

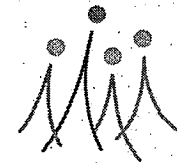


# City Council Housing Goal

## Current Status Report

February 27, 2007

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City of Boulder  
Housing & Human Services  
*supporting individuals • strengthening community*

# Affordable Housing Established as a Major Goal

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- **January 1999: Comprehensive Housing Strategy Accepted**
  - *Strengthen partnerships, hold & gain ground for very low, low and moderate income workers in Boulder, help special populations & seniors, manage growth & density*
- **January 2000: Inclusionary Zoning Took Effect**
  - *20% of New Residential Development as Permanently Affordable*
- **May 2000: Housing Task Force Report—Council Supports Housing Goal**
  - *10% of the Housing as Affordable*

# Maximum Incomes of Households Served

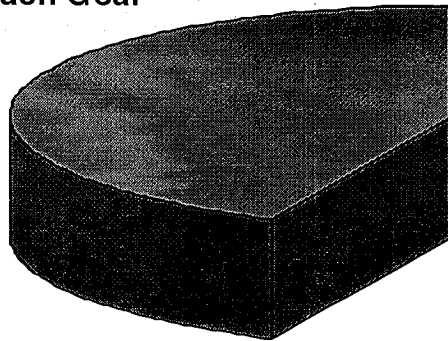
(Based On Year 2006 HUD Area Median Income for 1 - 3 Person Household)

HUD 30% Income	\$18,250 - \$23,500
HUD Very Low Income	\$30,450 - \$39,150
HUD Low Income	\$41,700 - \$53,650
HUD + 10%	\$47,731 - \$61,470

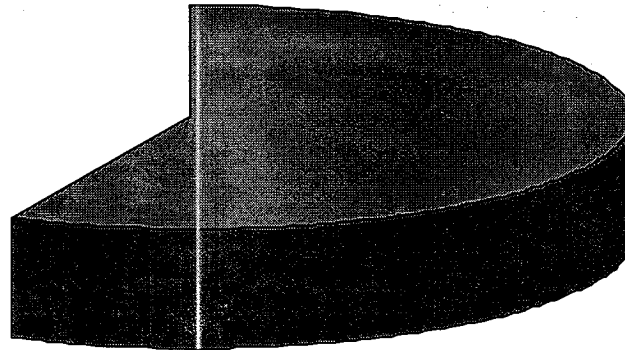
# Status of City's Affordable Housing Goal

**City's Housing Goal:  
10% Goal = 4,500 Affordable Units**

**Affordable Units  
Needed to Reach Goal  
= 1,813 Units**



**Affordable Units as  
of 2006 = 2,687**



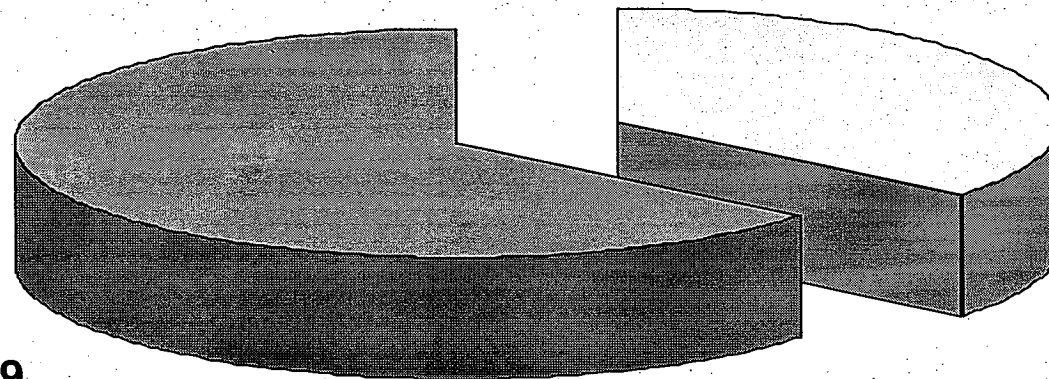
**As of Year End 2006 at 59% of 4,500 Goal**

**\*Includes approximately 275 beds in group living arrangements counted as single person households**

# Affordable Housing Production

2000 – 2006 Compared to Prior Years

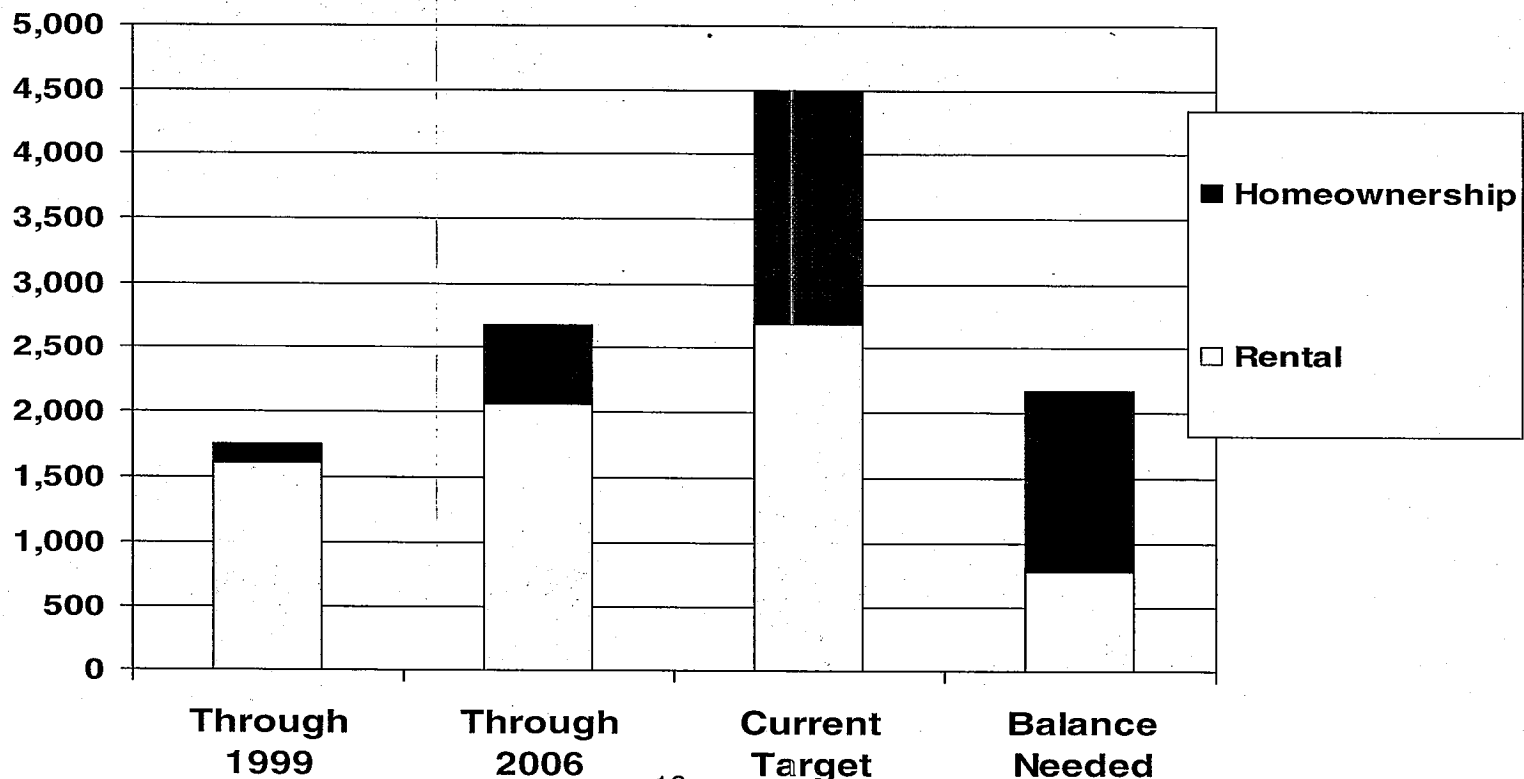
**1970 - 1999**  
**1,755 Units**



**2000 - 2006**  
**932 Units**

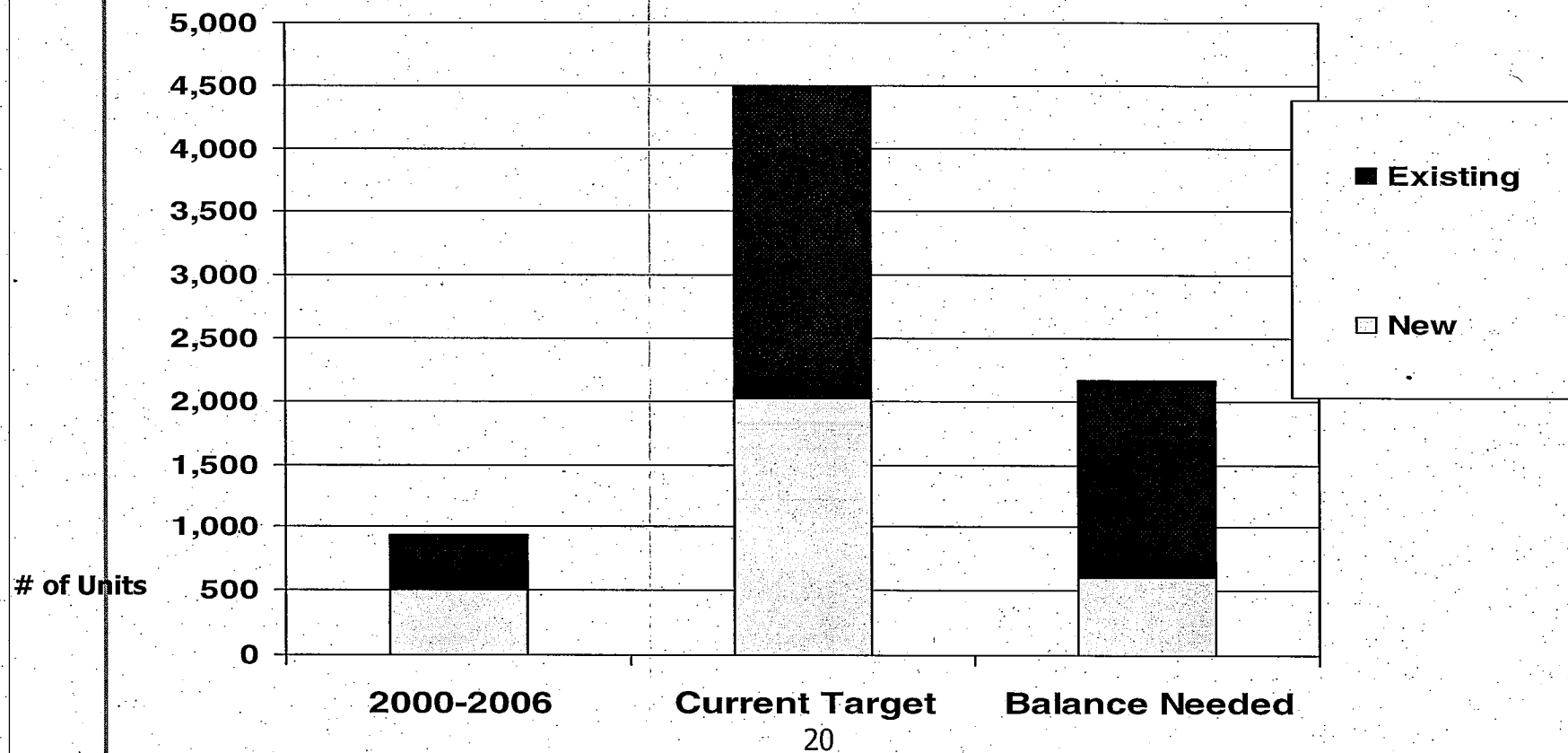
# Rental and Homeownership Distribution

	Through 1999	Through 2006	Current Target	Balance Needed
Homeownership	140 (8%)	621 (23%)	1,755 (39%)	1,134 (63%)
Rental	1,615 (92%)	2,066 (77%)	2,745 (61%)	679 (37%)

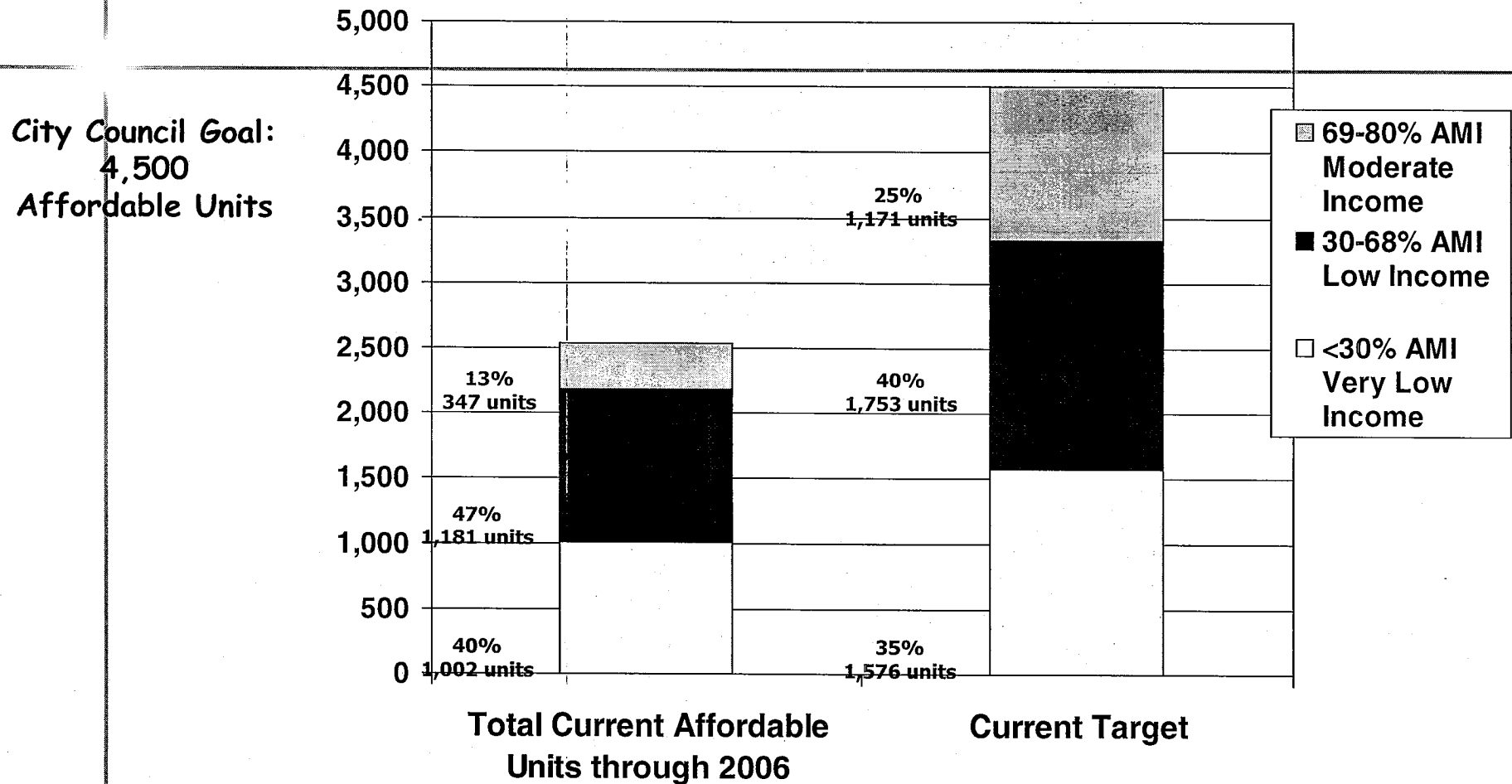


# New Construction Versus Acquisition of Existing Units in 2000

	2000- 2006	Current Target	Balance Needed
Existing Units	429 (46%)	1,510 (55%)	1,081 (60%)
New Construction	503 (54%)	1,235 (45%)	732 (40%)



# Progress on City Council Goal By Income Distribution

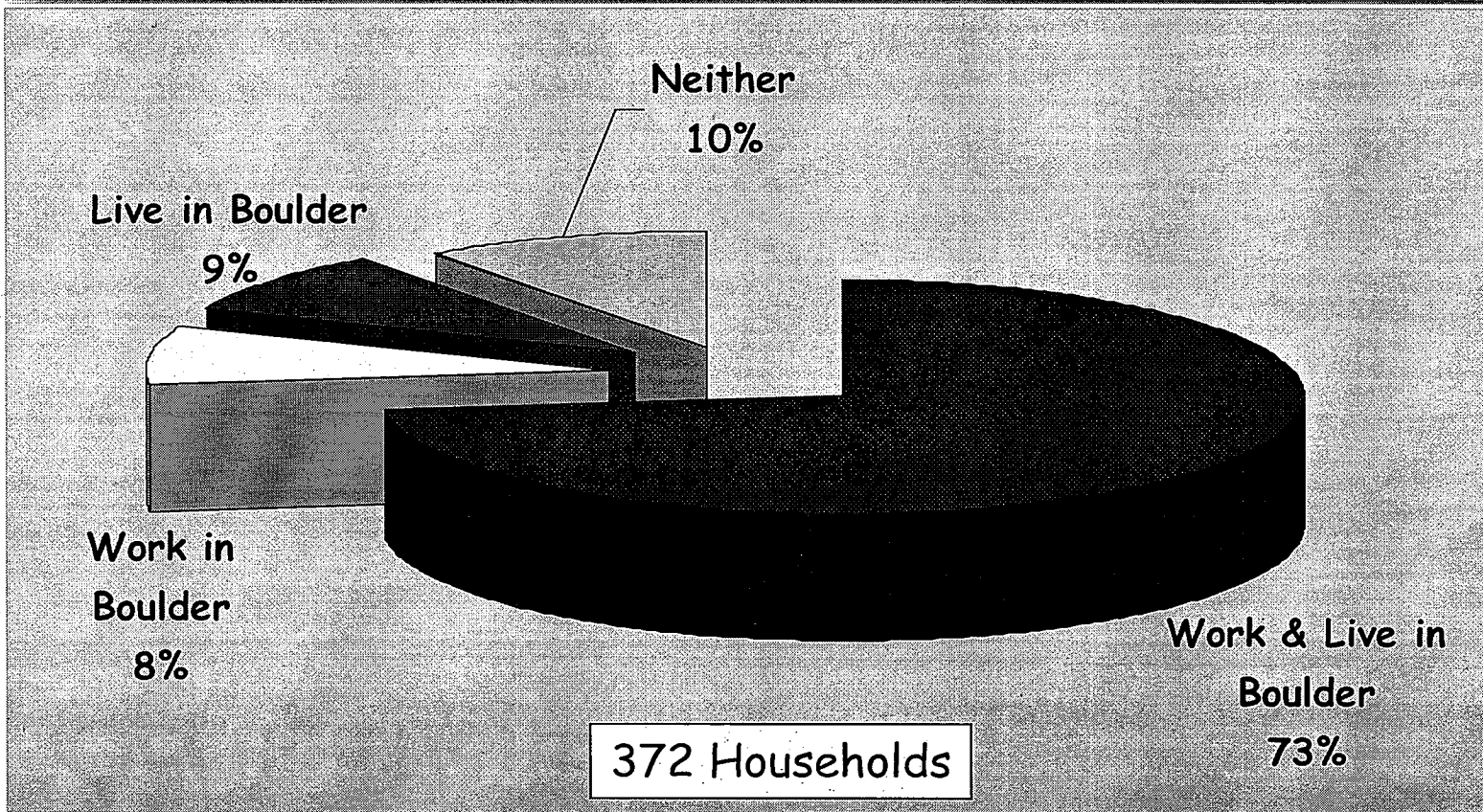


In addition to the low - moderate income housing units, there are 26 permanently affordable homes for middle income households (>80% AMI).



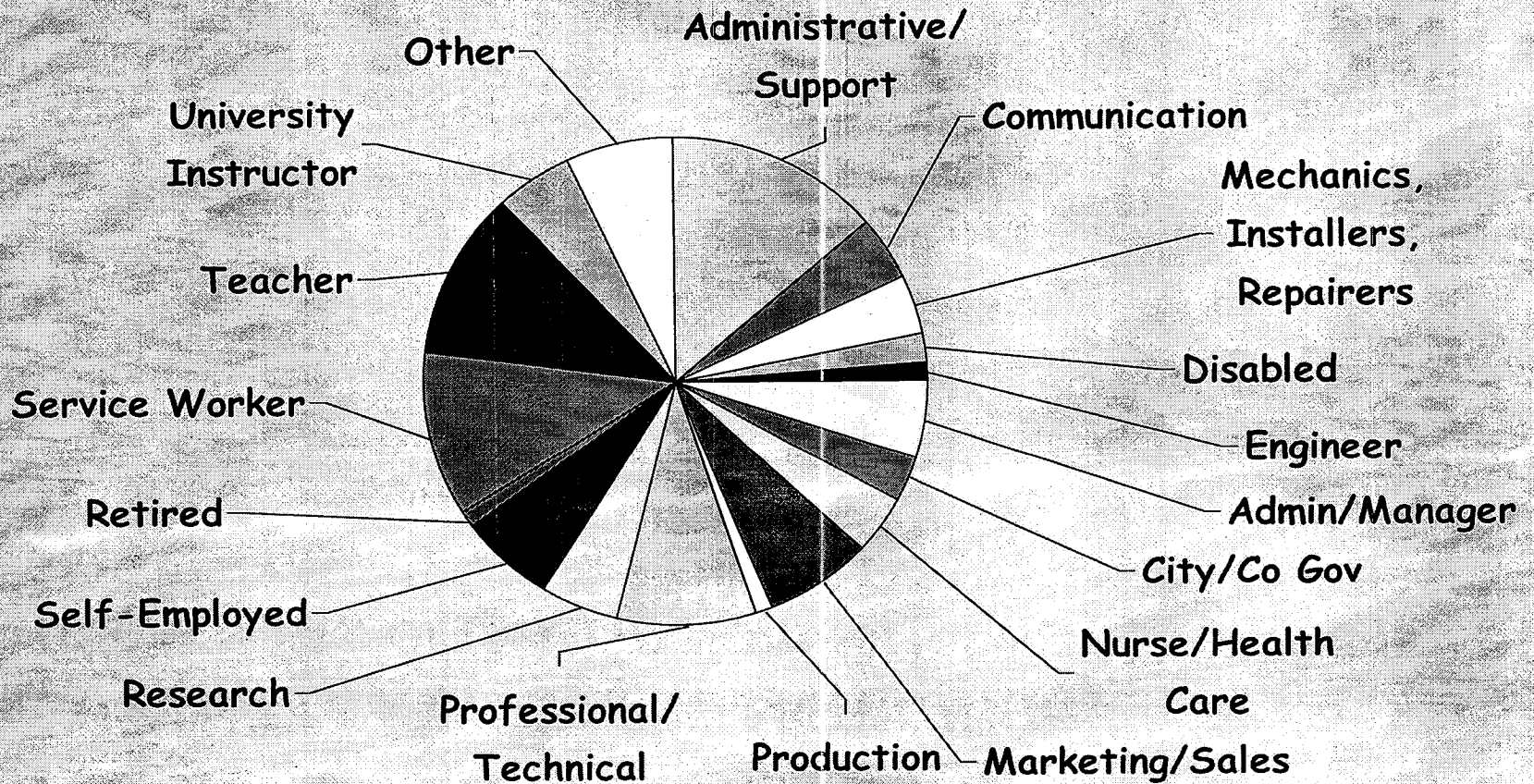
# Home Buyers Through 2006

## *90% Were Part of the Community (Work, Live, or Both in Boulder)*

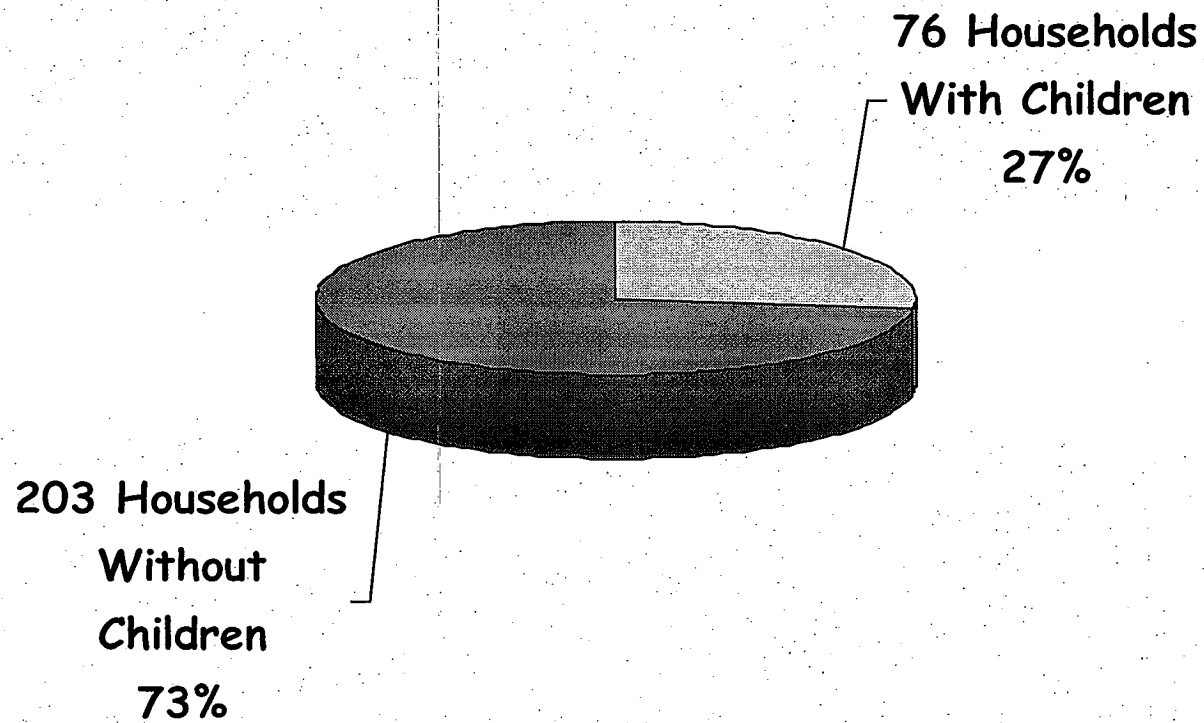


**90% of homeowners work, live or both in Boulder prior to buying an affordable home in the community.**

# Affordable Homeowners: Occupations



# Homeowner Households with Children



**Based on 279 households**