

The Impact of Housing Affordability in Boulder County

AARP Affordable Housing & Livable Communities Conference | October 5,

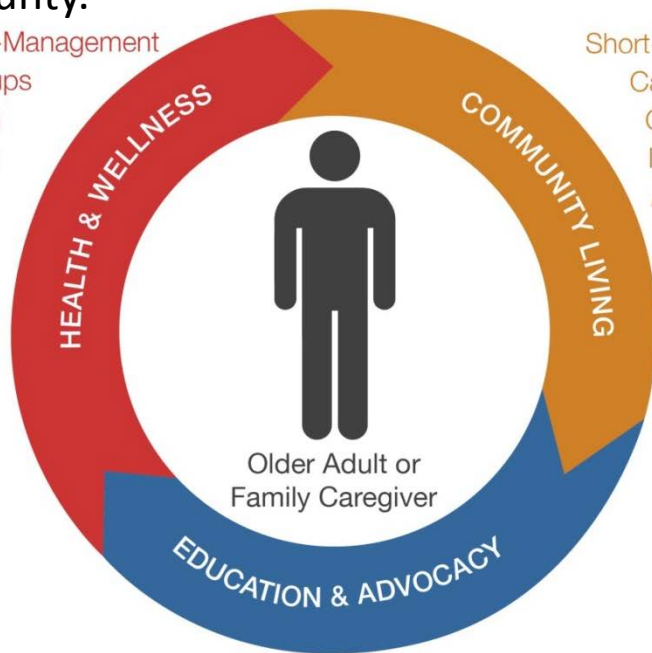


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Who is the Area Agency on Aging?

Our mission is to deliver, fund, and advocate for services that promote well-being, independence, and dignity for older adults, people with disabilities, family caregivers, and veterans in Boulder County.

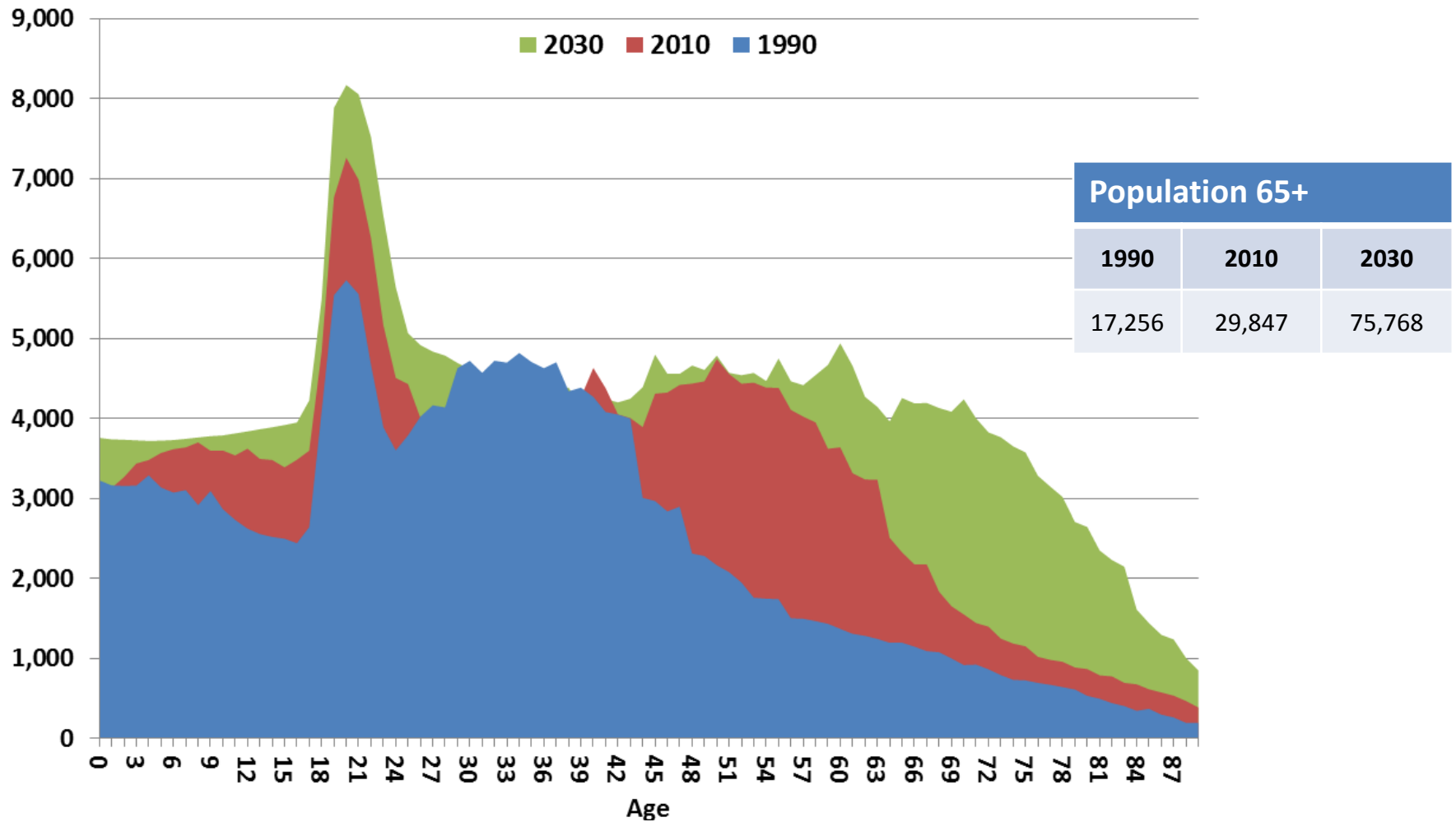
Chronic Disease Self-Management
Social Support Groups
Nutrition Counseling
Diabetes Prevention
Dental Assistance
Falls Prevention
Mental Health
Meals



Short-Term Assistance
Case Management
Caregiver Respite
In-Home Support
Assistive Devices
Legal Services
Transportation
Friendly Visits

Elder Rights & Long Term Care Ombudsmen
Strategic Planning & Advocacy
Caregiver Training & Support
LGBT Elder Outreach
Professional Trainings
Medicare Counseling
Resource Navigation
Veterans Services

Boulder County is aging

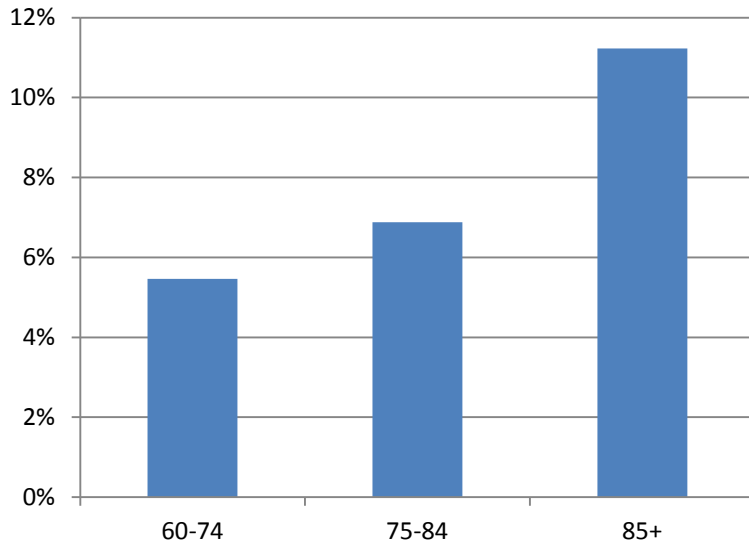


Source: Colorado State Demographer's Office, 2016

Low Income Seniors & Housing

Poverty Increases with Age

Seniors Living at or Below Poverty Level
in Boulder County



6 percent of the county's elderly (3,600 seniors) have below-poverty-level incomes, <66% area median income.

Many more seniors are in the 70-120% AMI bracket – little support.

Source: BCAAA, 2014

Surveying seniors: **Quality of Life**

*Compared to
National average*

91% rate BoCo as excellent/good place to live.



90% likely to remain in BoCo through retirement.



Source: Boulder County CASOA, 2014

Surveying seniors: Housing

Compared to 2010 survey

Compared to National average

40% have minor-to-major problems maintaining their homes/yards.



33% rate variety of housing options in Boulder County as "positive".



13% feel there is excellent or good availability of affordable housing.



1 in 5 have had problems finding housing to suit their needs.

21%

Rent their home

79%

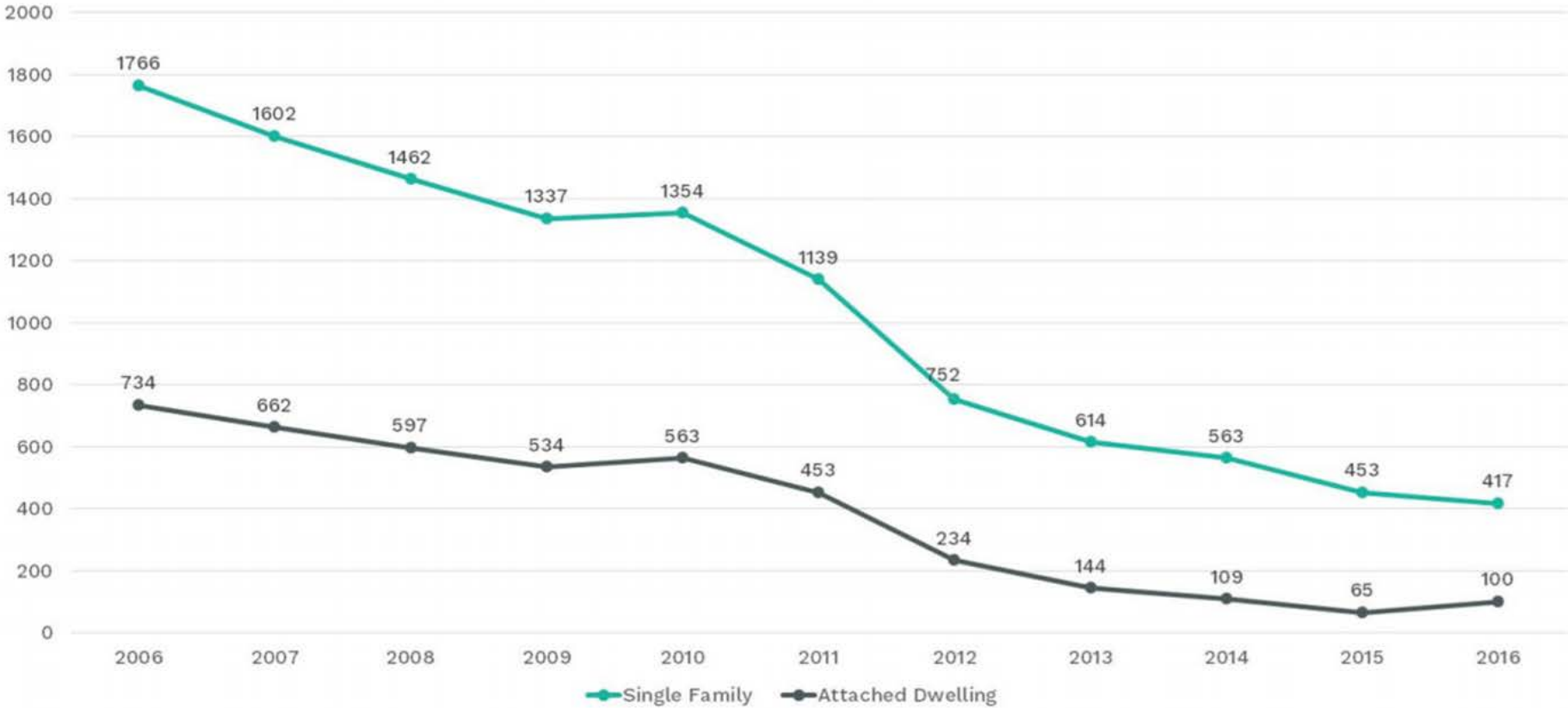
Own their home



Source: Boulder County CASOA, 2014

Forces Impacting Affordability in Boulder County: Supply and Demand

Homes for Sale in Boulder County



Source: AARP Livability Index, 2017.



Forces Impacting Affordability in Boulder County: Appropriate Housing Stock

Figure 5: Length of Residency in Boulder County

How many years have you lived in Boulder County?

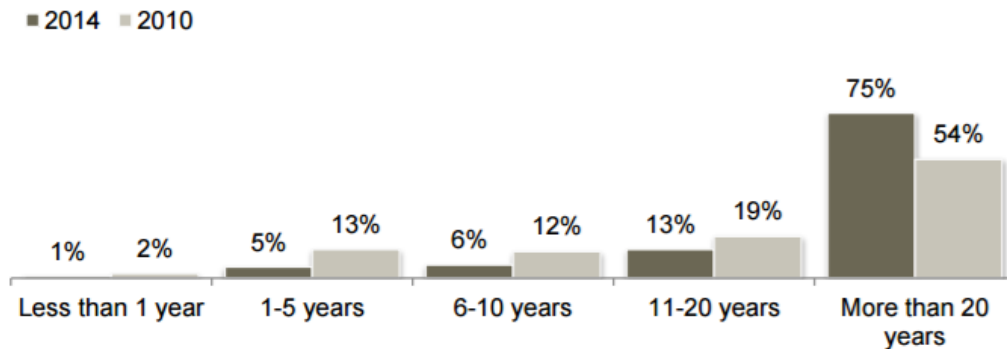
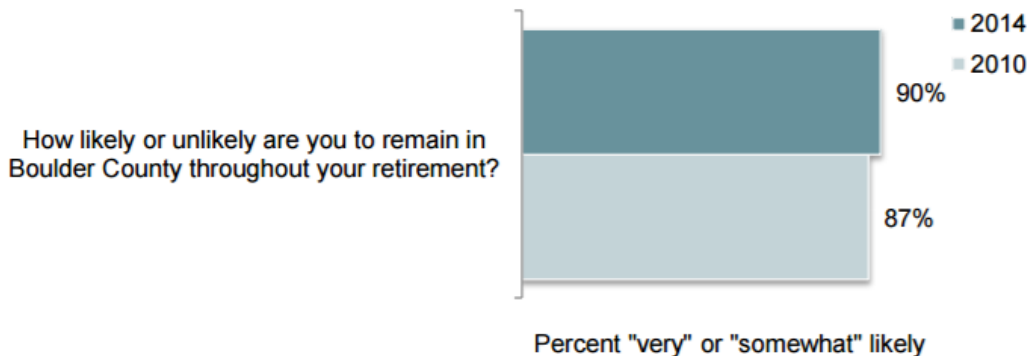


Figure 6: Likelihood of Remaining in Boulder County throughout Retirement



Encourage Age-Friendly Policies and Universal Design :

Age-restricted units should meet simple Universal Design Rules:

- No stairs
- Zero-step entries
- Wide doorways
- Attention to lighting

Affordability

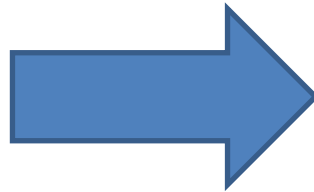
Modifications

Zoning

Snow removal and yard/lawn care

Forces Impacting Affordability in Boulder County: Restrictive Codes & Regulations

- Impact fees
- Cost of land
- Construction costs
- Competitive process for LIHTC's



Limited production of affordable units

Forces Impacting Affordability in Boulder County: NIMBYism

Nature will be damaged

Increase in traffic and crime

Much too many units

Bears use the area as a trail

You should build it somewhere else

“The elephant in the room is NIMBYism” — the neighborhood opposition that often emerges whenever local governments and developers propose actual sites for affordable-housing projects. Residents of those existing neighborhoods and nearby property owners frequently will say they agree with the need for affordable housing but that it should be located elsewhere.”

Boulder County Aging Advisory Council

The Aging Advisory Council (AAC) advises the Board of County Commissioners and BCAA on matters affecting older adults and family caregivers.

The AAC Housing Committee's mission is learning and advocacy for Senior Housing

- We identify projects in the County that would benefit seniors and decide if we can meaningfully contribute to their success
- We advocate as individuals to the press and to planning boards
- We support the efforts of Boulder County Housing Authority and Boulder Housing Partners in their efforts to provide affordable housing
- As citizens we need to:
 - Be aware of affordable housing development plans
 - Undertake principled lobbying in support
 - Letters to the press
 - Emails to elected officials and planning authorities
 - Attendance at Planning Meetings

Boulder County Regional Housing Partnership

- Multiple agency working group studying affordable housing shortages
- Goal = 12% of countywide housing inventory is affordable by 2035
- September Summit: elected officials from Boulder County, Boulder, Jamestown, Lafayette, Longmont, Louisville, Lyons, Nederland and Superior.
 - Longmont - workforce housing issues
 - Louisville - workforce housing issues
 - Nederland - workforce and geographic isolation
 - Lyons - flood recovery
 - Boulder - housing diversity to meet all needs
 - Lafayette - housing burden is too high, leaving residents vulnerable
- Regional Plan:
<https://www.bouldercounty.org/families/housing/housing-energy/>

Thank You!

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www.AllAgeWell.com

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