



Land Use

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BOULDER COUNTY PLANNING COMMISSION

PUBLIC MEETING (No Public Testimony, Discussion)

**Wednesday, August 16, 2017, at 2:00 PM
Commissioners Hearing Room, Third Floor
Boulder County Courthouse, 1325 Pearl Street, Boulder, CO**

Consideration of Planning Commission input for draft Regional Affordable Housing Plan

Staff: Nicole Wobus, Long Range Planning and Policy Manager, Boulder County Land Use
Amy Oeth, Long Range Planner II, Boulder County Land Use
Steven Giang, Long Range Planner I, Boulder County Land Use

AGENDA

- 1) Meeting Objective
- 2) Planning Commission Discussion
- 3) Recommendation(s) – Optional

MEETING OBJECTIVE AND ACTION REQUESTED

Planning Commission (PC) was presented with an overview of the Draft Regional Affordable Housing Plan in May, and has the opportunity to submit comments on the draft plan, either as individuals or as an entity. At this meeting, PC will consider whether it wishes to submit input as an entity or individuals and determine any related next steps.

I. BACKGROUND

As a region, we're falling far short of meeting the need for affordable housing. The Boulder County Regional Housing Partnership drafted the Regional Affordable Housing Plan to address this. The plan includes suggested priorities, goals, and strategies; a timeline; and a monitoring plan.

As noted above, a presentation on the plan was provided to PC at the May meeting. After the presentation, staff responded to questions and received input on the draft plan from PC. Planning Commissioners are encouraged to review the presentation and discussion that took place at that meeting. Please see the links below.

Key Links:

PC May Meeting Minutes: <http://bit.ly/2vOBmdg>

PC May Meeting Recording: <http://bit.ly/2hK3Dw1>

Regional Affordable Housing Draft Plan: <https://assets.bouldercounty.org/wp-content/uploads/2017/03/affordable-housing-draft-plan.pdf>

Boulder County Housing Website: <https://www.bouldercounty.org/families/housing/housing-energy/>

II. COUNTY STAFF INPUT

In addition to PC's feedback in May, Land Use Staff provided overarching comments on the following themes and topics:

- Adding a policy that focuses on Education and Outreach.
 - The idea would be to help education against the misconceptions of Affordable Housing and the types of people who utilize these programs.
- Showing the existing conditions of Affordable Housing in Boulder County.
 - Including more information on how the targeted demographic for affordable housing compare to the current situation in some of the graphics.
 - Utilizing more graphics in general and making it a less text heavy document.
 - Including more information on the current condition of the Affordable Housing crisis in Boulder County.
- Displaying the barriers that local governments face when trying to create inclusionary housing, how this affects the regional economy, and some methods to help solve these issues. This includes potentially adding:
 - Benefits of having a diverse and inclusive housing stock
 - Examples of barriers to affordable housing development
 - Example policies that become barriers
 - Examples of modern approaches to zoning that can reduce economic and racial segregation
- Showing examples of models for success both within the region and other areas across the nation.
- Addressing how the community's housing stakeholders view redevelopment of existing buildings vs. development of current undeveloped land (e.g., market challenges, amount of property available, etc.)
- Ensuring an increase in middle income housing stock and making that differentiation in the plan itself.
 - In various texts in the plan, middle income and low income housing is often shown as one category. Staff would like to see the differences between low and middle income and more specificity when these housing types are referenced.
- Including involvement from major businesses
 - In the funding section, include an effort to bring the large businesses to the table as new large businesses can further exacerbate the affordability gap in Boulder County.
- Highlighting Naropa University and CU Boulder's role in housing
 - Address university and student roles in housing pressures.
 - The main approach for students in Boulder is to find off campus housing. Universities should provide more on-campus housing to take housing pressures off the local residential areas.

- Articulating which characteristics make a particular site suitable or appropriate for low or middle income housing, and possibly clarify the differences that pertain to different populations.
- Various text edits and suggestions were also made by Land use staff.

III. NEXT STEPS

Boulder County Regional Housing Partnership staff is currently working on revisions to the draft plan based on all the feedback they have received to date. The Housing Partnership values additional input, feedback, and suggestions on the draft plan, and has been receiving it during dozens of presentations around the county as well as through the online form at BoulderCountyHousing.org. They welcome and encourage continued input through these mechanisms and will continue to work on integrating comments and suggestions into the plan.

The partnership emphasizes that the plan, once finalized, will contain suggestions for tools and strategies from which jurisdictions around the county can choose to use to help the region collectively meet an agreed-upon housing affordability goal. Recognizing that each jurisdiction is unique in terms of its needs and abilities for the creation of affordable housing, the partnership stresses that the plan will not prescribe any one solution for meeting this goal, but will rather set forward a series of options that each town or city can use as appropriate.

Additionally, an Affordable Housing Summit has been scheduled for September 29. The summit is designed to bring together county commissioners, mayors, and city council and town board members and some of their staff from across the county for a discussion around the draft plan Priorities and Strategies for Ensuring a Diverse Housing Inventory and the proposed goals and strategies within it. The Boulder County Regional Housing Partnership is seeking guidance from elected officials around next steps with the plan and what is needed to get to county-wide adoption of it by year-end. Xilinx, the venue for the summit, has a capacity of 60 to 80 people when set up with tables for discussions, thus the invitations have been limited to elected officials and a few supporting staff.

Lastly, Boulder County Land Use staff is working on a schedule for Boulder County Comprehensive Plan Element updates. Staff has begun the process of discussing timing for element updates and will be reaching out to other departments to determine the timing of the first group of updates. This will give the County the opportunity to discuss in detail the policies and roles which will help implement this partnership effort. The Housing Element has been determined to be one of the high priority updates.