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# BOULDER COUNTY MOBILITY FOR ALL: LOW-INCOME TRANSPORTATION ASSESSMENT

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**MAY 11, 2017**



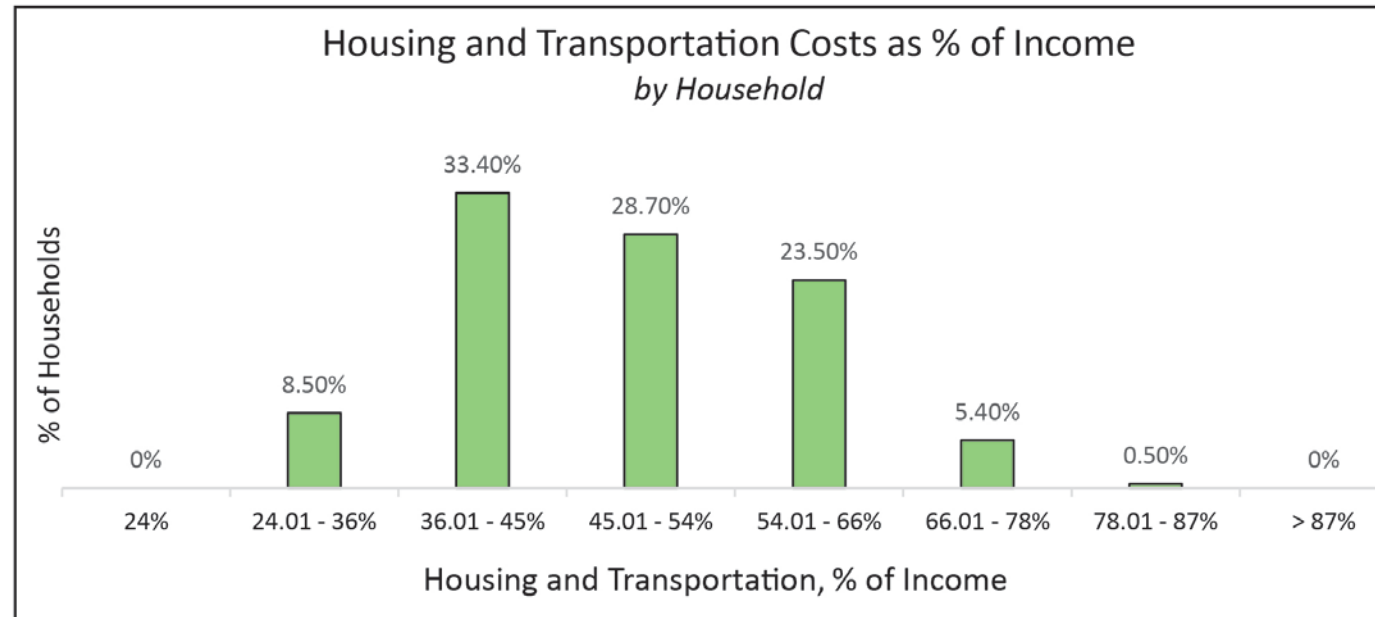
Master of Urban and Regional Planning

COLLEGE OF ARCHITECTURE AND PLANNING

UNIVERSITY OF COLORADO **DENVER**

# BACKGROUND AND PROBLEM STATEMENT

- No more than 45% of income on housing and transportation combined
- Average household In Boulder County spends 49%
- Rising housing costs elevate importance of alternative transportation options
- **Access to alternative transportation options can enhance economic resiliency**



# OBJECTIVES: RESEARCH QUESTIONS

## **Objective**

Locate and analyze transportation options available to low-income areas in Boulder County.

## **Research Questions**

1. What low-income areas within Boulder County are the least connected to alternative transportation options?
2. Which areas should be prioritized first for improvement?

# OBJECTIVES: PROJECT APPROACH

1. Identify low-income areas within Boulder County
  - a) Block groups earning less than or equal to 30%, 60%, or 80% area median income (AMI)
  - b) Low-income housing sites within Boulder County
2. Identify Alternative Transportation Options
3. Identify Low-Income areas without access to alternative transportation options
4. Prioritize areas for improvement

# 1. A) IDENTIFY LOW-INCOME BLOCK GROUPS

| Area Median Income |             |
|--------------------|-------------|
| 30%                | \$21,288.30 |
| 60%                | \$42,576.60 |
| 80%                | \$56,768.80 |

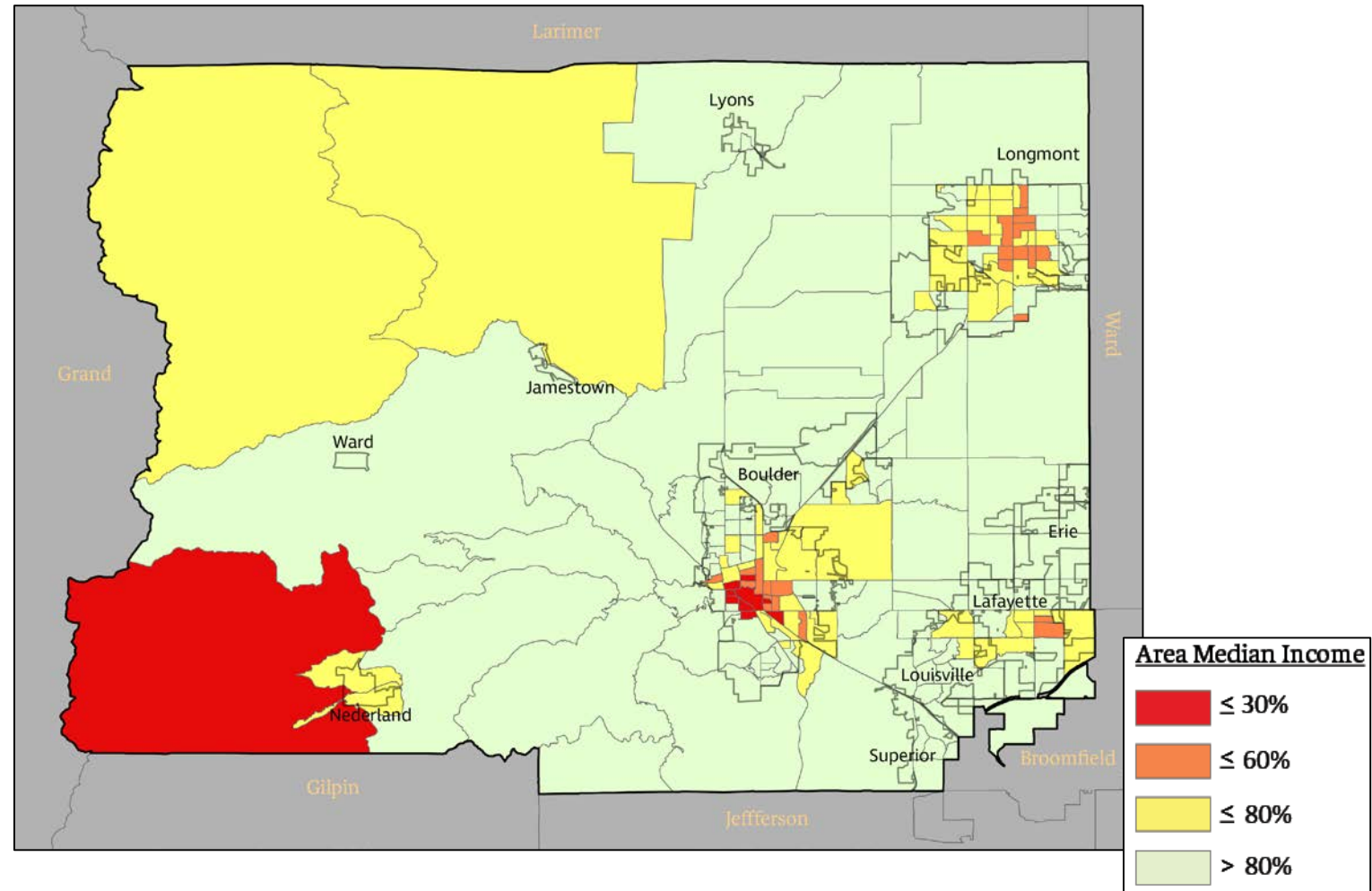
County Median: \$70,961

## Total: of 91 Block Groups Under AMI

10 block groups in 30%

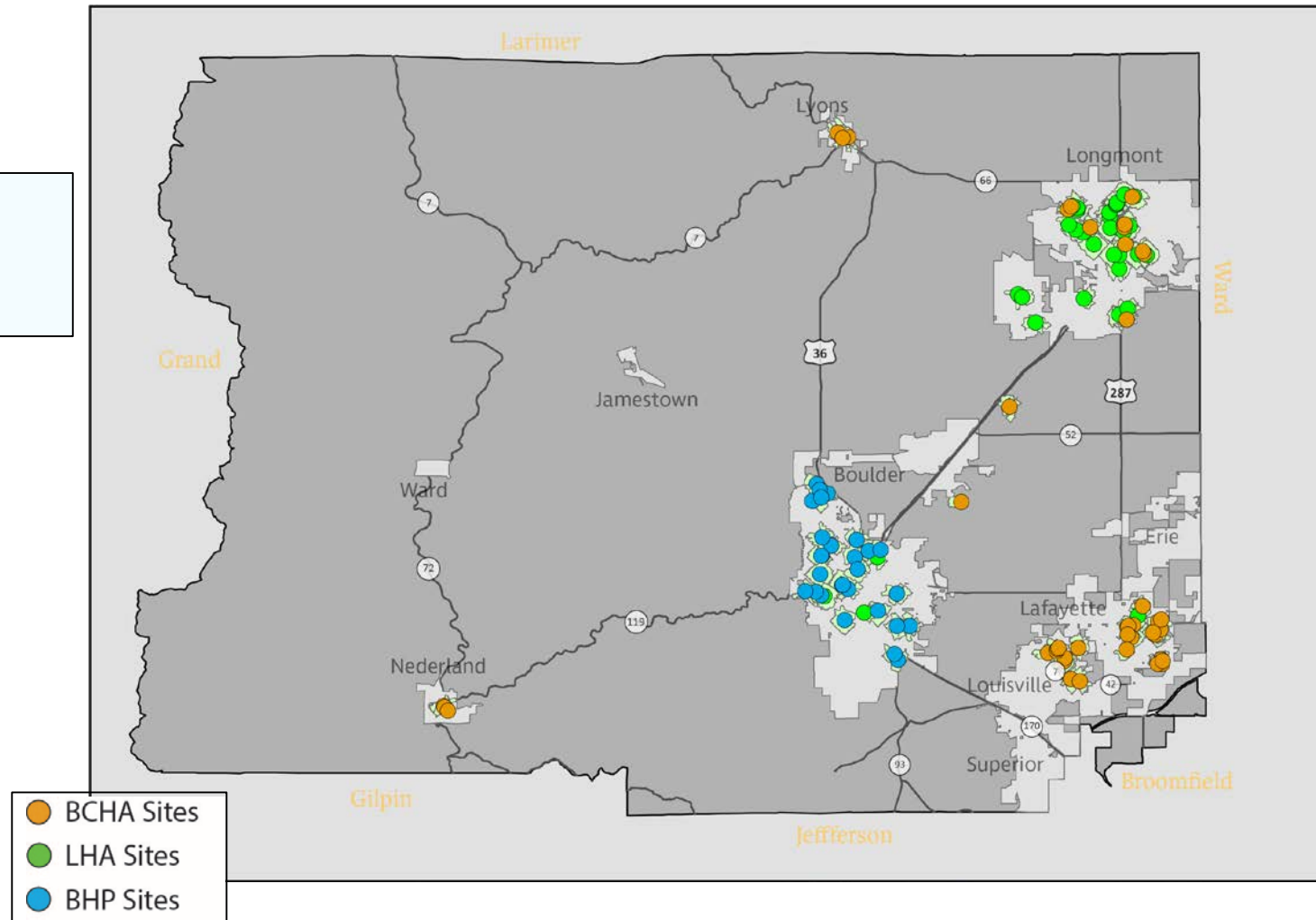
25 block groups in 60%

56 block groups in 80%



# 1. B). IDENTIFY SUBSIDIZED HOUSING SITES

108 Housing Sites  
Ranging in size from 1 to 388 Units  
(Clover Basin Apartments, Longmont)



## 2. ALTERNATIVE TRANSPORTATION OPTIONS

### ➤ Bicycle Facilities

- Bike Lanes
- B-Cycle Stations

### ➤ Pedestrian Facilities

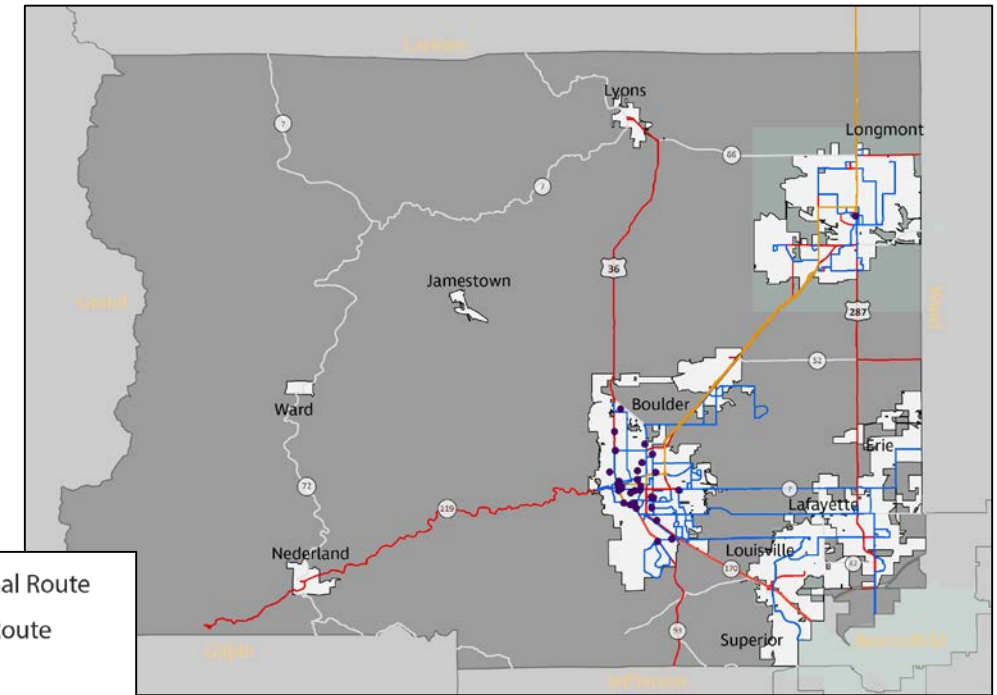
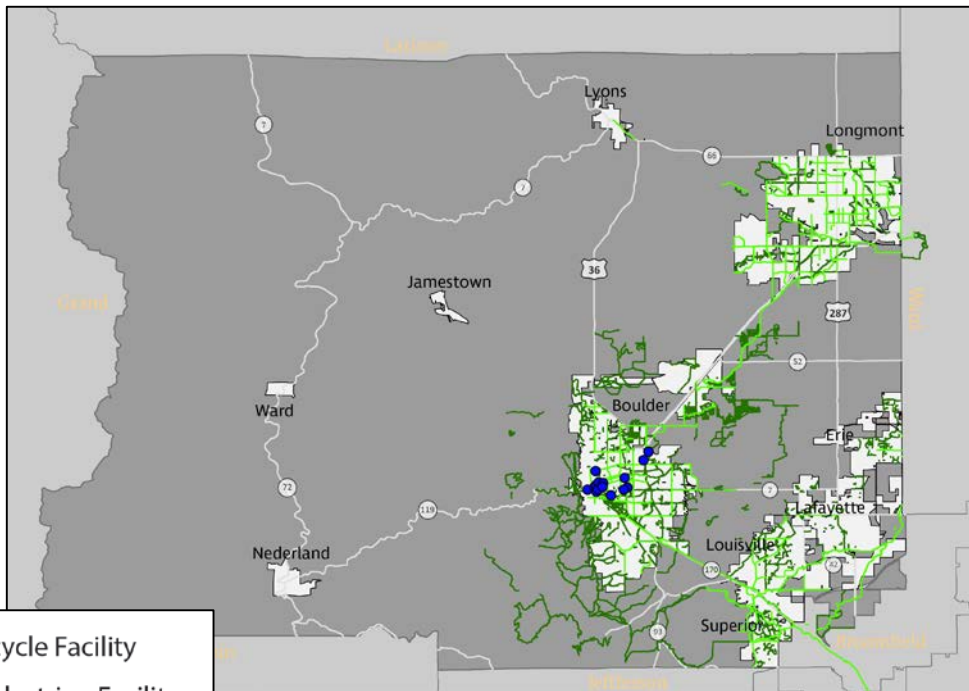
- Multi-Use path
- Sidewalks

### ➤ Public Transportation

- RTD Bus Stops
- FLEX Bus Stops
- Call-n-Ride Service Areas

### ➤ Car Share

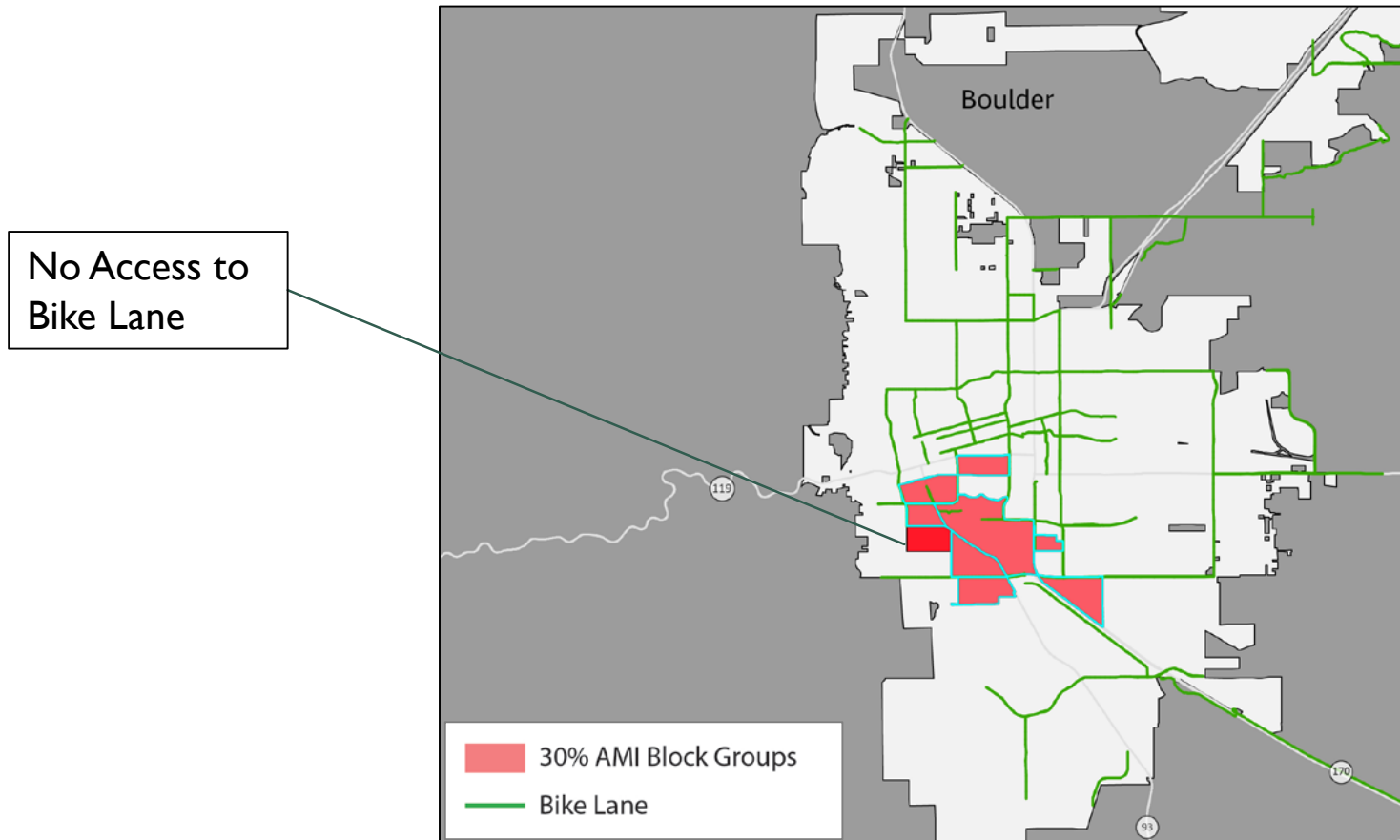
- eGo Car Share Locations



# 3. IDENTIFY LOW INCOME AREAS WITHOUT ACCESS TO TRANSPORTATION OPTIONS

## BLOCK GROUPS

GIS: Select By Location/Select By Attribute



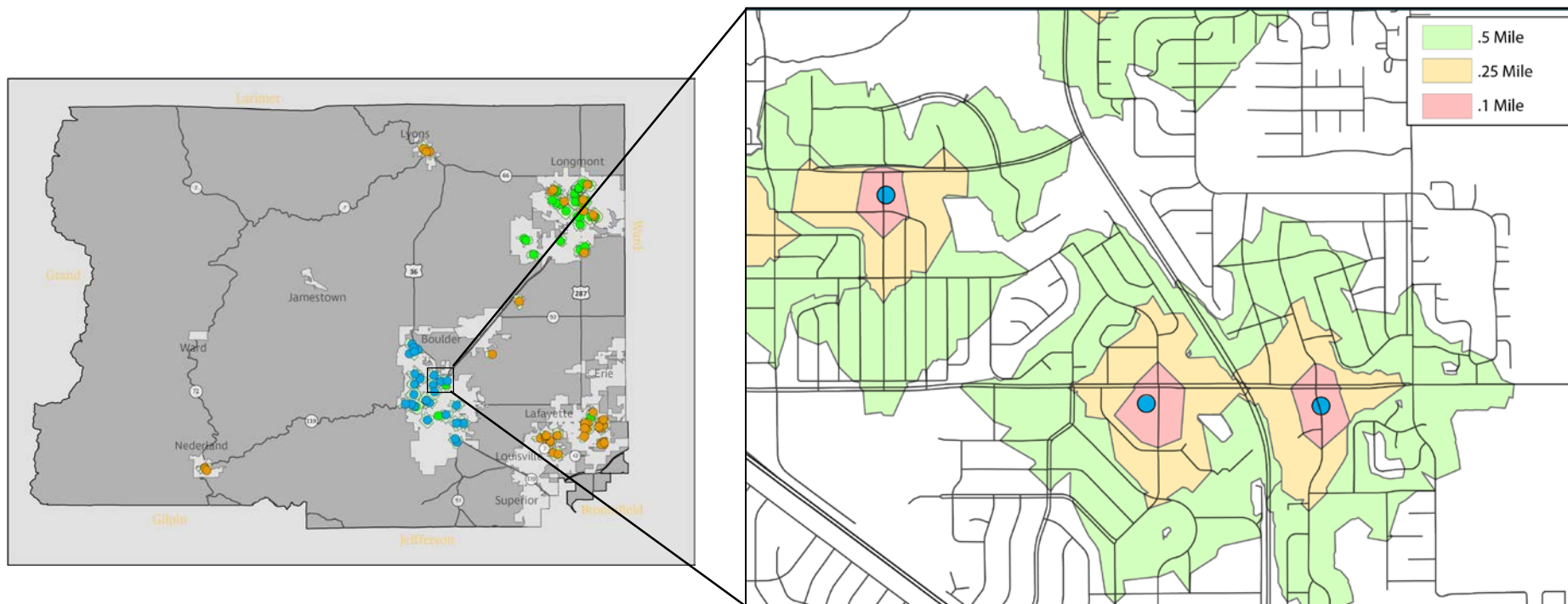


# 3. IDENTIFY LOW INCOME AREAS WITHOUT ACCESS TO TRANSPORTATION OPTIONS

## HOUSING SITES

GIS: Network Analyst; Select by Location – Using Service Area

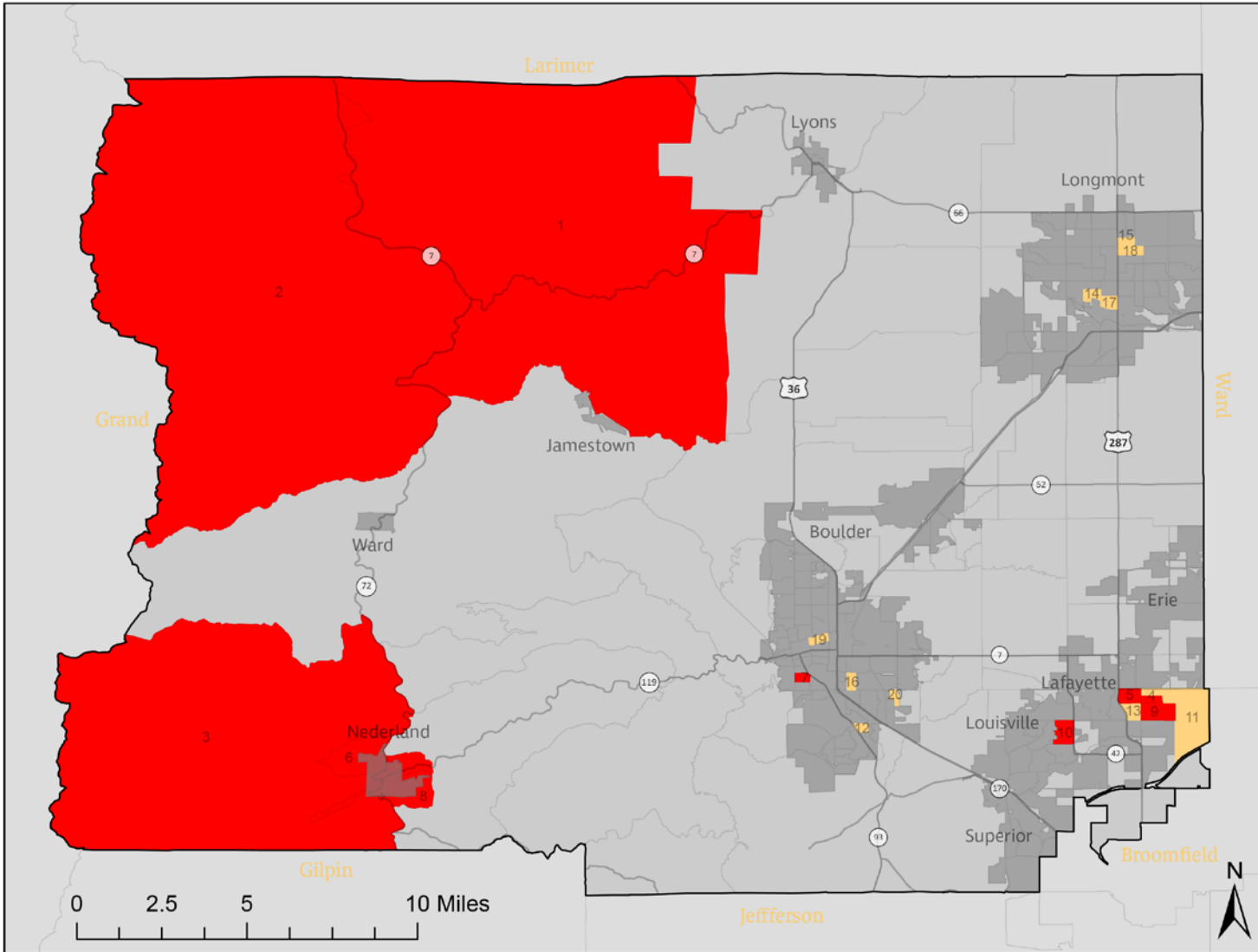
Network Analyst: Service Area



| Transportation Mode   | Service Area Distance |
|-----------------------|-----------------------|
| CallnRide             | N/A                   |
| Bus Stop (RTD & FLEX) | .5 Mile               |
| eGo Car Share         | .5 mile               |
| B-Cycle Station       | .25 mile              |
| Bicycle Facility      | .1 mile               |
| Walking Facility      | .1 mile               |

# 4. Prioritize Areas for Improvement

## Results: Highest Priority Block Groups



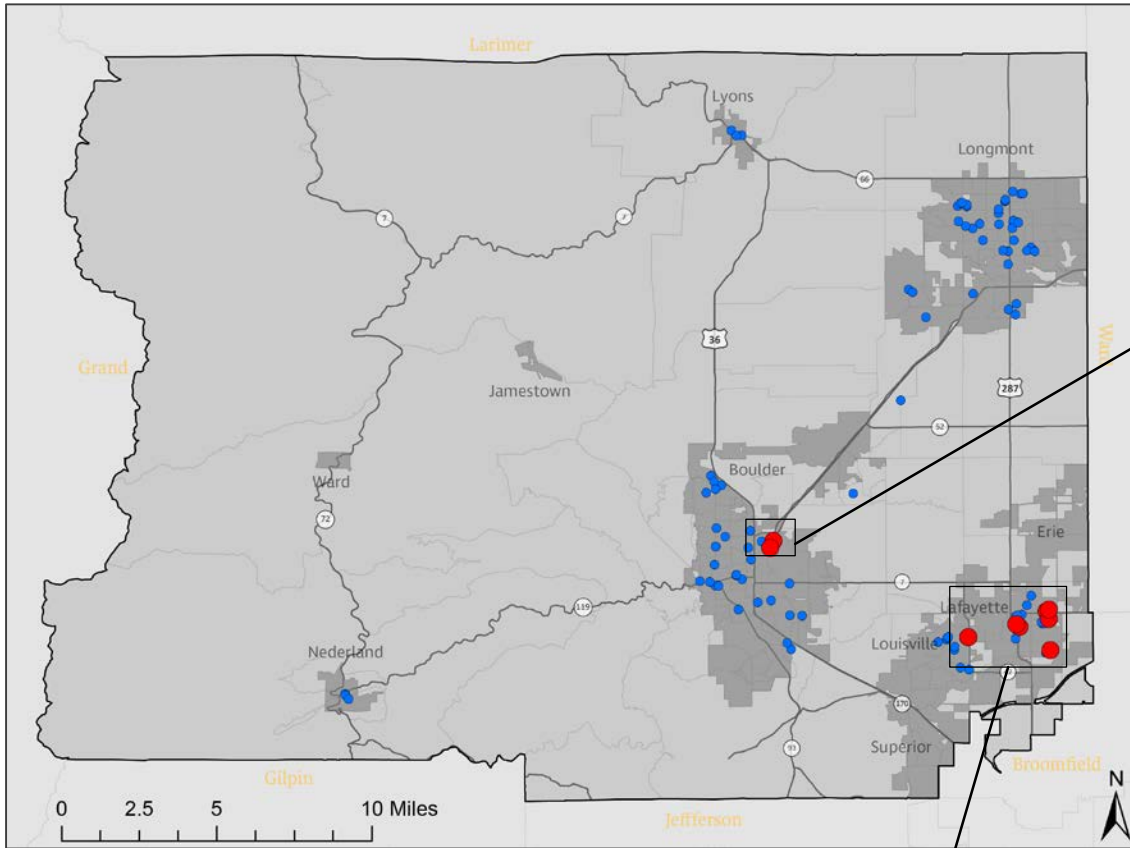
| Rank | Location                    | Tract | Block Group | AMI | Score |
|------|-----------------------------|-------|-------------|-----|-------|
| 1    | Unincorporated NW/Jamestown | 13602 | 1           | 80  | 6     |
| 2    | Unincorporated NW           | 13602 | 2           | 80  | 7     |
| 3    | Nederland/Unincorporated    | 13702 | 7           | 30  | 10    |
| 4    | Lafayette                   | 60800 | 4           | 60  | 12    |
| 5    | Lafayette                   | 12905 | 1           | 80  | 12    |
| 6    | Nederland/Unincorporated    | 13702 | 6           | 80  | 12.5  |
| 7    | Boulder                     | 12401 | 4           | 30  | 13    |
| 8    | Nederland/Unincorporated    | 13702 | 5           | 80  | 13    |
| 9    | Lafayette                   | 60800 | 5           | 60  | 18    |
| 10   | Louisville                  | 13005 | 1           | 80  | 19    |

These ten block groups all lacked access to bicycle facilities, pedestrian facilities, and car share opportunities.

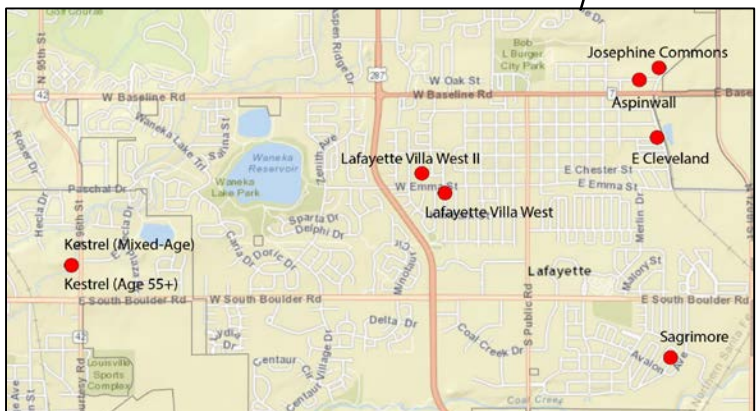
■ Top 10 highest priority block group    
 ■ Top 20 highest priority block group

# 4. Prioritize Areas for Improvement

## Results: Highest Priority Housing Sites



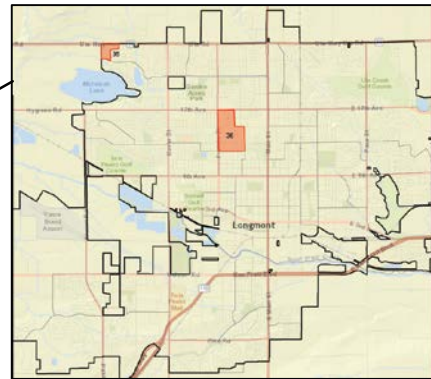
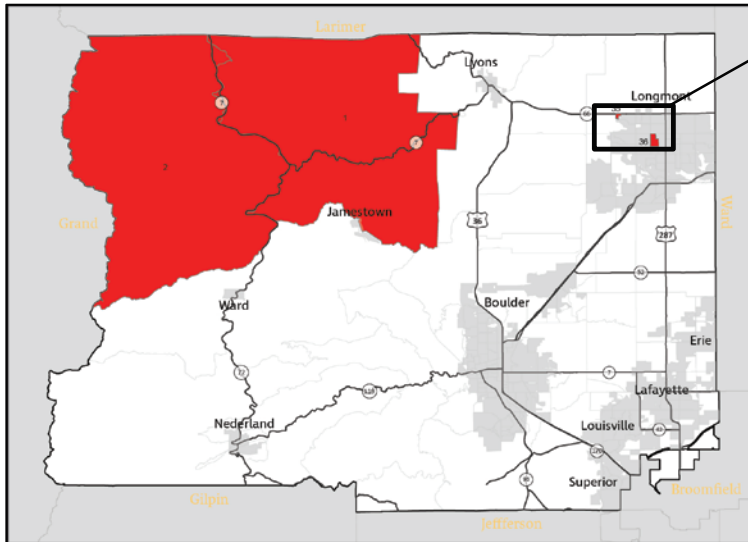
- Ten Highest Priority Sites
- Housing Sites



| Rank | Name                    | Authority | Location   | Units | Type                       | Score |
|------|-------------------------|-----------|------------|-------|----------------------------|-------|
| 1    | Josephine Commons       | BCHA      | Lafayette  | 74    | Age 55+                    | 6     |
| 2    | Aspinwall               | BCHA      | Lafayette  | 72    | Mixed-Age                  | 7     |
| 3    | E Cleveland             | BCHA      | Lafayette  | 4     | Mixed Age                  | 9     |
| 4    | Hayden Place            | BHP       | Boulder    | 30    | Affordable Rental          | 9.5   |
| 5    | Lafayette Villa West    | BCHA      | Lafayette  | 28    | Mixed-Age                  | 10    |
| 6    | Lafayette Villa West II | BCHA      | Lafayette  | 10    | Mixed-Age                  | 11    |
| 7    | Sagrimore               | BCHA      | Lafayette  | 1     | Mixed-Age                  | 11    |
| 8    | San Juan Del Centro     | LHA       | Boulder    | 150   | Privately Owned Subsidized | 12    |
| 9    | Kestrel (Mixed-Age)     | BCHA      | Louisville | 129   | Mixed-Age                  | 13    |
| 10   | Kestrel (Age 55+)       | BCHA      | Louisville | 71    | Age 55+                    | 13    |

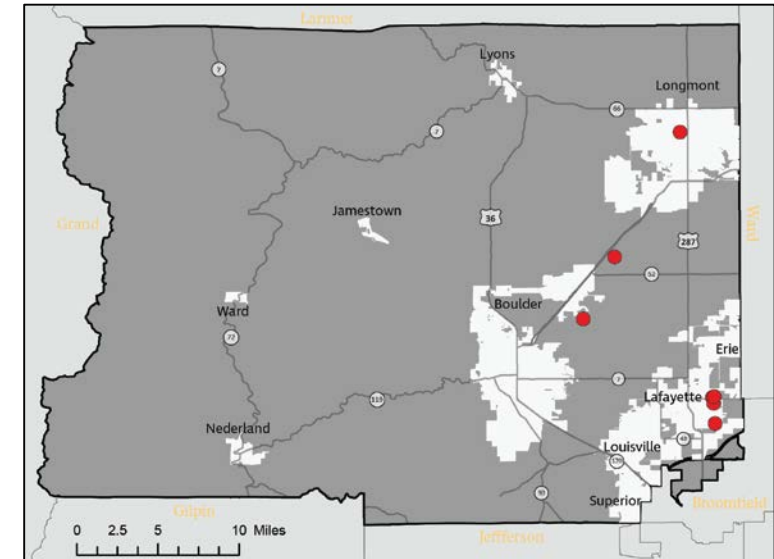
# TRANSPORTATION GAPS: NO ACCESS TO BUS STOP

## Block Groups



| Rank | Location                    | Tract | Block Group | AMI |
|------|-----------------------------|-------|-------------|-----|
| 1    | Unincorporated NW/Jamestown | 13602 | 1           | 80  |
| 2    | Unincorporated NW           | 13602 | 2           | 80  |
| 35   | Longmont                    | 13207 | 2           | 80  |
| 36   | Longmont                    | 13308 | 1           | 80  |

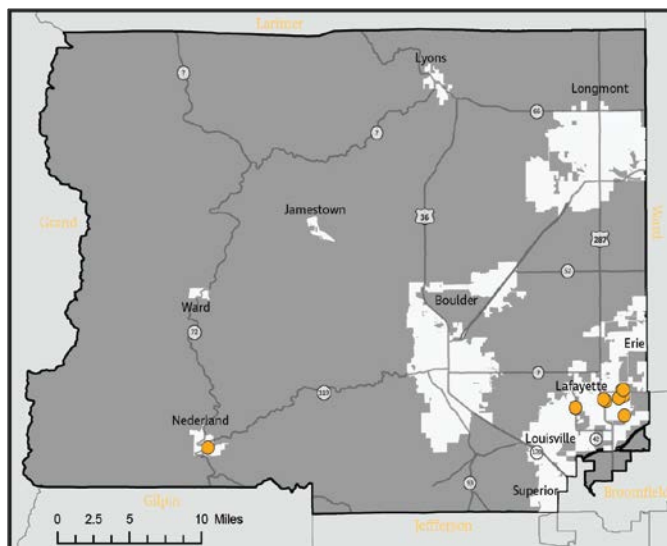
## Housing Sites



| Rank | Name                 | Location  | Authority | Units | Type                | Distance to Closest Stop (miles) |
|------|----------------------|-----------|-----------|-------|---------------------|----------------------------------|
| 1    | Josephine Commons    | Lafayette | BCHA      | 74    | Age 55+             | .71                              |
| 2    | Aspinwall            | Lafayette | BCHA      | 72    | Mixed Age           | .61                              |
| 3    | E Cleveland          | Lafayette | BCHA      | 4     | Mixed Age           | .61                              |
| 7    | Sagrimore            | Lafayette | BCHA      | 1     | Mixed Age           | .51                              |
| 24   | Parkville Apartments | Longmont  | LHA       | 75    | Family Affordable   | .54                              |
| 34   | Eagle Place          | Niwot     | BCHA      | 12    | Age 62+ or Disabled | .52                              |
| 35   | Catamaran Court      | Gunbarrel | BCHA      | 12    | Mixed Age           | .55                              |

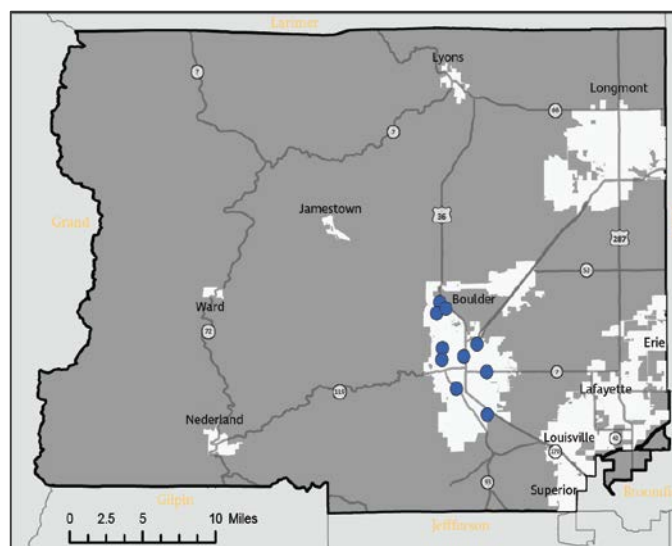
# TRANSPORTATION GAPS: NO ACCESS TO BICYCLE FACILITY

## BCHA



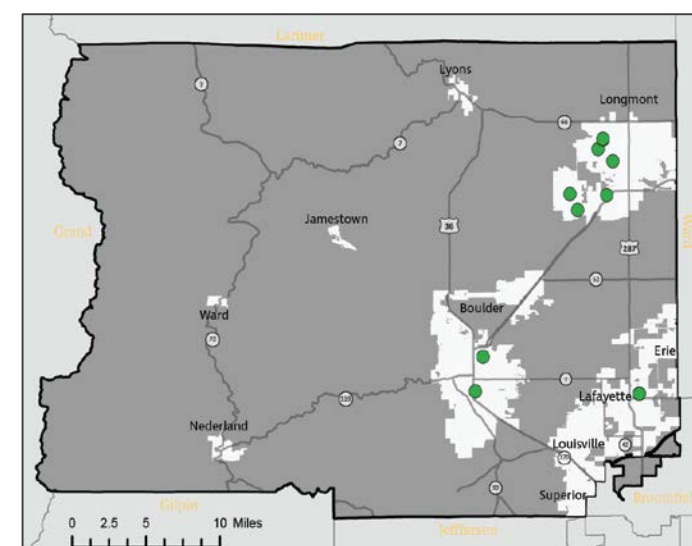
| Rank | Name                    | Location   | Authority | Units | Type      |
|------|-------------------------|------------|-----------|-------|-----------|
| 1    | Josephine Commons       | Lafayette  | BCHA      | 74    | Age 55+   |
| 2    | Aspinwall               | Lafayette  | BCHA      | 72    | Mixed Age |
| 3    | E Cleveland             | Lafayette  | BCHA      | 4     | Mixed Age |
| 5    | Lafayette Villa West    | Lafayette  | BCHA      | 28    | Mixed Age |
| 6    | Lafayette Villa West II | Lafayette  | BCHA      | 71    | Mixed Age |
| 7    | Sagrimore               | Lafayette  | BCHA      | 10    | Mixed Age |
| 9    | Kestrel                 | Louisville | BCHA      | 1     | Mixed-Age |
| 10   | Kestrel                 | Louisville | BCHA      | 36    | Age 55+   |
| 11   | Rodeo Court             | Nederland  | BCHA      | 2     | Mixed-Age |
| 12   | S Finch                 | Lafayette  | BCHA      | 2     | Mixed Age |

## BHP



| Rank | Name           | Location | Authority | Units | Type                        |
|------|----------------|----------|-----------|-------|-----------------------------|
| 4    | Hayden Place   | Boulder  | BHP       | 129   | Affordable Rental           |
| 27   | Bridgeway      | Boulder  | BHP       | 1     | Affordable Rental           |
| 28   | Dakota Ridge   | Boulder  | BHP       | 32    | Affordable Rental           |
| 40   | Foothills      | Boulder  | BHP       | 20    | Affordable Rental           |
| 52   | Woodlands      | Boulder  | BHP       | 13    | Family Self-Sufficiency     |
| 55   | Holiday        | Boulder  | BHP       | 34    | Affordable Rental           |
| 65   | Araphahoe East | Boulder  | BHP       | 22    | Affordable Rental           |
| 73   | Northport      | Boulder  | BHP       | 70    | Section 8 Community Program |
| 78   | Madison        | Boulder  | BHP       | 388   | Elderly/Disabled/Family     |
| 80   | Midtown        | Boulder  | BHP       | 50    | Affordable Rental           |

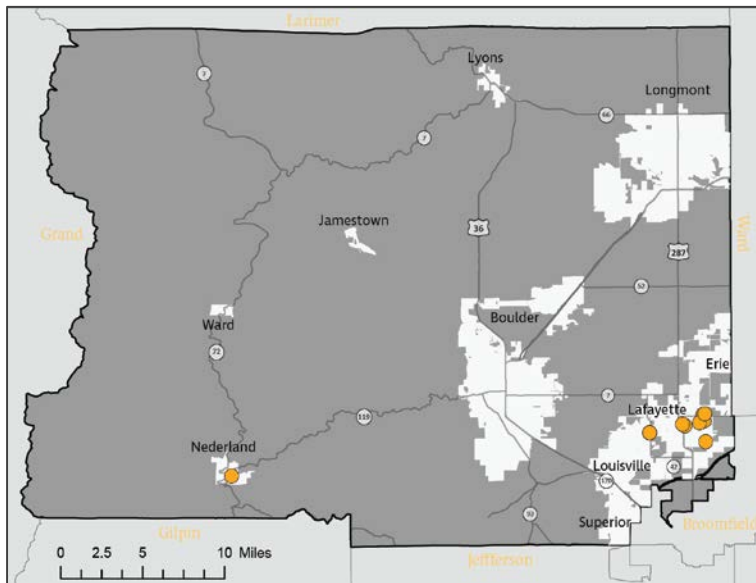
## LHA



| Rank | Name                          | Location  | Authority | Units | Type                       |
|------|-------------------------------|-----------|-----------|-------|----------------------------|
| 8    | San Juan Del Centro           | Boulder   | LHA       | 17    | Privately Owned Subsidized |
| 23   | Fox Ridge Apartments          | Longmont  | LHA       | 7     | Family Affordable          |
| 33   | The Suites                    | Longmont  | LHA       | 12    | Family Affordable          |
| 38   | Clover Basin Apartments       | Longmont  | LHA       | 12    | Family Affordable          |
| 41   | Hearthstone at Hover Crossing | Longmont  | LHA       | 6     | Senior (Privately Owned)   |
| 44   | Golden West Manor             | Boulder   | LHA       | 13    | Senior/Disabled            |
| 45   | Hover Manor                   | Longmont  | LHA       | 74    | Senior/Disabled            |
| 46   | The Lodge at Hover Crossing   | Longmont  | LHA       | 35    | Senior (Privately Owned)   |
| 48   | Chateau Villa Apartments      | Longmont  | LHA       | 11    | Family Affordable          |
| 50   | Helios Station                | Lafayette | LHA       | 50    | Privately Owned Subsidized |

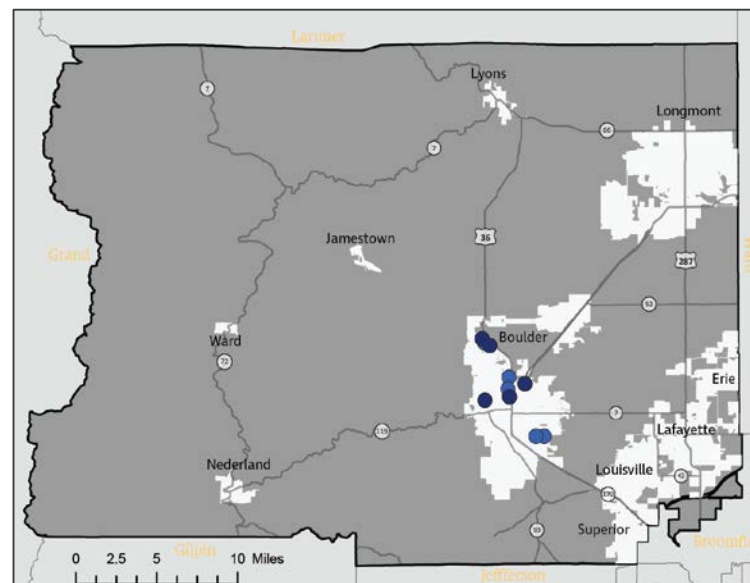
# TRANSPORTATION GAPS: NO ACCESS TO PEDESTRIAN FACILITY

## BCHA



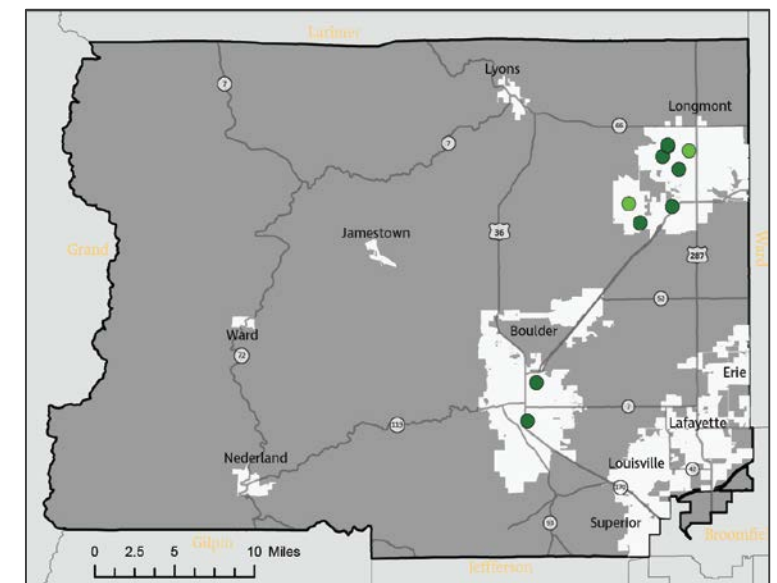
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|------|-------------------------|------------|-----------|-------|-----------|
| 1    | Josephine Commons       | Lafayette  | BCHA      | 74    | Age 55+   |
| 2    | Aspinwall               | Lafayette  | BCHA      | 72    | Mixed Age |
| 3    | E Cleveland             | Lafayette  | BCHA      | 4     | Mixed Age |
| 5    | Lafayette Villa West    | Lafayette  | BCHA      | 28    | Mixed Age |
| 6    | Lafayette Villa West II | Lafayette  | BCHA      | 71    | Mixed Age |
| 7    | Sagrimore               | Lafayette  | BCHA      | 10    | Mixed Age |
| 9    | Kestrel                 | Louisville | BCHA      | 1     | Mixed-Age |
| 10   | Kestrel                 | Louisville | BCHA      | 36    | Age 55+   |
| 11   | Rodeo Court             | Nederland  | BCHA      | 2     | Mixed-Age |
| 12   | S Finch                 | Lafayette  | BCHA      | 2     | Mixed Age |

## BHP



| Rank | Name         | Authority | Location | Units | Type                            |
|------|--------------|-----------|----------|-------|---------------------------------|
| 4    | Hayden Place | BHP       | Boulder  | 30    | Affordable Rental               |
| 28   | Dakota Ridge | BHP       | Boulder  | 13    | Affordable Rental               |
| 52   | Woodlands    | BHP       | Boulder  | 35    | Family Self-Sufficiency Program |
| 54   | Kalmia       | BHP       | Boulder  | 49    | Section 8 Communities Program   |
| 55   | Holiday      | BHP       | Boulder  | 49    | Affordable Rental               |
| 57   | Manhattan    | BHP       | Boulder  | 41    | Section 8 Communities Program   |
| 64   | Vistoso      | BHP       | Boulder  | 15    | Affordable Rental               |
| 68   | Red Oak Park | BHP       | Boulder  | 59    | Affordable Rental               |
| 73   | Northport    | BHP       | Boulder  | 50    | Section 8 Communities Program   |
| 75   | Lee Hill     | BHP       | Boulder  | 31    | Chronic Homelessness            |

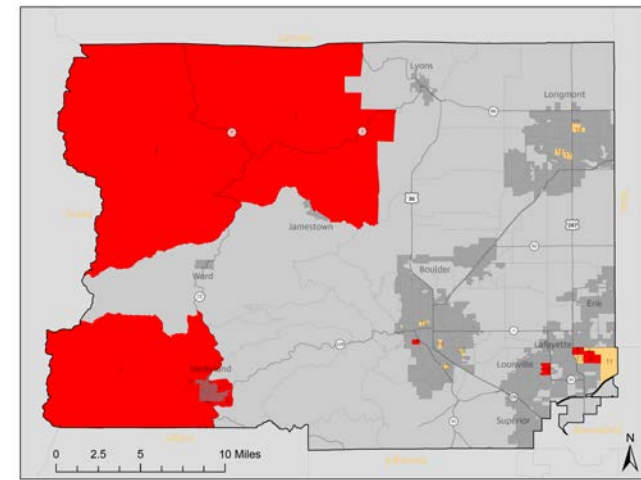
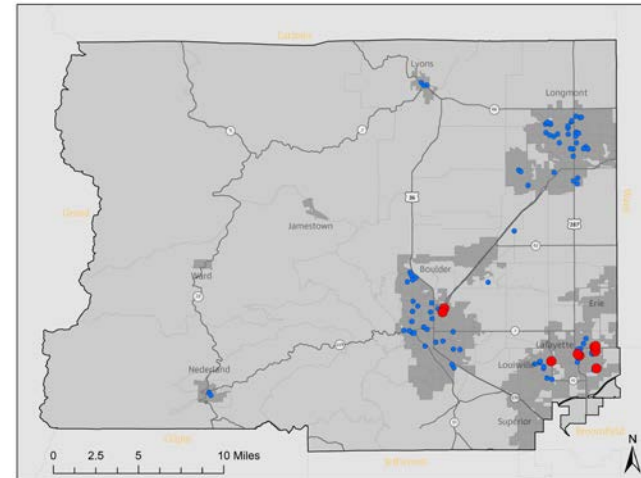
## LHA



| Rank | Name                          | Authority | Location | Units | Type                       |
|------|-------------------------------|-----------|----------|-------|----------------------------|
| 8    | San Juan Del Centro           | LHA       | Boulder  | 150   | Privately Owned Subsidized |
| 23   | Fox Ridge Apartments          | LHA       | Longmont | 3     | Family Affordable          |
| 24   | Parkville Apartments          | LHA       | Longmont | 75    | Family Affordable          |
| 33   | The Suites                    | LHA       | Longmont | 70    | Family Affordable          |
| 39   | Grandview Meadows             | LHA       | Longmont | 96    | Family Affordable          |
| 41   | Hearthstone at Hover Crossing | LHA       | Longmont | 50    | Senior (Privately Owned)   |
| 44   | Golden West Manor             | LHA       | Boulder  | 250   | Senior/Disabled            |
| 45   | Hover Manor                   | LHA       | Longmont | 120   | Senior/Disabled            |
| 46   | The Lodge at Hover Crossing   | LHA       | Longmont | 50    | Senior (Privately Owned)   |
| 48   | Chateau Villa Apartments      | LHA       | Longmont | 33    | Family Affordable          |

# CONCLUSION

- Lafayette and Louisville areas had the largest share of priority housing sites
- Mountainous western communities warrant additional study and outreach



■ Top 10 highest priority block group ■ Top 20 highest priority block group