

Summary of NW Housing Summit
 October 2, 2018

Funding/Resource Development	Land Sources & Use
Finding GAP funds for projects	Dedication of publicly owned land
Investment: Local Fund	Industrial Zones
Establish a sales tax for housing	Partnership with biz with available land and housing authority
Shift from taxing developers to taxing citizens for affd housing	Allow housing in industrial zones
Get local businesses to finance housing	Federal grant for recycled DPA for ownership
Sales tax to assist in housing	Land Bank for future
Put affordable housing tax on the ballot	Partnership with School Dist
County-wide tax for affordable housing	Reuse/redevelop under-utilized properties
Increase income threshods for downpayment assistance	Old retail areas
Regional housing/transportation/retail sales project consortium	Build affordable housing on previous school district land
\$ to acquire/build	Change formula: development does not pay for itself
Trust Fund	Utilize city/county open space to build workforce housing
Streamline permit process & requirements	Open space (just a little)
A roadmap or decision tree to the finish	Stop buying open space Boulder County
ADU incentives	Stop buying more open space
Allow subdivision of single family lots	County land used for high density housing
Collaborations with banks (foreclosures), developers, govt	Land Trusts
Rehab previously owned homes/apartments	City Land
Prioritize habitat properties	Church Land
Time kills all deals	Repurpose open or proposed open space
Funding	Scaling solutions
Financing	Expand in-between
	Address affordable units reach end of affordabiltiy term

Regulation	Political Will/Advocacy
Condos as viable options	Work more closely with biz to reach real solutions
Relax some of the regs just a little bit to get more creative	Open area 3?
Regulation reform	Political will to tax/subsidize
Decrease min. lot sizes	Strong community leadership: beyond the recognition that the
Insurance coverage for construction defects	Involve legislators
Incentivizing outcomes with land use/zoning tools	Expand our view of acceptable housing types
Regulatory expedition	Show more housing options: densidty
Legislative change with respect to damages: const defect	Political will
Construction defect litigation	Lessen barrier to accepting affordable: NIMBY
Simplify regulatory process	Education about affordable housing
Create a housing czar: someone to own the issue	Affodability into all projects
Local regulations	Public/Private partnership facilitiation
Less regulation	Build more community will

Height & Density	Education/Communication: What is Housing
Political will to lessen burden and loosen restrictions	Change public perception: marketing
Drop the height limit moratorium in Boulder to add another fl	Value affordable housing like we value open space
Incentives to add desnity and encourage office on main	Value affordable housing as part of our infrastructure
Build dense walkable communities	Know your neighbor movement
Increase height allowances on all multi-family construx	Better understanding of the who
Allowing more desnity in appropriate areas	Defined regional plan detail
Create incentives to encourage more density	Community education
Higher density in areas that can sustain it	Improved communication/partnerships between public/privat
Density as a means to achieve affordable	Improved communication (developer/town/community)
Adjust zoning to allow more density (strategically)	Education/outreach to change thinking
Height	
Zoning	
Height	

Process	Transit Oriented Development
Improve PD/FDP Process. Better Communication	Building communities with better transport options
Fast track review of workforce housing projects	Better transportation options to get peopler to areas where supply is
Streamlined process for Afford Housing	RTD Lightrail to Longmont
More efficient, streamlined develop process	Transit Oriented
Streamline approvals - less cost that is passed on	Parking
Broader regulatory landscape	Focus o better transportation systems
Expedite review process for affd housing projects	Identify oversupply low value land on transit corridors
	Redevelop along transportation hubs
	RTD/TOD
	Transportation / Transit

Innovation	Incentives
Can't buy our way out: need new ideas	Give more positive incentives to developers: new const
Create communities: co housing	Developer incentives for affordable products
Create city housing fund that will buy/refurbish homes to become affordable stock	Fast track, fees waived, tax incentives for market too
Expand Job work with housing	Easier build process
Employer assisted options	Target incomes defined
Create mixed use village/neighborhood centers in single family zone districts	
Develop metric to measure impact of summit: winners keep score	
Create Boulder County Developer Task Force to create solutions to build	

1st Time Home Owners	Senior Housing
\$ for 1st Time Home Buyer Program	Land/Housing Trust: seniors donate permanently affordable houses
Housing down payment assistance	More senior communal living
Low rate loans to help people afford market rate homes	Prepare for aging populations by housing types
	Tap capacity of homes of those aging in place
	Senior Housing

