



BOULDER COUNTY
HOUSING
AUTHORITY

The Affordable Housing Puzzle in Boulder County

**Prepared for the 10 Year Board
November 13, 2015**

What We Know

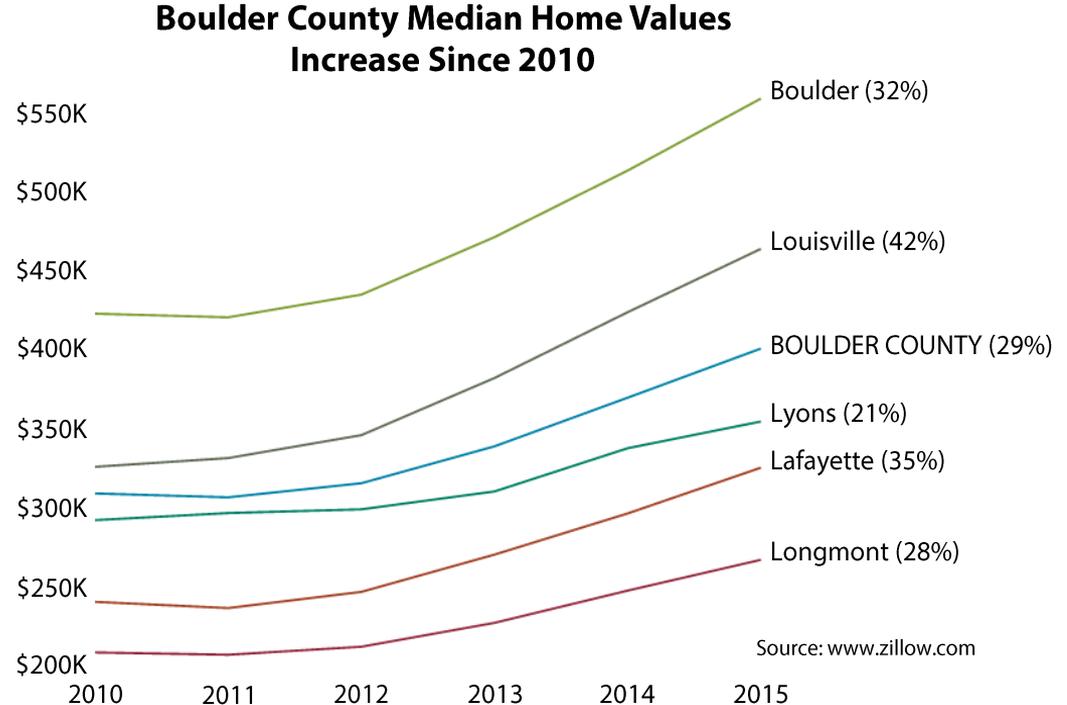
- Boulder County is in an affordable housing crisis
- Communities across the county are experiencing rising housing costs, with median home values and average rents increasing rapidly in recent years
- High costs are exacerbated by extremely low vacancy rates



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



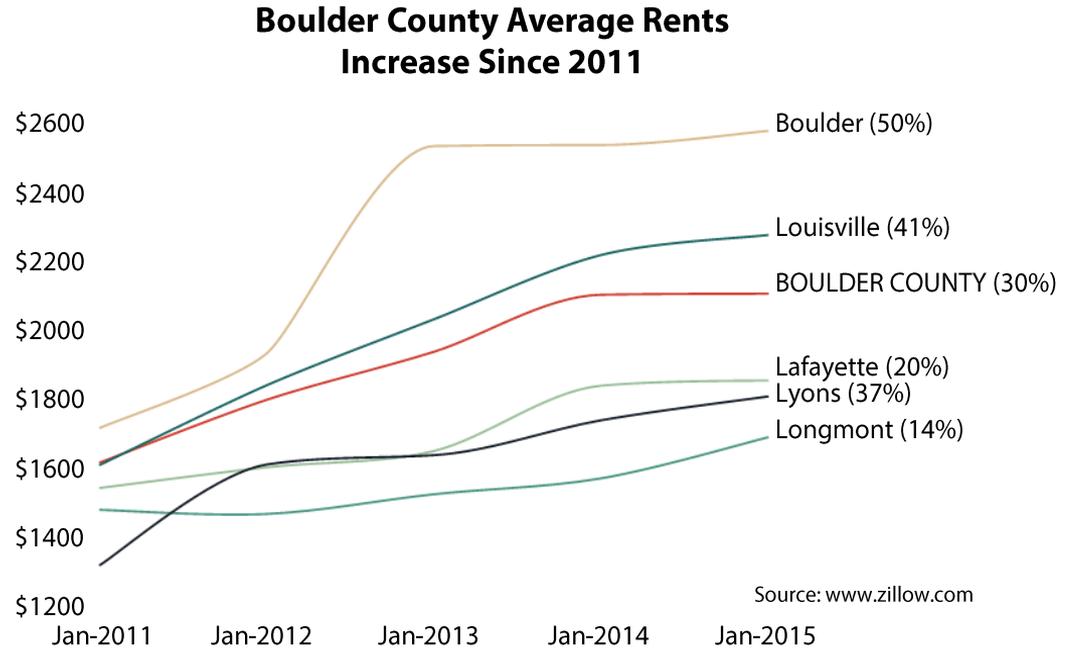
Boulder County Average Rents Increase Since 2011

37%

Percent of Boulder County
Population Renting

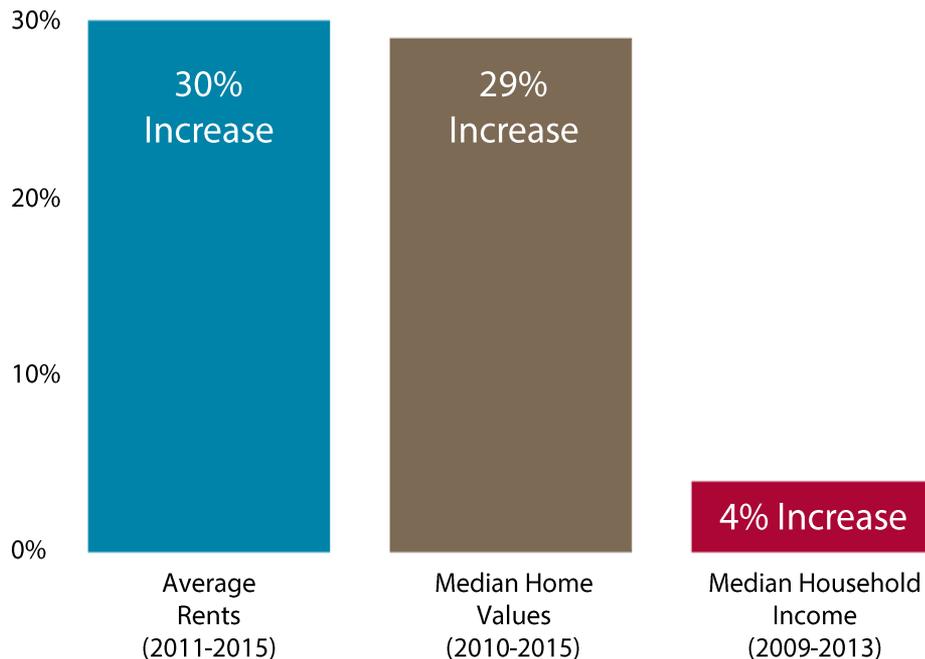
30%

Increase in Boulder County
Average Rents
from 2011-2015



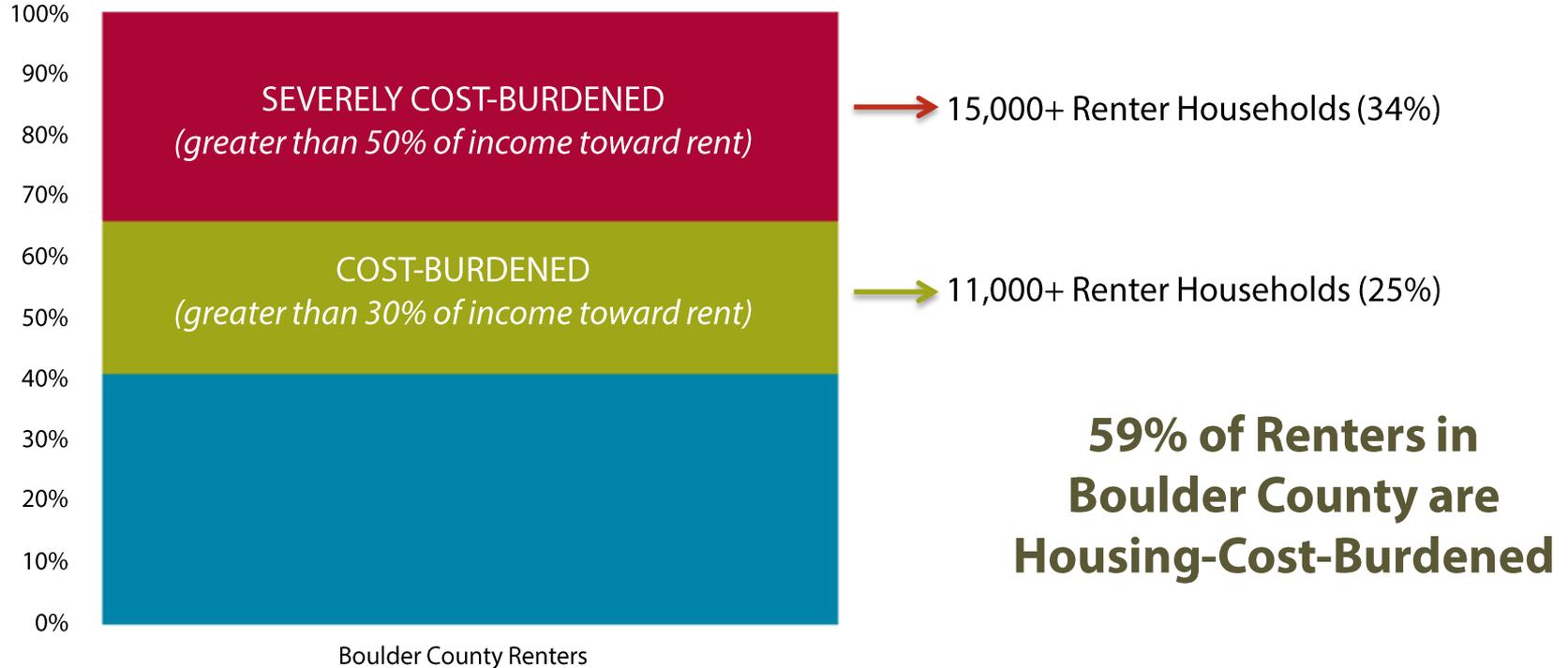
Boulder County Housing Costs Far Outpacing Income Gains

Growth in Housing Costs vs. Growth in Income Boulder County



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

Cost-Burdened Renters in Boulder County



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) data; U.S. Census data

Introduction to BCHA

Who do we serve?

- Working Families
- People with Disabilities
- Elderly

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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Our Approach



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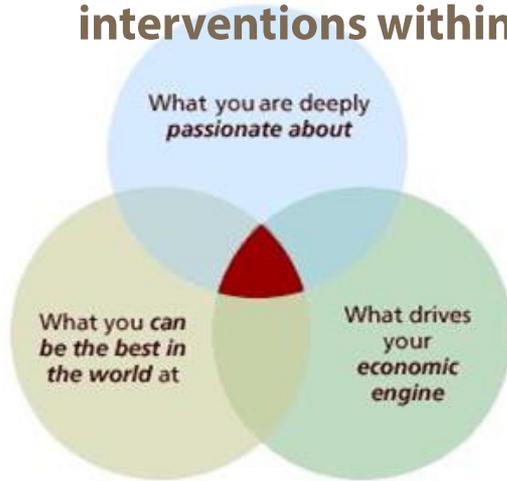
Social Determinants of Health & Pillars of Family Stability



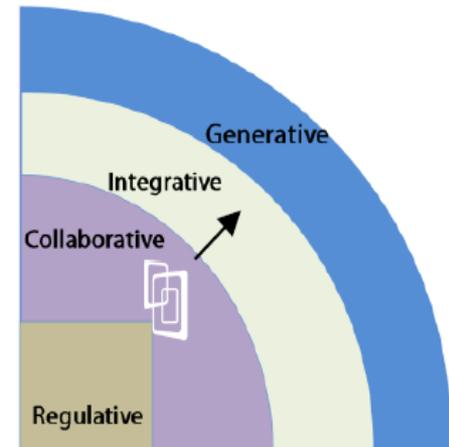
BHAG

(Big Hairy Audacious Goal)

“Within 10 years, we will transform the health and the well-being of our community by shifting programming and funding upstream into prevention oriented and consumer driven cross-sector solutions that improve outcomes across the lifespan and significantly reduce high-cost institutional interventions within a social determinants of health framework.”



Three circles of the Hedgehog Concept



Target and At-Risk Populations for Investment

At-Risk Families with
High Utilization of Child
Welfare, Homeless, and
other Systems

Frequent or High
Utilizers of Health or
other Crisis Resources

Target
Populations

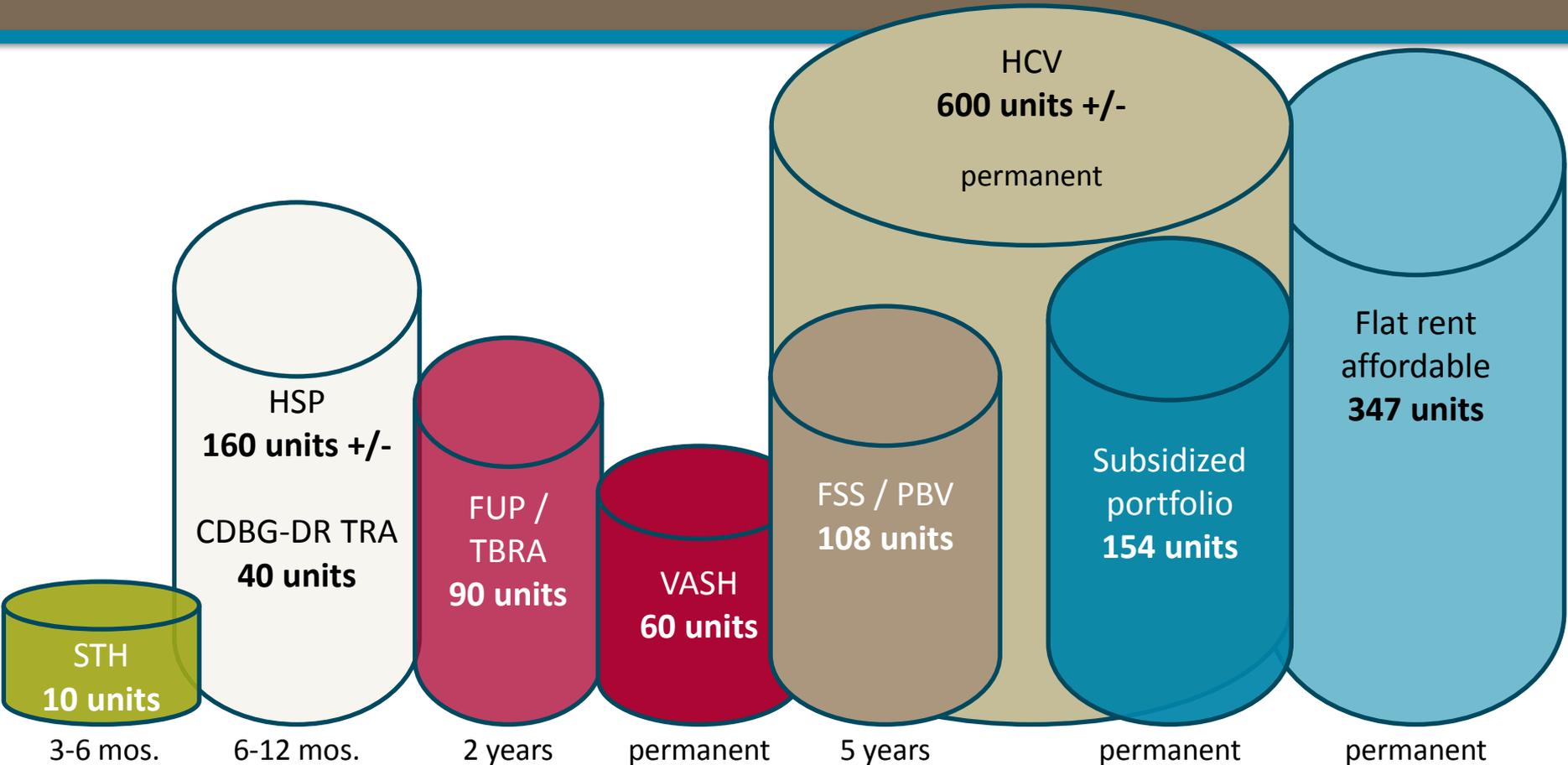
People Exiting Jail or
State Prison with
Chronic Health or MH
Conditions

Residents of Health
Care Institutions who
Prefer to Live in the
Community

Where We Have Been



Housing Continuum Resources



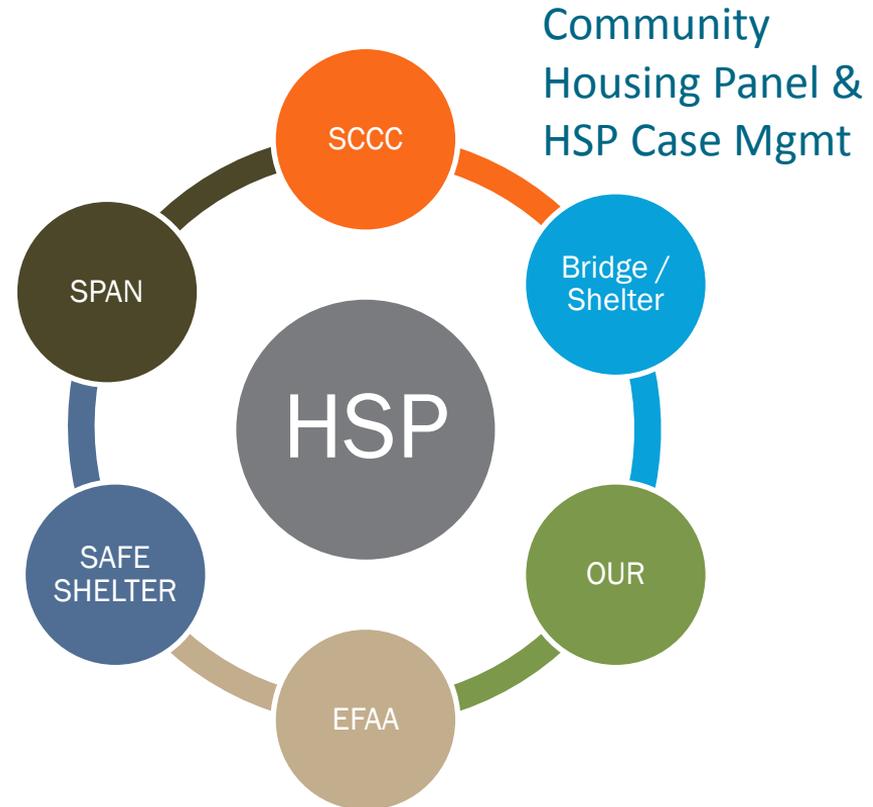
Rapid Rehousing Programs

HSP & ESG

- 400+ households in Boulder County
- Scattered site, short-term
- \$1.6 Million in EP & RRH, local funding
- Strong safety net with partner agencies
- ESG is administered through MDHI

NOFA grant: CoC RRH

- HSP model, with HUD funding (\$623k)
- Low barrier rehousing of homeless
- Can lease outside of BOCO if needed
- Tier 1 rating of application: 32 households

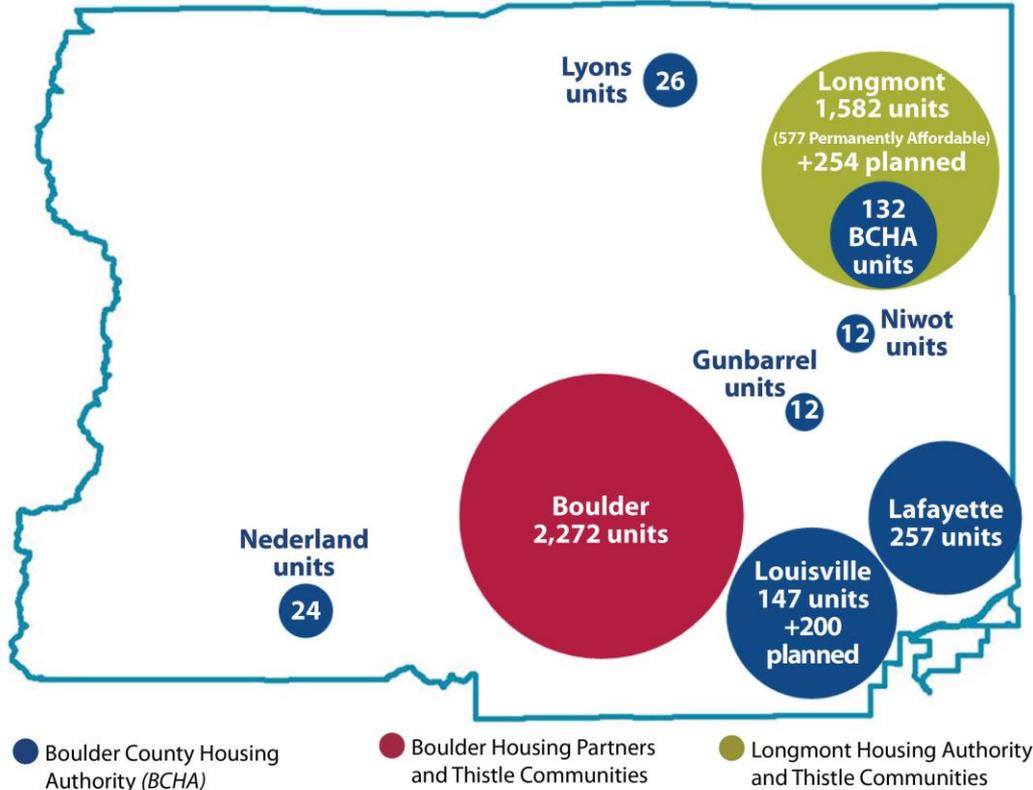


BCHA Additions to the Housing Continuum

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.

Affordable Housing Inventory in Boulder County



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

BCHA Approach to Development

- Our approach is community oriented
 - Which communities are in need?
 - What are the housing gaps? Senior? Families?
- Creating a pipeline
 - What is the cost to develop here?
 - What resources are available?
- Identifying Partners
 - Who can help us provide for a key need?

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

Where We Are Heading



BCHA Guiding Principles

- Actively grow the housing continuum to respond to community needs
- Invest in prevention and early intervention
- Be economically, socially, and environmentally sustainable
- Provide services across the county – being mindful to geographic equity
- Be sensitive to local conditions and neighborhood context
- Engage our consumers and other stakeholders in creating the best solutions

BCHA's Current Development Work

Kestrel

- Louisville
- 200 new units
 - 129 family units
 - 71 units for age 55+
 - 20 Units – Project Based Vouchers
- Scheduled to open in 2017



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.”

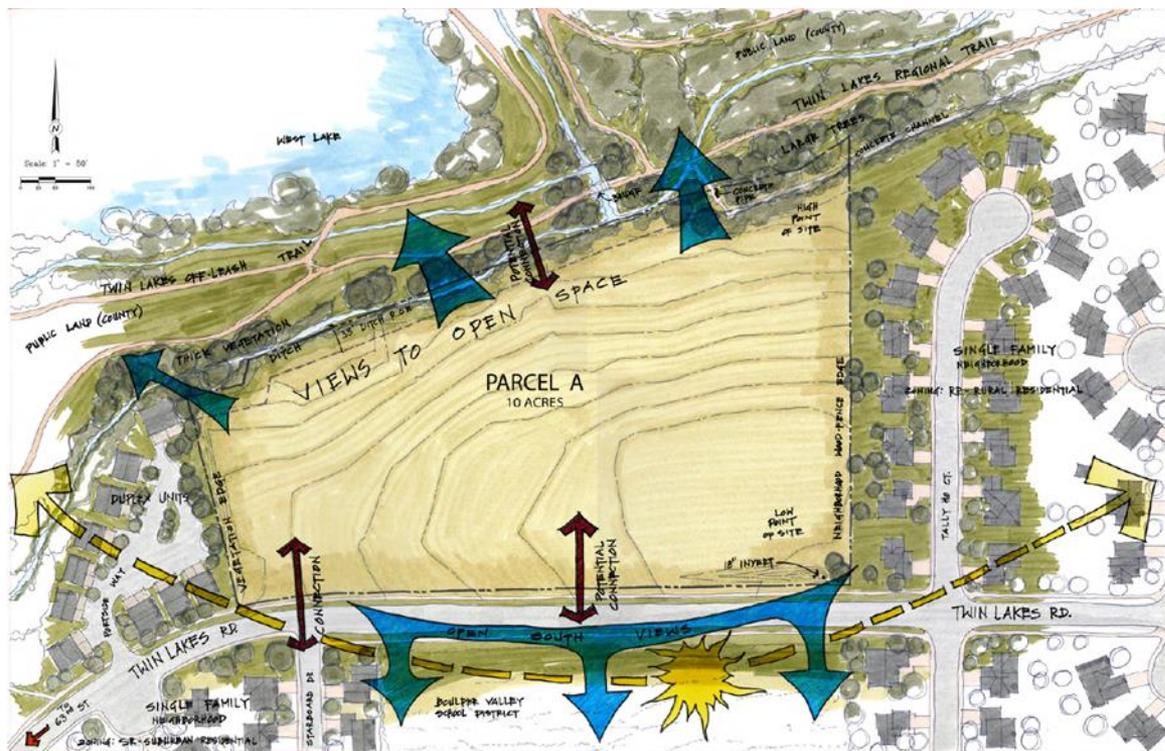
“Provide smaller scale buildings.”

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

BCHA's Current Development Work

Twin Lakes Site

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



Affordable Housing: What We're Doing

Agency Planning

- Reinvigorating strategic goals and strategies for BCHA

Land banking

- We're actively looking for additional parcels

Regional Planning

- Gather data and set high level strategies and goals
- Pipeline Planning for funding and voucher resources
- Coordination among PHAs

Public Engagement

- OurBoulderCounty.org
- Focus on the community need and dispelling myths
- Tell clients' stories; reduce stigma

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

Looking Ahead: Regional Strategy

Draft Scope of Work

- Review relevant documents and plans already in place
- Create executive summary of the housing affordability challenge
- Create regional goals
- Provide recommendations for a proposed expanded governance structure and strategic plan implementation process that will provide structure for community progress toward strategic goals

Looking Ahead: Regional Collaboration

Next Steps and Proposed Timeline

- Proposal reviewed by HOME Consortium, 10 Year Plan Board, and Flood Recovery Housing Working Group (November)
- Proposal edited and refined (November/December)
- RFP published, or scope of work added to Community Strategies Institute (December/January)
- Work begins (January/February)
- Recommendations complete (April/May)

Looking Ahead: Regional Collaborative

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How can the 10 Year Board support and guide?

- Help others make the connection between homeless issues to the bigger context of the affordable housing crisis.
- Set specific and measureable goals and targets.
- Support regional/county wide planning efforts (bravo Consortium of Cities study!)
- Advocate for funding.(bravo Worthy Cause!)
- Help inform priorities when projects compete for resources

Your Feedback

- Questions on BCHA current projects and programs?
- Strategic Planning for Housing
 - Are we headed in the right direction?
 - Other areas we should consider setting goals around?
 - What are the opportunities for collaboration?

Thank you!



Some of BCHA's Housing Sites



Aspinwall (Family) - Lafayette



Lydia Morgan (Senior) - Louisville

Some of BCHA's Housing Sites



Josephine Commons (Age 55+) – Lafayette

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

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.

Boulder County Median Income Increase Since 2009

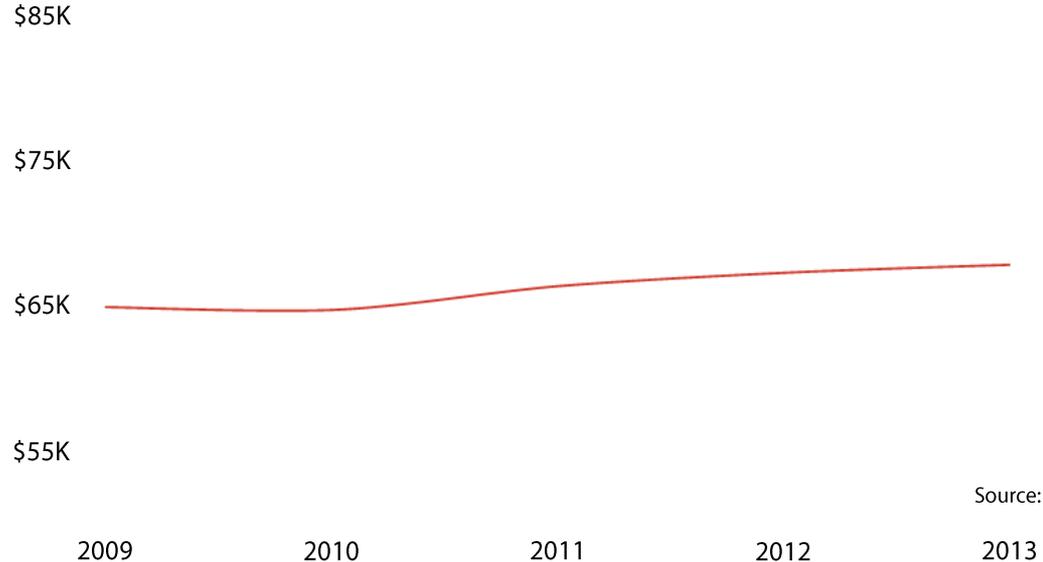
\$67,956

Median Household Income in
Boulder County
(2013)

4%

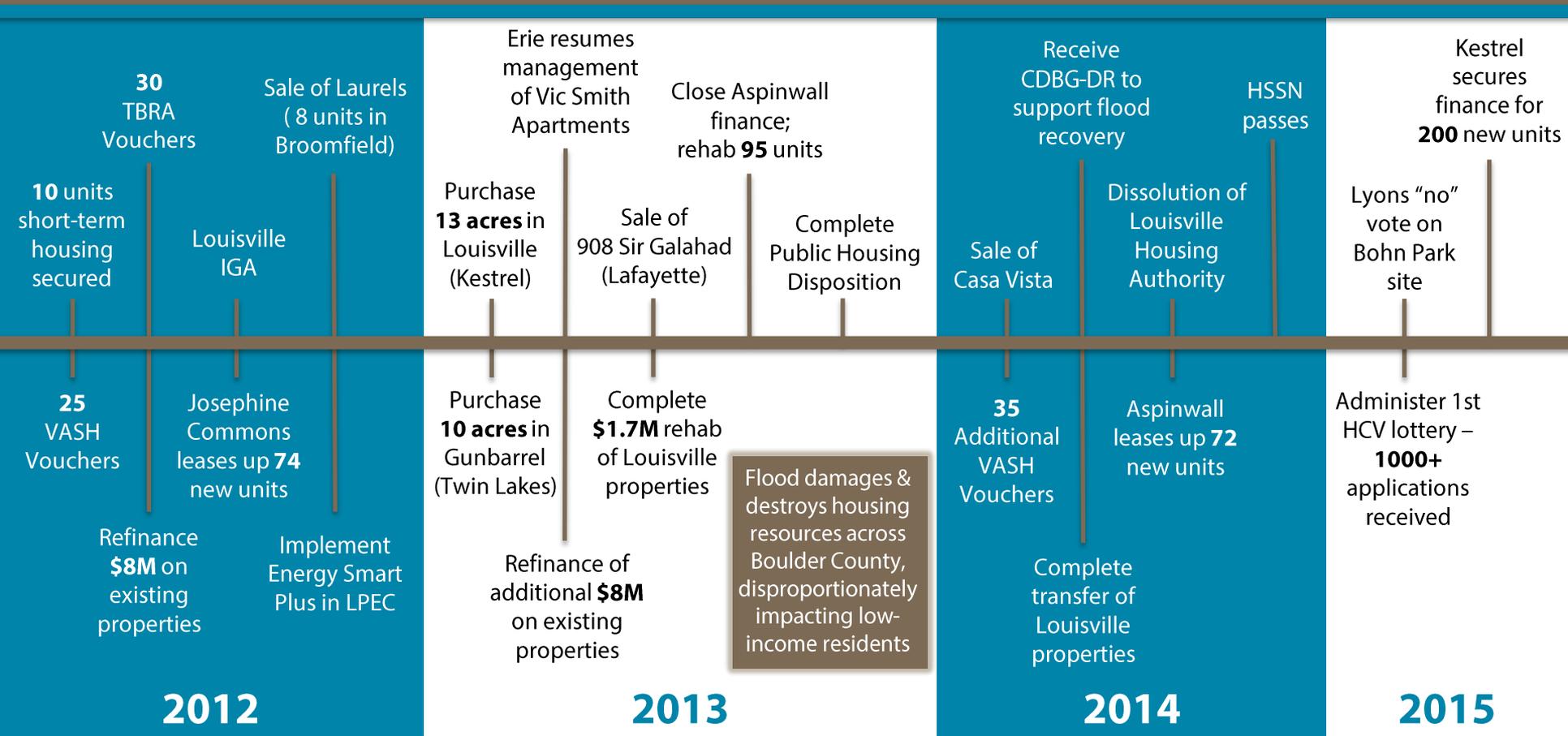
Increase in Boulder County
Median Household Income
(2009-2013)

**Boulder County Median Household Income
Increase from 2009-2013**



Source: Census data

BCHA Key Milestones (2012-2015)



2012

2013

2014

2015

Flood Recovery Goals

Communitywide goal: 1,000 units of flood resiliency housing

