STRUCTURE OF STUDY SESSION

Context Setting:
  • History of Housing Goals
  • Existing Goals

Review and Confirm:
  • “Why” Statement
  • Guiding Principles
  • Process and Public Engagement
  • Discussion

Progress and Needs:
  • Progress To Date
  • Current and Future Housing Needs
  • Discussion

Reaching the Goals:
  • Current Pace
  • Impact of Varying Goals
  • Factors to Consider
  • Discussion
CONSIDERATION TO AMEND GOALS

Combining City’s Goals
Establishing Time-bound Goal
Raising Current Goals
Boulder Valley Comprehensive Plan
History of Housing Goals
Existing Goals and Progress
Boulder aspires to be a complete community with a diverse and integrated population. Supporting that aspiration, the range of available housing opportunities helps to define a community. The social, economic and environmental well-being of the community is enhanced when individuals and families are retained, workforce housing is available and residents with changing or special housing needs are served.
The City of Boulder is committed to creating and preserving permanently affordable housing options to meet the diverse housing needs of the community.

History of the Boulder’s Housing Goals

- 2000 Comprehensive Housing Strategy
- 2010 Affordable Housing Task Force
- 2014 Housing Boulder
- 2016 Middle-Income Housing Strategy
- 2017 Regional Housing Strategy
<table>
<thead>
<tr>
<th>GOAL</th>
<th>DEFINITION</th>
<th>PROGRESS TO DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Percent</td>
<td>10% of all residential properties within Boulder as deed-restricted permanently affordable to serve low- and moderate-income households (2018 = 4,619 homes)</td>
<td>7.5% (3,468 homes)</td>
</tr>
</tbody>
</table>
| Middle Income | Build or preserve 3,500 middle-income homes by 2030  
   • 2,500 market-rate middle income  
   • 1,000 deed-restricted permanently affordable                                                                                             | 110 deed-restricted homes |
| Regional   | 12% of all residential properties county-wide serving low- and middle-Income households by 2035 (2035 = 20,400 homes)                                                                                   | 4.3% (5,700 homes) |
REVIEW AND CONFIRM

“Why” Statement
Guiding Principles
Process and Public Engagement
Boulder aspires to be a diverse and integrated population providing a range of available housing opportunities to serve the needs of the community. Grounded in the belief that the overall well-being of the community is heightened when individuals and families are retained, workforce housing is available, and residents with changing or special housing needs are served.

To this end, the Boulder community, its leadership and residents, have held a long commitment to securing diverse housing options to meet the needs of the Boulder community serving low-, moderate- and middle-income households. While the city has been long committed to securing diverse housing and has made great progress in meeting its housing goals, the city will revisit its affordable housing goals to ensure continued prioritization and investment in affordable housing to ensure the continued provision of a diversity of housing types and prices.
• Affordable housing goals must be easy to explain and understand
• Allow flexibility to be opportunistic to direct affordable housing resources to address the greatest need in any given year while leveraging resources and maximizing opportunities
• Periodically review progress toward goals and adjust course as necessary
PROPOSED PROCESS
CONFIRMED PREVIOUSLY

- 11/14: HAB Study Session
- 12/12: HAB Public Hearing
- 1/?: Planning Board Public Hearing
- 2/19: City Council Public Hearing
- Immediate: Implement Amended Goal
- 2020: Update BVCP
ENGAGEMENT

- Broad Public Notice
- Interactive Study Session
- Dedicated Website
- Ongoing communication with HAB and Staff
DISCUSSION

“Why” Statement
Guiding Principles
Process and Public Engagement

Are there any comments or feedback on the “Why” Statement, Guiding Principles, Process and Public Engagement?
PROGRESS AND REMAINING NEEDS

Progress To Date
Current and Future Housing Needs
City of Boulder Affordable Housing Inventory
Low and Moderate Income

Number of Affordable Rentals vs Affordable Homes

- Homeowner: 80%
- Rental: 20%

$ Median Income of Households Living in Affordable Housing

Renter: $24,000
Homeowner*: $45,000

*Income at time of home purchase
Area Median Income (AMI) Distribution of Households who Rent Affordable Housing

- 0-30% AMI: 49%
- >80% AMI: 4%
- 61-79% AMI: 2%
- 31-60% AMI: 45%
City of Boulder Affordable Housing Inventory
Low and Moderate Income

Race/Ethnicity of City of Boulder and Boulder Affordable Housing Residents

- Native Hawaiian/Other: 0.1% City of Boulder Census, 0.3% Head of Household living in Boulder Affordable Housing
- American Indian Or: 0.4% City of Boulder Census, 1.1% Head of Household living in Boulder Affordable Housing
- Two or more races: 5.8% City of Boulder Census, 2.7% Head of Household living in Boulder Affordable Housing
- Black: 0.9% City of Boulder Census, 3.3% Head of Household living in Boulder Affordable Housing
- Asian: 4.7% City of Boulder Census, 4.0% Head of Household living in Boulder Affordable Housing
- White: 88.1% City of Boulder Census, 88.6% Head of Household living in Boulder Affordable Housing
- Hispanic: 8.7% City of Boulder Census, 16.5% Head of Household living in Boulder Affordable Housing
- Non-Hispanic: 91.3% City of Boulder Census, 83.5% Head of Household living in Boulder Affordable Housing
City of Boulder Affordable Housing Inventory
Low and Moderate Income

Number of Affordable Units by Housing Type

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four-plex</td>
<td>12</td>
</tr>
<tr>
<td>Duplex</td>
<td>35</td>
</tr>
<tr>
<td>Co-Op</td>
<td>53</td>
</tr>
<tr>
<td>Group Home</td>
<td>67</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>120</td>
</tr>
<tr>
<td>Single Family</td>
<td>130</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>131</td>
</tr>
<tr>
<td>Townhouse</td>
<td>264</td>
</tr>
<tr>
<td>Condominium</td>
<td>570</td>
</tr>
<tr>
<td>Multifamily</td>
<td>2,086</td>
</tr>
</tbody>
</table>

Affordable Homes by Bedroom Type

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Bedroom</td>
<td>2</td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>98</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>408</td>
</tr>
<tr>
<td>Loft</td>
<td>499</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>1,084</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>1,257</td>
</tr>
</tbody>
</table>
City of Boulder **Middle Income** Inventory

80% – 120% AMI

**Middle Income Unit Production**

[Graph showing the number of units produced from 1997 to 2018. The graph includes a legend indicating the total number of units and units added per year.]
CITY OF BOULDER MIDDLE INCOME INVENTORY
80% – 120% AMI
Since 2010...

- Median home prices increased 60%
- Median market rent has increased 31%
- Wages have risen 9.6%
- 22% of the Boulder population live in poverty
- 43% of household earn less than $50,000 per year
- 21,580 households are severely cost burdened (County)
50% Housing stock located in Boulder municipalities are valued above $612K

MEDIAN HOME PRICES COUNTYWIDE

*Detached Only
**MEDIAN MONTHLY RENT**
**COUNTYWIDE (APRIL 2018)**

<table>
<thead>
<tr>
<th>Location</th>
<th>Rent (April 2018)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Louisville</td>
<td>$1,979/mo</td>
</tr>
<tr>
<td>Lafayette</td>
<td>$1,799/mo</td>
</tr>
<tr>
<td>Boulder</td>
<td>$1,943/mo</td>
</tr>
<tr>
<td>Longmont</td>
<td>$1,656/mo</td>
</tr>
<tr>
<td>Boulder County</td>
<td>$1,798/mo</td>
</tr>
</tbody>
</table>

- **38%**
  Percent of Boulder County Population Renting

- **20%**
  Increase in Boulder County Median 2 BR Rents from 2014-2018
Over the next 25 years…

- Projected to add 6,750 housing units, 19,260 residents and 19,000 jobs (BVCP)

<table>
<thead>
<tr>
<th>Table 1: Boulder Growth Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units</td>
</tr>
<tr>
<td>City Limits (Area I and III Annexed)</td>
</tr>
<tr>
<td>City Limits (Area I and III Annexed)</td>
</tr>
<tr>
<td>Area II</td>
</tr>
<tr>
<td>Total Service Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Population (including group quarters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Limits (Area I and III Annexed)</td>
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<tr>
<td>Area II</td>
</tr>
<tr>
<td>Total Service Area</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Limits (Area I and III Annexed)</td>
</tr>
<tr>
<td>Area II</td>
</tr>
<tr>
<td>Total Service Area</td>
</tr>
</tbody>
</table>
DISCUSSION

Are there any comments or feedback on the needs currently being met by the city’s housing inventory?

Additional comments about the housing needs of the Boulder community?
REACHING THE GOALS

Current Pace to Reaching the 10% Goal
Impact of Varying Goals
Factors to Consider
MEETING THE CITY'S GOALS

Affordable Housing Units Projections

- Total Number of Low/mod Affordable Units
- Number of Units needed to reach 10% goal
- Projected Number of units Needed to Reach Goal
- Projected Build of Low/Mod and Middle Income Units
Alignment and Increases of Goal’s
## FACTORS TO CONSIDER

<table>
<thead>
<tr>
<th>Factor</th>
<th>Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Availability of developable land; Restricted uses and density; Market competition</td>
</tr>
<tr>
<td>Permitting, Construction and</td>
<td>Shortage of skilled labor; Cost and timing of entitlements; Challenges to creating diverse housing options (construction defects law, lack of incentives, lack of subsidies)</td>
</tr>
<tr>
<td>Regulatory</td>
<td></td>
</tr>
<tr>
<td>Funding and Financing</td>
<td>Availability of funding (equity, debt); Cost of financing (interest rates, tax credit pricing); Cost of construction (land, materials, wages); Development pace (limiting regulated revenue sources)</td>
</tr>
</tbody>
</table>
STRATEGIES TO ACHIEVE GOAL

- **Bolstering Financial Resources** to create the fiscal supports necessary to leverage sources needed to achieve regional and local housing goals.

- **Secure Land and Development/Redevelopment Opportunities** to create diverse housing options.

- **Preserve Affordability** through the purchase and deed-restriction of currently affordable housing.

- **Consider Regulatory Processes** to ensure rules and regulations facilitate and not impede housing creation and preservation.
Assumptions:
- Subsidy layering will be critical (tax credits, county-wide funding source, etc.)
- Financial resources one tool to reach goal paired with regulatory changes
- Maximize preservation and redevelopment opportunities
- Based on conservative production rate = 132/year
- Existing Annual Resources = $15 million
- Median Per Unit Subsidy = $75,000

<table>
<thead>
<tr>
<th>Goal (%)</th>
<th>Year</th>
<th>Units (Low Mod + Middle Income)</th>
<th>Total Funds Needed</th>
<th>Additional Funds Needed Per Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>10*</td>
<td>2029</td>
<td>1,442</td>
<td>$108,150,000</td>
<td>$10,500,000</td>
</tr>
<tr>
<td>12</td>
<td>2037</td>
<td>2,504</td>
<td>$187,800,000</td>
<td>$9,500,000</td>
</tr>
<tr>
<td>14</td>
<td>2045</td>
<td>3,517</td>
<td>$263,775,000</td>
<td>$9,000,000</td>
</tr>
<tr>
<td>16</td>
<td>2052</td>
<td>4,530</td>
<td>$340,000,000</td>
<td>$9,000,000</td>
</tr>
</tbody>
</table>

*Low-Moderate Income only
QUESTIONS FOR HAB
QUESTIONS FOR HOUSING ADVISORY BOARD

What additional information is needed to consider a change to the city’s housing goals?

Is there interest in combining the city’s low- and moderate-income and middle-income goals?

Should the goal be increased? If so, to what amount?

When should the city and its partners strive to achieve the goal?