



## INTRODUCTION

We are the Affordable Student Housing group from Boulder County. Together we have provided a way for students in our community to easily access information about affordable housing. Through our website we offer clear explanations of the issue at hand along with the benefits. We offer many resources and we have laid out our policies and are easily accessible as well as offering our community outreach survey. With our collection of tools, we are hoping that the stigma around housing for students will change as well as making the search for affordable housing much more streamlined and supported. Boulder County supports you.

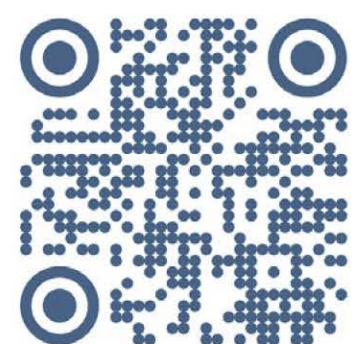
## BACKGROUND

Living in Boulder county as a student means paying an excessive amount of money for rent and transportation. Everyone across the whole state of Colorado knows this. To go to any of these schools results in a high price tag, without tuition. We also are home to many students, from CU Boulder, Naropa University, Auguste Escoffier, and Front Range Community College. The cost of living in Boulder county is unreasonable and for many students, it's impossible to live anywhere close to their school. This however, results in the need for transportation, like a personal car. This is because public transportation to all of the schools in Boulder county is highly limited.

## SCOPE

This project pertains to Boulder County in its entirety. Our proposed policies and resources within our toolbox are for college students, neighborhood residents, local public agencies, and local government officials. The policies we have proposed cover areas where current policies are lacking. In order to build affordable housing in a more streamlined process, we have revised current policies and created completely new policies as well. Our website is a toolbox for people looking for more information on affordable housing. Important aspects like past affordable housing projects and local agency resources that allow you to apply for housing are found on our website too. The proposed new policies and website toolbox are ways to tend to resident's needs when it comes to affordable housing.

## OUR WEBSITE



Website URL  
<https://ocelot-saxophone-y7hk.squarespace.com/>  
 Password  
 equitablehousing

## OUR POLICIES

- Create A Committee To Determine If A Development Has Valid Means To Pay In Lieu Of Including Affordable Housing Units
- Streamline The Regulatory Barrier That Impedes The Construction Of Affordable Housing, And Allow For Upzoning
- Rent Control
- Raise Fee Or Cash In Lieu Costs To More Effectively Incentivize Affordable Housing To Developers
- Requirement Of Developments Containing 25 Or More Dwelling Units To Have Affordable Housing On Site Or Choose Another Option That Satisfies The Requirement
- Protection Of Young People Applying For Affordable Housing
- Reserve A Specified Quantity Of Units For All New Affordable Housing Projects For Students In The County
- Academic Institutions Within The County Are Required To Provide A Portion Of Funding For New Affordable Housing Projects That Are Strictly For Their Students
- Tax Incentives
- Community Land Trusts
- Dorm Expansion



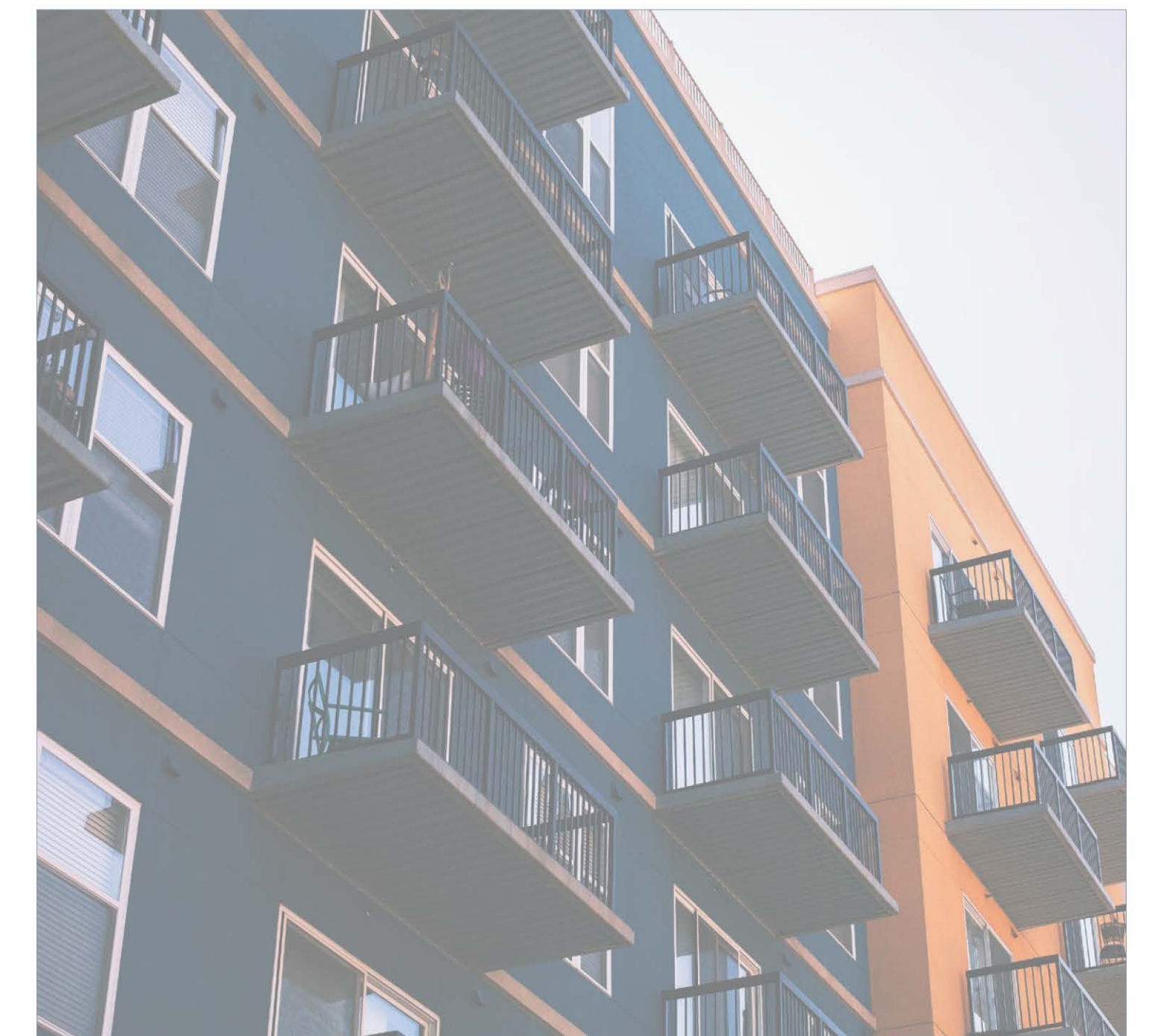
## WHY AFFORDABLE HOUSING?

### BENEFITS OF AFFORDABLE HOUSING

<p><b>Community Development</b></p> <p>Revenue from sales and property taxes generated by affordable housing can be used to enhance the neighborhood.</p> <p>According to a report by the National Low Income Housing Coalition, every dollar invested in affordable housing generates \$13 in economic activity. The report also states that affordable housing contributes to job creation and local tax revenue, which can be used to enhance the neighborhood.</p>	<p><b>Local Businesses</b></p> <p>Having stability allows residents to spend on local businesses without worrying about housing bills. This boosts the local economy by increasing customer spending.</p> <p>A study by the Center for Housing Policy found that affordable housing developments spend more money on goods and services in their local community than residents of market-rate housing. This increased spending can help boost the local economy and support local businesses.</p>	<p><b>Community Diversity and Enrichment</b></p> <p>A community's cultural diversity will be broadened, which also introduces new viewpoints to the area. This transformation improves the quality of life for all citizens by fostering more equity.</p> <p>A study by the Urban Institute found that affordable housing developments can promote neighborhood diversity by providing homes for people of different backgrounds and income levels. This diversity can enrich the community by introducing new viewpoints and ideas.</p>
<p><b>Community Amenities</b></p> <p>The amenities brought by developments of affordable housing are advantageous to the entire neighborhood.</p> <p>According to a report by the National Housing Conference, affordable housing developments often include amenities such as community centers, playgrounds, and green spaces, which can be used by all residents in the neighborhood. These amenities can improve the quality of life for everyone in the community.</p>	<p><b>Financial Stability</b></p> <p>As the costs of affordable housing are steady and predictable, people and families may use their savings to pay for other necessities like food, healthcare, education, and transportation.</p> <p>According to a report by the National Low Income Housing Coalition, households that pay more than 50% of their income on housing are more likely to experience financial hardship and have difficulty meeting other basic needs. Affordable housing can provide stable and predictable housing costs, allowing households to use their savings for other necessities.</p>	<p><b>Physical and Mental Health</b></p> <p>By ensuring safe living conditions, lowering housing-related stress and anxiety, and fostering community cohesion and social support, affordable housing enhances both physical and mental health.</p> <p>A study by the Center for Housing Policy found that affordable housing can reduce the risk of health problems such as asthma, lead poisoning, and stress-related illnesses. This can lead to improved physical and mental health outcomes for residents.</p>
<p><b>Economic Growth</b></p> <p>Through generating jobs, boosting consumer spending, encouraging neighborhood redevelopment, and luring new firms and investment, affordable housing helps the economy expand.</p> <p>According to a report by the National Association of Home Builders, the construction of affordable housing generates significant activity, including job creation and increased tax revenue. In addition, affordable housing can attract new businesses and investment to the area, further boosting economic growth.</p>	<p><b>Reduced Homelessness</b></p> <p>By giving people and families a secure place to live, affordable housing can help end homelessness. Also, this may ease the strain on homeless services such as shelters for the homeless.</p> <p>A study by the National Alliance to End Homelessness found that affordable housing can help end homelessness. The study found that people who were provided with housing assistance were less likely to become homeless again than those who did not receive assistance.</p>	<p><b>Educational Opportunities</b></p> <p>Academic performance is improved with stable living conditions, reducing school changes, and increasing attendance rates, test scores, high school graduation rates, and higher education pursuits.</p> <p>According to a report by the National Low Income Housing Coalition, children who live in stable and affordable housing are more likely to attend school regularly and perform better academically than children who experience housing instability. This can lead to increased educational opportunities and long-term economic prospects.</p>

## CONCLUSION

After investigating current policies in place and researching the growing rates of housing within the county, we realized that there are little to no affordable housing resources for young college aged students. Almost 14% of the population within Boulder County, are students pursuing a higher education. Within the county there are four major institutions that young people attend and struggle to find housing within the areas of their respective institutions. The new policies we have proposed will be a step towards streamlining the process of affordable housing development. Our website has a collection of information and resources that covers the missing pieces that are currently present in the affordable housing landscape. As students ourselves, we want to make changes and provide resources for our peers that allow them to attend the great institutions within the county without having to struggle to find affordable living options.



### BOULDER AFFORDABILITY

There is a lack of affordable housing in the City of Boulder and it's a growing issue. There's limited space for development and zoning codes greatly restrict the residential developments that do take place. In addition to this, luxury residential developments are more profitable and there is demand for them, so developers tend to opt for that.

### WHY STUDENTS?

None of the universities within Boulder County are able to accommodate all students with on campus housing. Some students opt to live with more roommates to reduce costs, others move to less expensive cities nearby like Longmont.

Another barrier that students face is a general stigma surrounding college students by permanent residents of Boulder. University of Colorado Boulder students particularly have a reputation for being loud and disruptive. This means that residents don't want to live next to students. Even the university knows this and encourages students to "pick the best neighborhood for their lifestyle."

# OUR AFFORDABLE DESIGN



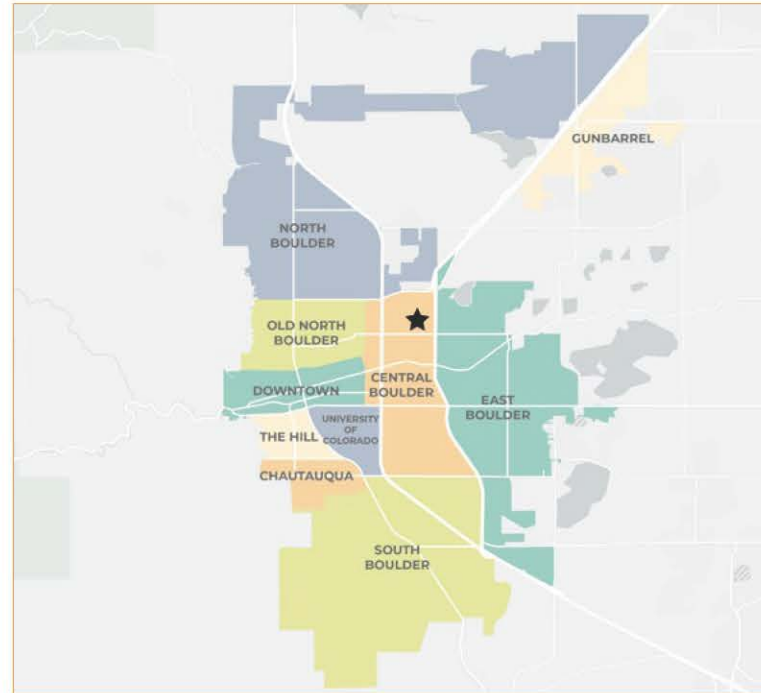
## SITE BACKGROUND

The site, 3125 34th Street, is located in the City of Boulder and is owned by Boulder Housing Partners. This 4.5 acre lot will eventually be developed into affordable housing. We felt this 4.5 acre lot would be a good site for this affordable student development because it's located in the City of Boulder and it's in close proximity to different bus stops, bike paths, and pedestrian corridors as well as several amenities like grocery stores, restaurants, and parks.

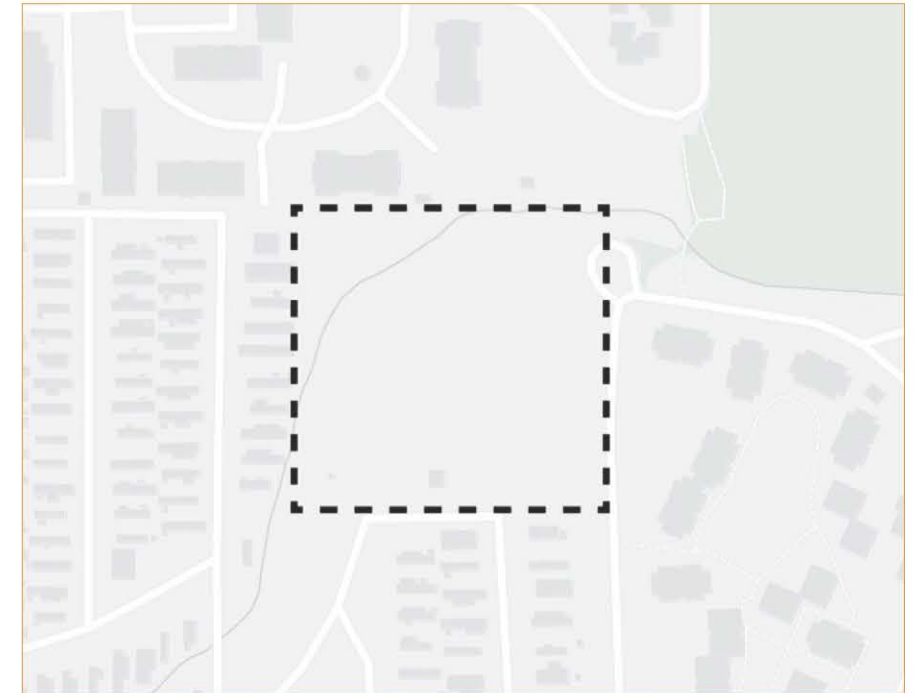


Image Credit: Boulder Housing Partners

### SITE LOCATION



### SITE OUTLINE



### CURRENT SITE CONDITIONS

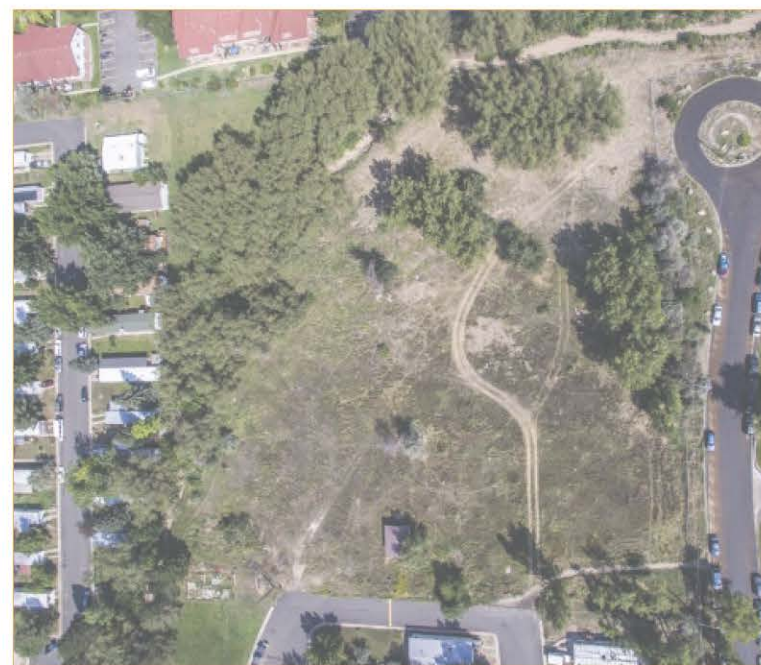
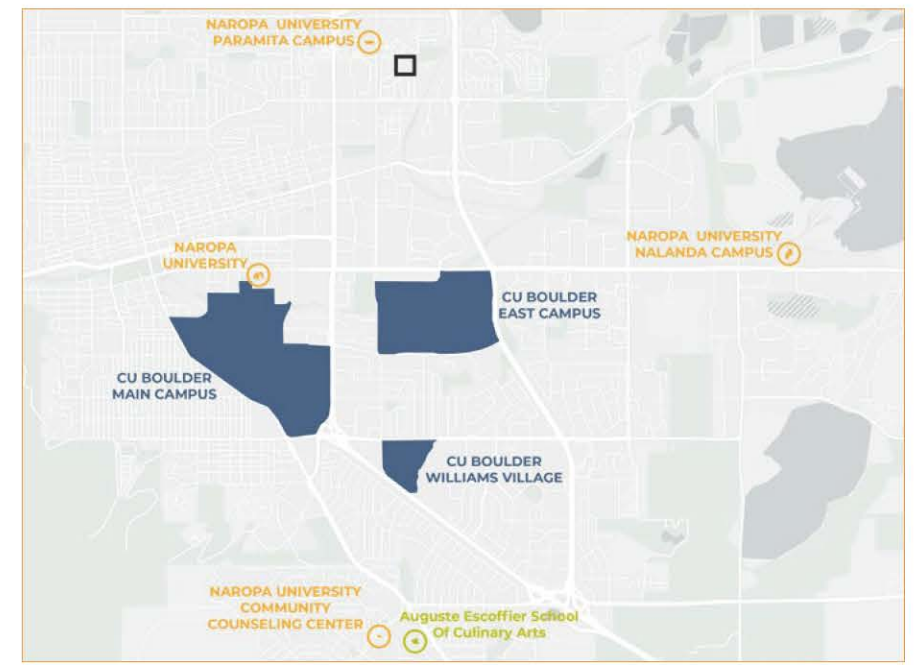


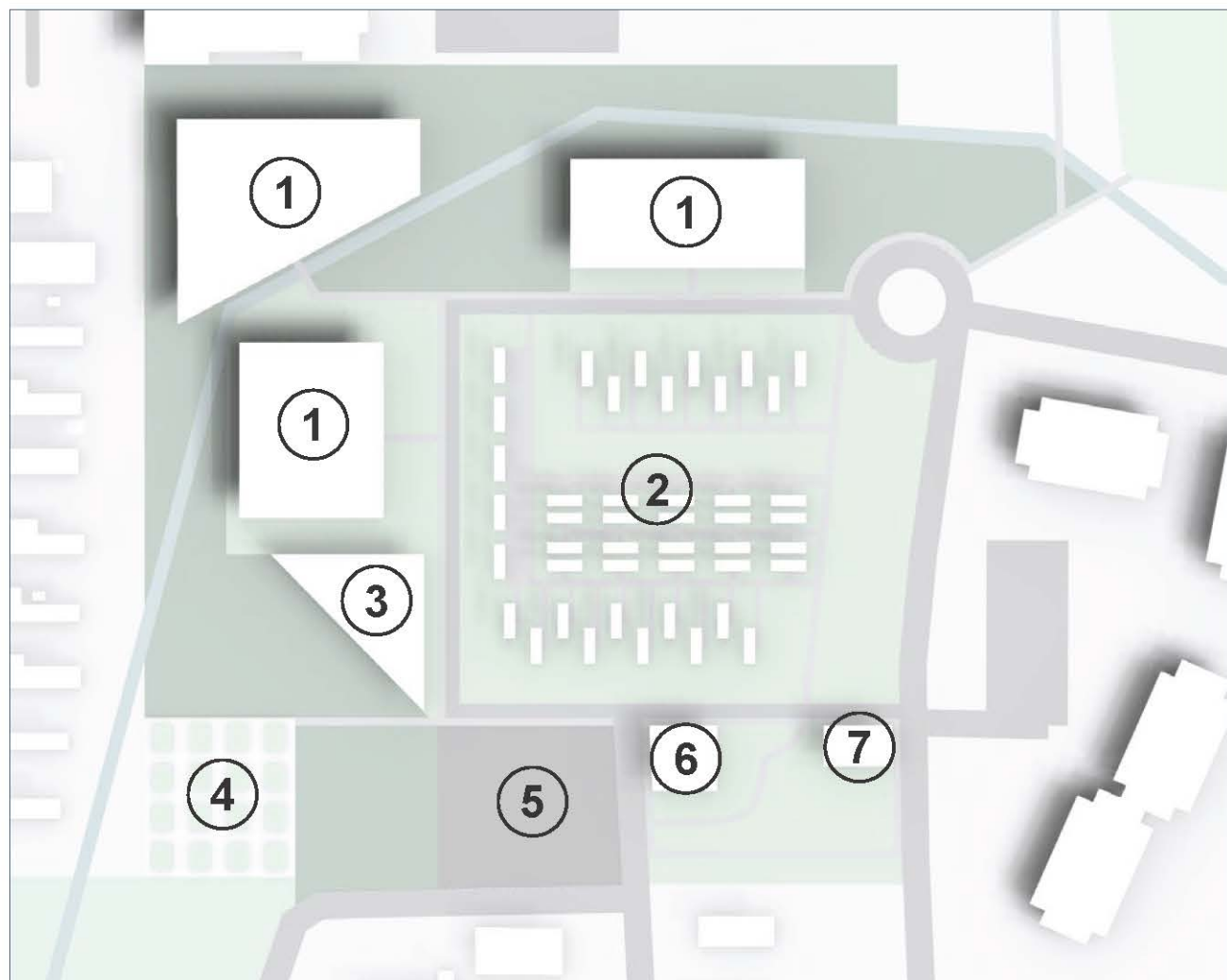
Image Credit: Boulder Housing Partners

### UNIVERSITY MAP



## SITE DESIGN

### FINAL SITE DESIGN PLAN



- ① Condos
- ② Tiny Homes
- ③ Study Center
- ④ Community Garden
- ⑤ Surface Parking Lot
- ⑥ Convenience Store
- ⑦ Cafe

### SITE FEATURES



### SITE RENDERS

