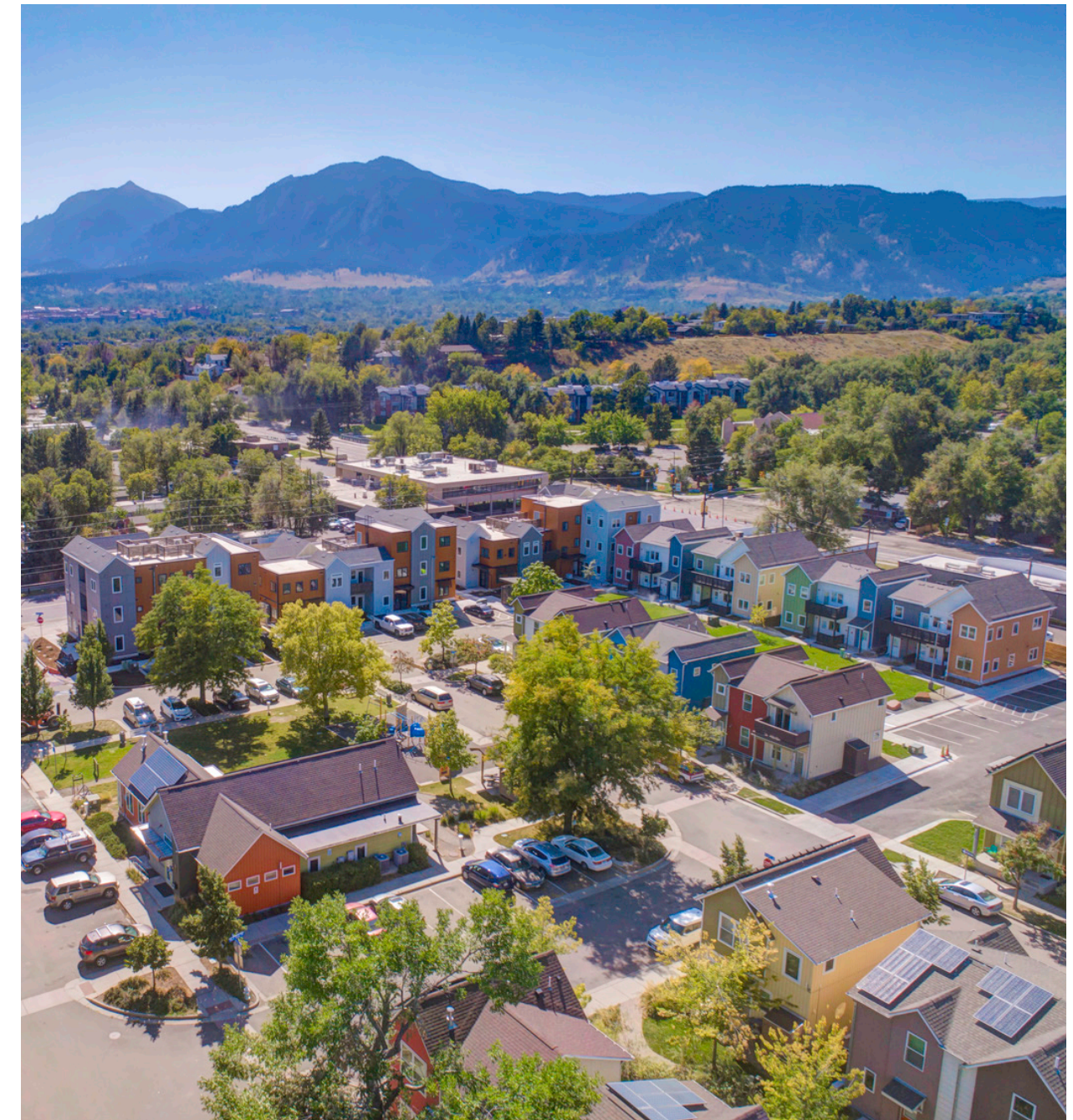


# Affordable Housing Program

Housing & Human Services



- **Creating Affordable Housing in Boulder**
  - ❖ Inclusionary Housing, Funding, and Annexation
- **Manufactured Housing Preservation Policies**
- **Ponderosa Community Stabilization Project**
- **Modular Factory**



# Local Context Boulder

- Population: 105,000
- Jobs: 103,000 (60% are nonresidents)
- Home to CU Boulder, a thriving science and tech industry
- City – 28 square miles
- Open Space – 73 square miles



# Timeline of Affordable Housing Efforts

- Moderate-income housing annexation strategy
- City starts receiving CDBG funds
- Growth management plan

- Housing excise tax
- Community Housing Assistance Program
- HOME funds
- First Home Program
- Co-op Ordinance
- Comprehensive Housing Strategy
- Housing goals in BVCP

- Inclusionary Housing (IH) Ordinance
- Comprehensive Housing Strategy
- Affordable housing linkage fees
- Short-term home rental regs
- Housing Boulder Toolkit
- Middle Income Housing Strategy
- Affordable Housing Preservation Ordinance
- Manufactured Housing Strategy and Action Plan

1960s

1970s

1980s

1990s

2000s

2010s

2020s

- Housing Authority of the City of Boulder (dba Boulder Housing Partners) established

- Attempt at rent control (leads to statewide ban)
- ADU Ordinance
- Residential Growth Management System
- Moderate Income Housing Program
- Mobile Home zoning adopted

- Asset Management Program
- Inclusionary Zoning adopted
- Regional HOME Consortium and Boulder County Homeownership Consortium
- Affordable Housing Program Review

- Eviction prevention services
- Middle income Down Payment
- IH Update
- Modular Factory

# Regulations + Policies + Investment

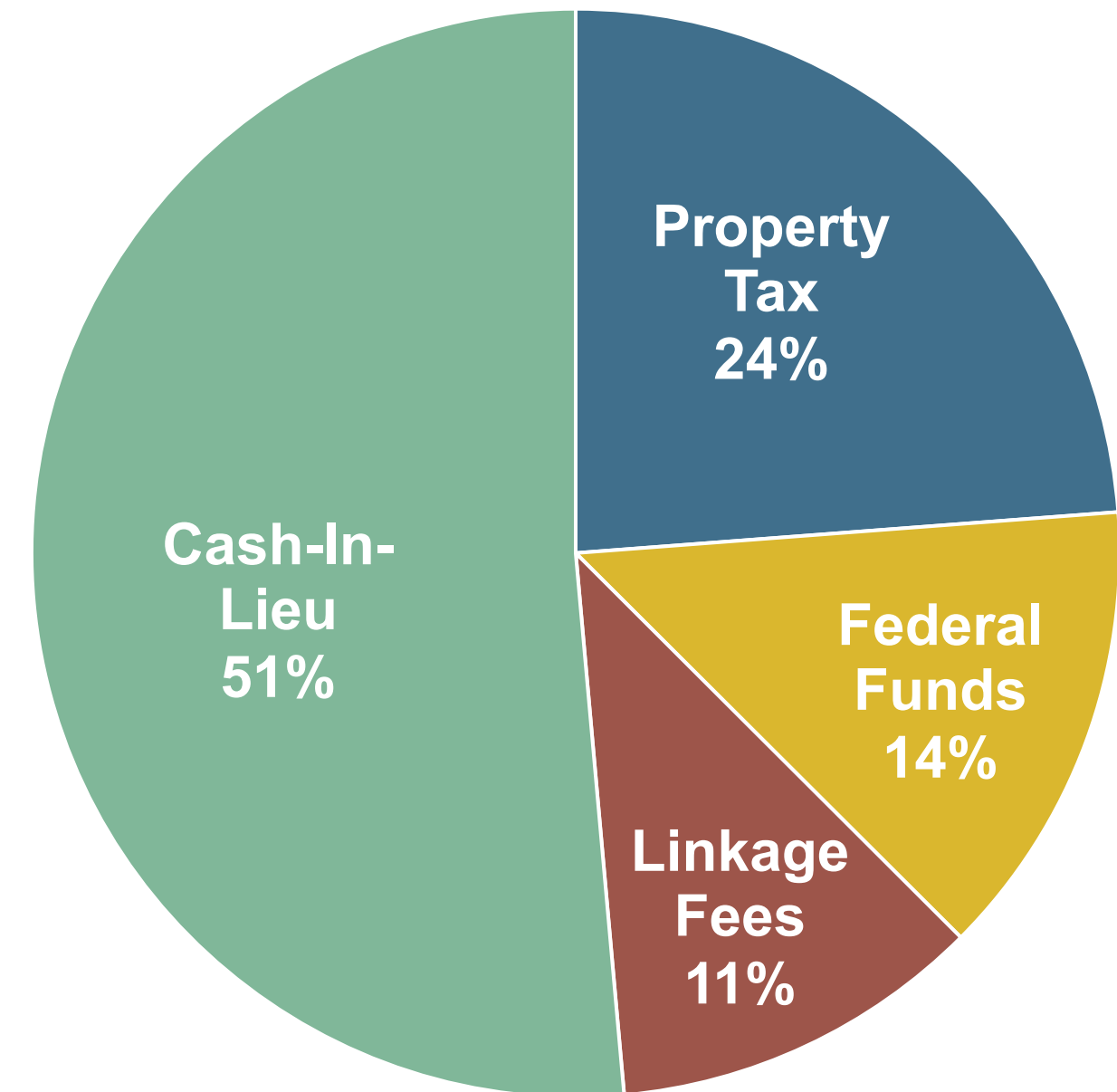
- Inclusionary Housing
- Funding
- Annexation
  
- Middle Income Strategy
- Manufactured Housing Strategy
- Preservation
  
- Local and Federal Funds
- Leverage
  
- Partners



# Affordable Housing Tools

Funding Sources, 2015-2022

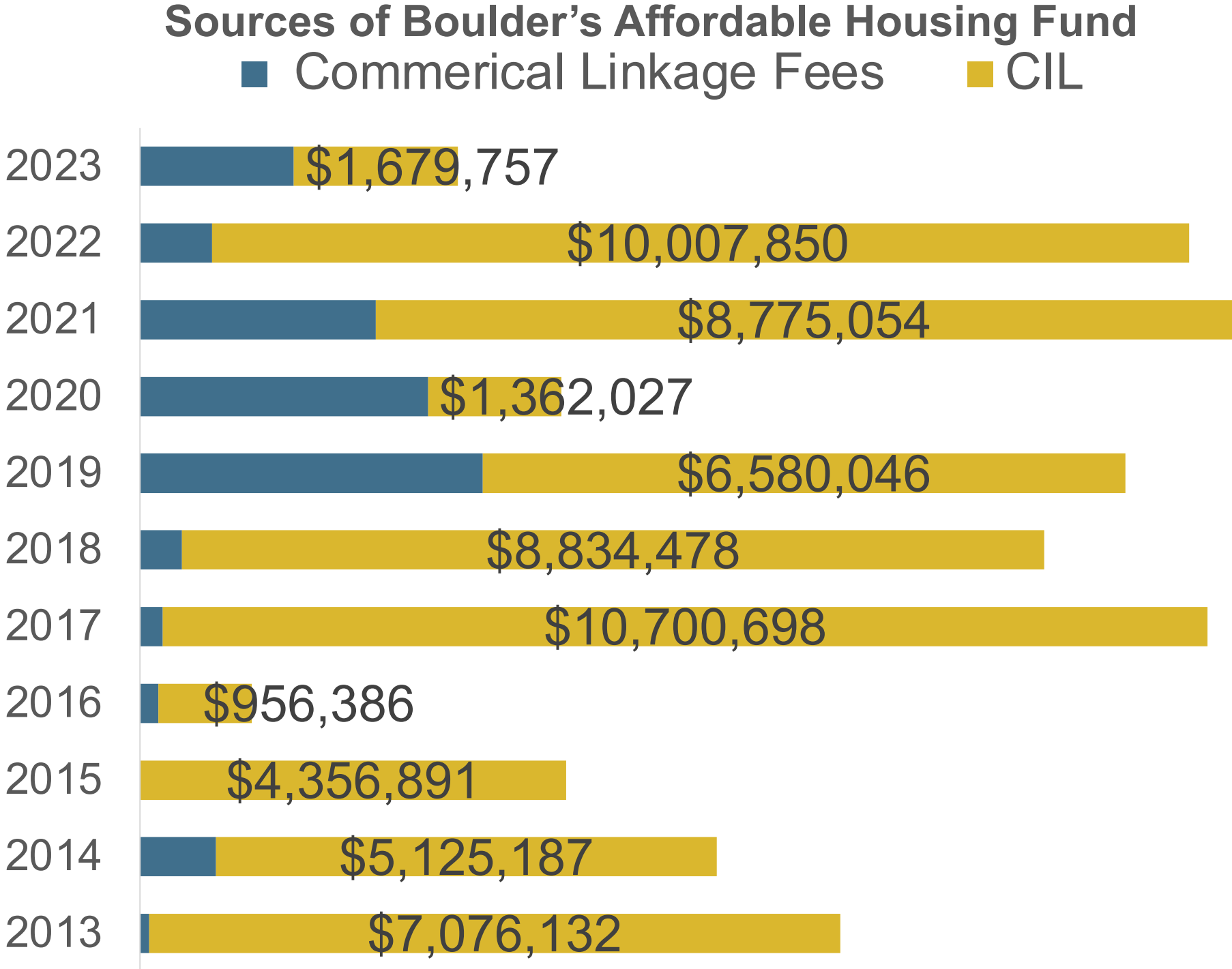
- Tool #1: Annexation
- Tool #2: Local Funding
- Tool #3: Inclusionary Housing



**\$94 million**

# Cash-in-lieu – the “workhorse”

- A cash-in-lieu (CIL) contribution is the most common way IH requirements are satisfied

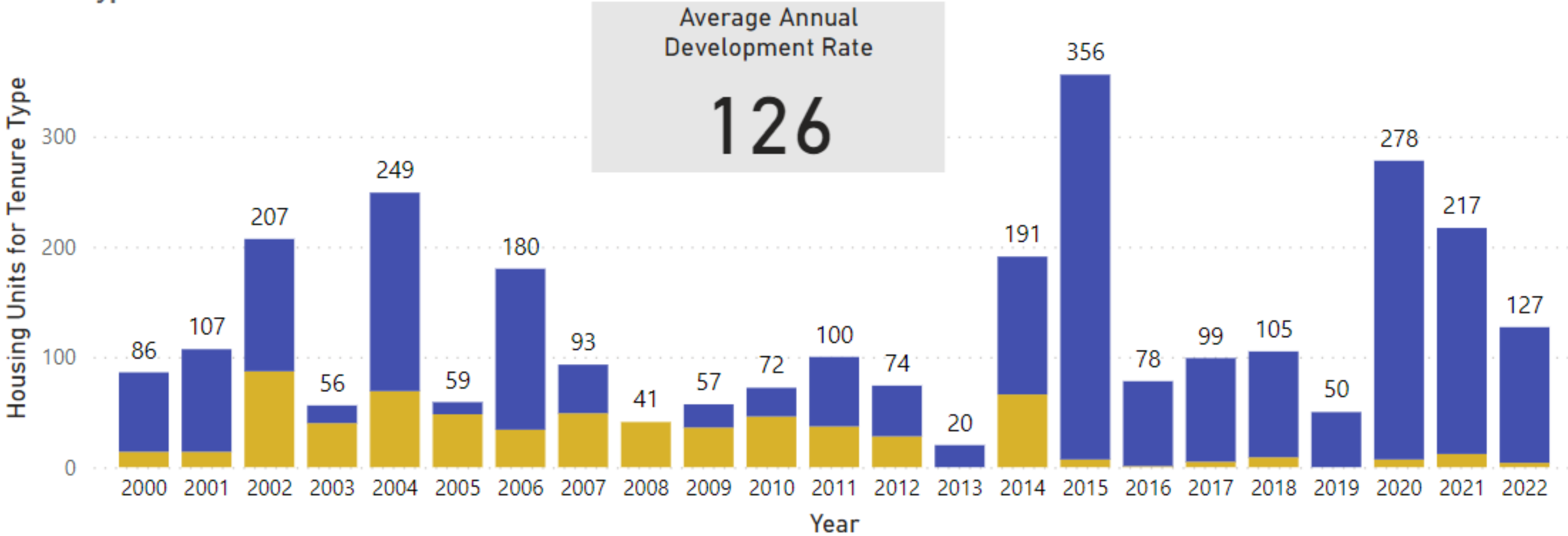


2023 amounts as of 11/29/2023

# Outcome of Three Tools

Number of Permanently Affordable Homes Added per Year and Tenure Type (since 2000)

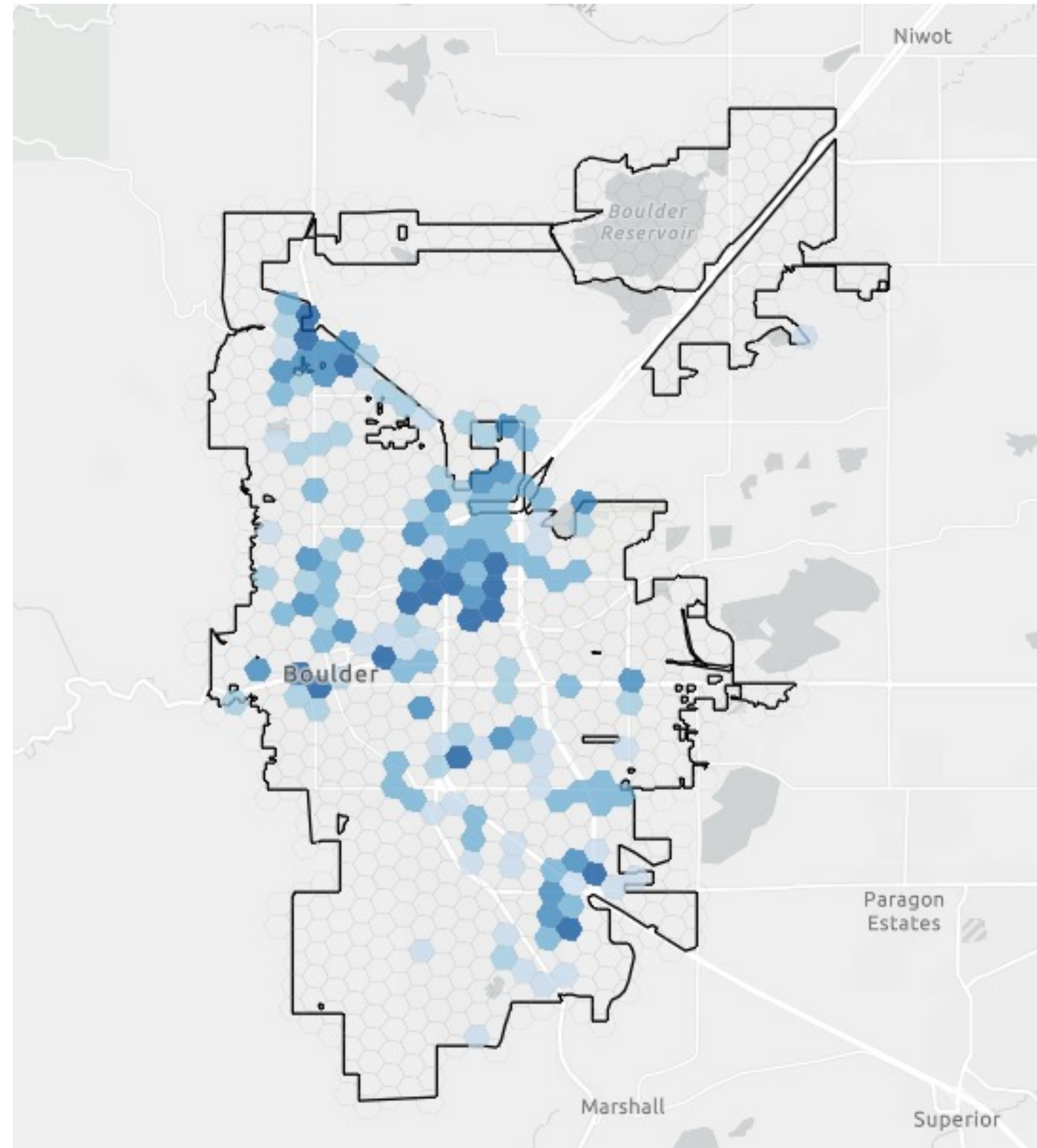
Tenure Type ● Homeowner ● Rental



<https://bouldercolorado.gov/boulder-measures/affordable-housing-boulder>

# Local Funding Outcomes

- Local dollars leveraged with outside sources
- Funding supports a wide variety of housing types geographically dispersed
- Primary source for acquisition & middle-income





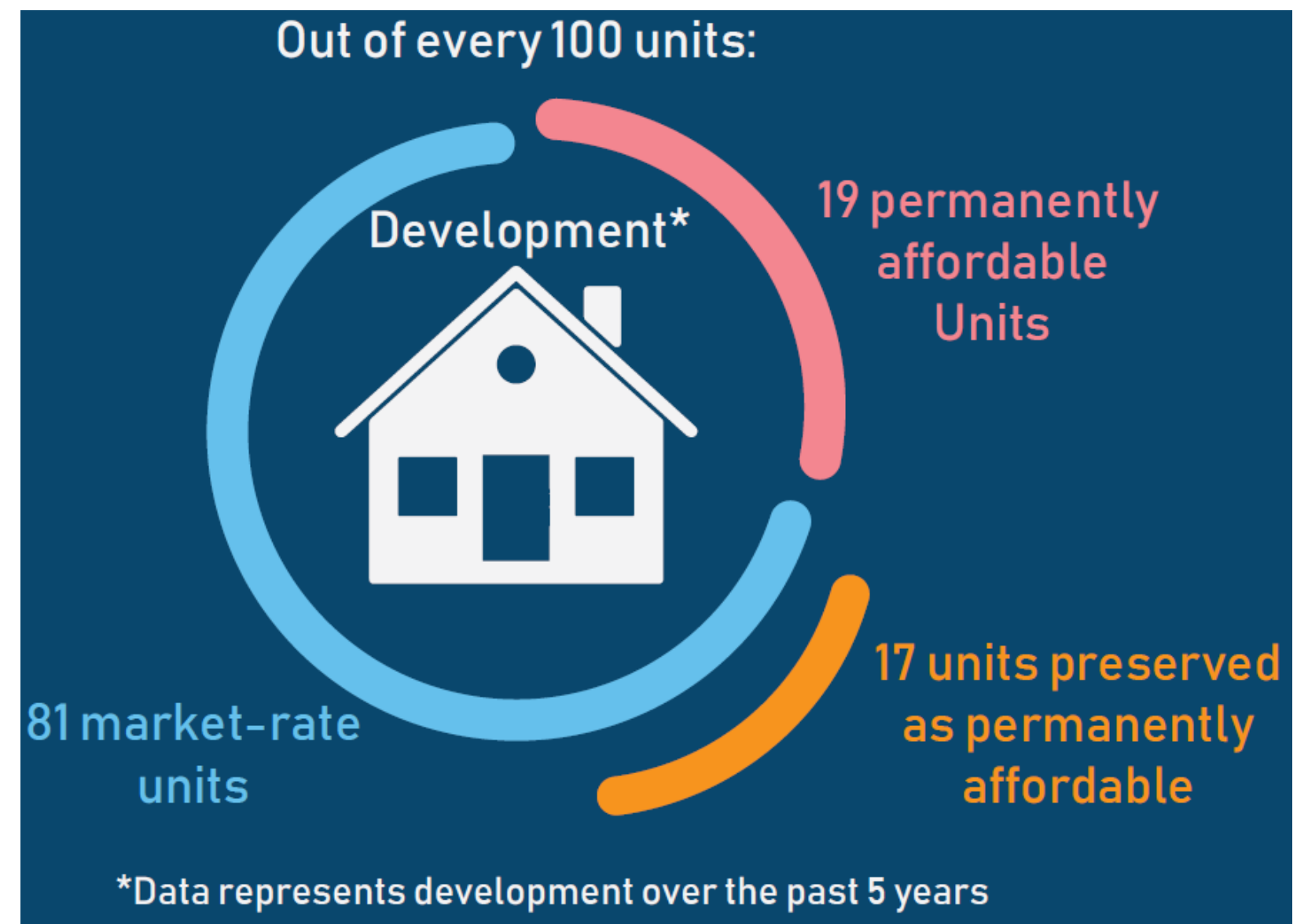
# Leading by Example

- Boulder's affordable housing program is one of the largest and most successful in the country
- Communities throughout Colorado are now adopting Inclusionary Housing programs

**Housing & Human Services**

**3,947**  
Total # of  
Permanently  
Affordable Homes

**8.3%**  
% Permanently  
Affordable



# MANUFACTURED HOME COMMUNITIES IN BOULDER

Pockets of Diversity

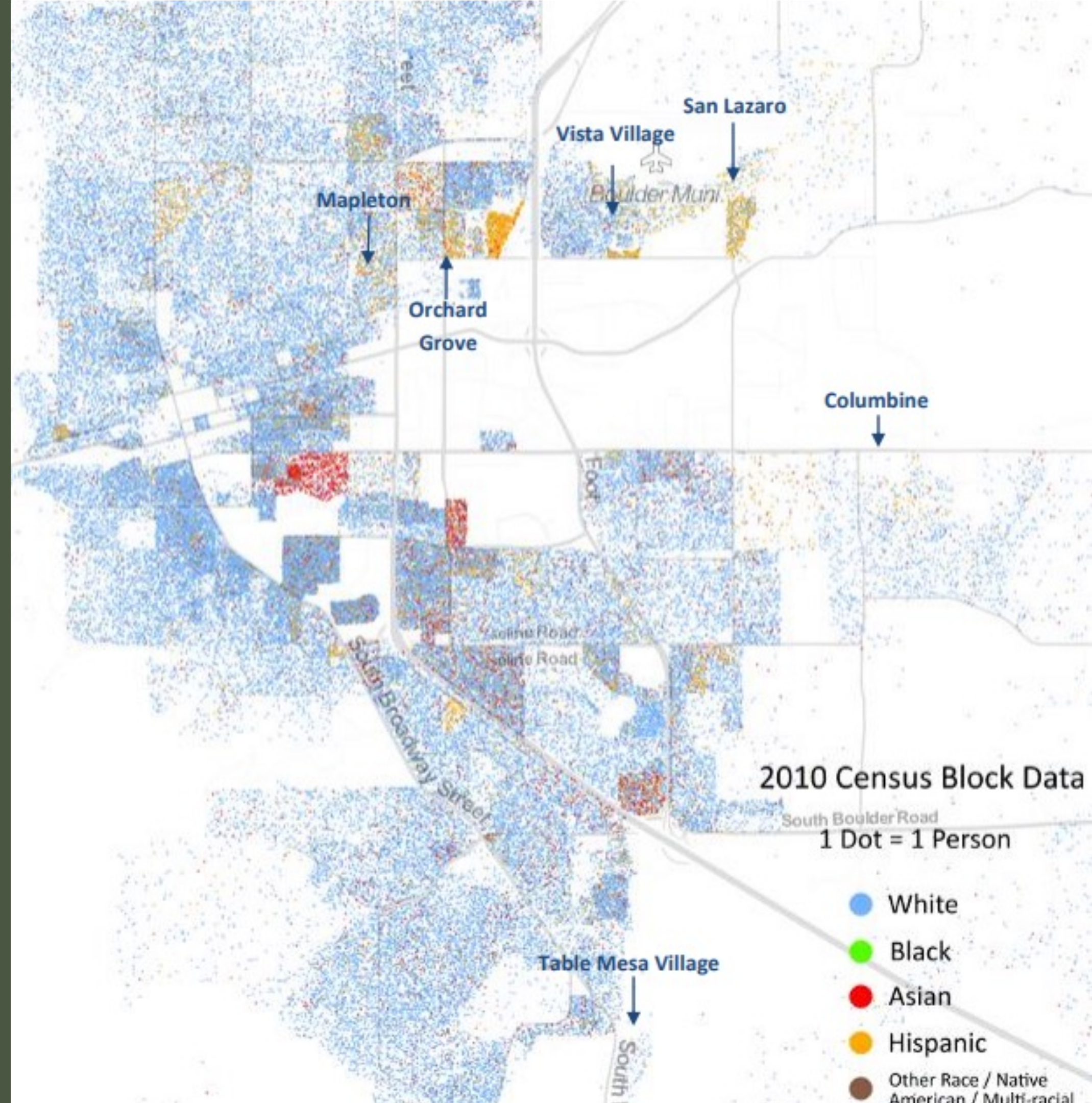
Low-to-moderate Income Homeownership

Entry to Homeownership

Workforce Housing

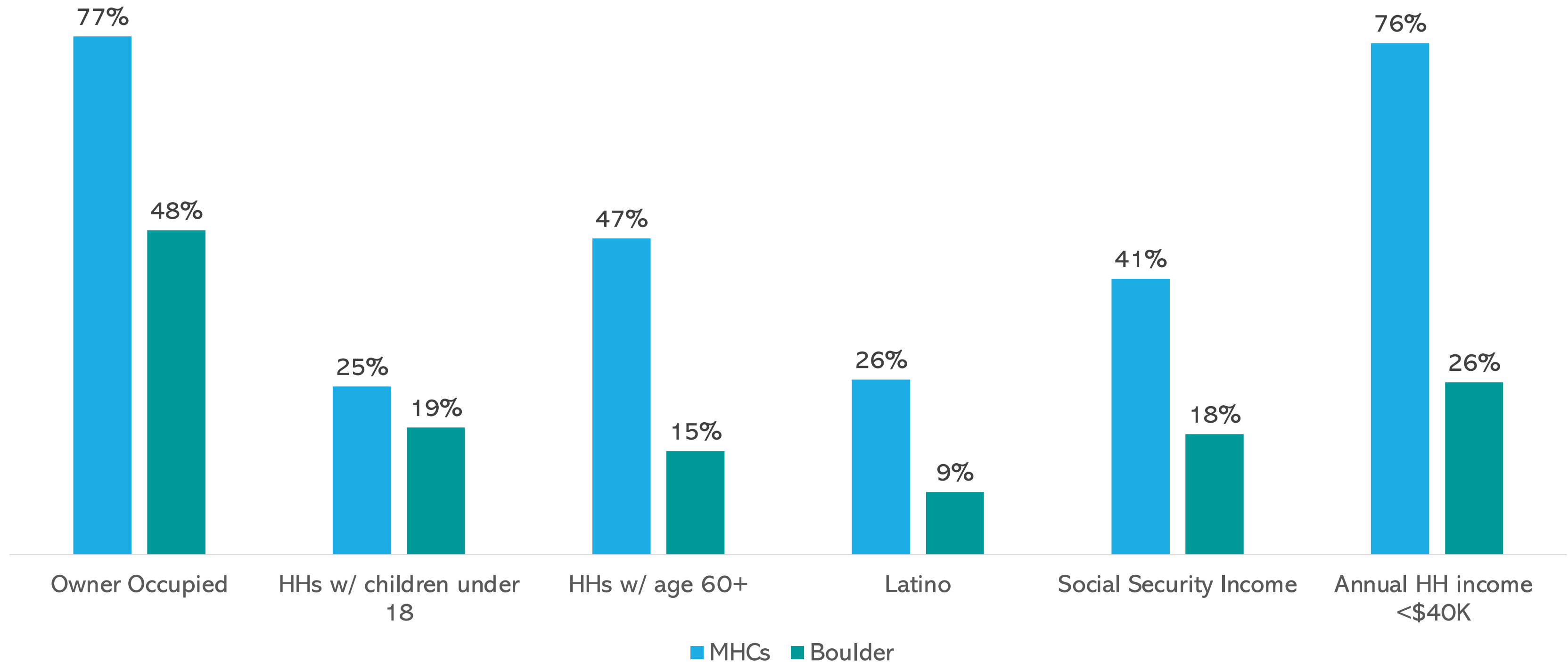
Aging in Place

Downsizing



# MANUFACTURED HOME COMMUNITY SURVEY

(BOULDER AFFORDABLE HOUSING RESEARCH INITIATIVE – BAHRI)



# MANUFACTURED HOUSING PRESERVATION POLICY

## ***7.08 Preservation and Development of Manufactured Housing***

*“...the city and county will **encourage the preservation of existing mobile home parks ...**  
Whenever an existing mobile home park is found to have **health and safety issues**, every  
reasonable effort will be made to **reduce or eliminate the hazard.**”*

### **Preservation Zoning**

Mobile Home (MH) Zone

# CASE STUDY: PONDEROSA MOBILE HOME PARK





2013 Flood

# PONDEROSA RESIDENTS

Roughly **180** residents

**92%** owner-occupied homes

**67%** below 30% AMI

**DIVERSITY** in language, ethnicity, age,  
household composition, ability

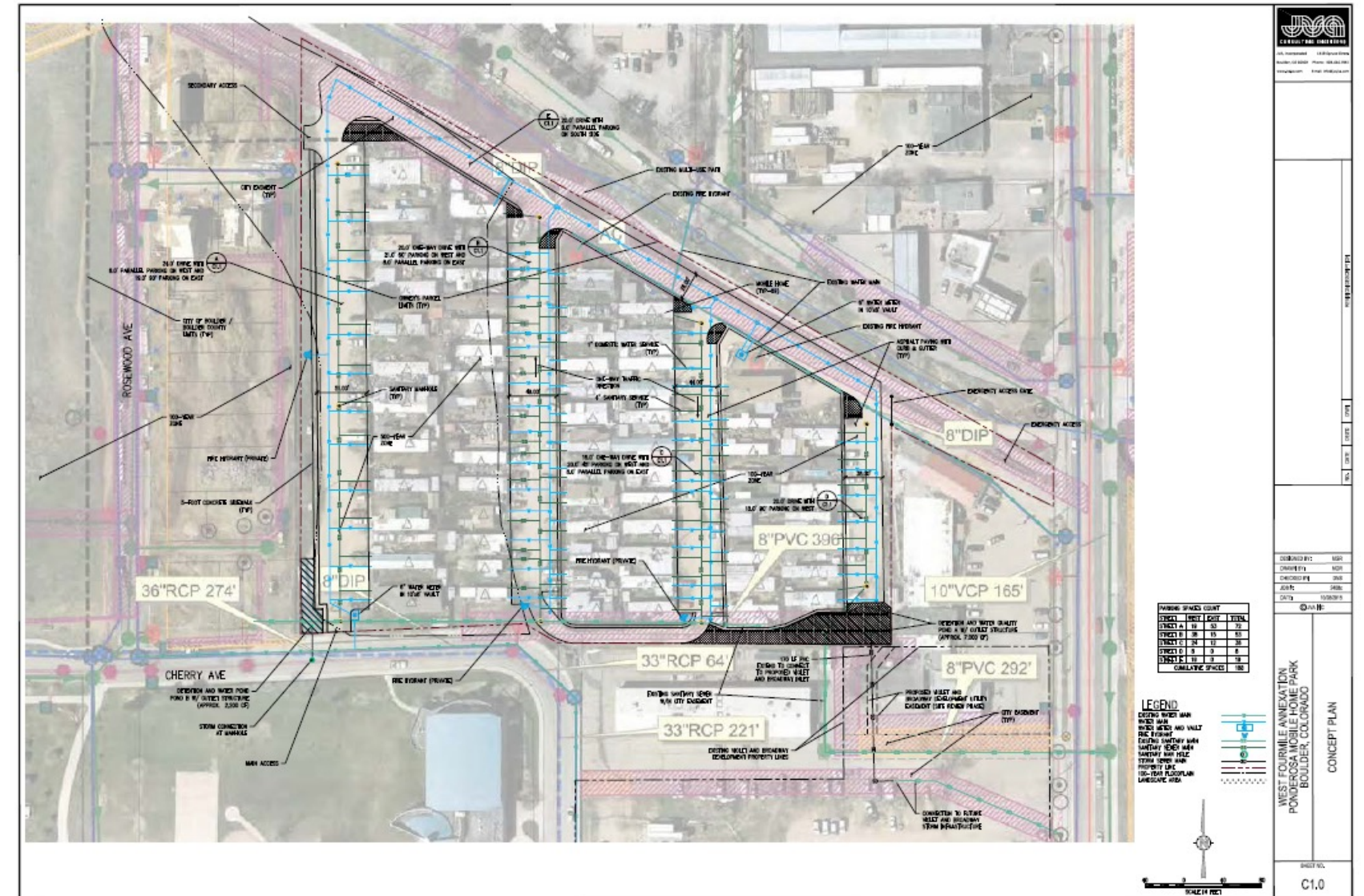


# 2014: CDBG-DR RESILIENCE PLANNING GRANT

## Community Engagement



## Infrastructure Cost Estimate





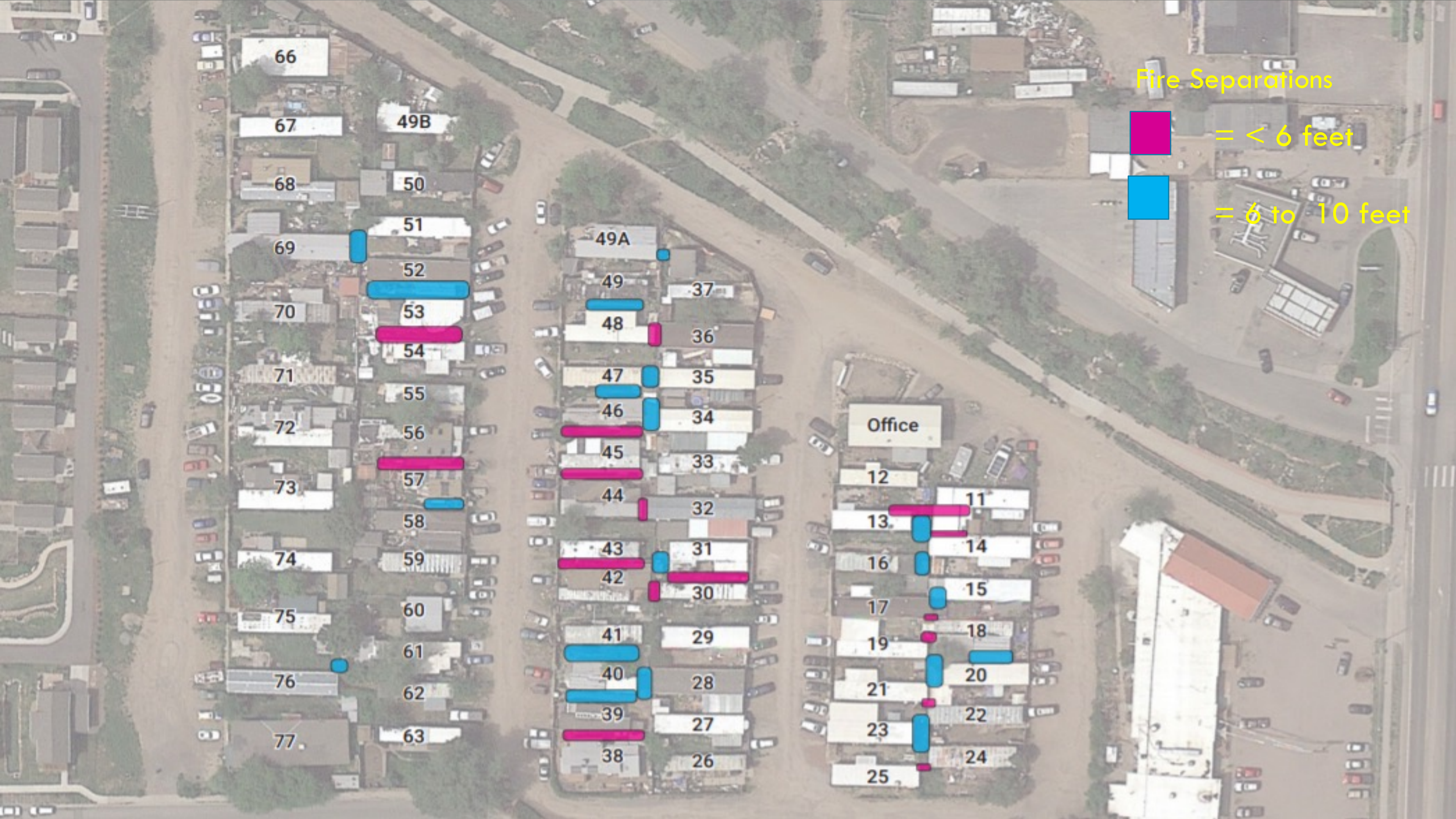
# CITY PURCHASE (2017)

CDBG-Disaster Recovery Funds

## Ponderosa Resolution

- Minimize Displacement
- Work with the Community





Fire Separations

- = < 6 feet
- = 6 to 10 feet

66  
67 49B  
68 50  
69 51  
70 52  
71 53  
72 54  
73 55  
74 56  
75 57  
76 58  
77 59  
60  
61  
62  
63

49A  
49 37  
48 36  
47 35  
46 34  
45 33  
44 32  
43 31  
42 30  
41 29  
40 28  
39 27  
38 26

Office  
12  
13 11  
16 14  
17 15  
19 18  
21 20  
23 22  
25 24

# EXISTING CONDITIONS



6 Houses

59% Open Space

Average Home Size = 900 SF

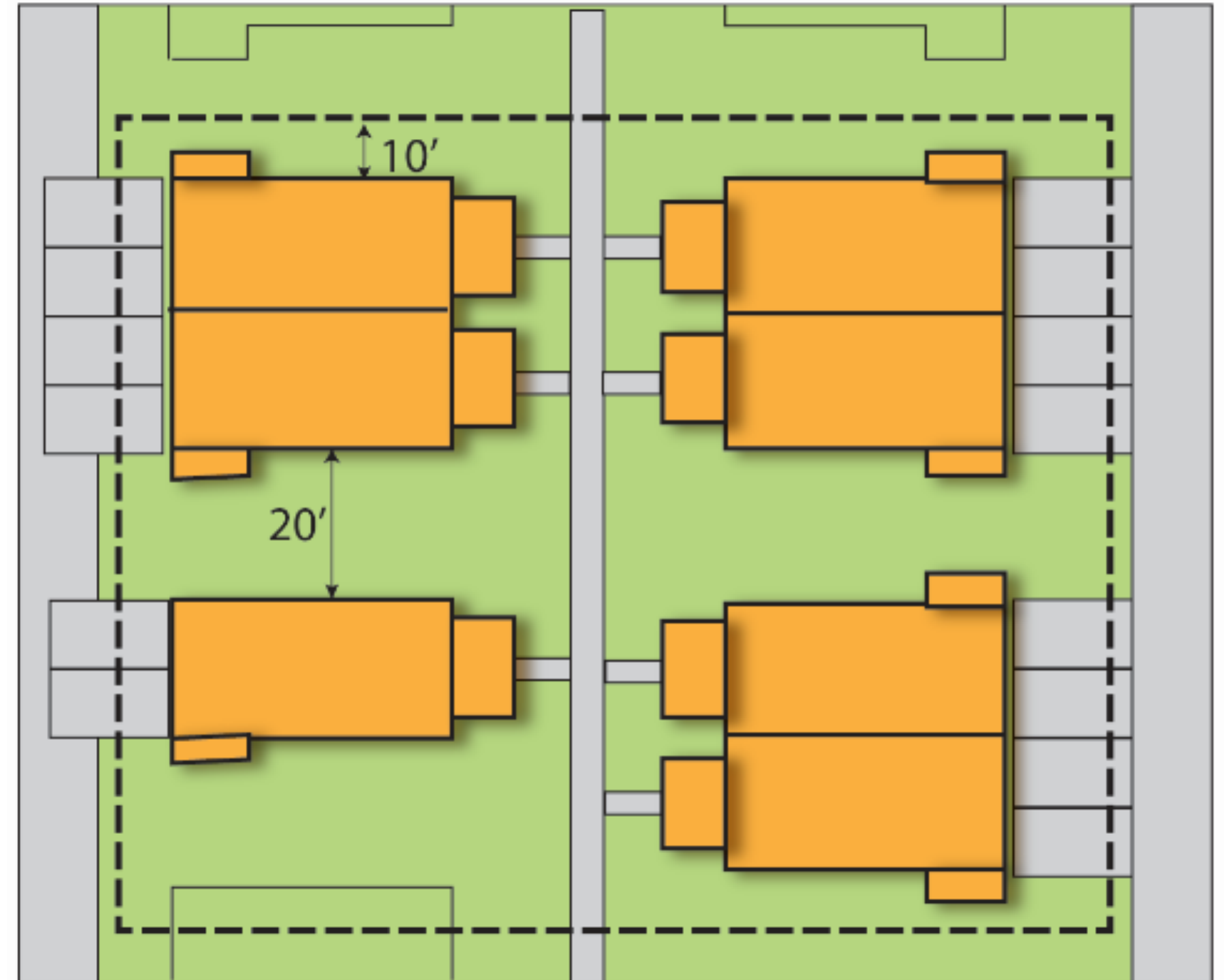
# PATH FORWARD

- 7 Houses
- 68% Open Space
- Average Home Size = 1,200 SF (two-story)
- Maximum 73 homes

Duplexes, single-family homes,  
common parcel

Path to Compliance

Medium-density Residential Zoning



# EXISTING MOBILE HOMES

- ▶ May remain
- ▶ Nonconforming use



# HOME REPLACEMENT OPTIONS

- ▶ Medium-density zoning
- ▶ Modular (less disruption)
- ▶ Similar footprint
- ▶ Fixed foundation



# PHASE I HOUSING

- Phase I: Unimproved western edge
- As home sites open up, there will be more room to build



# PHASE I HOMES

Triplex

Carriage home

Single-story home





# Eventual Site Plan



# INFRASTRUCTURE

Water and sewer in streets

Undergrounded electric

Water quality and detention

Paved streets

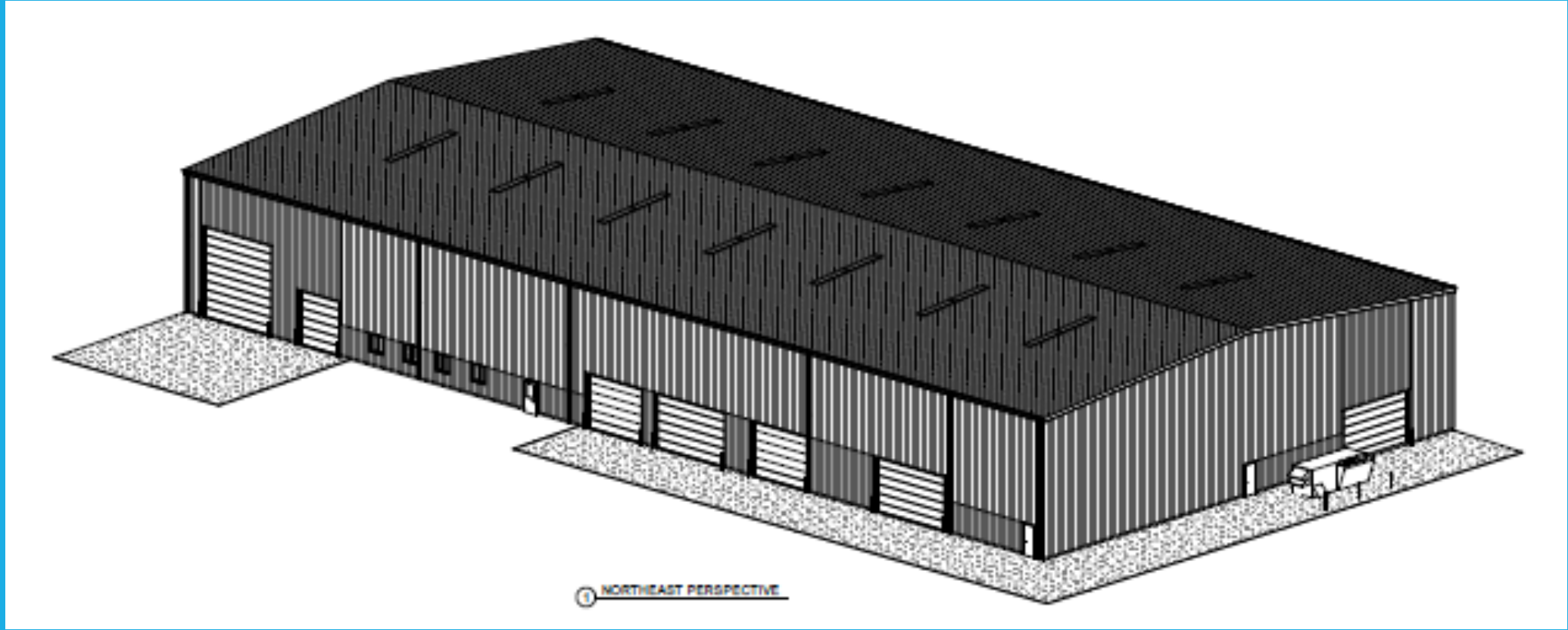
Landscaping, tree canopy

NO natural gas



# Affordable Housing Modular Factory





1 NORTHEAST PERSPECTIVE



# BOULDER VALLEY SCHOOL DISTRICT



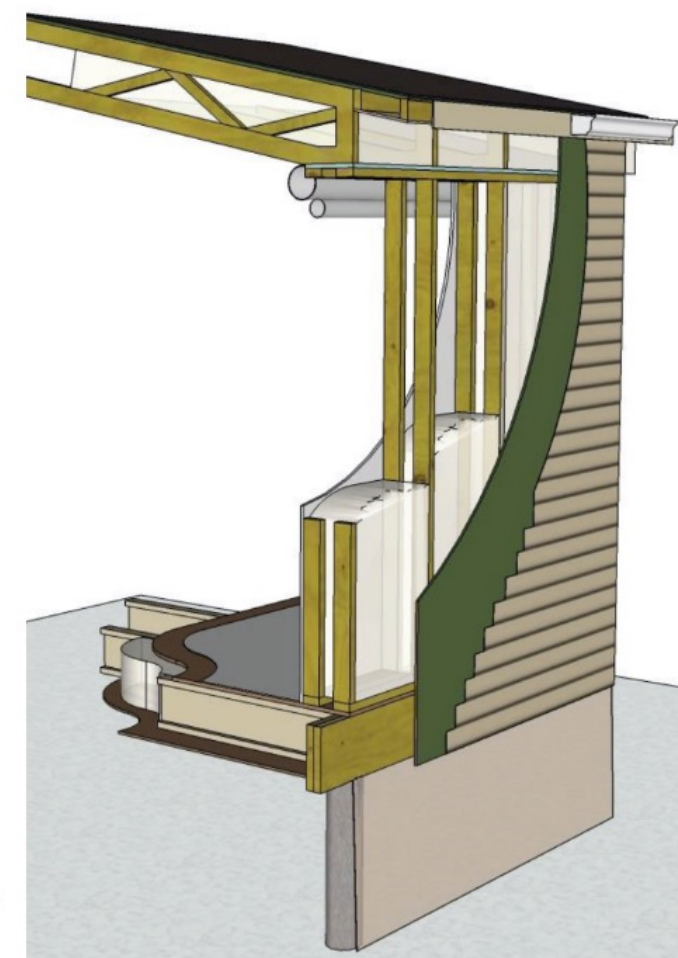
# WHAT IS ZEM?

- All-Electric
  - Heating and Cooling
  - Ultra Efficient Appliances, Lighting and Mechanical
- Thermal Envelope and Air Sealing
- Fair Air Ventilation
- Quality Materials and Construction Practices
- Permanent Foundation
- Modular Construction



FLOOR	R-40
WALLS	R-43
ROOF	R-60

- 14" roof truss
- Airtight ducts inside house
- 1 foot overhang
- 5/8" sheetrock & low-VOC paints
- Double stud walls, 10" cavity
- Formaldehyde-free plywood decking and sheathing
- 9.5" floor system
- Moisture-tight underbelly
- Frost protected foundation



# ZERO ENERGY MODULAR (ZEM) MARKET ANALYSIS

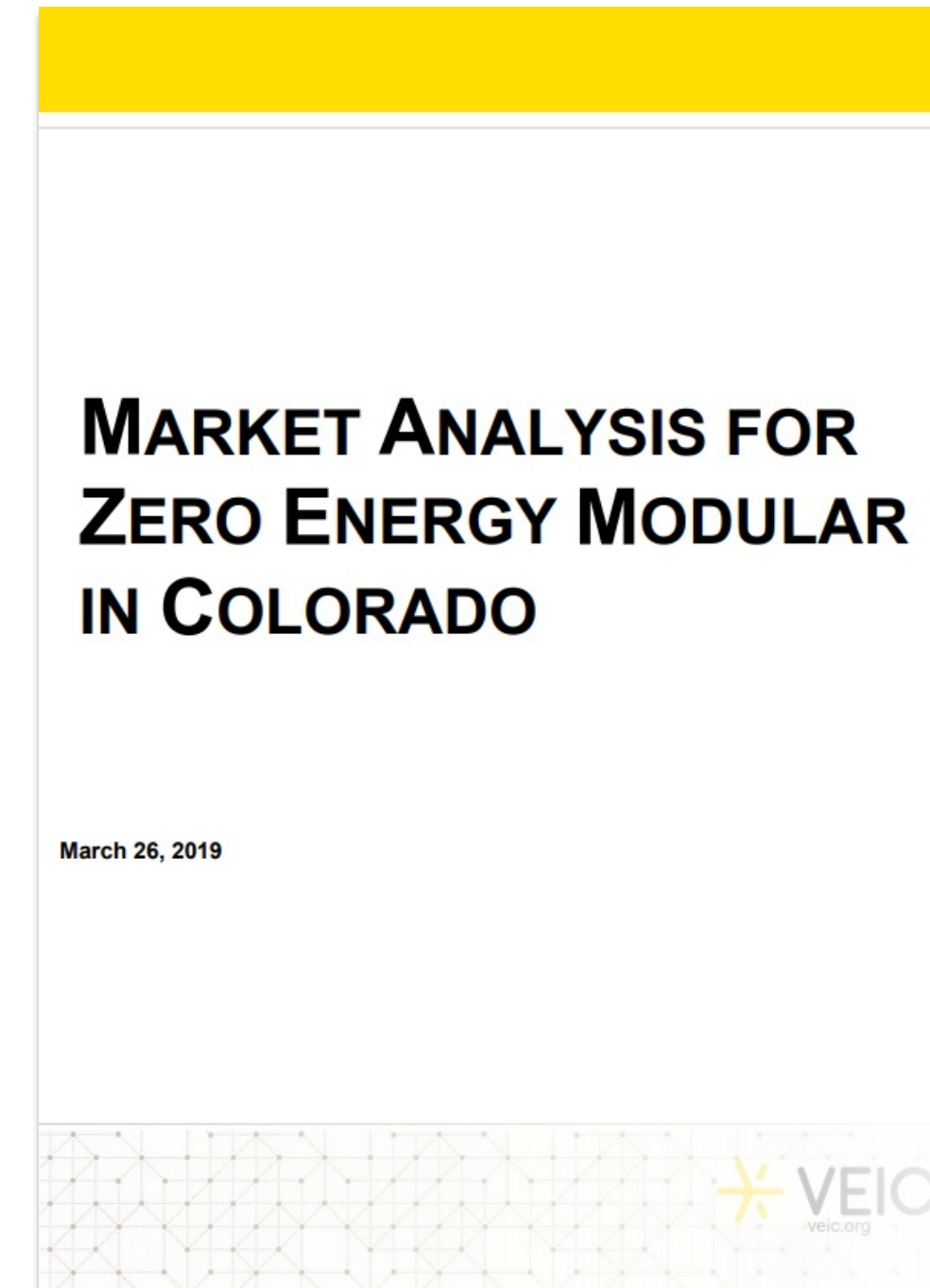
## Lead Agencies:

Colorado Housing Finance Authority  
Energy Outreach Colorado  
City of Boulder  
Colorado Habitat for Humanity

## Purpose:

Assess demand for ZEM Homes in multiple scenarios

- Mobile Home Replacement
- Single Family, Multi Family and Infill
- Production Facility



<https://www.veic.org/resource-library/market-analysis-for-zero-energy-modular-in-colorado>

# WHAT CAN MODULAR BE?



Images Courtesy  
Jason Carter,  
The Mod Coach  
[www.themodcoach.com](http://www.themodcoach.com)





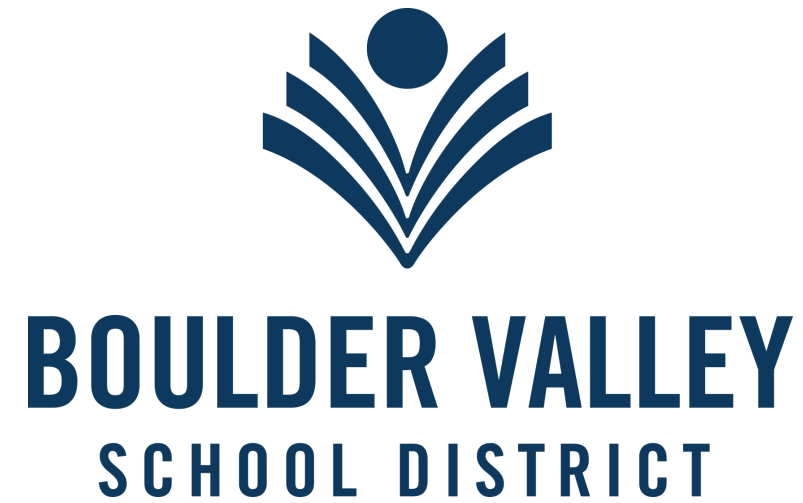




1  
2  
2

1  
2  
6

# PURPOSE OF THE PARTNERSHIP



- Produce much needed affordable housing
  - Serve both Boulder Valley residents and workers (including BVSD staff)
- Provide workforce training for BVSD students
  - Emphasis on Process of Construction
  - Hands on experience with evolving construction industry



# TEC STUDENTS



# ROLES OF PARTNERSHIP

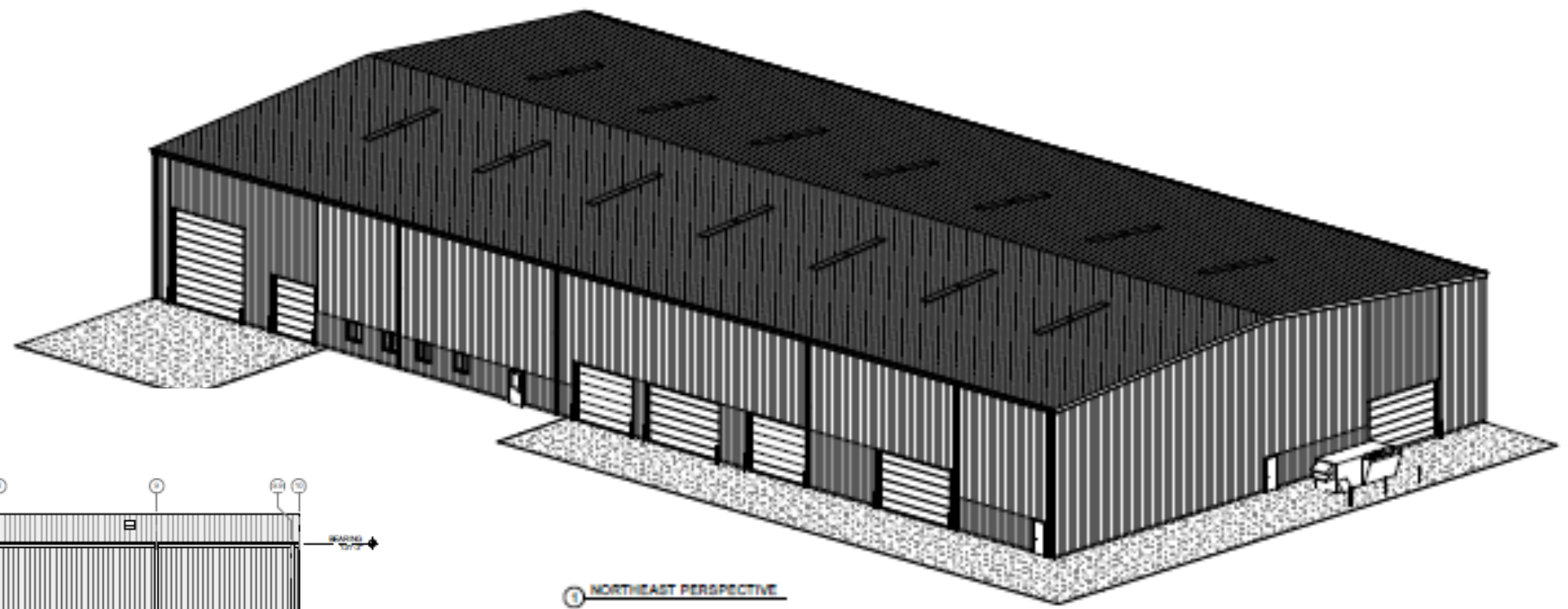
- **City** – provide funding to construct the factory and the tools to equip
- **Flatirons Habitat for Humanity** – manage the facility, procure materials, and provide logistical support of organizing volunteers, homeowners, professional staff and integration of TEC students
- **School District** – provide land on the Educational Resource campus for the construction of the factory at no cost for a period of at least 10 years and use the operation as a teaching facility



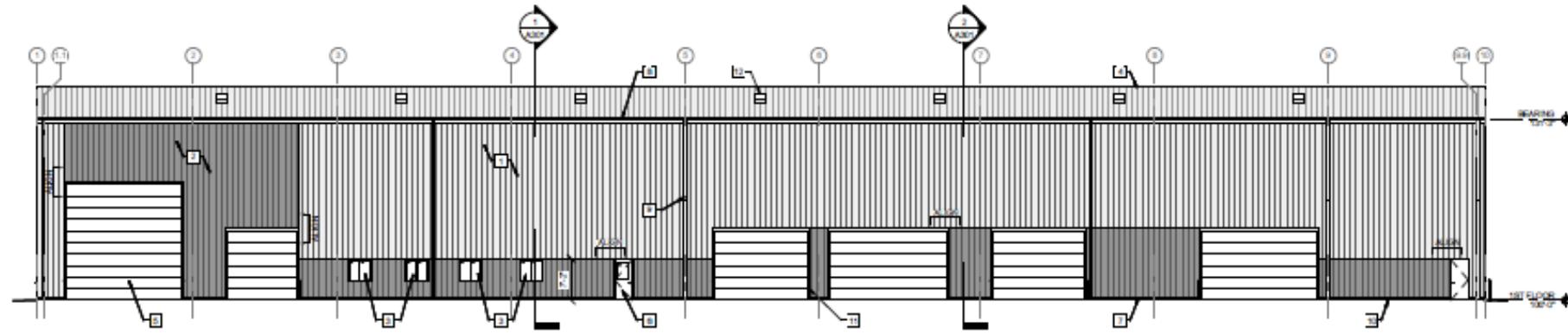
# WHY MODULAR?

- Higher production - capacity to build 50+ homes / year
- Lower cost / higher quality
- Less exposure to weather
- Worker safety
- Less material waste
- Minimizes disruption to the community

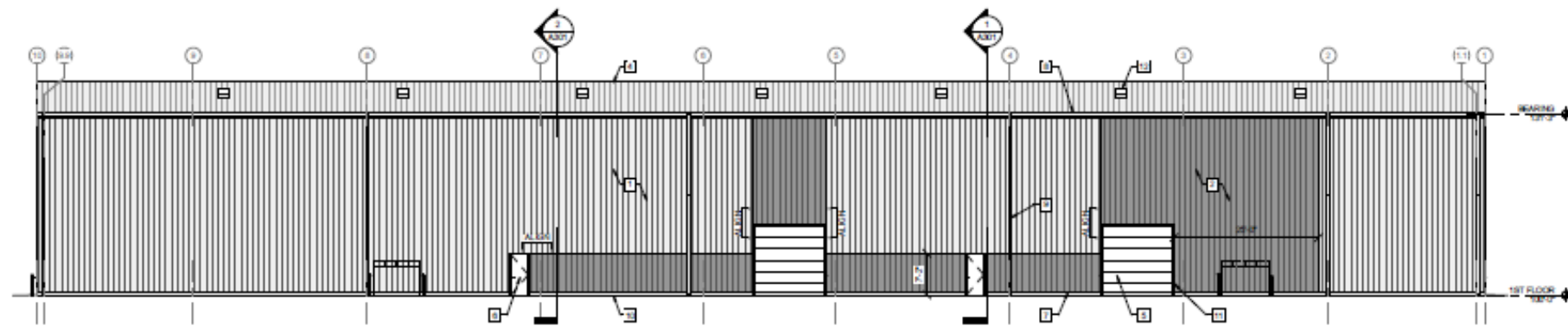
# FACTORY LAYOUT



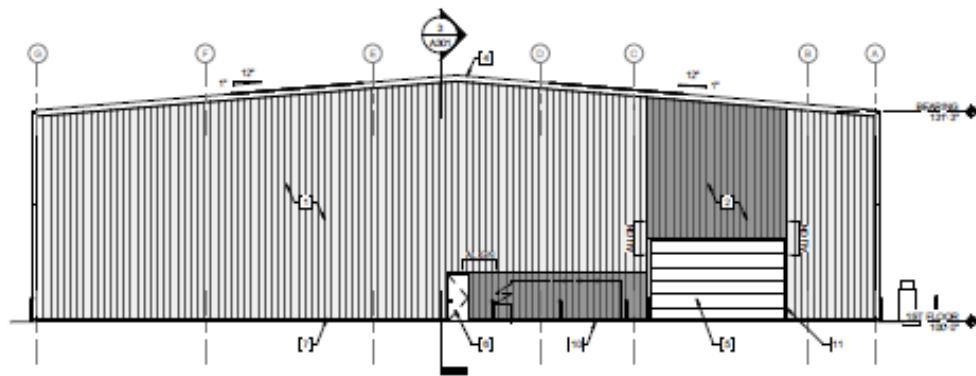
1. NORTHEAST PERSPECTIVE



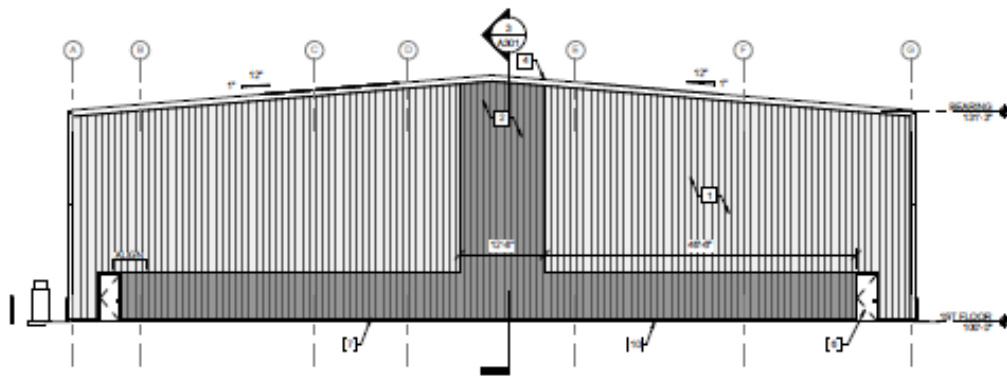
2. EAST ELEVATION  
3/32" = 1'-0"



3. WEST ELEVATION  
3/32" = 1'-0"

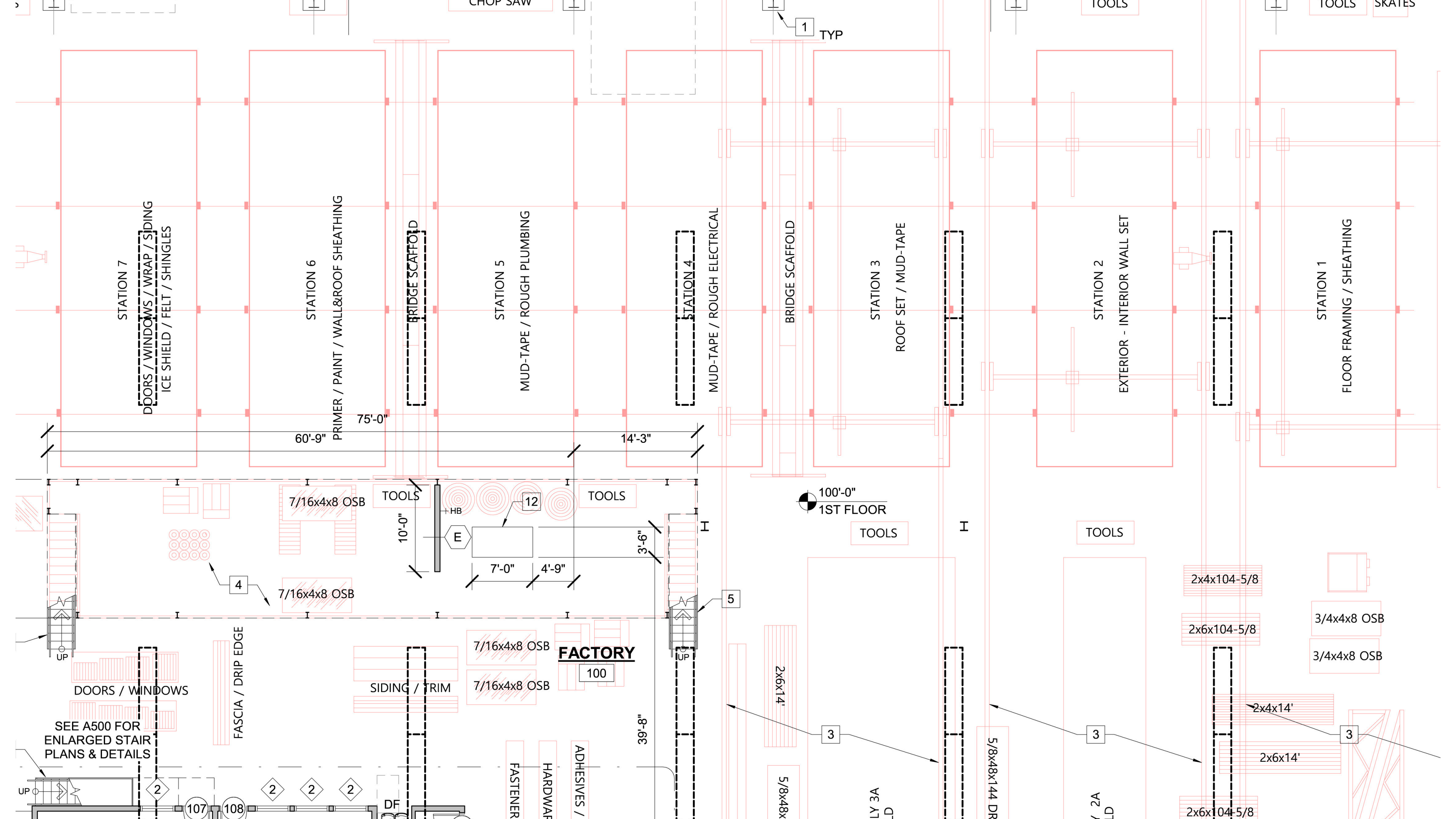


4. NORTH ELEVATION  
3/32" = 1'-0"



5. SOUTH ELEVATION  
3/32" = 1'-0"





# THE FUTURE

- Modular construction gaining momentum
- Wood or steel
- Multifamily / student housing / modular classrooms
- Prepare students for a changing industry



32 story modular apartment building currently under construction; Atlantic Yards B2 Tower, Brooklyn, NY: SHoP Architects



Image Courtesy Jason Carter,  
The Mod Coach [www.themodcoach.com](http://www.themodcoach.com)





# Questions?