

Towards a More Inclusive Boulder: Innovative Solutions to Affordable Housing Challenges

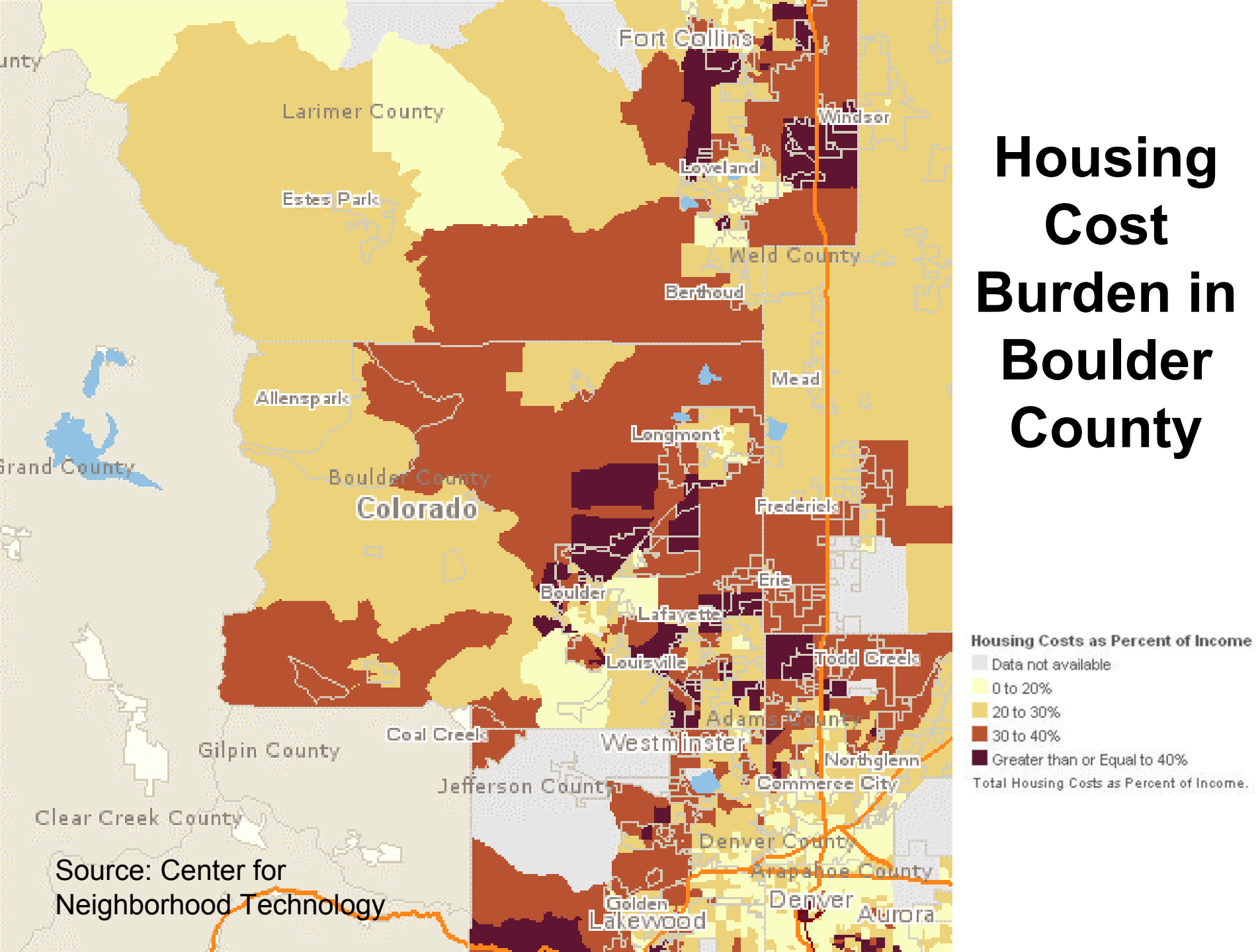
Karen Chapple

Associate Professor, City & Regional Planning
Faculty Director, Center for Community Innovation
University of California, Berkeley



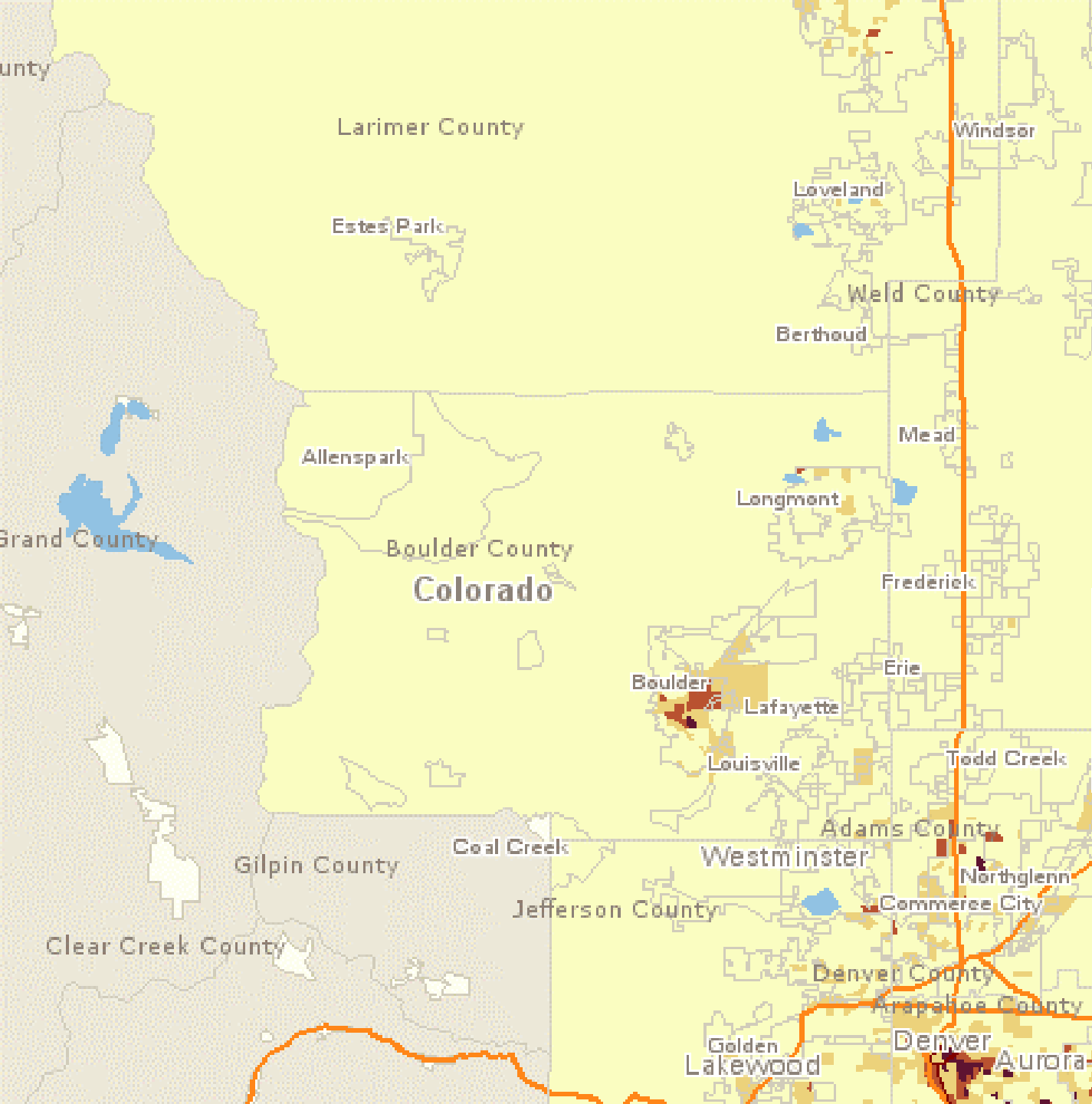
CENTER FOR COMMUNITY INNOVATION

Housing Cost Burden in Boulder County





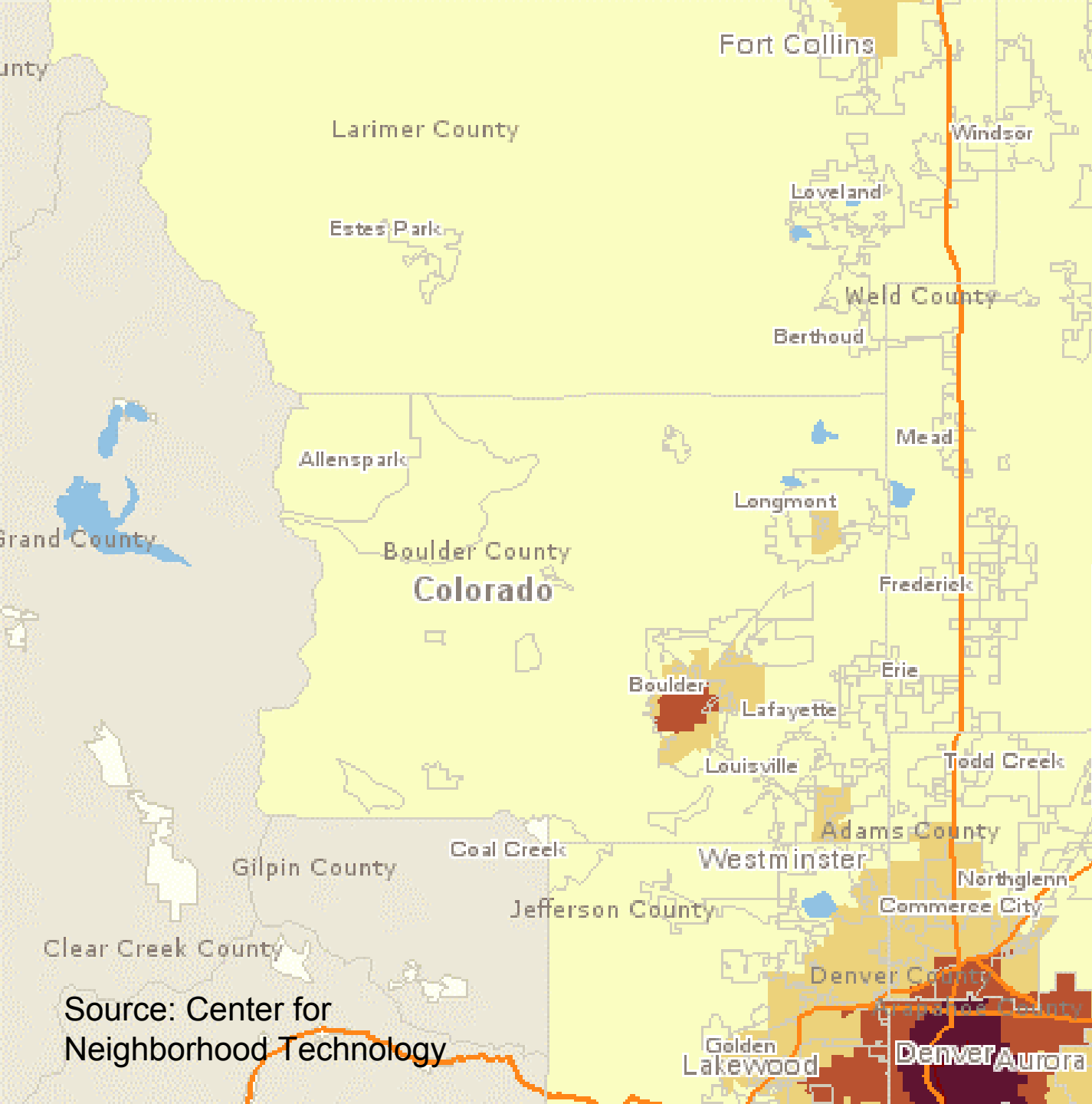




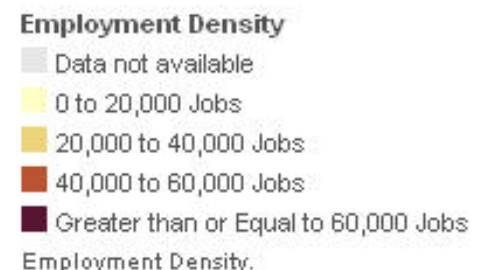
Households per Acre

Households per Residential Acre

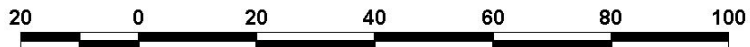
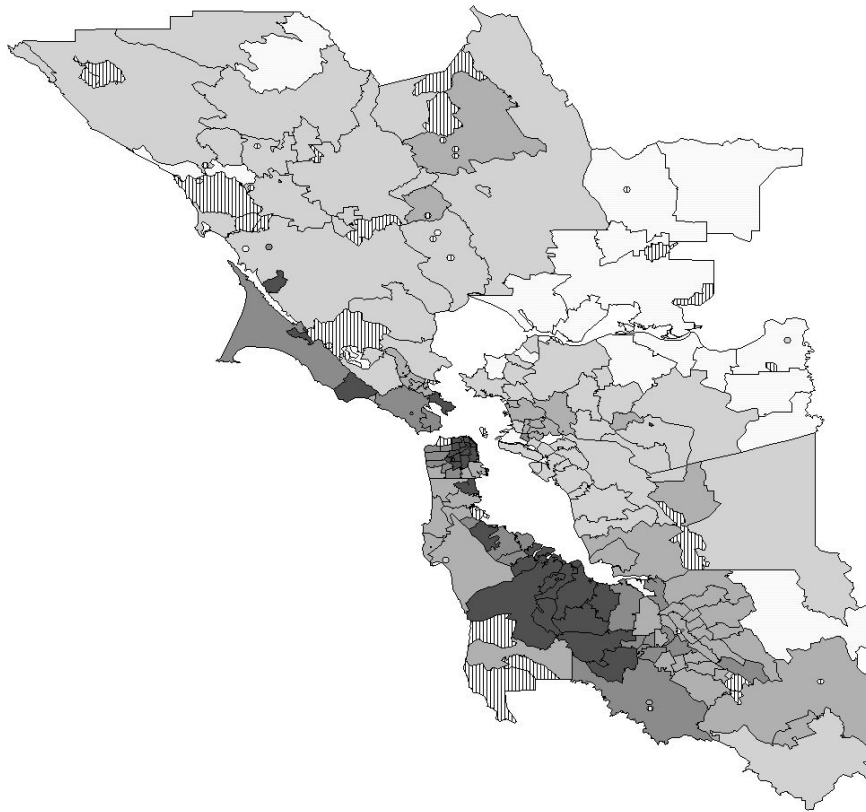
- Data not available
 - 0 to 5 Households
 - 5 to 10 Households
 - 10 to 20 Households
 - Greater than or Equal to 20 Households
- Households per Residential Acre.



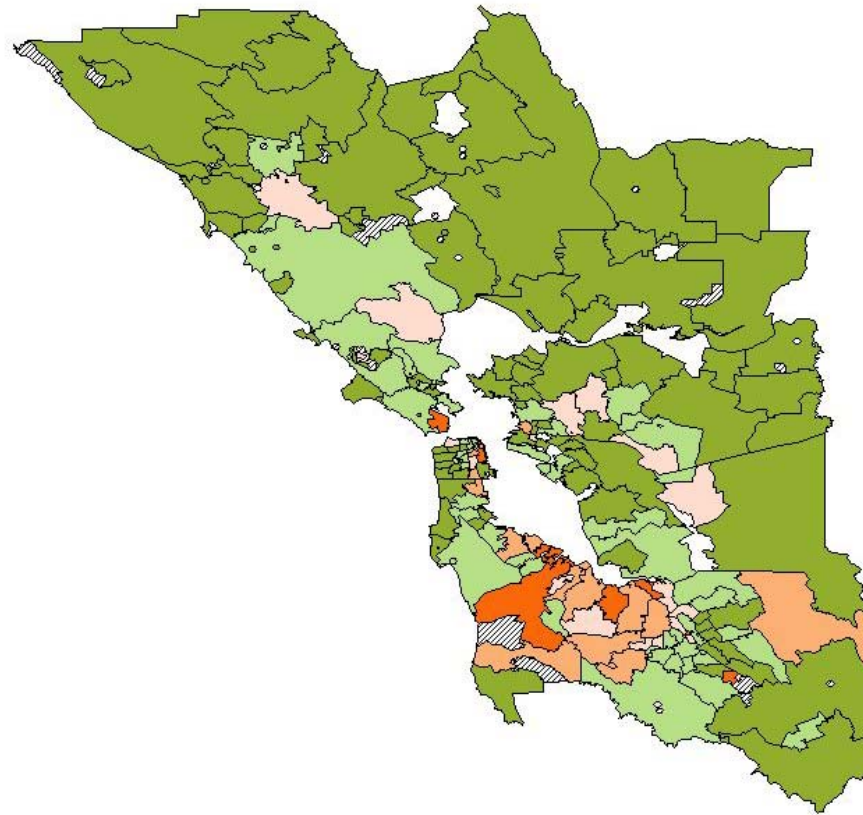
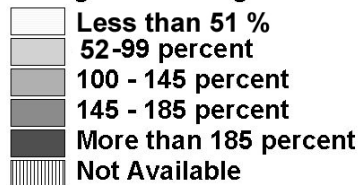
Employment Density



Source: Center for
Neighborhood Technology



Change in Housing Price Index



Employment in Information intensive startup firms as a % of regional average

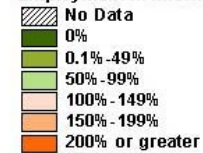
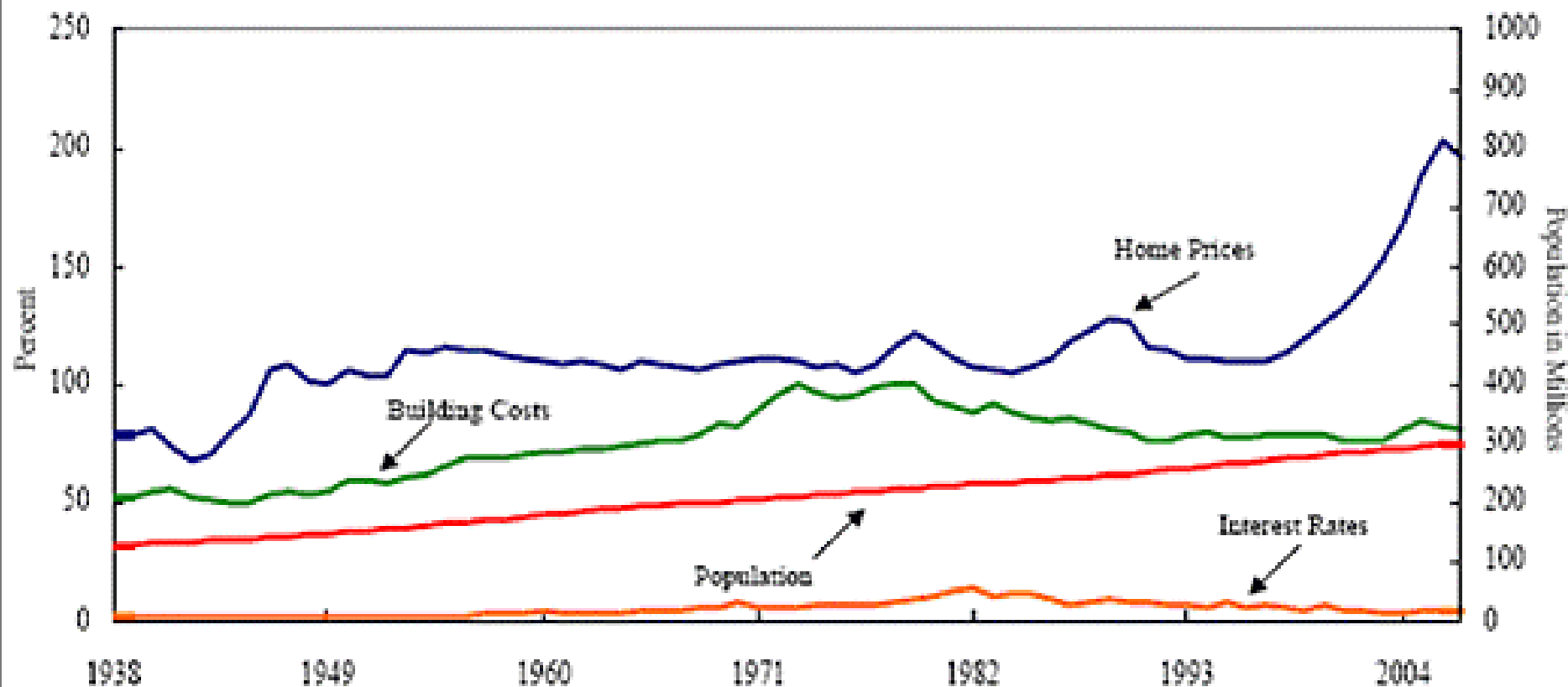
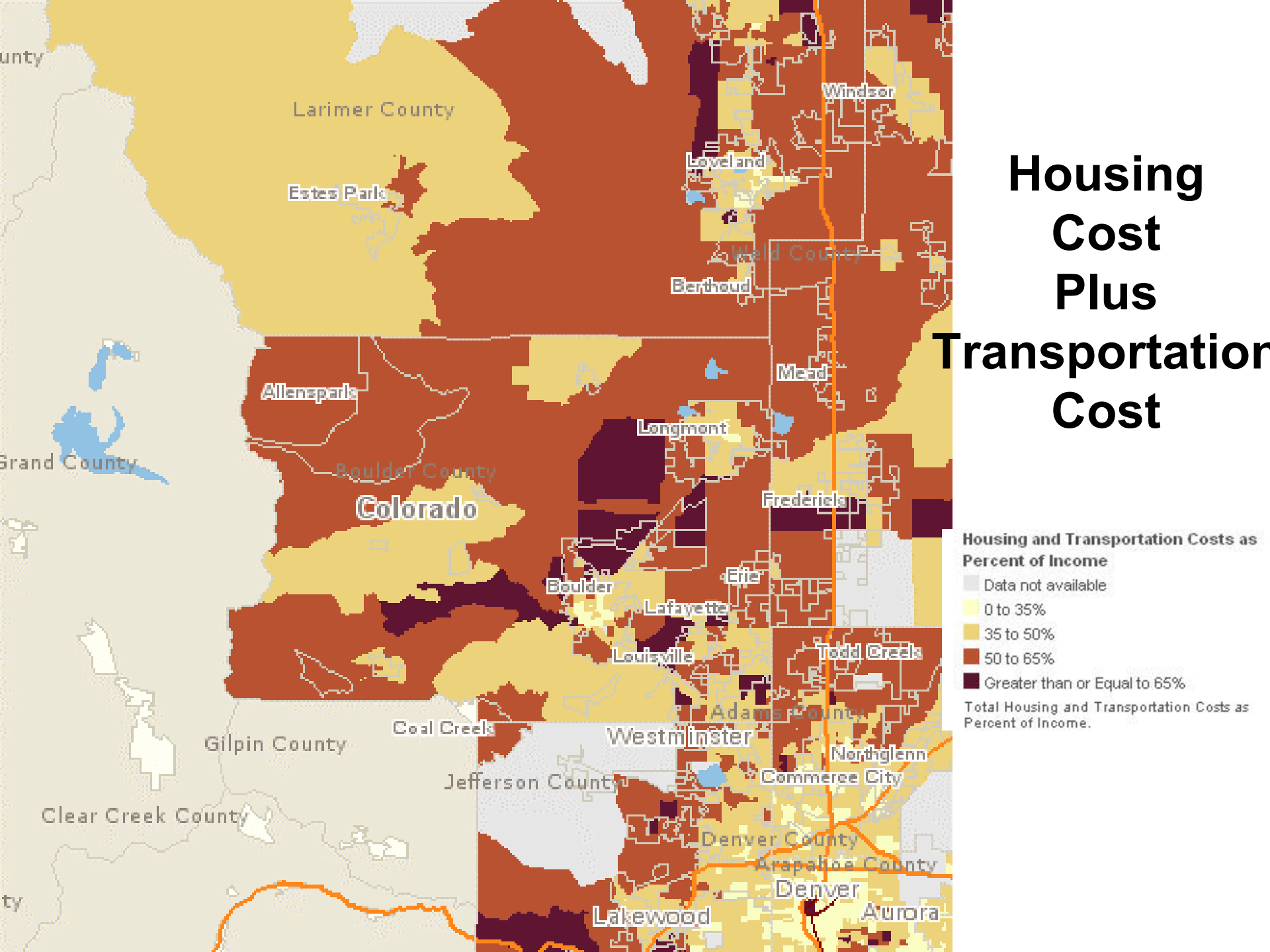


Figure 1: U.S. Housing Market in Historical Perspective
Shiller U.S. Real Housing Price Index and Other Economic Indicators, 1938-2007

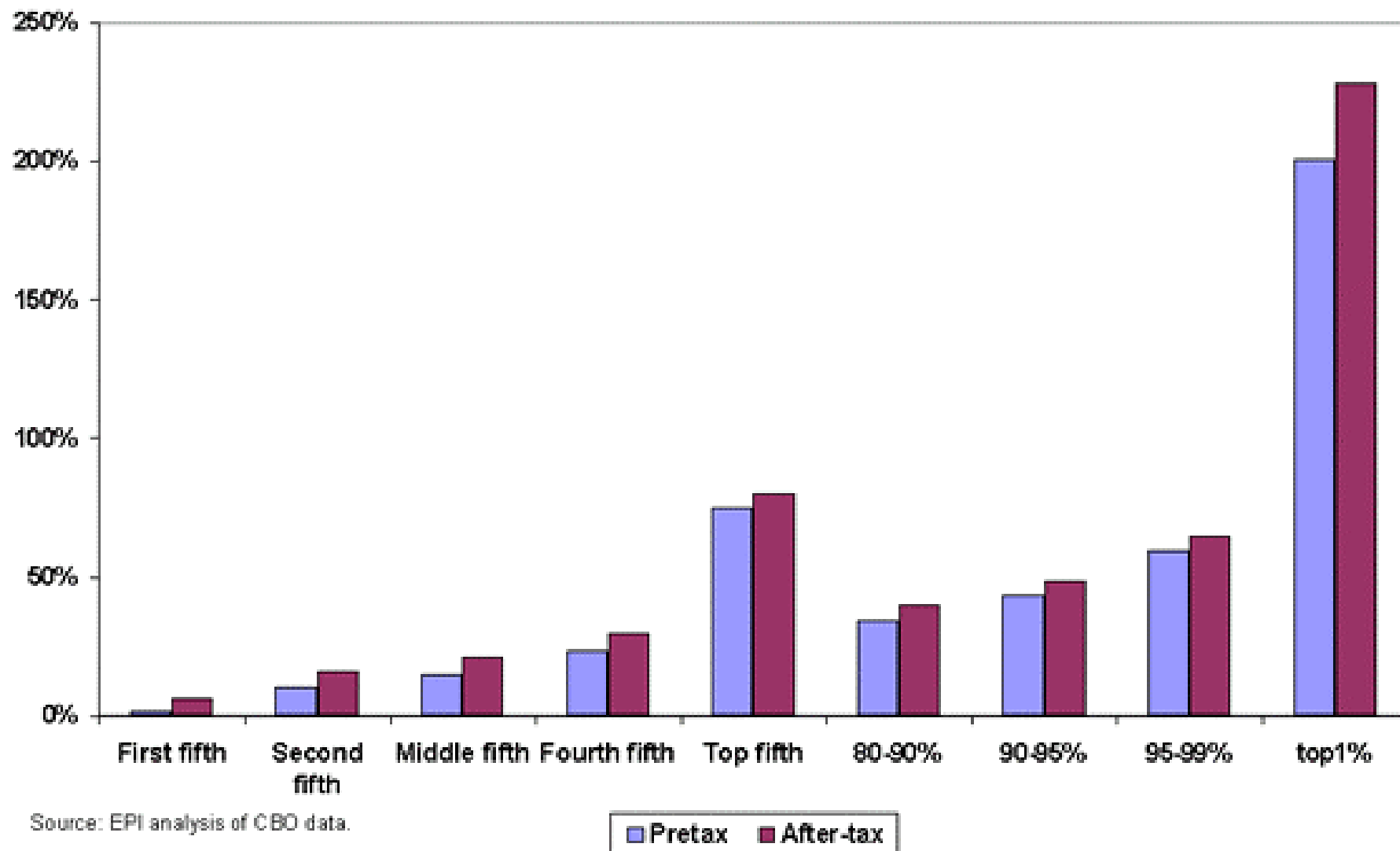


Source: *Irrational Exuberance*, 2nd Edition, 2005, by Robert J. Shiller, Figure 2.1 as updated by author.

Housing Cost Plus Transportation Cost



**Figure B. Household income growth by income group,
1979-2005, pre- and after-tax**



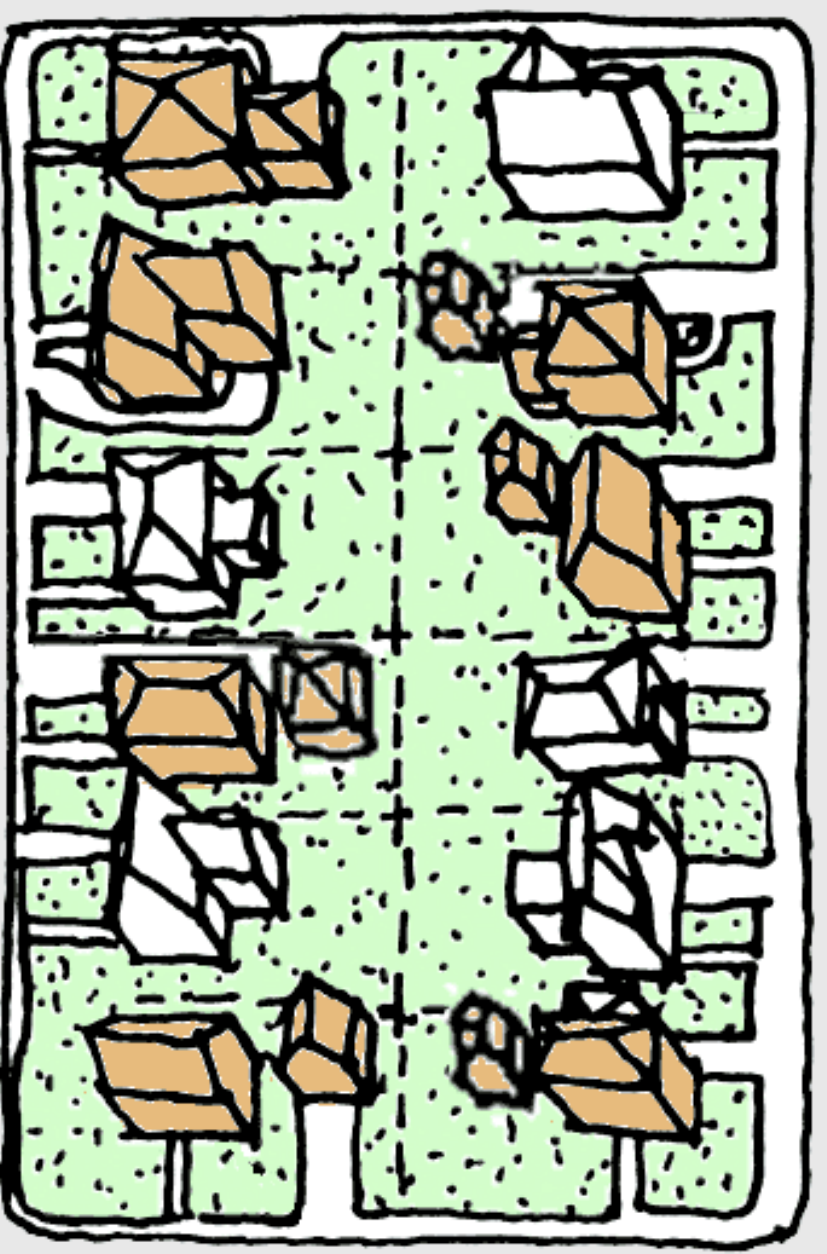
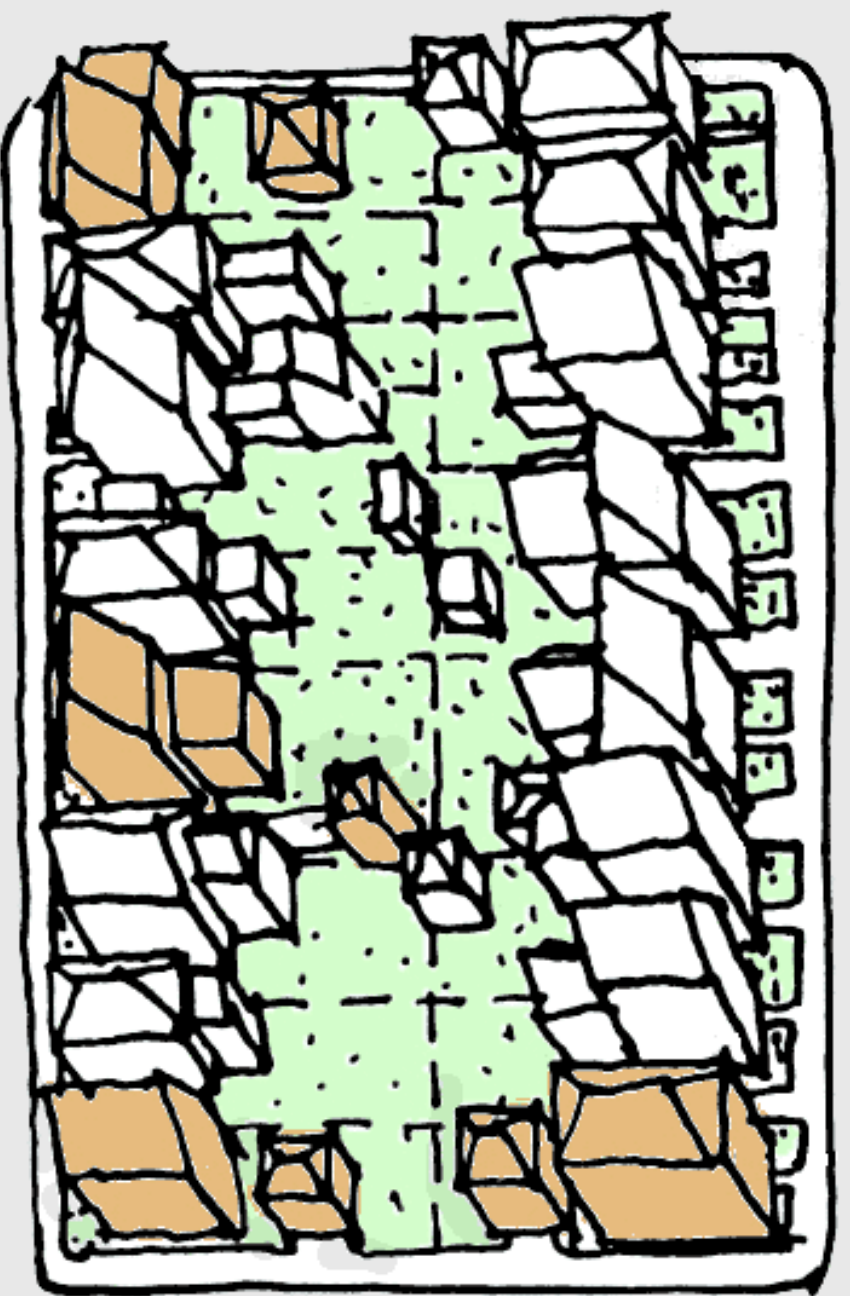
Changing Course in Boulder

- Carrots
 - Accessory dwelling units
 - Transferable development rights
 - Density bonuses
 - Unbundling parking
 - Permit streamlining
- Sticks
 - Second homes
 - McMansions
- Taxes and fees
 - Jobs-housing linkage fees
 - Value capture
 - Taxes













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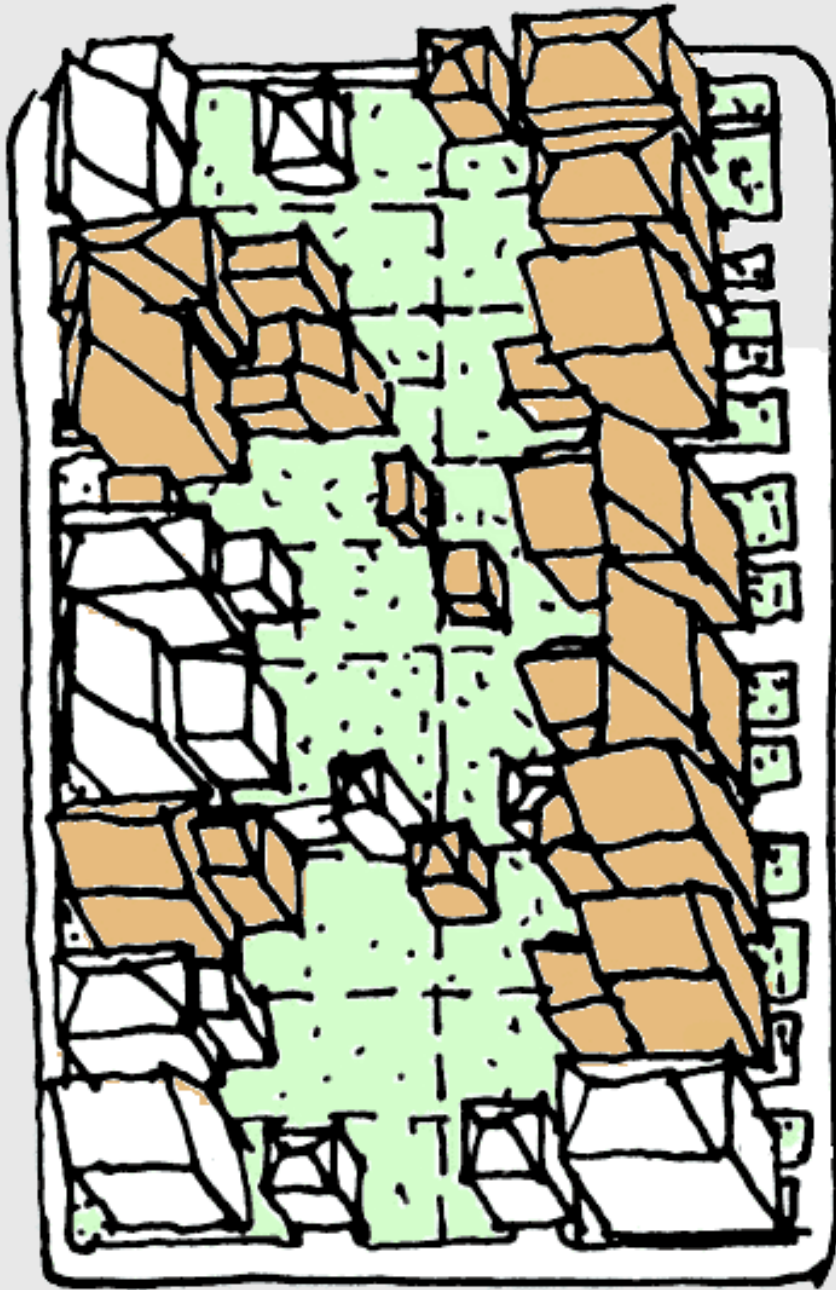
A Long-Term Strategy for Boulder

- Educate citizens on density and housing type mix
- Study infill
- Prevent foreclosures
- Preserve affordability
- Explore or expand innovative models
 - Sweat equity
 - Limited equity

What Do Different Housing Densities Feel Like?

	Los Angeles Region	Bay Area Region	Sacramento Region	San Diego Region
5-10 units per acre	 Laurel Walk, Brea	 Schoolhouse Court, Napa		
10-20 units per acre	 Ocean Park Coop, Santa Monica	 Page Mill Court, Palo Alto	 Aggie Village, Davis	 Pacific Village, Oceanside
20-30 units per acre	 City Walk, Brea	 Promenade, Pleasanton	 Tuscany Villas, Davis	 Martson Pt. Place, San Diego
30-50 units per acre		 Center City Plaza, Redwood City	 Seabridge Apartment Villas, San Diego	 Seabridge Apartment Villas, San Diego
50+ units per acre	 Capri, Santa Monica	 Cecil Williams Glide Community House, San Francisco	 Pensionne K, Sacramento	 Kettner Row, San Diego

Sources: Caltrans, HCD



**Multiple Units,
Single Family
Appearance**



Willows Infill Homes, Menlo Park



The Farm, Soquel Santa Cruz County

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California Infill Parcel Locator

[Home](#)[Maps and Downloads](#)[Help](#)[About](#)[Contact](#)

Parcel Maps

Your Selection

Geographic Level: City [\[change\]](#)City: Albany [\[change\]](#)Infill Counting Area: Minimum [\[change\]](#)

276 Parcels

[Download Results Table](#)

Refine Your Selection

Parcel Characteristics

Acreage [\[help\]](#)

- ☒ 0.05 - 0.15
- ☒ 0.15 - 0.5
- ☒ 0.5 - 1
- ☒ 1 - 10
- ☒ 10 - 100

Improvement: Land Ratio [\[help\]](#)

- ☒ 0 - 0.25
- ☒ 0.25 - 0.5
- ☒ 0.5 - 0.75
- ☒ 0.75 - 1

Previous Land Use [\[help\]](#)

- ☒ Vacant
- ☒ Single-Family Residential
- ☒ Multi-Family Residential
- ☒ Commercial
- ☒ Retail
- ☒ Industrial
- ☒ Other

Neighborhood Traits

Neighborhood Type [\[help\]](#)

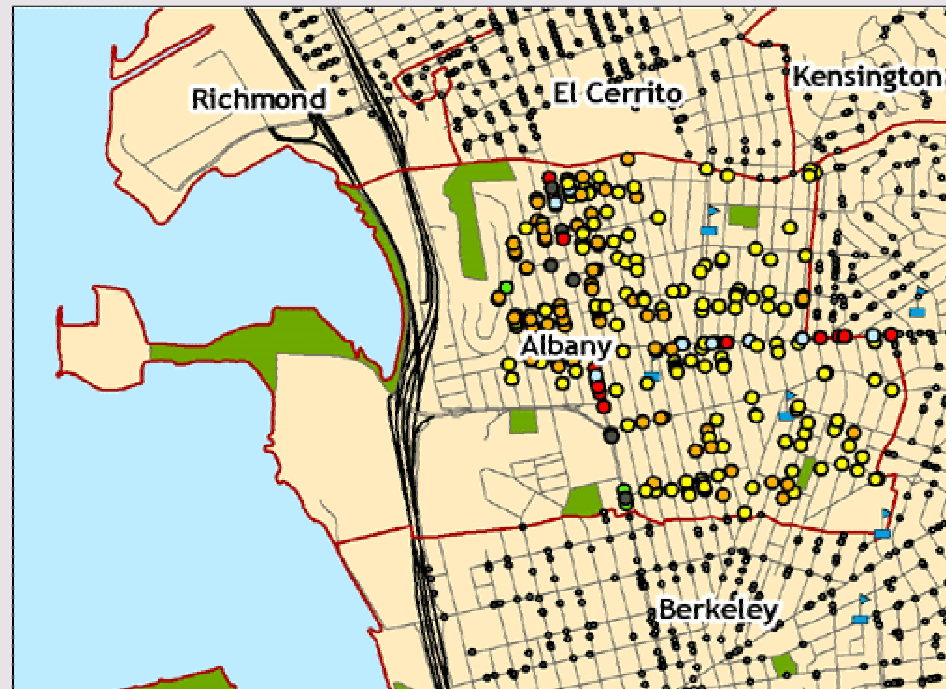
- ☒ Residential
- ☒ Retail
- ☒ Office
- ☒ Industrial
- ☒ Intense Mixed Use

Transit Quality Zones [\[help\]](#)

- ☒ Rail and BRT Stations
- ☒ High-Quality Bus
- ☒ Medium-Quality Bus
- ☒ Other Bus

Refresh Map

Reset



Legend

Selected Parcels

- <all other values>
- Vacant
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Retail

Schools

- ▭ Places
- ▭ Parks
- Freeways
- Streets
- ▭ Counties

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Colorado Foreclosure Trends (updated 10/21/07)

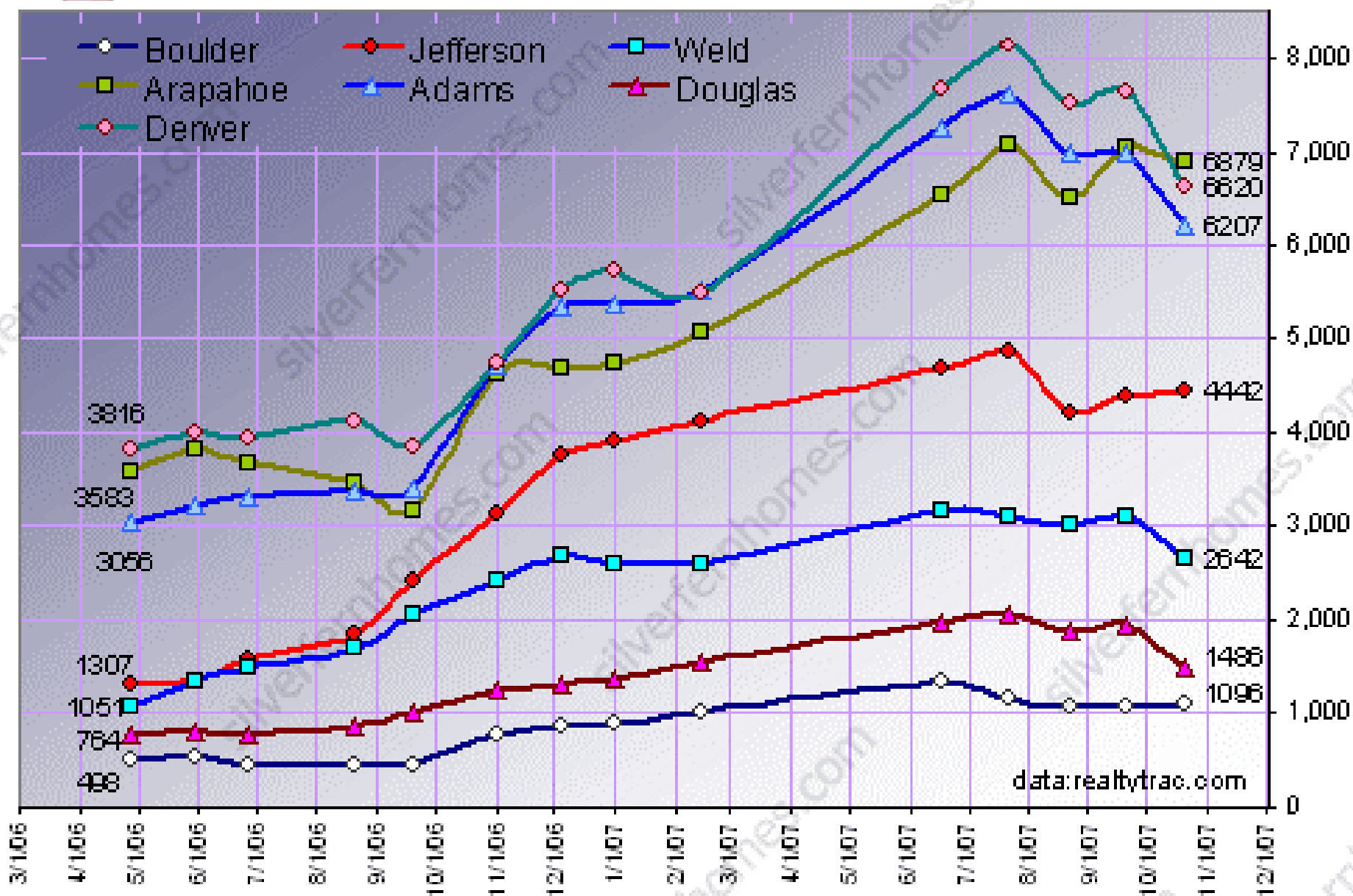
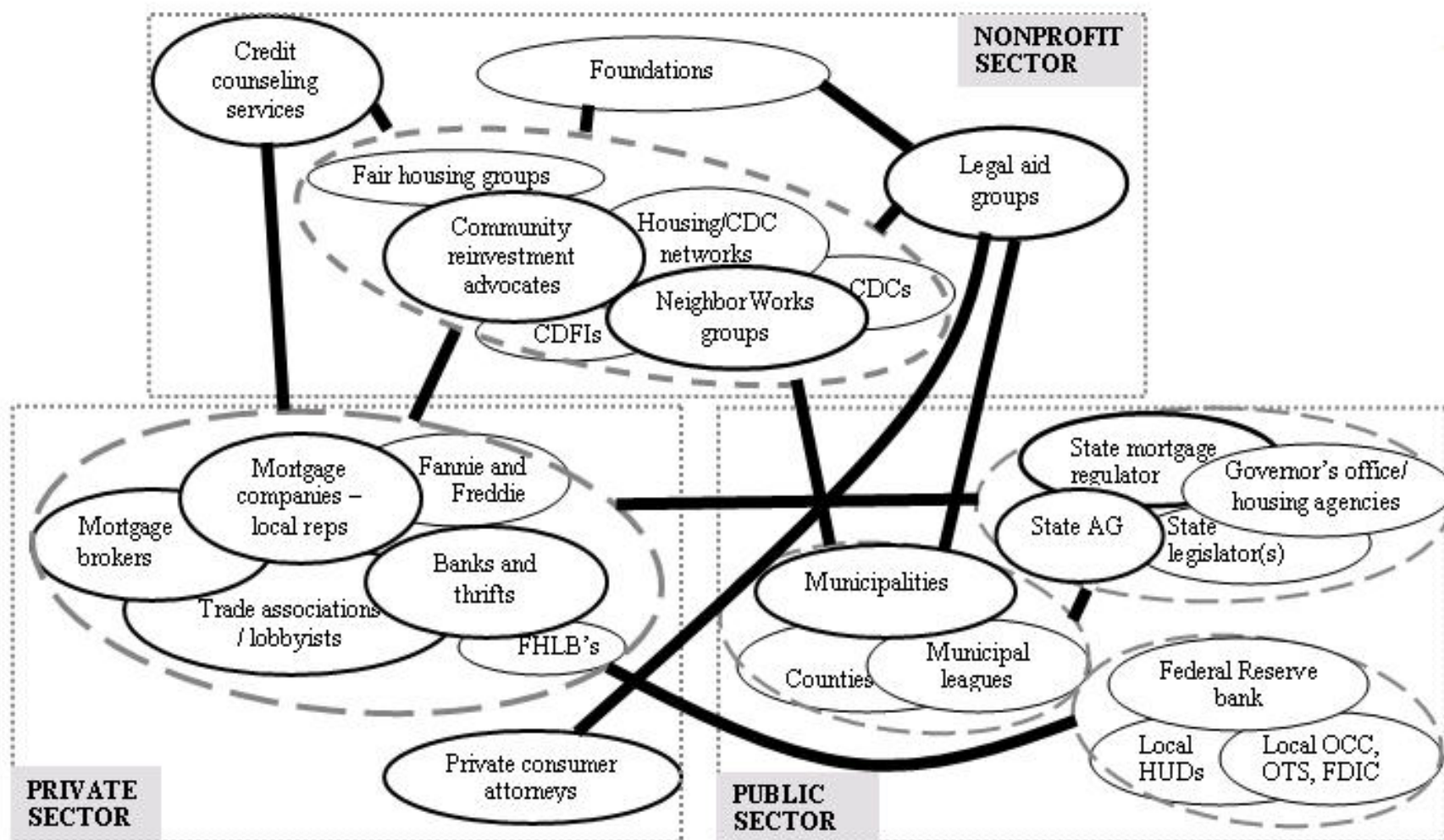


Figure 1. Regional Organizations Involved with Mortgage Foreclosure Prevention, Mitigation and Recovery by Sector and Subsector



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Boulder's Future?

