

CITY OF **BOULDER** COLORADO

Apr 8 - Fair, 70°

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## KURT FIRNHABER



Director of Housing and Human Services

Kurt Firnhaber is the Housing and Human Services Director. Firnhaber joined the city in 2016 as deputy director of Housing after a 15-year career in affordable housing in the United States and South Africa. He started the Boulder Habitat for Humanity affiliate and built a housing community with volunteers at the Poplar project in north Boulder for the housing authority.

**Subject:**RE: On-site inclusionary housing?  
**Date:**Mon, 8 Apr 2019 19:37:57 +0000  
**From:**Firnhaber, Kurt <FirnhaberK@bouldercolorado.gov>  
**To:**Mike Marsh <mgmarsh1@juno.com>

Mike,

Thanks for the question. There are only two developments in the history of the program that we have been able to identify. One was the Holiday project in North Boulder. That was unique as the infrastructure was developed by HP and sites were sold off to developers who had to do on-site affordable housing. While most of it was homeownership units, there were some units that were condo'd off and rented. I think it is only a handful of units. The only other project is McKenzie Junction, which is being built now as you come into Boulder from Longmont. It is technically a requirement of the annexation that occurred back in the 1980s, but I would consider it on-site as it is part of one entitlement process. Other than McKenzie Junction there are no other projects that have occurred in the history of the affordable program that I have been able to find. They were only able to do this by platting off the affordable development to be separate. The units are not truly integrated into the market development. What I find interesting is that some in the community are stating that we need to have more on-site development, but in fact it has never been done until this one project. And that has only occurred because it is a very large project. I hope that helps.

Thanks,

Kurt

**From:** Mike Marsh <mgmarsh1@juno.com>  
**Sent:** Monday, April 8, 2019 12:32 PM  
**To:** Firnhaber, Kurt <FirnhaberK@bouldercolorado.gov>  
**Subject:** On-site inclusionary housing?

Hi Kurt,

I have been trying to research something, without success, and am wondering if you would have this information:

I'm trying to figure how many new rental housing developments in Boulder over the next sev 5



Feb. 20, 2019

## SLC breaks ground on Rêve Boulder *by John Rebchook*

(Excerpt):

### Top tier rents

While projected rents were not released in the fourth quarter of 2018 the average rent near the University of Colorado (Boulder) campus soared to \$2,487, according to the Denver Metro Apartment Association. That is a whopping 39 percent increase from the third quarter. The increase was **because of an influx of newly constructed units that hit the market in the fourth quarter, driving up average rents.**

"We are aware of the market and are watching it," McNally said. He's not sure the apartments will command the most expensive rents in Boulder, "but they will be in the top tier. We think our rents for the retail and offices also will carry a premium," given the location and quality of the development.