

Session: Building Better, Faster: The Offsite Construction Opportunity

BoulderMOD

October 26, 2026

City of Boulder
Housing and Human Services
Jay Sugnet



BOULDER MOD

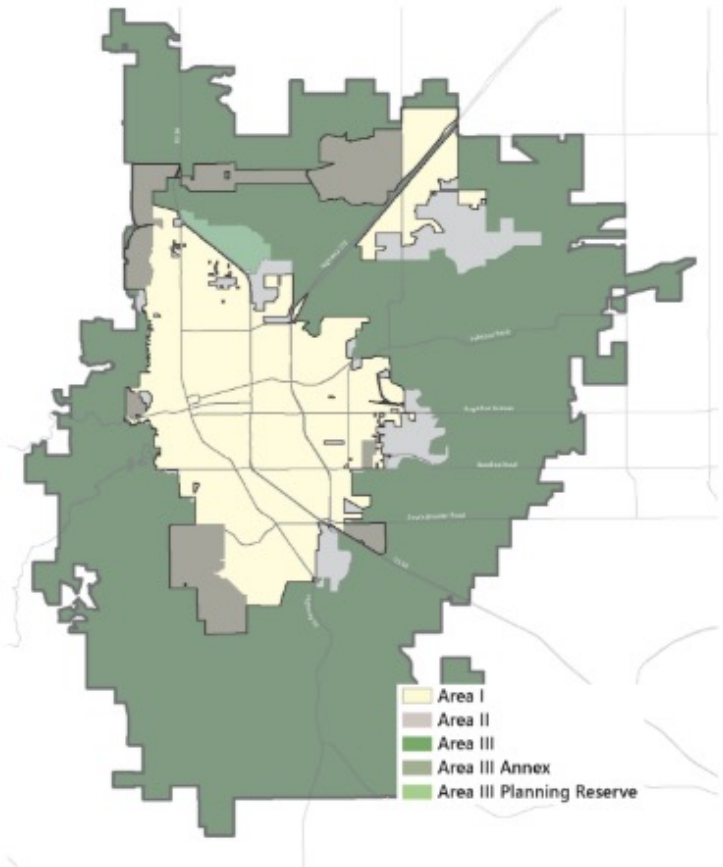
Providing affordable housing and hands on training

- Modular factory producing permanently affordable homes
- Net-zero housing manufacturing facility
  - Capacity to build 50 modular units per year (homeownership, low to middle income)
- Ponderosa Mobile Home Park

BOULDER COMMUNITY PROFILE

Last Refresh

May 20, 2024



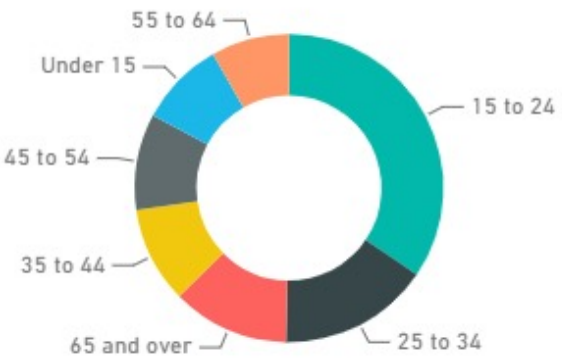
27.9
City Square Miles

73
City Open Space Square Miles

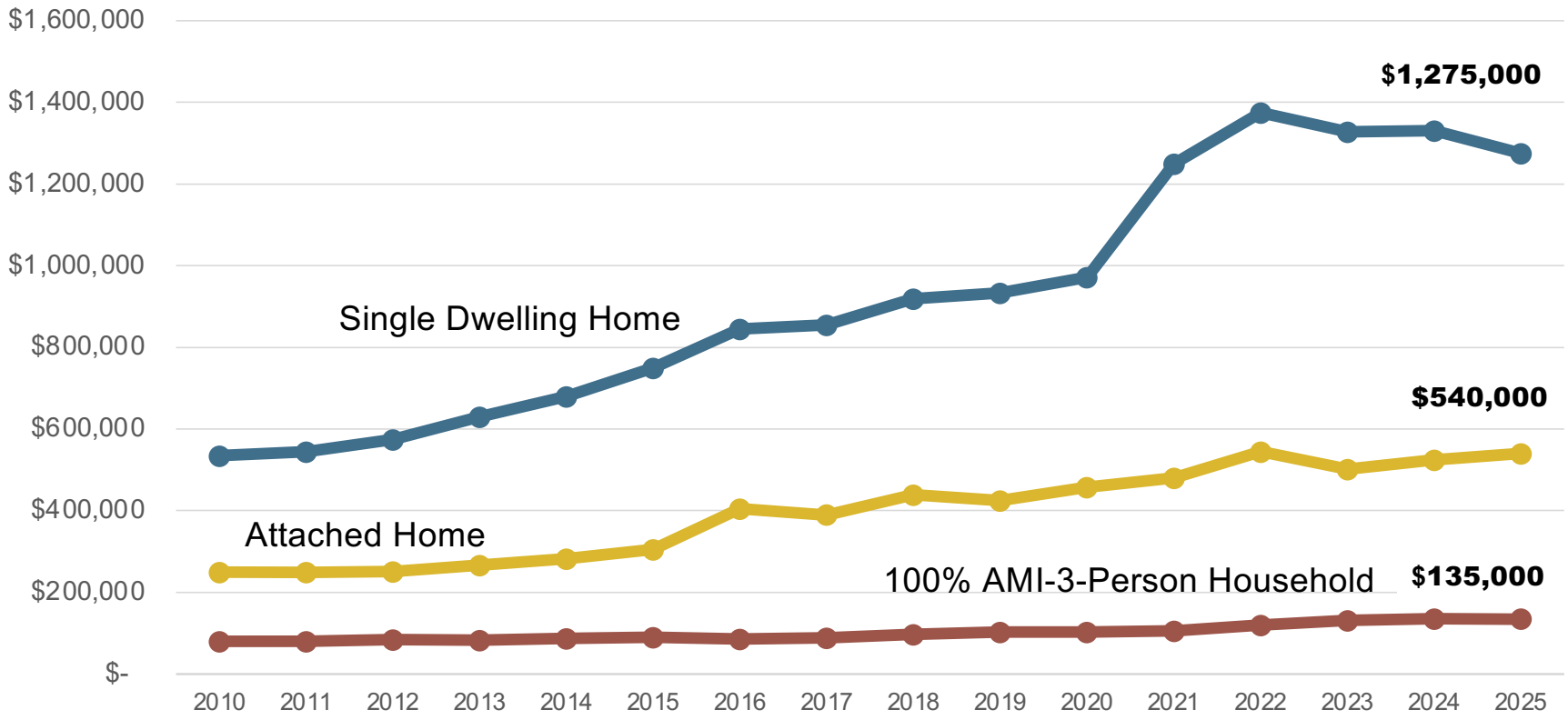
108,150
City Population

120,289 Service Area Population

City Population by Age



Boulder Median Home Sales and 100% AMI for a 3-Person Household



Outperforming the Requirement

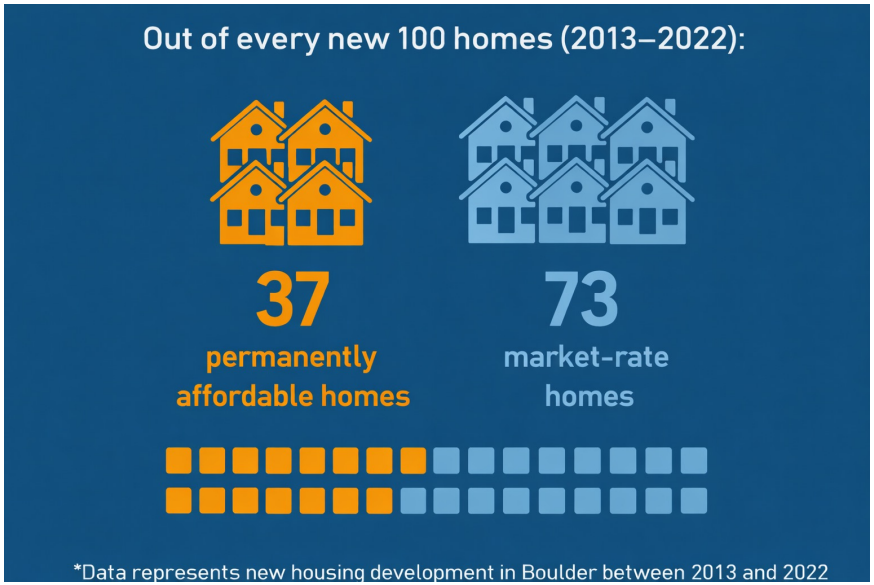
- For every 73 market rate homes built, we created 37 permanently affordable homes between 2013-2022
- Inclusionary Housing program requires 25% of new residential development to be permanently affordable

4,326

Total # of Permanently Affordable Homes

8.9%

% Permanently Affordable



Note: Affordable home count includes the conversion of exiting homes to permanent affordable homes.

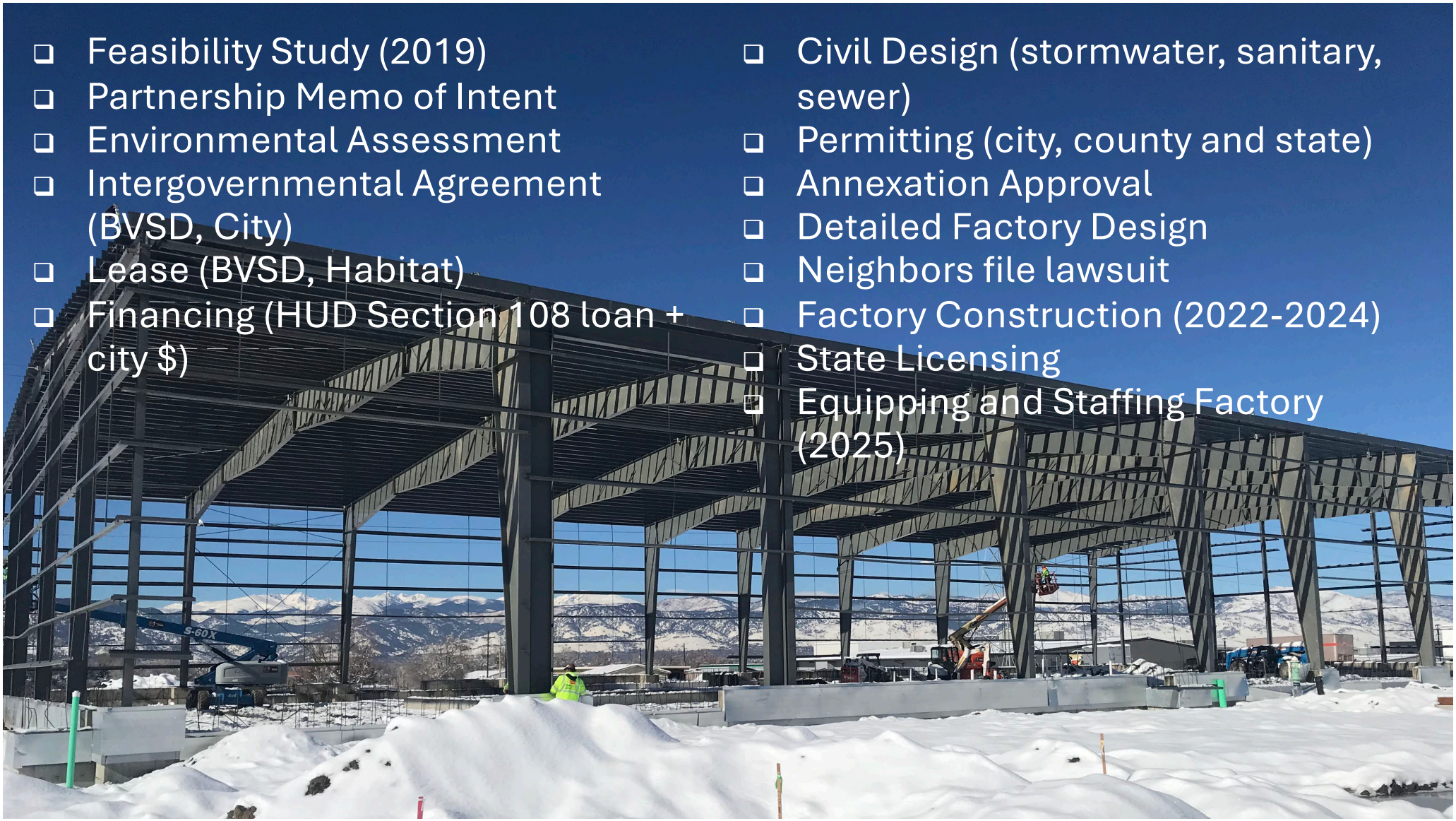

2013 Flood


For the



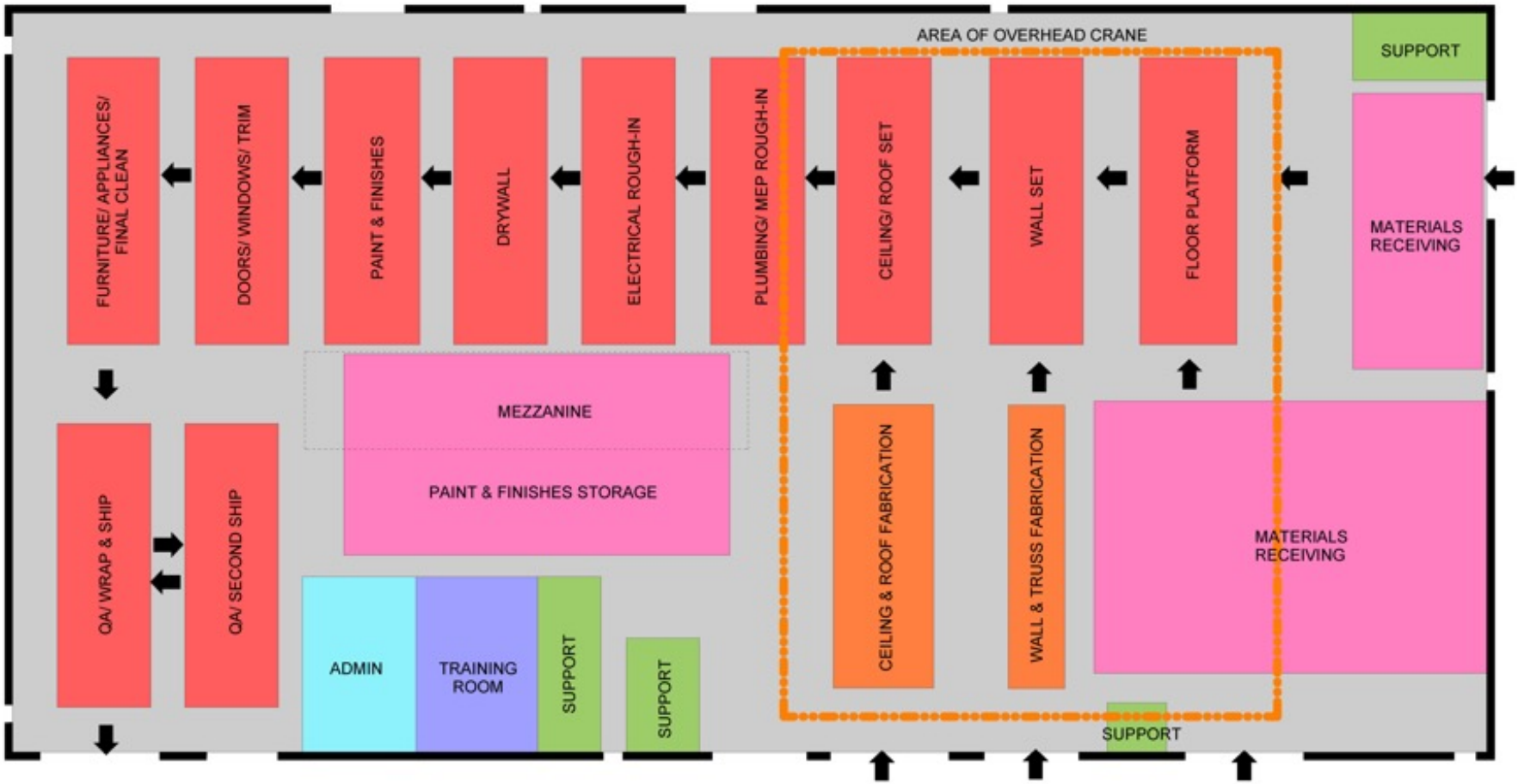


Ponderosa Community Stabilization Project



- ❑ Feasibility Study (2019)
- ❑ Partnership Memo of Intent
- ❑ Environmental Assessment
- ❑ Intergovernmental Agreement (BVSD, City)
- ❑ Lease (BVSD, Habitat)
- ❑ Financing (HUD Section 108 loan + city $)
- ❑ Civil Design (stormwater, sanitary, sewer)
- ❑ Permitting (city, county and state)
- ❑ Annexation Approval
- ❑ Detailed Factory Design
- ❑ Neighbors file lawsuit
- ❑ Factory Construction (2022-2024)
- ❑ State Licensing
- ❑ Equipping and Staffing Factory (2025)




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WALL SET
FLOOR PLATFORM
MATERIALS RECEIVING
MEZZANINE
PAINT & FINISHES STORAGE
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QA/ SECOND SHIP
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TRAINING ROOM
SUPPORT
SUPPORT
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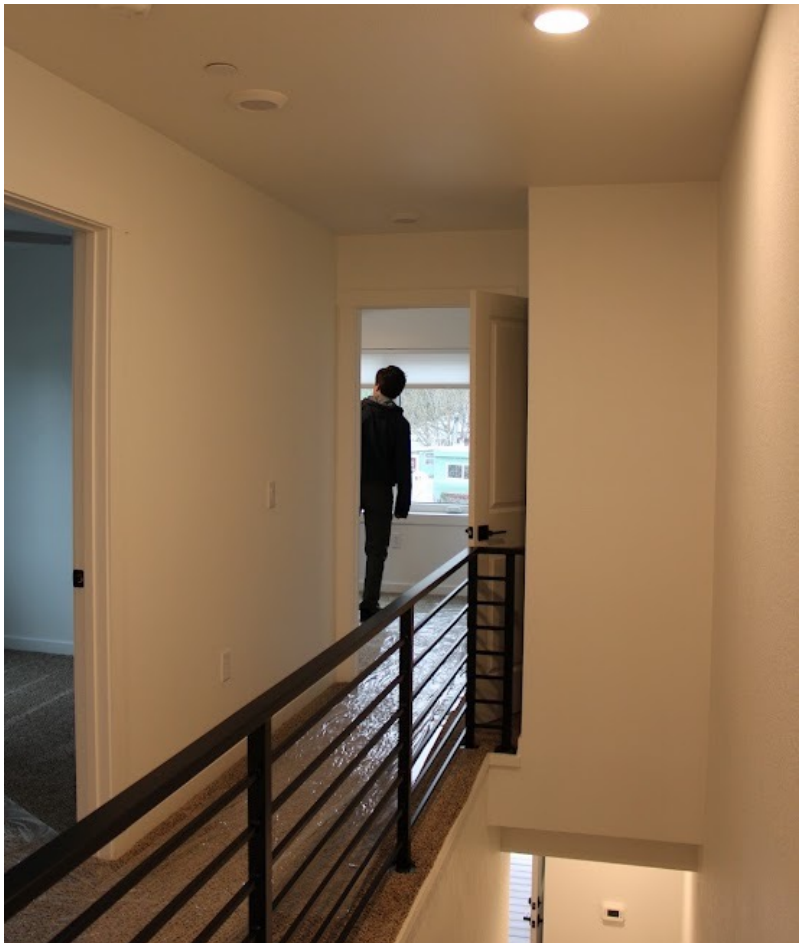





OH6










Milwaukee


CAPACITY
5 TON
OH5






OH1




BARRICADE








Reebok