Boulder: Navigating Housing Challenges

Median Housing Costs vs Income

Income Required to afford: $202,000

Income Required to afford: $81,000
City of Boulder
10% Goal = Permanently Affordable Housing Inventory

2000
3.3%
Percent of
Affordable Units
(1,327 units)

2017
7.2%
Percent of
Affordable Units
(3,305 units)

10%
City Goal

1

New Housing Goal:
Build or preserve 3,500 middle income homes by 2030
• 2,500 market-rate
• 1,000 deed restricted permanently affordable

### Missing Middle Housing

<table>
<thead>
<tr>
<th>Year</th>
<th>Low to Moderate</th>
<th>Middle</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>1989</td>
<td>47%</td>
<td>43%</td>
<td>11%</td>
</tr>
<tr>
<td>1999</td>
<td>42%</td>
<td>43%</td>
<td>15%</td>
</tr>
<tr>
<td>2009-2011</td>
<td>47%</td>
<td>37%</td>
<td>16%</td>
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<tr>
<td>2011-2013</td>
<td>46%</td>
<td>37%</td>
<td>17%</td>
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</tbody>
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**Trend:**
- Steady
- Down 6%
- Up 6%
Other Housing Tools:

- Pursuing land banking
- Requiring 40-60% AH for annexations
- Passed cooperative housing ordinance
- Preserving mobile home communities
- Established short-term rental limitations

Looking into:
- Relaxing accessory dwelling unit ordinance
- Requiring “community benefit” in exchange for height
- Increasing commercial linkage fees for AH
- Allowing residential/mixed use in industrial zones

Source: D.R. Jennings, Daily Camera, 8/9/2014