

BOULDER COUNTY
HOUSING
AUTHORITY

**Affordable Living – Can it be done in Boulder County?
The Housing Puzzle.**

**Prepared for the Lafayette City Council
November 17, 2015**

What We Know

- Boulder County is in an affordable housing crisis
- Communities across the county are experiencing rising housing costs, with median home values and average rents increasing rapidly in recent years
- High costs are exacerbated by extremely low vacancy rates



Boulder County Median Home Values Increase Since 2010

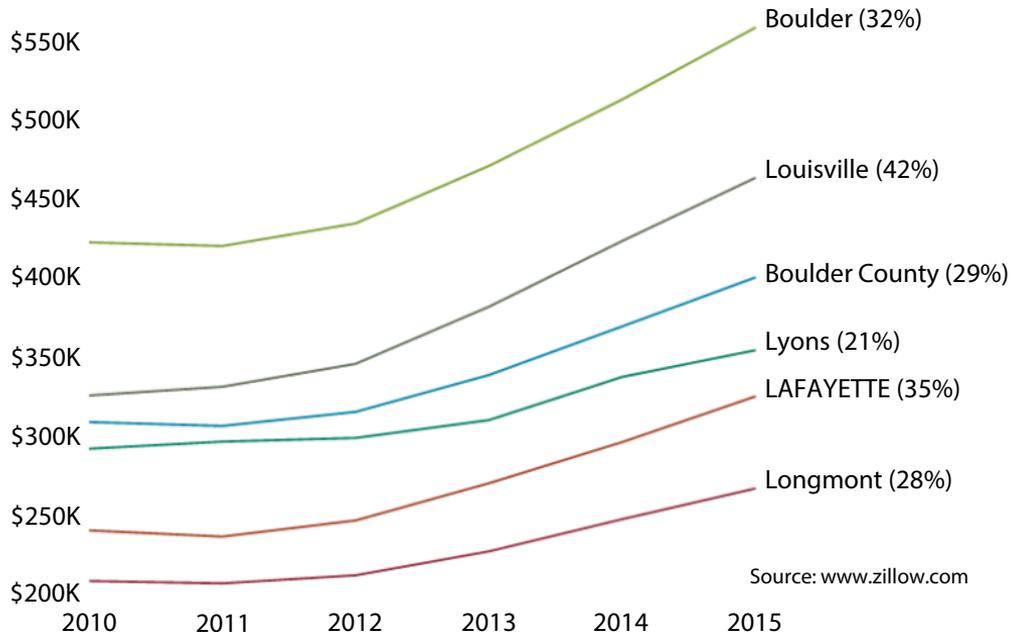
60%

Boulder County
Housing Stock Valued at
Greater than \$300,000

29%

Increase in Boulder County
Median Home Values
from 2010-2015

Boulder County Median Home Values Increase Since 2010



Boulder County Average Rents Increase Since 2011

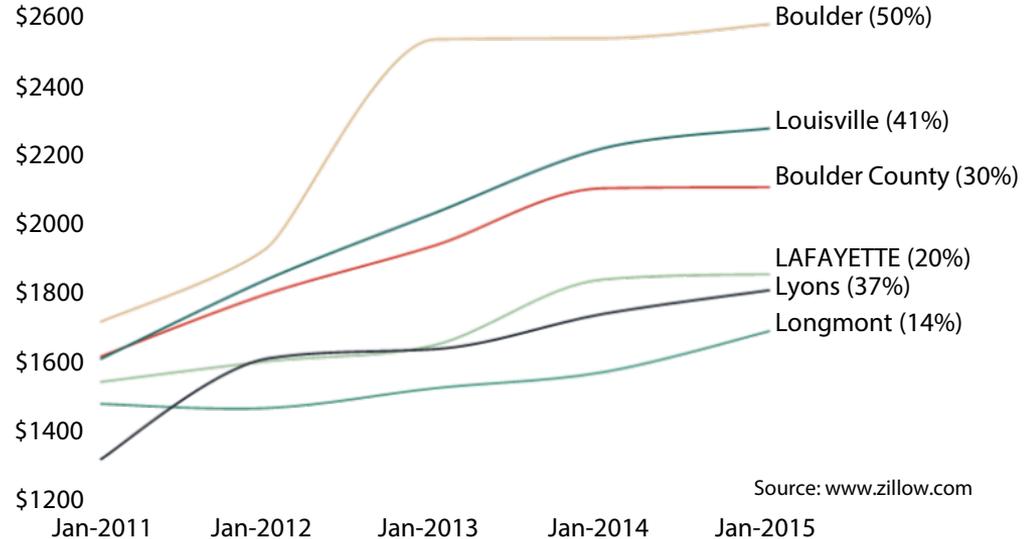
37%

Percent of Boulder County
Population Renting

30%

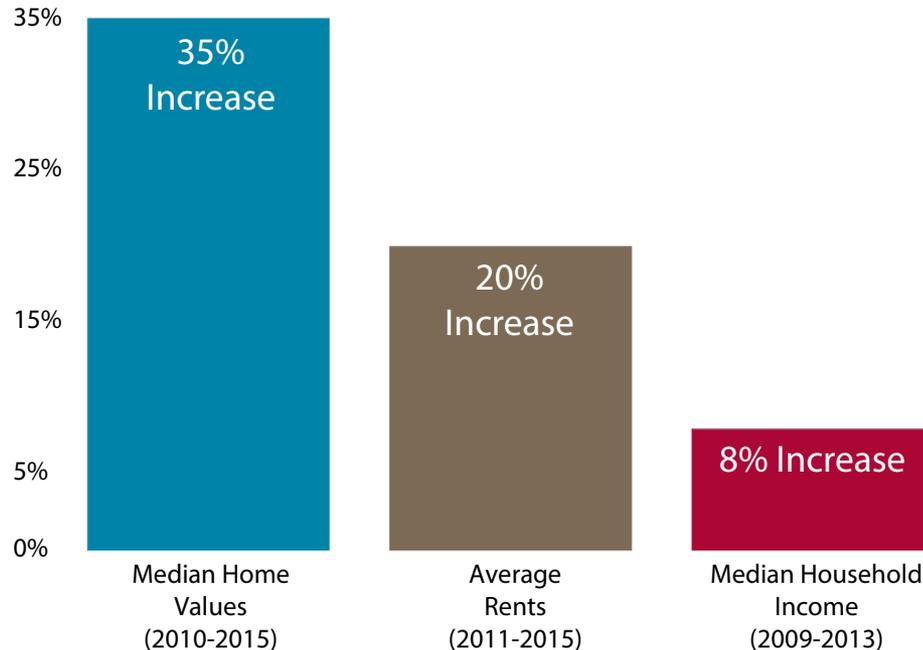
Increase in Boulder County
Average Rents
from 2011-2015

**Boulder County Average Rents
Increase Since 2011**



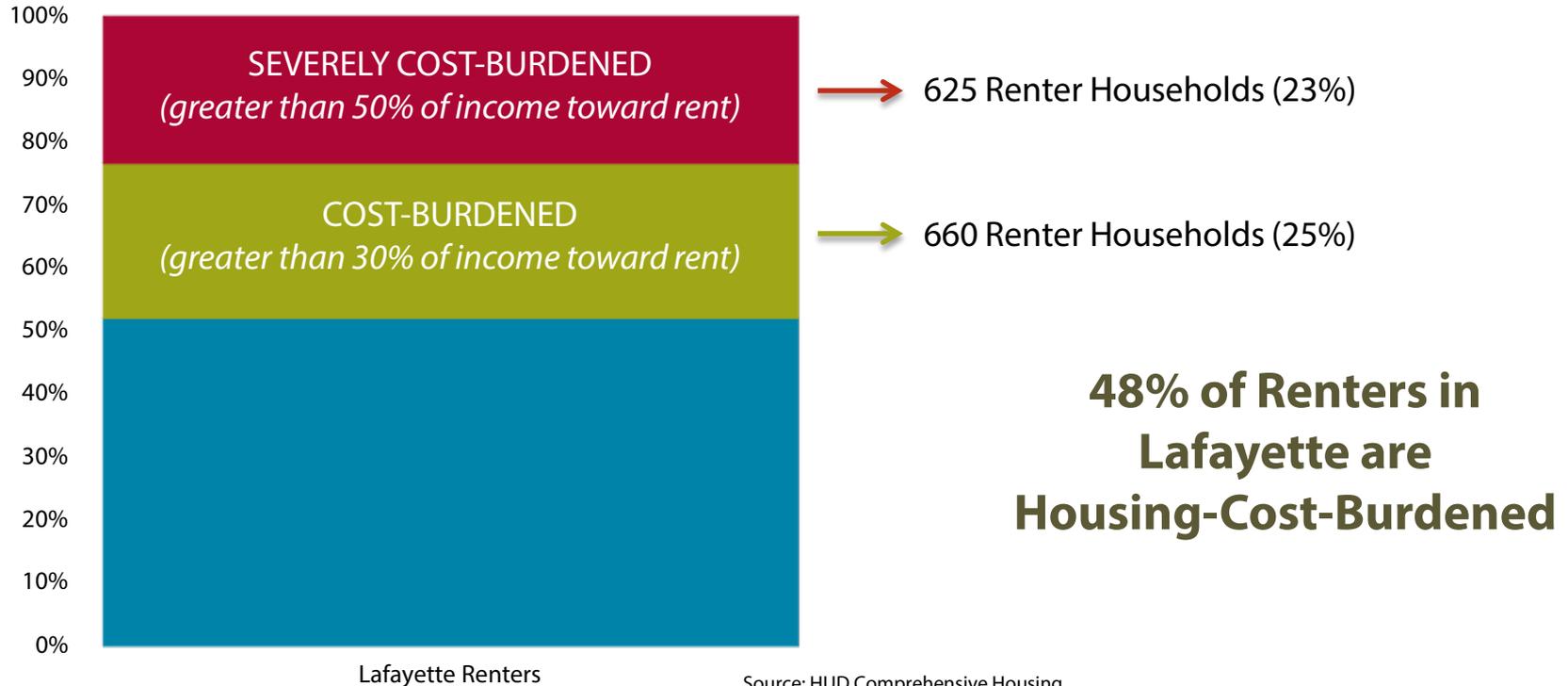
Lafayette Housing Costs Outpacing Income Gains

Growth in Housing Costs vs. Growth in Income City of Lafayette



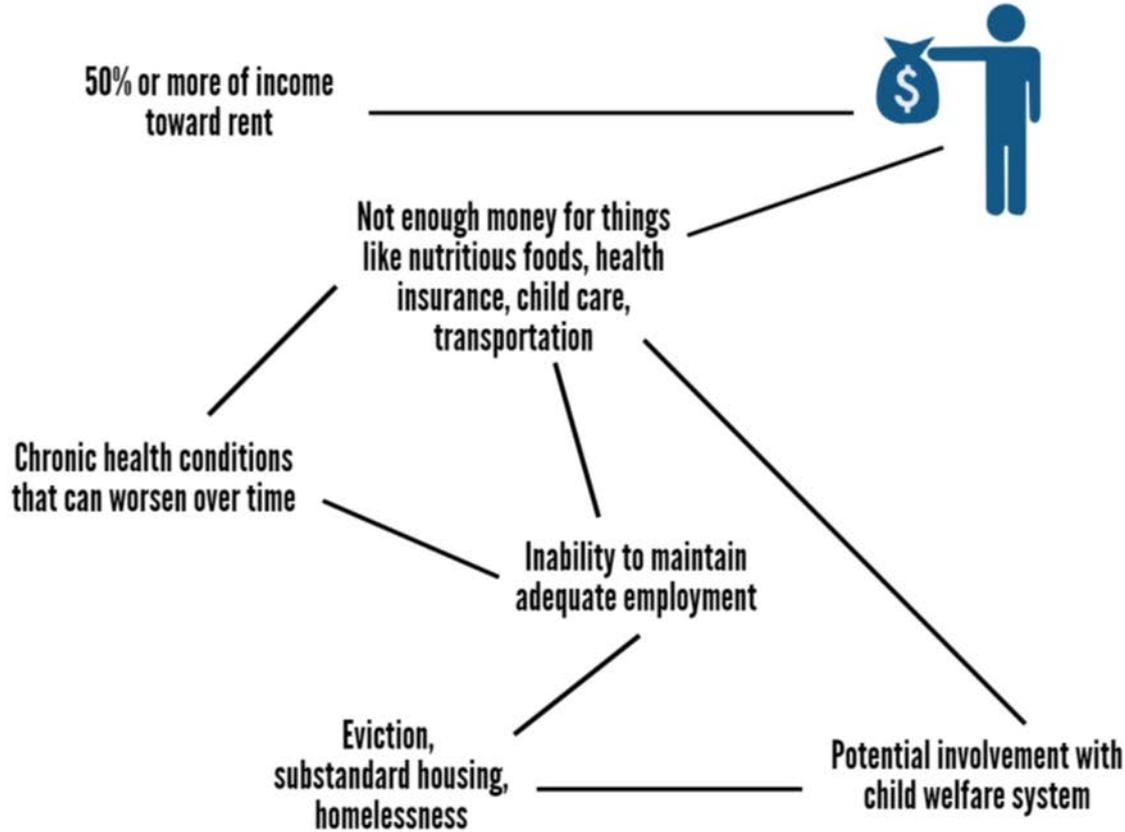
Sources: Census data; Zillow.com
(most recent data available)

Cost-Burdened Renters in Lafayette



Source: HUD Comprehensive Housing
Affordability Strategy (CHAS) data

Deeper Crisis = More Costly Interventions



Cost-Burdened Renters and the Path to Crisis

Income Need to Afford Rental Housing in Boulder County

What it takes to afford rental housing in Boulder County:

*Estimated Mean Renter
Wage = \$15.75/hour



Size	Fair Market Rent	Annual Income Needed to Afford	Work Hours/Week @ Mean Renter Wage*
0 BR	\$857	\$34,280	42
1 BR	\$996	\$39,840	49
2 BR	\$1,232	\$49,280	60
3 BR	\$1,815	\$72,600	89
4 BR	\$2,157	\$86,280	105

Estimated Median Income for Renters in Boulder County: \$37,789

Source: National Low Income Housing Coalition

Social Determinants of Health & Pillars of Family Stability



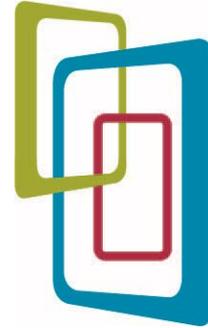
Introduction to BCHA

Who do we serve?

- Working Families
- People with Disabilities
- Elderly
- Self Sufficiency Clients

What incomes qualify for affordable housing?

- Our housing is available to those earning below 60% AMI
- A four-person household at 60% AMI earns \$61,000 / year



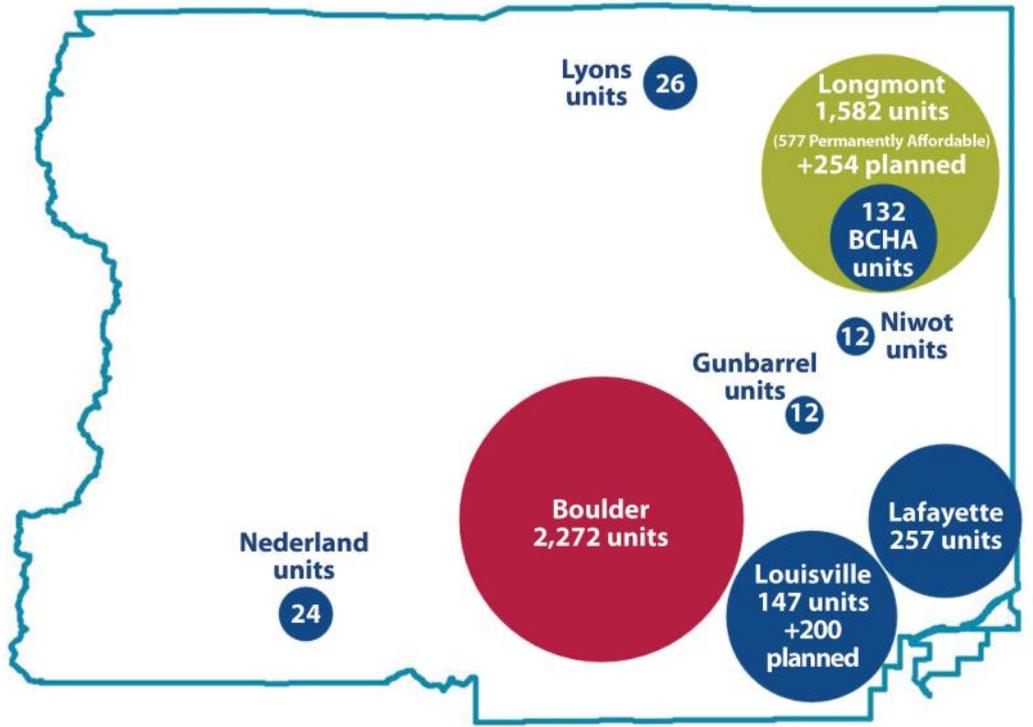
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BCHA Programs

- Development
- Weatherization
- Vouchers
- Rental housing
- Flood recovery





- Boulder County Housing Authority (BCHA)
- Boulder Housing Partners and Thistle Communities
- Longmont Housing Authority and Thistle Communities

BCHA owns and manages 611 affordable homes in 7 Boulder County communities.

BCHA Additions to the Housing Continuum

2012	2013	2014	Coming soon	Total NEW Resources
84 units 55 vouchers	23 acres	72 units 35 vouchers	200 units	356 units 90 vouchers

Since 2012, we've expanded our housing continuum to serve **446** additional households, and increased the funding stability of our Rapid Rehousing Programs.

BCHA's Recent Investments in Lafayette: Josephine Commons & Aspinwall



BCHA's Recent Investments in Lafayette: Aspinwall



BCHA's Recent Investments in Lafayette: Josephine Commons (55 and older)



Who We Housed

Prior City/State of Residence		
<i>Boulder County</i>	57	79%
• Boulder	1	
• Lafayette	22	
• Longmont	19	
• Louisville	4	
• Lyons	1	
• Superior	10	
<i>Front Range</i>	8	11%
• Broomfield	2	
• Erie	3	
• Northglenn	2	
• Westminster	1	
<i>Out of State</i>	4	6%
<i>Homeless</i>	3	4%

Number of Children	146
Number of Seniors	68
Households including a person w/disability	29

High Demand for Affordable Housing Options

Program or Property	Location	Current Demand	Estimated Wait
Housing Choice Vouchers	All	1,025 households (pre-lottery)	41 years
Family Self-Sufficiency program	Longmont, Lafayette, Louisville	40 households	9-12 months
Aspinwall	Lafayette	44 households	2 years
Josephine Commons (housing for ages 55+)	Lafayette	89 households	7 years
Prime Haven (housing for disabled / ages 62+)	Nederland	111 households	Greater than 111 years
Walter Self (housing for disabled / ages 62+)	Lyons	140 households	Greater than 140 years
Kestrel (interest list)	Louisville	246 households	Opens 2017
Gunbarrel (interest list)	Gunbarrel	97 households	Opens 2020 (?)

Current Efforts



BCHA's Current Development Work

Kestrel

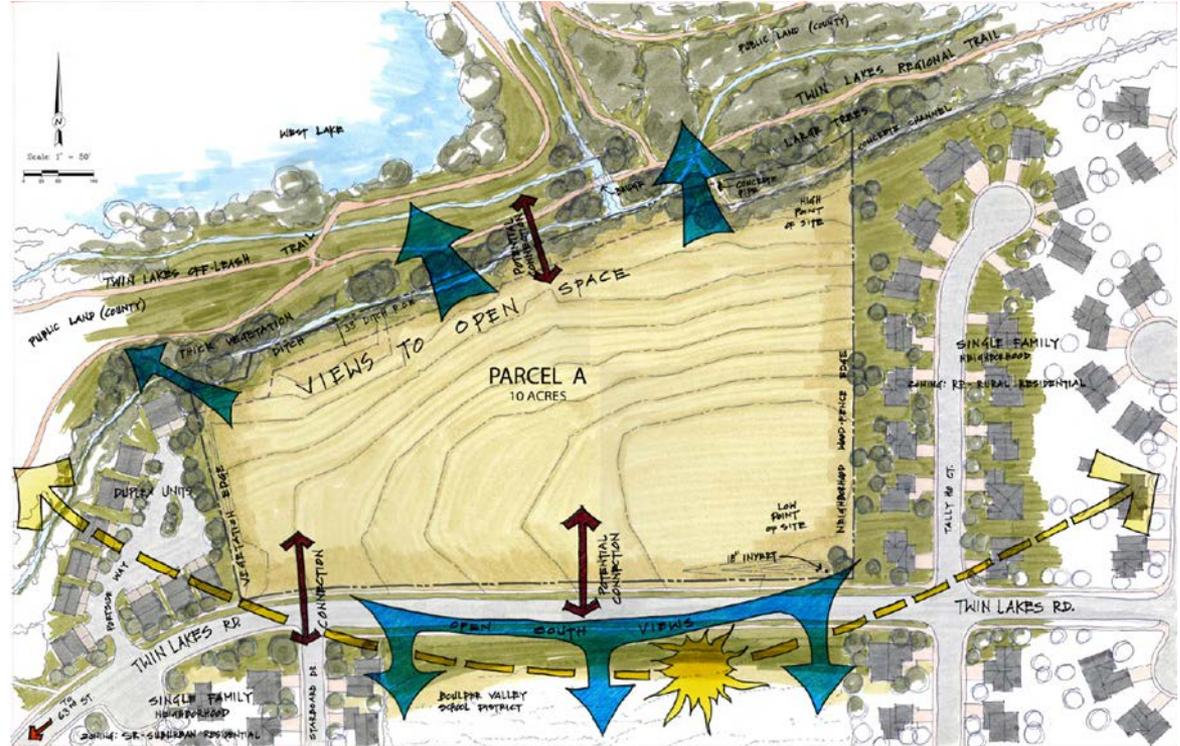
- Louisville
- 200 new units
 - 129 family units
 - 71 units for age 55+
- Scheduled to open in 2017



BCHA's Current Development Work

Twin Lakes Site

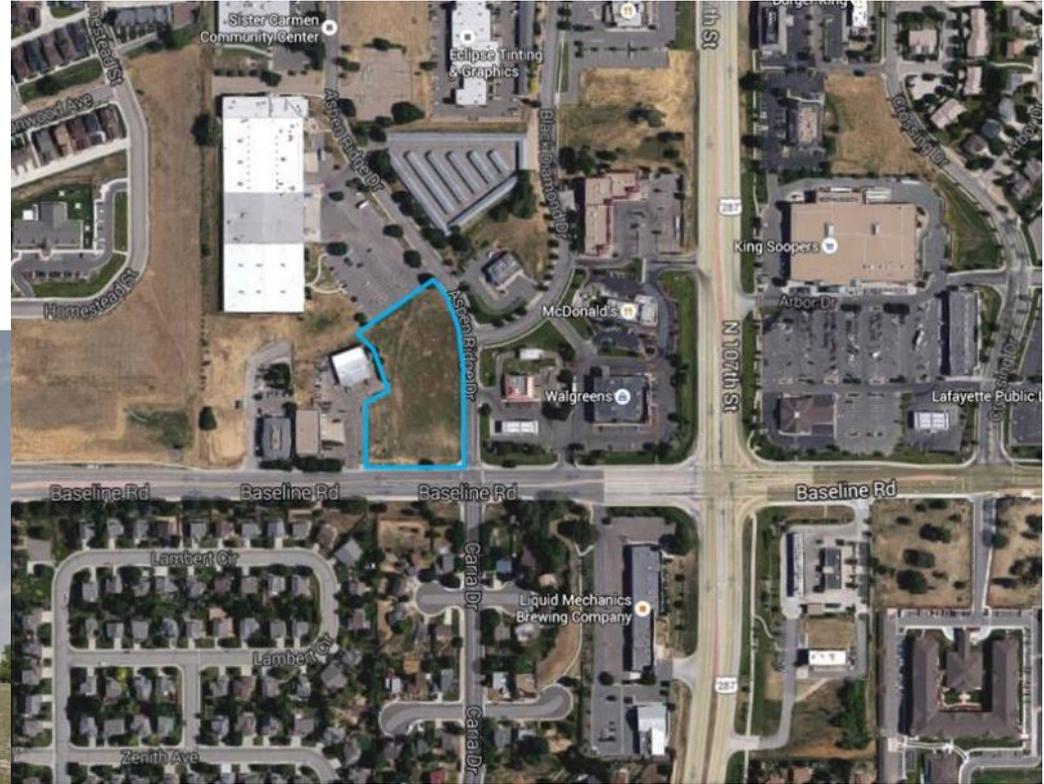
- Gunbarrel
- Initial planning stages
- 60-120 homes
- Developed by 2020



BCHA's Current Development Work

Recent acquisition in Lafayette

- 2.09 acre land donation from Tom Day



Affordable Housing: Barriers and Tools



Solving the High Cost of Development in Boulder County

Costly and time-intensive to develop

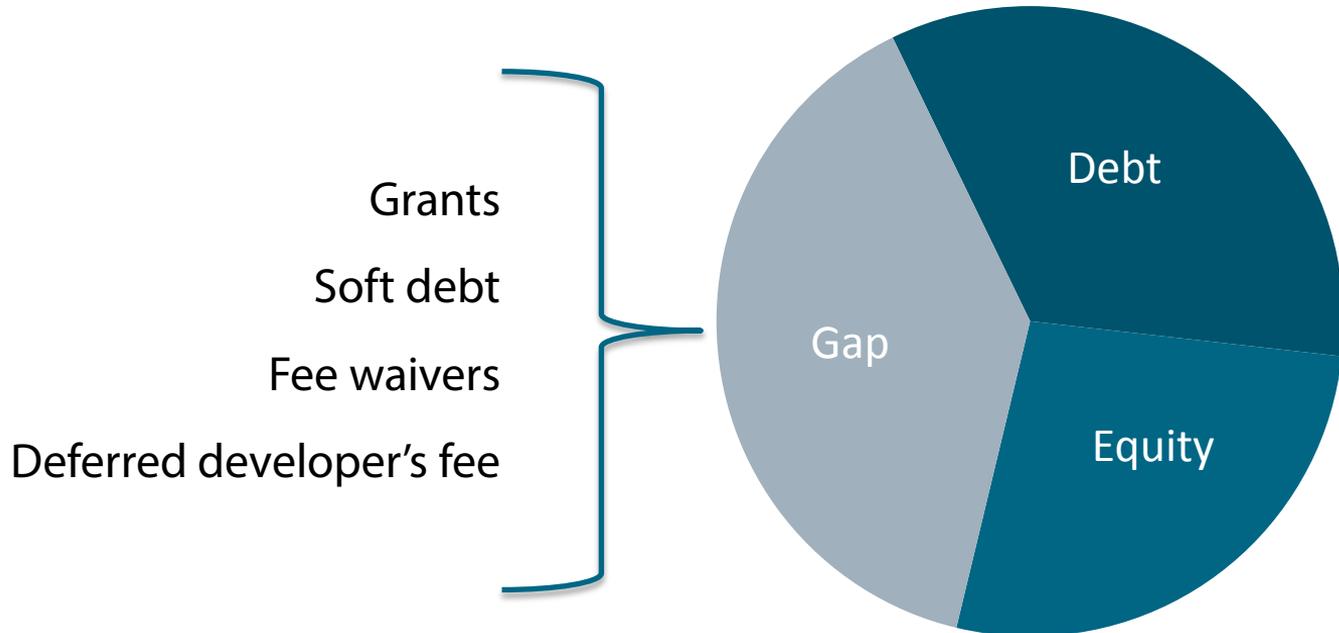
- Entitlements
 - Long-process that can be very unpredictable
- Construction costs
 - Currently experiencing 0.5% / month cost increases
- Competition for limited resources

Kestrel Case Study

- Financing stars align
 - CDBG-DR funds
 - State LIHTC
 - Strong equity market
- Ability to build “two projects in one”
 - Family & Senior
 - Only way to pay for significant public infrastructure

Solving the High Cost of Development in Boulder County

What does it take to fill the financing gap?



Public Engagement: It Works!

“Connect the City’s street network for continuity.”

“We really like community gardens.”

“Calm the traffic.”

“I want a walkable neighborhood.”

“It’s hard to find a handicap accessible home in my community.”



“Provide regional trail connections.”

“Add commercial land uses to the program.”

“We want more one-bedroom units.”

“Provide smaller scale buildings.”

“I need lower rent, I cannot afford to stay in my community at my current rent.”

Affordable Housing: What We're Doing

Land banking

- BCHA has purchased two parcels since 2013
 - Kestrel
 - Twin Lakes Road
- We're actively looking for additional parcels

Regional Planning

- Coordinate with housing providers and local governments
- The need is County-wide and beyond
- 2016: Reinvigorating strategic goals and strategies

Public Engagement

- We've hosted over 15 community meetings for Kestrel
- OurBoulderCounty.org
- Focus on the community need and dispelling myths

Looking Ahead: New BCHA Strategic Goals

- Set a new target... 500 more units by 2021?
- Set goals regarding physical units, voucher supports, workforce housing, deeper vulnerability, and geographic diversity
- Land bank!
- Use existing systems and data to strengthen regional planning and coordination
- Strengthen outreach and public engagement

What Tools can City of Lafayette use to Address Affordable Housing Crisis?

1. Set a goal – number of units or percentage of housing inventory
2. Bring resources
 - Fee waiver supports and investments, such as JC and Aspinwall essential
 - Commercial linkage fee currently be considered – excellent!
3. It is all about the land (use)
 - Look at existing land inventory – does the City own any suitable parcels?
 - Could affordable housing be incentivized through tweaks or wholesale changes to zoning?
4. Take inspiration from other communities
5. Partner – Housing Authority, non-profits, and for-profits have a role in the solutions

Questions?



Affordable Housing: Who is Eligible?

Some example household scenarios:

Household	Example Livelihood	Household Size	Annual Income	% AMI	Unit Size	Rent (w/ utilities)
Disabled senior	Living on Social Security	1	\$20,190	30%	1 BR	\$557/mo.
Single parent, one child	Restaurant worker earning \$14/hour	2	\$30,760	40%	2 BR	\$892/mo.
Single parent, two children	Teacher (SVVSD)	3	\$43,250	50%	2 BR	\$1,115/mo.
Family of four	Sheriff's Deputy and stay-at-home parent	4	\$57,660	60%	3 BR	\$1,546/mo.

Affordable Housing: Flat vs. Subsidized Rents

Flat Rents

- Example: Low-Income Housing Tax Credit (LIHTC)
- Lower than market-rate rent
- Stable over time
- Resident must income-qualify

Subsidized Rents

- Example: Housing Choice Voucher (Section 8)
- 30% of income towards rent
- Tenant portion of rent fluctuates with income

Affordable Housing: Realities

- If done thoughtfully, affordable housing can preserve surrounding property values
- The market cannot fill this need
- Affordable housing is for current members of our community
- Constructive public engagement makes development better