


Inclusionary Housing

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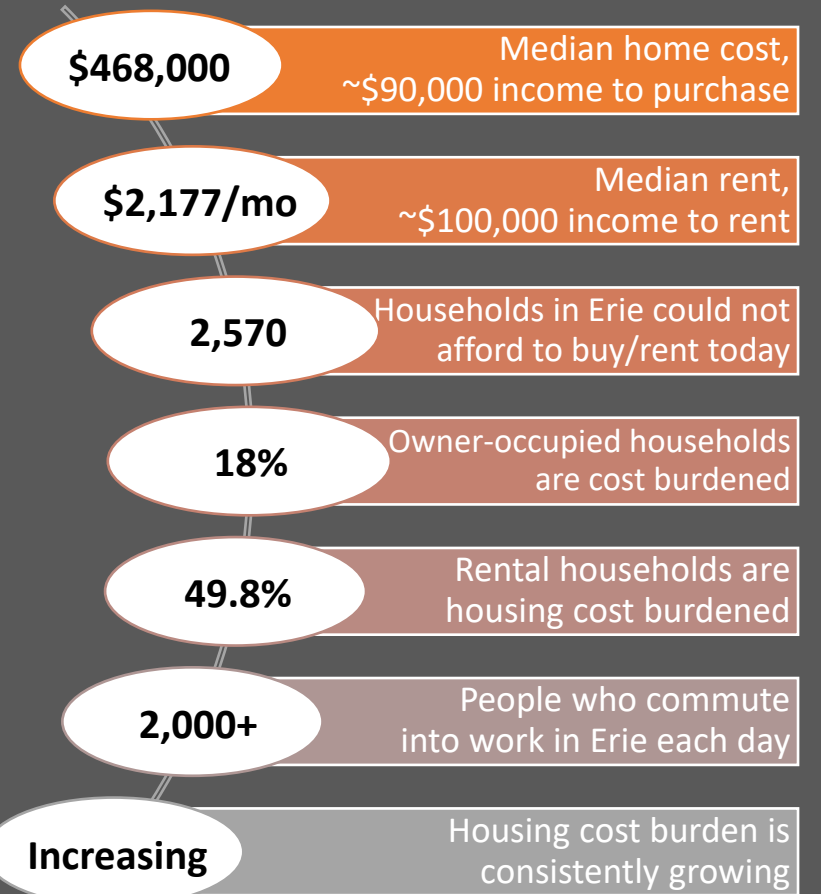
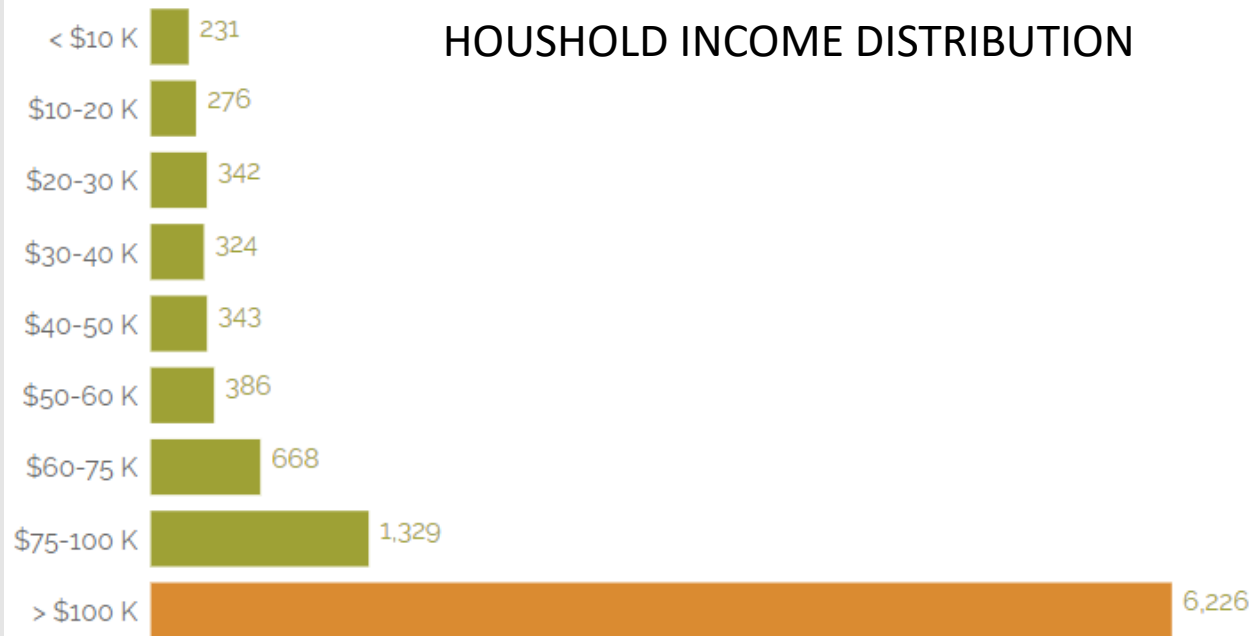




Inclusionary
housing is a
cornerstone of
community
vitality



Why Inclusionary Housing?



2000 Comprehensive Plan

Recognized the Affordability Issue

- Lack of starter homes
- Rising ownership cost putting housing out of reach for families, empty nesters and retirees

Actions to Increase Affordability

- Inclusionary zoning;
- Varied lot sizes (including small lots);
- Varied lot configurations;
- Clustering housing;
- Mix of builders; and
- Efficiency standards to lower utility costs.

Inclusionary Housing



**Boulder Regional
Housing Partnership**



**2021-140 Resolution
establishing the goal of 12%
housing by 2035**



DOLA Grant

- Inventory of housing and needs analysis
- Identifying affordable housing gap
- Identify percent inclusionary
- Identify fee-in-lieu Methodology
- Prepare of incentive grant program - a perpetual affordable housing fund



**Complimentary
strategies**

- Evaluate regulations & policies to incentivize, i.e., design waivers
- Negotiations
- Concierge service to developers
- Partnerships with developers and nonprofits

Inclusionary Zoning: What is it?

Zoning that requires developers provide affordable housing.

Creates options for developers:

- **Option 1:** 10% rentals at 60% AMI*; 12% ownership at 80% AMI
- **Option 2:** 15% rentals at 70% AMI; 18% ownership at 90% AMI

*Area Median Income

Options

- Develop On-site
- Fee-in-Lieu
- Land Dedication
- Off-site Development
- Preservation Existing Housing
- Credits
- Developers Negotiated Approach





Equity

- Target housing need
 - What is affordability?
- Equal housing types
 - Representation in HOA
 - Access to amenities
 - Quality in construction
- Marketing affordable rentals prior to Certification of Occupancy



MANAGEMENT

- Concierge service to walk developers through the process
- Administrative Policies and Procedures – fee-in-lieu, education and qualifications
- Perpetual affordability
- Concurrency in certificates of occupancy
- Fee-in-lieu timing
- Trustee reports

Next Steps: Four Months

