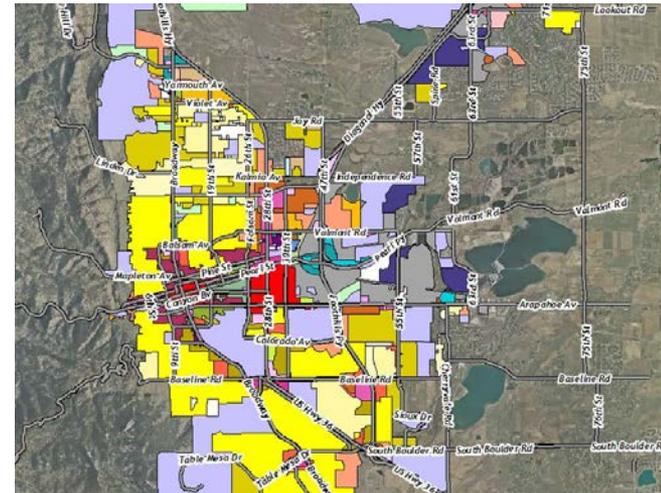
- changes require extensive public processes
 - either update to Comprehensive Plan or an area planning process
- zoning changes may include regulations (minimum lot size, setbacks, etc.)

Key Issues

- significant redevelopment potential under current zoning – shape what gets built to meet community needs and desires
- neighborhood concerns about potential impacts

Options

- consider zoning changes in select locations
- require additional “community benefit”



11. Occupancy Limits

What is it?

- current code limits the number of unrelated persons in a dwelling unit to 3 or 4
- raise or eliminate the limit—citywide or in specific areas



Key Issues

- could increase choice and opportunity (similar to cooperative housing)
- would legalize currently illicit rentals
- neighborhood concerns about potential impacts



Options

- explore eliminating or revising limits in select areas
- consider a pilot

12. Regional Solutions

What is it?

- collaborate with governments, agencies, nonprofits, and others to explore regional housing solutions

Key Issues

- housing market is regional
- Boulder cannot house its whole workforce
- transportation is linked with housing affordability
- constraints at the state level (e.g. rent control)

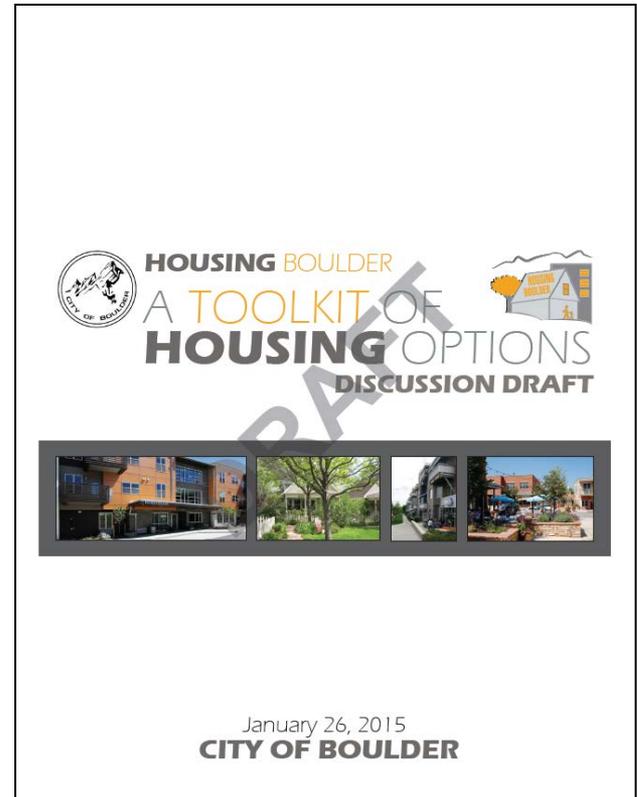
Options

- consider regional funding sources for housing
- organize a Housing Forum to explore regional housing solutions
- advocate at the state level (rent control)
- consider transportation improvements



Tools to Address our Challenges

What are your ideas?



Small Group Discussions



How to use your Clickers!

- You will know if your click registers if the light on your clicker flashes green
- Want to change your response? Just click again!



About the Questions

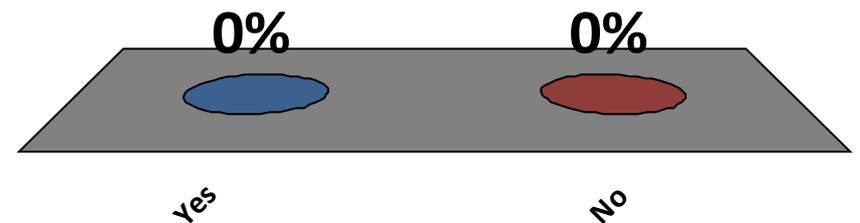
- Designed to test themes – not be a definitive “vote”
- Identify general attitudes / preferences

Opening Polling

First... *A few warm-up questions*

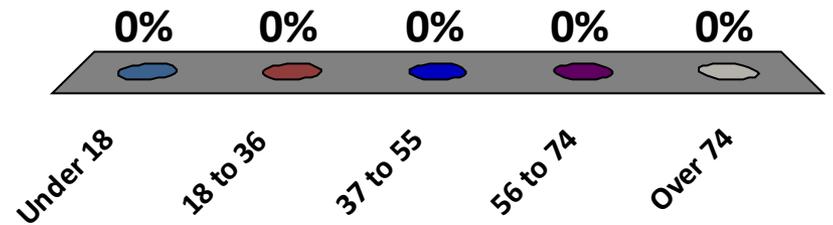
Have you participated in previous Housing Boulder events?

- A. Yes
- B. No



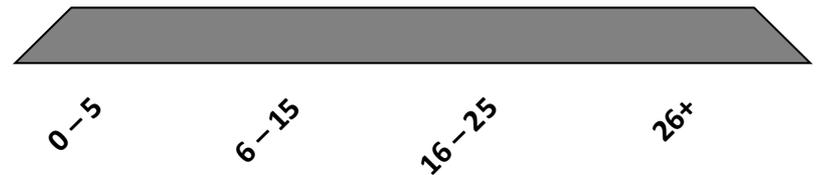
What is your age?

- A. Under 18
- B. 18 to 36
- C. 37 to 55
- D. 56 to 74
- E. Over 74



How many years have you lived or worked in Boulder?

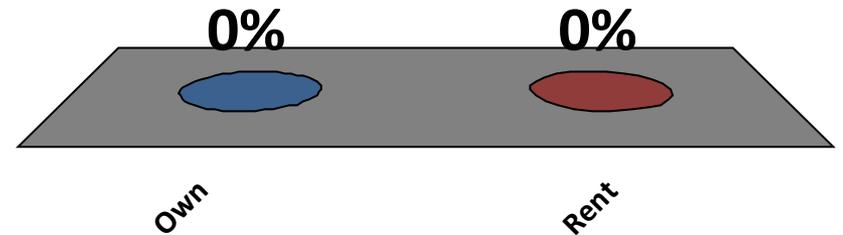
- A. 0 – 5
- B. 6 – 15
- C. 16 – 25
- D. 26+



Do you own or rent?

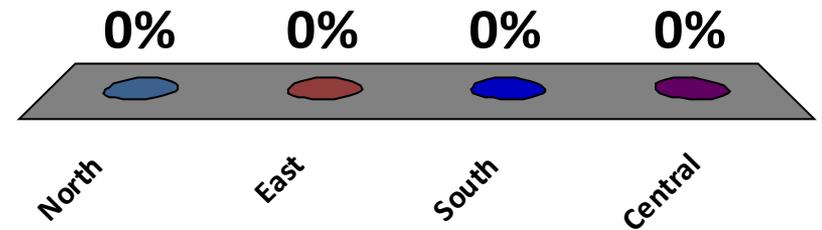
A. Own

B. Rent



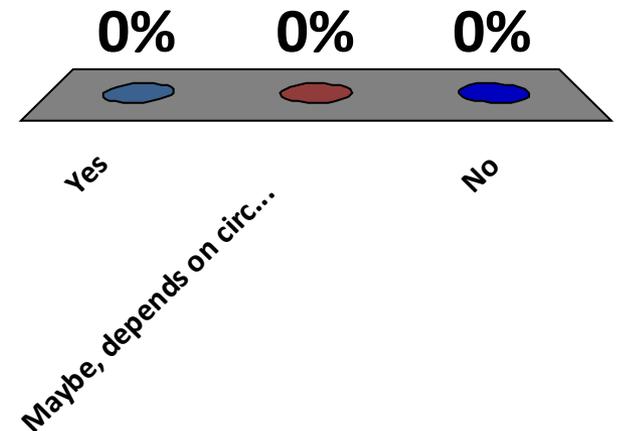
What part of town do you live or work?

- A. North
- B. East
- C. South
- D. Central



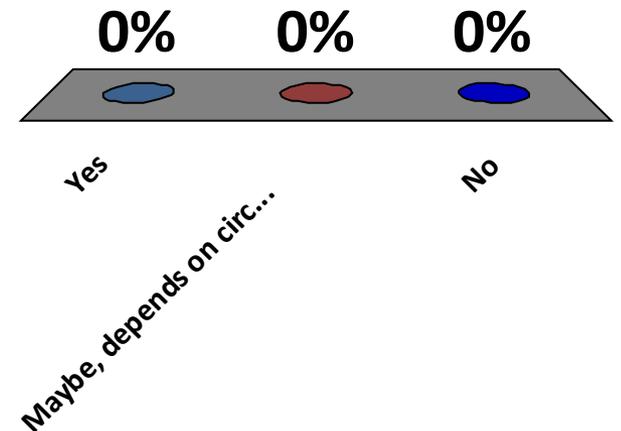
Are you interested in changes in your neighborhood to allow for different housing options?

- A. Yes
- B. Maybe, depends on circumstances
- C. No



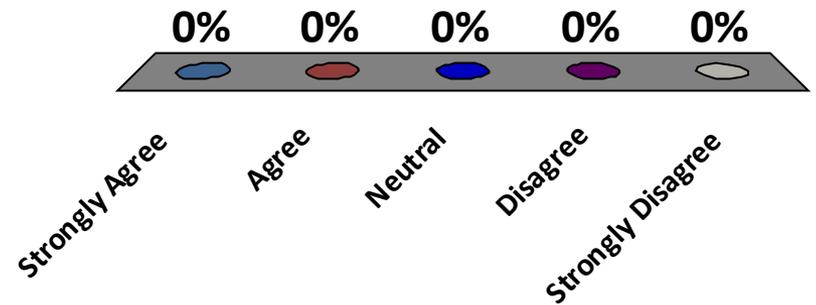
Are you interested in changes elsewhere in Boulder to allow for different housing options?

- A. Yes
- B. Maybe, depends on circumstances
- C. No



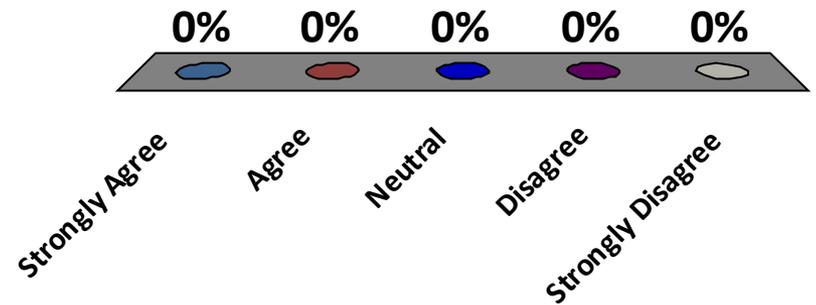
1. ADUs/OAUs are worth exploring (granny flats)

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



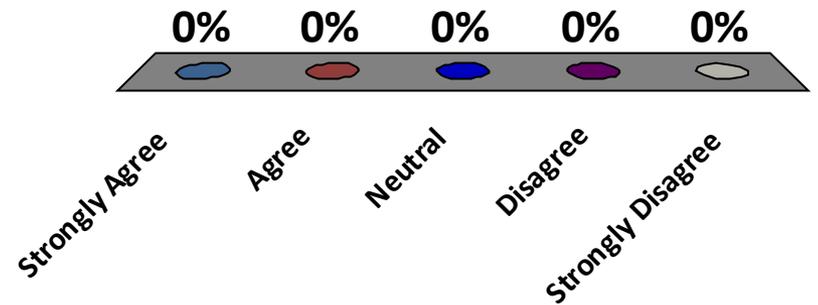
2. Cooperative Housing is worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



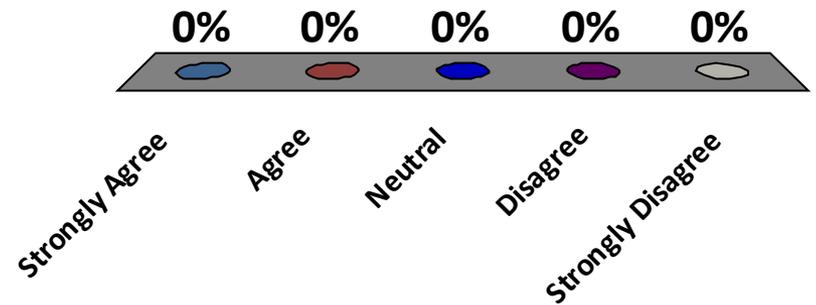
3. Senior Housing is worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



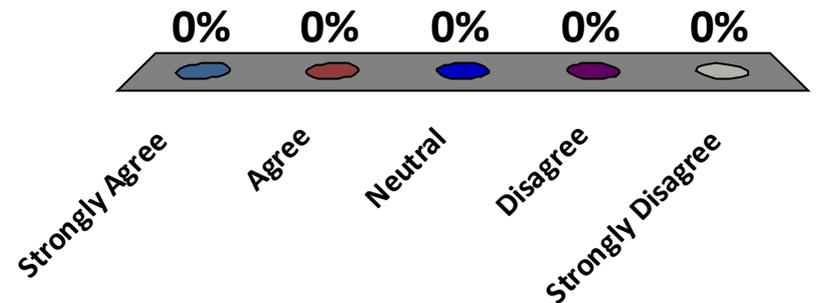
4. Small Homes are worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



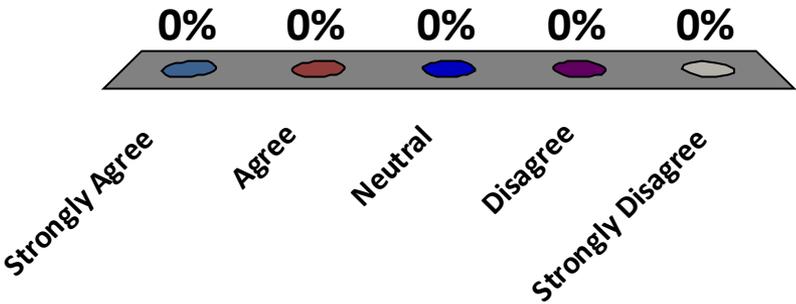
5. Tiny Homes are worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



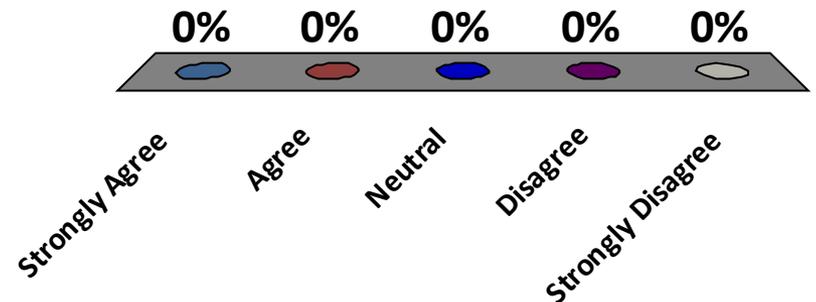
6. Housing the Homeless is worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



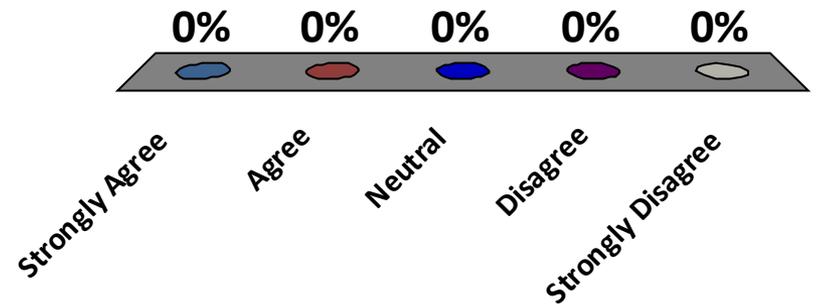
7. Preserving Rental Affordability is worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



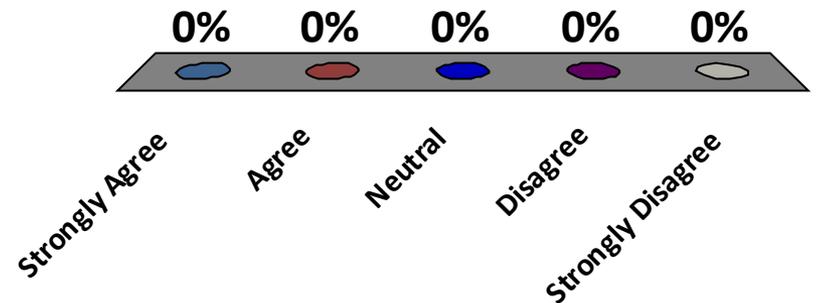
8. Bonuses for Affordable Housing is worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



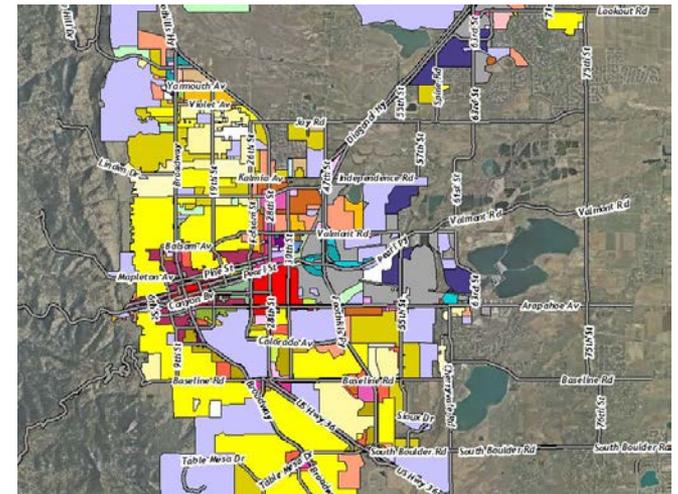
9. Raising Height Limits is worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



10. Zoning Changes are worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree

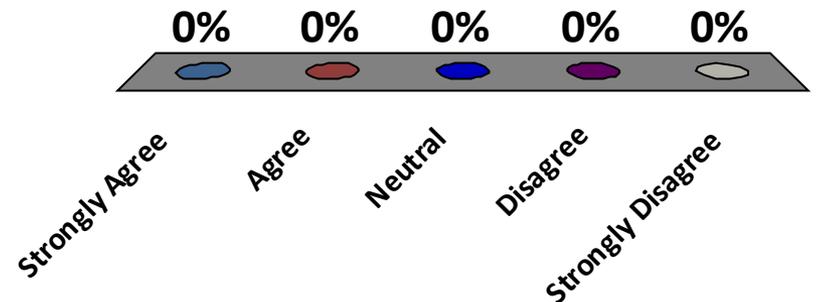


0% 0% 0% 0% 0%

Strongly Agree Agree Neutral Disagree Strongly Disagree

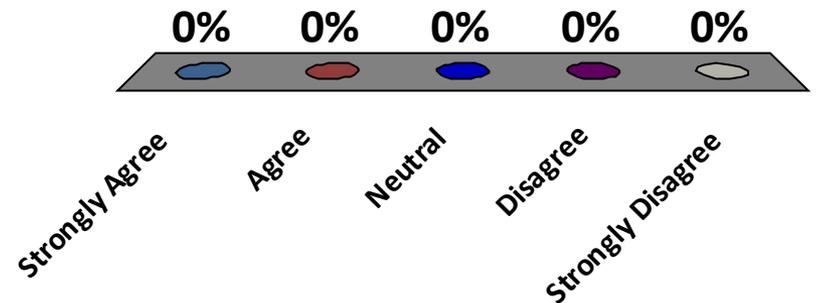
11. Raising Occupancy Limits is worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



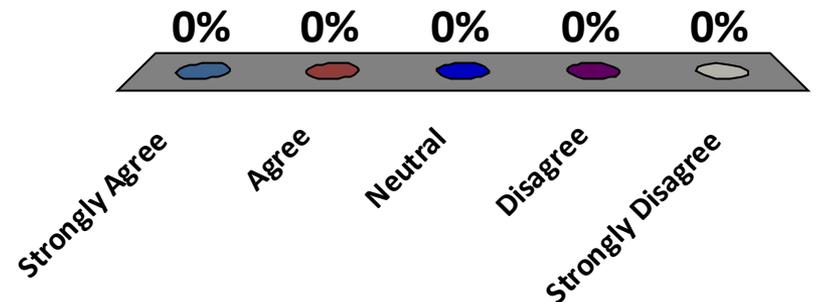
12. Regional Solutions are worth exploring

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



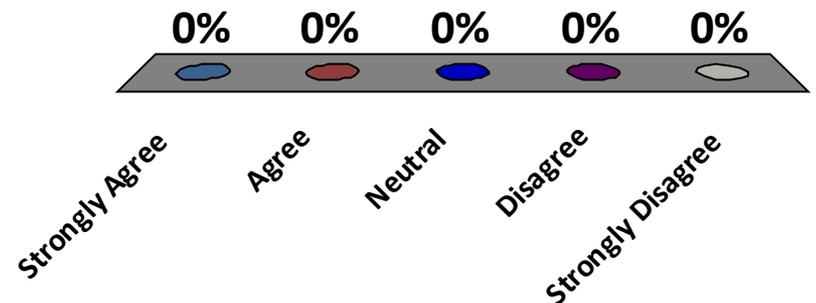
My understanding of Boulder's housing challenges and possible tools changed tonight

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



This event was a good use of my time

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree





HOUSING BOULDER



Spring - Fall 2015	Fall 2015	Winter 2015
Strategy Development	Strategy Adoption	Begin Implementation

Housing Boulder aims to create a community-supported strategy for responding to our housing challenges.

Join the discussion today – your voice matters and will help shape the future of housing in Boulder.

There are many ways to participate!

UPDATED - MARCH 5, 2015

www.HousingBoulder.net

www.InspireBoulder.com

**Please
remember to
return your
clicker**

