UNIVERSITY HILL COMMERCIAL AREA MANAGEMENT COMMISSION
REGULAR MEETING – February 17, 2016
4 - 6 p.m.

1777 West Conference Room, 1777 Broadway

AGENDA

1. Roll Call
2. Approval of the January 20, 2016 Meeting Minutes
3. Public Participation
4. Police Update – Walker
    - Neighborhood Policing Program Map/Contacts
5. CUSG - Ahram
6. UHNA Update - Blackwood
7. Parking Services Update – Matthews
8. Hill Boulder Update - Liguori
9. Matters from Commissioners
    - Open UHCAMC Seats Update
10. Matters from Staff – Winter/Wiebenson
    - Update on Housing Working Groups – Jay Sugnet
    - BVCP Survey and Focus Group Results
    - Update on HRS Work Plan by Quarter
    - 2017 Budget Discussion Preview
11. Action Summary

Attachments

- Meeting Minutes – January 20, 2016
- Sales and Use Tax Revenue Reports – November 2016
- Neighborhood Policing Program Map/Contacts – February 2016
- Housing Boulder Working Group Summaries -
- BVCP Survey and Focus Group Results
- University Hill Stakeholder Updates – January/February 2016

Upcoming Meetings:
March 16 UHCAMC

Commissioner Terms:
Soifer 2019 (business owner)
Nelson 2020 (resident)
Rubino 2018 (business owner)
Raj 2016 (resident)
Liguori 2017 (business/property owner)

UHCAMC 2016 Priorities:
- Pursue retention/attraction of diverse businesses
- Promote residential diversity, including working with CU
- Pursue creative solutions to district access and connectivity
- Support the construction of public parking garages on the UHGID lots
- Encourage connectivity with the proposed CU conference center/hotel
- Meet with Council members on a quarterly basis
- Host an open house with Hill businesses
- Explore options for input on the 2017 budget
- Reduce the food sales requirement for liquor licenses
- Streamline the event permitting process, especially for 'event street'

CITY OF BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING MINUTES

NAME OF BOARD/COMMISSION: **UNIVERSITY HILL COMMERCIAL AREA MANAGEMENT COMMISSION**

NAME/TELEPHONE OF PERSON PREPARING SUMMARY: **Ruth Weiss – 303-413-7318**
NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:
BOARD MEMBERS: **RAJ (arrived 4:18 pm), SOIFER (arrived 4:45 pm), RUBINO (absent), LIGUORI, NELSON**
STAFF: **WINTER, WIEBENSON, WEISS, JOBERT, MATTHEWS, WALKER, SMITH**
GUESTS:

TYPE OF MEETING: **Regular Meeting** **January 20, 2016**

AGENDA ITEM 1 – Roll Call: Meeting was called to order at 4:03 p.m.

AGENDA ITEM 2 – Approval of the December 16, 2015 Meeting Minutes (see Action Item Below).

AGENDA ITEM 3 – Public Participation: None.

AGENDA ITEM 4 - Police Update – Walker: Commander Walker, night shift commander, mentioned St. Patrick's Day is coming up and there will be a big media spread with 20 officers on the hill. Walker continued that there are 10 neighborhood policing areas and the areas will be presented at the next UHCAMC meeting. Nelson thanked Walker for being so responsive to the residents.

AGENDA ITEM 5 – CUSG Update - Ahram: Ahram was unable to attend.

AGENDA ITEM 6 – UHNA Update: Wiebenson spoke on behalf of UHNA, Blackwood was unable to attend. There are new Executive Committee members. Wiebenson read portions of UHNA 2016 priorities for council. It was mentioned that the UHNA priorities are in good alignment with UHCAMC priorities.

AGENDA ITEM 7 – Parking Services Update: Matthews said the 2A Irrigation Project has begun with pot-holing prior to boring. The project will be going slowly after the discovery of railroad ties and other obstacles under the sidewalk. The discovery may require shifting to an open trench approach, which has bigger impacts. Today and tomorrow begin tree removal and they will all be replaced. Trees that are being removed have been identified by the city forester to be dead, dying or ash bore riddled. Large trees by the Fox will remain.

AGENDA ITEM 8 – Hill Boulder Update - Liguori: Liguori met with several other business owners to talk about subcommittees and dividing up the work. Hill Boulder will be funding part time marketing intern. The event calendar has been created and 5 events are listed with the Sundown Cinema to have three days of events.
The first joint workshop with the Small Business Development Center was held last week and two more will take place in February and March. Liguori mentioned future meetings with subcommittees; volunteers will be going door-to-door to spread the word about events on the Hill. Wiebenson met with the Inter-fraternity Council, which is willing to staff events on the Hill. Raj asked about Innisfree. Wiebenson replied that Innisfree will be moving into the Buchanan's Coffee Pub, which is operated by the same owner. Liguori asked for an update on the Starbucks liquor license application.

AGENDA ITEM 9 – Matters from the Commissioners: Raj is termed out on UHCAMC and is applying to the Landmarks Board. Commissioners discussed recruitment for board vacancies. Board appointments will be made in March by council and April is typically their first UHCAMC meeting. Commissioners will get word out to neighborhood regarding board vacancies. Winter said that representatives are being sought for the Parking Pricing Stakeholder Group from all commissions and looking for a diversity of representatives. A timeline will be worked out by the consultant. Deadlines were requested. Raj mentioned she parked at the library and wondered how to pay for it. Matthews gave a concise description of how the new civic area parking works. All four lots will be free on Saturday and Sunday. Matthews said the open parking in all the lots applies to city employees as well.

AGENDA ITEM 10 – Matters from the Staff: Wiebenson reviewed the 2016 commission priorities. The Community Vitality Department 2016 priorities were mentioned. Liguori mentioned the quick cash sales of homes on the hill and asked if was going to be discussed at the council retreat. Nelson said asked if there are strategies to lessen the attraction to investors for these homes. Wiebenson said in speaking with planners on this topic that there may be some zoning approaches to addressing the problem. Liguori asked if the residential moratorium was over in the Hill Commercial Area and Wiebenson said the zoning has changed to allow affordable housing only. Raj said that there are many strategies but the city is not interested in enforcing them. Nelson said that there are some notorious properties and people don't want the densities. Nelson said the accessory dwelling unit is a different issue. Soifer mentioned it was possible to find short-term rental violations with a quick search on Air BNB, and maybe the same could be done to find illegal over-occupancies using Craigslist. Winter indicated the concerns would be looked at as a broader policy issue.
Wiebenson said the second Hill Reinvestment Working Group meeting was last night, with the next step to identify real numbers to evaluate the different funding options. Winter said that it became clear that there are policy issues and operational issues, and they might not be on the same track. The commission discussed assigning council liaisons. See attached document. Frisk space is leased. Winter asked for volunteers for the Parking Pricing Committee. Soifer asked about the commitment. This committee will look at different approaches for parking pricing and rates. Winter would like a UHCAMC commissioner to be on the committee who wants to focus on the impact to businesses. Soifer asked about EcoPassses and Wiebenson replied that the contract is being reviewed by RTD, but that progress is being made. Almost 100% of the hill businesses have signed up. Wiebenson said the Boulder Economic Forecast was released last week. The Chamber will be looking at the proportionality of regulations to the size of businesses, as well as issues of transportation and housing affordability. The hotel group met with the P3 financing group and the P3 group is on track to go to council in April with a recommendation for a partnership between the city and UHGID.

UHCAMC ACTION LIST:

- Staff will work with Fox (Karen) to provide input on proposed location of trees in the sidewalk area frequently used by the theater as a van loading/unloading zone.
- Staff with check with Starbucks to determine if their liquor license was approved.
- Staff will add an announcement about the UHCAMC openings to the next Uni Hill Stakeholder Update.

Wiebenson provided an update on old matters:

- Staff has identified 11 bike racks that can be installed in the district to meet the request of Hill businesses.
- Staff is working to identify the CU contact working on affordable housing for faculty and staff.

Meeting adjourned at 5:18 p.m.

ACTION ITEMS:

MOTION: Nelson motioned to approve the December 16, 2015 meeting minutes. Nelson seconded the motion and it passed 3 – 0 with Soifer absent.

FUTURE MEETINGS:

February 16, 2016	**4 – 6 pm**	**1777 West Conference Room**	**Regular Meeting**

APPROVED BY:

UNIVERSITY HILL COMMERCIAL AREA MANAGEMENT COMMISSION

Attest:
Ruth Weiss, Secretary

Cheryl Liguori, Commissioner

City of Boulder
Sales & Use Tax Revenue Report
November, 2015

Issued January 25, 2015

This report provides information and analysis related to 2015 Year-to-Date (YTD) sales and use tax collections. Results are for actual sales activity through the month of November, the tax on which is received by the city in the subsequent month. For clarification of any information in this report, please contact Patrick Brown, Revenue & Licensing Officer, at (303) 441-3921 or brownp@bouldercolorado.gov.

PLEASE NOTE: Pursuant to a vote in November of 2014, the sales and use tax rate changed on January 1, 2015 from 3.56% to 3.86%. The additional 0.30% tax was approved for a three year period and is earmarked for "Community Culture and Facilities." Actual dollars collected in the report may show as being higher in 2015 solely because of that tax rate increase. However, the percentage changes included in this report have been "normalized" to be able to compare the actual increase or decrease for this year compared to the same period in 2014 as if the rates were the same. This "normalized" percentage better reflects the underlying economic activity in the city and enables city staff to more readily determine if revenue targets are being met.

REVENUE COMPARISONS TO COMPARABLE PERIOD IN PRIOR YEAR

As reflected in Table 1, "normalized" Sales and Use Tax has increased from the comparable 2014 base by 5.10%.

TABLE 1
***"NORMALIZED"* ACTUAL SALES AND USE TAX REVENUE**
(Adjusted to exclude change in tax rate)

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	4.48%	78.21%
Business/Consumer Use Tax	(6.13%)	9.62%
Construction Use Tax	25.63%	9.19%
Motor Vehicle Use Tax	9.02%	2.99%
Total Sales & Use Tax	**5.10%**	**100.00%**

Any time a new commodity (such as recreational marijuana) becomes taxable, it generates additional revenue and increases the prior year revenue "base," but the percentage increase in revenue may distort perception of the strength of the underlying economy. For that reason, Table 2 is presented to illustrate "normalized" sales and use tax revenue excluding revenue from the sale of recreational marijuana. The increase in the "traditional" sales tax base is almost a full percentage point lower than that including recreational marijuana. Since recreational marijuana will be included in the 2015 "base," future revenue increases will not include the positive tax impact of this added taxable commodity. Also, September included a State of Colorado "marijuana sales tax holiday" (10% retail sales tax charged to the consumer and 15% of the excise tax paid by the cultivator when the product was transferred to the seller) where State taxes were not charged. The resulting lower price may have redistributed some anticipated future sales into September.

TABLE 2
"*NORMALIZED*" ACTUAL SALES AND USE TAX REVENUE, *EXCLUDING REVENUE FROM THE SALE OF RECREATIONAL MARIJUANA*
(Adjusted to exclude change in tax rate)

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	3.48%	77.82%
Business/Consumer Use Tax	(6.34%)	9.77%
Construction Use Tax	25.63%	9.37%
Motor Vehicle Use Tax	9.02%	3.05%
Total Sales & Use Tax	**4.28%**	**100.00%**

COMMUNITY, CULTURE AND SAFETY FACILITIES TAX

For November 2015 YTD, the newly enacted Community, Culture and Safety Facilities Tax (an additional 0.30%, effective for 3 years beginning January 1, 2015) has generated $8,455,337. This tax is dedicated to fund a variety of projects in the Civic area along the Boulder Creek Path and on University Hill as well as improvements for several culturally oriented projects. It will also fund pedestrian safety lighting improvements along Baseline Road at the entrance to Chautauqua Park.

DETAILED ANALYSIS OF MAJOR CATEGORIES

The following monthly information is provided to identify trends in the various retail categories. While this information is useful, it is important to remember that relatively small aberrations (like the timing of remittances by certain vendors) can make relatively large monthly variances.

Retail Sales Tax – November YTD retail sales tax revenue was up 4.48% from that received in 2014. It is important to note that any significant sales of recreational marijuana did not begin until the second quarter of 2014. Therefore, comparisons are not "apples to apples" for the first quarter.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
6.50%	9.40%	8.54%	4.87%	2.81%	3.00%	6.41%	5.76%	0.36%	1.65%	(6.17%)

Food Stores - YTD retail sales tax revenue for food stores was up 5.41% from that received in 2014. This large increase is primarily due to companies who file thirteen four-week periods instead of reporting monthly. Companies who file thirteen four-week periods do so because of reporting purposes. Each reporting period has the same number of days in the period. Since the city reports monthly, there is one month out of the year where our report contains two filing periods.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
46.51%	8.69%	2.00%	1.77%	0.70%	8.22%	3.74%	5.10%	(1.43%)	6.98%	(11.45%)

Sales at **Eating Places** are both an important revenue source (Eating Places comprise approximately 13.00% of sales/use tax) and are often an indicator of the health of the economy in the city. This discretionary category is often correlated with disposable income and consumer confidence. Total November YTD retail tax at Eating Places is up by 6.62%.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
4.82%	10.46%	6.98%	4.87%	11.00%	0.98%	10.84%	11.61%	(1.66%)	10.07%	3.30%

Apparel Stores - YTD retail sales were up by 3.90%. The significant increase in April is due to multiple circumstances. Timing was an issue with one large vendor who did not remit in April of 2014. Multiple other vendors also improved their performance during the month

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
(29.55%)	15.03%	(1.28%)	53.97%	2.21%	16.20%	(3.11%)	(4.20%)	(9.86%)	31.40%	(18.02%)

General Retail sales are up by 3.51% YTD. The large variance in October is primarily due to timing where one large retailer remitted two tax payments in 2014 and only one in 2015.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
1.97%	3.75%	3.02%	4.94%	8.42%	5.55%	5.39%	7.96%	18.56%	(14.97%)	(5.00%)

Public Utilities (primarily retail sales tax on natural gas and electricity) are down by 5.76% YTD. Tax on Public Utilities comprises over 4% of total sales and use tax revenue. Even if rates increase, the direction for this category may be uncertain if conservation strategies are successful and businesses significantly cut their energy use. According to a 2006 study by the City of Boulder, commercial and industrial sector energy use makes up 83% of Boulder's energy use.

TOTAL MARIJUANA REVENUE

The latest new revenue categories for the City of Boulder are the sale of both medical and recreational marijuana. These sources represented 1.07% and 1.14% of the total sales/use tax collected respectively in 2014.

The sale of medical marijuana generates:

- 3.86% sales and use tax on product sales paid by the purchaser and/or costs of any construction materials, furniture, fixtures, or equipment paid by the business.

The sale of recreational marijuana generates:

- 7.36% sales tax on product sales paid by the purchaser (3.86% base and 3.50% additional).
- 7.36% use tax on the cost of any construction materials, furniture, fixtures, or equipment paid by the business (3.86% base and 3.50% additional).
- A 5.00% excise tax paid by the grow facility when shipping product to dispensaries and/or marijuana infused product facilities.
- A "share-back" of certain State of Colorado revenue. The State collects a 10.00% tax on recreational marijuana sales and "shares back" 15.00% of that 10.00% to each city where such revenue is generated.

A summary of all year-to-date 2015 marijuana related revenue follows:

Total November YTD Marijuana Related Revenue			
Medical marijuana:			
3.86% Sales/Use Tax	$932,413		
Sub-total Medical marijuana revenue		$932,413	
Recreational marijuana			
3.86% Base Sales/Use Tax	1,161,779		
3.50% Additional Sales/Use Tax	1,053,242		
5.00% Excise Tax	904,603		
State Share-back	398,071		
Sub-total Recreational Marijuana revenue		$3,517,695	
TOTAL MARIJUANA RELATED REVENUE			$4,450,108

While the City's base 3.86% sales/use tax is distributed to City funds based upon various past voter decisions, certain other revenue has been dedicated to cover incremental costs related to the sale and use of marijuana in the City of Boulder. Year-to-date collections for these dedicated revenue sources follow:

Total November YTD "Incremental" Recreational Marijuana Related Revenue		
3.50% Additional Sales/Use Tax	$1,053,242	
5.00% Excise Tax	904,603	
State "Share-back"	398,071	
TOTAL "INCREMENTAL" RECREATIONAL MARIJUANA REVENUE		$2,355,916

Medical Marijuana Retail Sales Tax

Total November YTD retail sales tax revenue collected in this category is down by 23.51% from the same period in 2014. The retail percentage change by month is presented below.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
26.96%	(7.57%)	(9.21%)	(1.96%)	(16.06%)	(16.23%)	(26.71%)	(38.60%)	(42.17%)	(34.62%)	(60.10%)

Recreational Marijuana Retail Sales Tax

The first remittances in 2014, related to sales of recreational marijuana, were received in the month of February. Significant retail establishments were not open until April of 2014. Therefore, increases for the first quarter of 2015 are not representative due to the non-existent or low comparative base.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
na	na	82.89%	60.56%	42.84%	38.64%	49.71%	51.91%	57.84%	89.75%	13.01%

Significant YTD increases / decreases by sales/use tax category are summarized in Table 3.

TABLE 3

2015 YTD RETAIL SALES TAX (% Change in Comparable YTD Collections)	
STRENGTHS: ▪ Food Stores up by 5.41% (January had two returns for each store by a 13 period filing taxpayer) ▪ Eating Places up by 6.62% ▪ Apparel Stores up by 3.90% ▪ Home Furnishings up by 1.61% ▪ General Retail up by 3.51% ▪ Automotive Trade up by 3.15% ▪ Building Material Retail up by 2.39% ▪ Computer Related Business up by 24.08% ▪ All Other up by 6.95% ▪ Recreational Marijuana up by 72.02% ▪ Downtown up by 6.99% ▪ N. 28th St Commercial up by 14.26% ▪ Basemar up by 4.68% ▪ BVRC (excl 29th St) up by 2.58% ▪ Twenty-Ninth St up by 3.32% ▪ All Other Boulder up by 7.89% ▪ Metro Denver up by 10.10% ▪ Pearl Street Mall up by 13.45% ▪ Gunbarrel Commercial up by 14.73% ▪ Boulder Industrial up by 5.23% ▪ University of Colorado up by 10.03% ▪ The Meadows up by 1.28% ▪ Out of State up by 1.93%	WEAKNESSES: ▪ UHGID (the "hill") down by 2.83% ▪ Transportation/Utilities down by 6.92% ▪ Medical Marijuana down by 23.51% ▪ Consumer Electronics down by 7.46% ▪ Table Mesa down by 2.07% ▪ N. Broadway Annex down by 3.75%

2015 USE TAX (% Change in YTD Comparable Collections)	
STRENGTHS: ▪ Construction Use Tax up by 25.63% (when adjusted to exclude dedicated Boulder Junction tax in both years, up by 31.72%) ▪ Motor Vehicle Use Tax up by 9.02%	WEAKNESSES ▪ Business Use Tax down by 6.13%

BUSINESS USE TAX

November 2015 YTD Business Use Tax is down by 6.13%. This tax category can be very volatile as it is associated primarily with the amount and timing of purchase of capital assets by businesses in the city and the amount and timing of audit revenue. The Leeds Business Confidence Index has slipped for two quarters in a row. This may have had an impact on capital expenditures by businesses.

MOTOR VEHICLE USE TAX

November YTD Motor Vehicle Use Tax is up by 9.02%, this tax category applies to the purchase of vehicles registered in the city. As individuals and businesses became more confident about jobs and the economy, they have replaced their vehicles and thus reduced the average age of their fleet. 2014 was a strong year for motor vehicle sales, but the change reversed in late 2014 and early in 2015 as the average age of the total vehicle fleet in the city declined and the comparative numbers from the prior year became more difficult to meet or exceed. Both November and December 2014 results were negative (down 17.88% and 12.16% respectively when compared to the very strong sales in the comparative months of 2013) and comparative results continued to be negative through May of 2015. Comparative revenue in this category began to increase again in June 2015 and has continued this increase into November. If the economy remains strong, we may see revenue in this category flatten or even increase for the total year.

CONSTRUCTION USE TAX

Construction Use Tax is up by 25.63% YTD. This is a very volatile tax category as it depends upon the number and timing of construction projects in any given period. Revenue in this category assumes "base" number of projects will continue indefinitely, plus revenue from large projects in the "pipeline" (based upon a review of information from the City Planning Department and the CU Capital Improvement Plan). Even when we know projects are pending, the timing of payment of Construction Use Tax can occur in the prior or subsequent year to the planned construction date. We are currently in a strong period for large project construction in the City but know that this level of activity cannot continue forever. Therefore, it is important that we not commit to ongoing operating expenses from this revenue source, as it will eventually decline. August includes significant revenue from permitting related to construction of below-grade parking structures for two new hotels.

ACCOMMODATION TAX

November Accommodation Tax revenue is up by 9.37% from the same period in 2014. The hotel industry in Boulder is in a state of flux. It is uncertain when new properties in the pipeline will open. Some upward adjustment in room and occupancy rates has occurred during the transition when the total number of rooms available in the City was down slightly. The Rocky Mountain Lodging Report for August indicated the occupancy rate for Boulder was 87%. Some of the changes follow:

- America Best Value – closed March 2014 (to be converted to student housing)
- Golden Buff – closed December 2013 (to be redeveloped into two hotels)
- Boulder Outlook – closed November 2014
- Hyatt Place Depot Square – opened in April 2015
- Embassy Suites and Hilton Garden Inn (old Golden Buff location) under construction
- Other Planned Properties – in concept or site review

ADMISSIONS TAX

Year-to-date 2015 Admission Tax revenue is up by 15.56% from the same period in 2014. Admissions Tax collections are dependent on the number of taxable productions and events held in the City and the level of attendance at such events.

TRASH TAX

November 2015 YTD Trash Tax receipts are up by 0.63%. On-going Trash Tax remittances are due on a quarterly basis. Variances also occur when smaller trash collection companies work levels vary, due primarily to pickups related to larger construction projects.

REVIEW OF VARIOUS ECONOMIC DATA & PREDICTIONS FOR THE FUTURE

An October 17 article from *Zacks Research* on the National Retail Federation site includes the following prediction:

> **Retail Sales Data -** The retail sector saw a bloodbath on Friday following a slew of weak reports from retailers ranging from department to dollar stores. Additionally, the soft October retail sales data added to the woes. With Thanksgiving less than two weeks away and Christmas coming up in six weeks, the growth prospects for the upcoming holiday season suddenly look dull. After a flat September, retail sales barely rose 0.1% in October, falling short of the market expectation of 0.3% growth. The lackluster growth can be blamed on a surprise decline of 0.5% in auto sales, implying that cheap gasoline failed to spur consumer spending as expected. Notably, consumer spending accounts for more than two-thirds of demand in the U.S. economy.

Because of slower than projected growth in the first half of 2015, the *National Retail Federation* has revised its 2015 forecast:

> The NRF has issued a revised retail sales tax forecast for 2015, lowering its anticipated figures due to unexpected slow growth during the first half of the year. The original NRF forecast in February predicted a 4.1 percent growth in retail sales over 2014, but the new revision lowers the forecast to 3.5%.
>
> A U.S. Department of Commerce report on June sales noted that sales were down. Excluding autos, gas, building materials and restaurants, core retail sales fell 0.1 percent in June after an increase of 0.7 percent in May. The report precipitated the NRF revision. NRF calculations found that sales during the first six months of 2015 saw 2.9 percent growth, with an anticipated increase at a more positive pace of 3.7 percent over the next five months.

The Conference Board Consumer Confidence Index Improves in December:

> *The Conference Board* Consumer Confidence Index®, *which had decreased moderately in November, improved in December. The Index now stands at 96.5 (1985=100), up from 92.6 in November. The Present Situation Index increased from 110.9 last month to 115.3 in December, while the Expectations Index improved to 83.9 from 80.4 in November.*
>
> "Consumer confidence improved in December, following a moderate decrease in November," said Lynn Franco, Director of Economic Indicators at The Conference Board. "As 2015 draws to a close, consumers' assessment of the current state of the economy remains positive, particularly their assessment of the job market. Looking ahead to 2016, consumers are expecting little change in both business conditions and the labor market. Expectations regarding their financial outlook are mixed, but the optimists continue to outweigh the pessimists."

The preliminary results of the December 2015 *University of Michigan Consumer Sentiment Index* were largely unchanged:

	Dec 2015	Nov 2015	Dec 2014	M-M Change	Y-Y Change
Index of Consumer Sentiment	**91.8**	91.3	93.6	+0.5%	-1.9%
Current Economic Conditions	**107.0**	104.3	104.8	+2.6%	+2.1%
Index of Consumer Expectations	**82.0**	82.9	86.4	-1.1%	-5.1%

While the preliminary December reading was largely unchanged from last month, consumers evaluated current economic conditions more favorably and expected future prospects less favorably. In a repeat of last month's findings, all of the early December gain was recorded among households with incomes in the bottom two-thirds (+2.7%), while the Sentiment Index among consumers with incomes in the top third declined (-4.4%). Importantly, the survey recorded persistent strength in personal finances and buying plans, while the largest loss was in how consumers judged prospects for the national economy during the year ahead. Overall, the Sentiment Index has averaged 92.9 during 2015, the highest since 2004, with only 10 higher yearly averages in the past half century. The data continue to indicate that real consumer expenditures will grow by 2.8% in 2016 over 2015.

According to an October 1, 2015 article in *BizWest*, Colorado business leaders' confidence has slipped for the second quarter in a row:

Colorado business leaders' confidence, despite remaining positive overall, weakened for the second quarter in a row, according to the latest Leeds Business Confidence Index. The index shows an overall reading of 53.5 entering the fourth quarter. That's down from 58.3 entering the third quarter. Readings of 50 or higher are considered positive, and the overall index has remained in positive territory for 16 quarters in a row now.

The reading for confidence in the national economy slid seven points. Confidence in profit expectations saw the next largest slide, from 58.3 last quarter to 53.6, while capital expenditures fell 4.5 points and sales expectations 4.3 points.

A December article by Clif Harold of the Boulder Economic Council highlights some of the positive changes in Boulder since the Great Recession of 2007-2009:

The Boulder Economic Council, the economic vitality arm of the Boulder Chamber, has been monitoring trends in Boulder's economy for nearly two decades. We track key economic indicators throughout the year and over time. For example, at the end of 2010, Boulder County's unemployment rate was 7.1 percent; today it's 2.6 percent. The median price of a single-family home in 2010 was $535,000 and today its $735,000. Commercial real estate vacancy rates are half or less than they were in 2010: Office vacancy rates were 10.2 percent five years ago, and today they're 4.3 percent. Retail vacancy rates were 7 percent then, and today just 1.8 percent. Industrial vacancy was 7.4 percent and now 2.6 percent.

These trends reflect economic activity that makes the Great Recession seem almost like ancient history. Drill a little deeper and the stories about business expansions, acquisitions and investments put a more recognizable face on recent changes in Boulder's economy. Companies such as the Zayo Group, Rally Software and Nivalis Therapeutics went public through IPOs, raising more than a half billion dollars in equity. Twitter, CA Technologies Hain Celestial and Boulder Brands acquired local startup successes Gnip, Rally Software, Rudi's Organic Bakery, and EVOL Foods, respectively. Uber purchased Microsoft's Bing mapping divisions in Boulder

and Longmont. After acquiring startup company @Last Software nearly a decade ago, Google recently announced plans to expand significantly its campus in Boulder. In September, AstraZeneca closed on its acquisition of Amgen's large laboratory facility by the Boulder airport.

According to a September 16, 2015 article in the *Denver Business Journal*, Xcel Energy bills are expected to drop significantly in the coming months. (Retail sales tax on the sale of natural gas and electricity make up over 4.0% of Sales/Use Tax revenue.)

Low commodity prices for natural gas....(will result in) the average monthly gas bill during October, November, and December to be 20% less than the average bills during the same three months of 2014.

On the electricity side of the bill, the change will be smaller. Electricity bills are expected to be about 2% lower in during the fourth quarter of 2015.

Looking forward to 2016, a summary of discussion at the National Retail Federation Conference in January follows:

Retail sales in 2016 are expected to mirror 2015, and continue the current pattern of slow, steady but not very exciting growth, according to economists and industry experts who spoke at the National Retail Federation convention Tuesday.

In 2015, total retail sales rose 2.1 percent over 2014, according to U.S. Department of Commerce figures released last week. The retail panelists said Tuesday that they expect to see similar growth this year. The NRF reported on Friday that holiday sales - excluding automobiles, gasoline and restaurant meals - rose 3 percent in 2015, missing the federation's forecast of 3.7 percent sales growth in November and December.

Kleinhenz Tuesday said retailers missed forecasts in part because early discounting in October pulled sales away from November, and that lower prices resulted in lower sales totals. Retailers, Kleinhenz said, are being hurt by a shift in spending away from clothes and other goods and toward experiences such as travel or health and wellness treatments. Consumers, Kleinhenz said, "are spending more on themselves than on goods."

Shawn Dubravec, chief economist at the Consumer Technology Association, said there was a "clear loss of momentum" in consumer spending at the end of 2015, but it is hard to tell if it was caused by a larger trend or a response to temporary issues." Dubravec is relatively optimistic about 2016. Last year, he said, "was defined by unevenness" and "we expect less unevenness in 2016."

However, the panelists noted that uncertainty or unexpected events, such as terrorism or other global problems, or even upheaval caused by the presidential election, will hurt retailers, because consumers tend to curb their spending when they are unsure about what's ahead.

Total Net Sales/Use Tax Receipts by Tax Category	NOVEMBER YTD Actual			
	2014	2015	% Change	% of Total
Sales Tax	80,006,569	90,639,188	4.48%	78.21%
Business Use Tax	10,949,953	11,145,100	-6.13%	9.62%
Construction Sales/Use Tax	7,816,737	10,647,380	25.63%	9.19%
Motor Vehicle Use Tax	2,929,725	3,463,279	9.02%	2.99%
Total Sales and Use Tax	**101,702,985**	**115,894,947**	**5.10%**	**100.00%**

Total Net Sales/Use Tax Receipts by Industry Type	NOVEMBER YTD Actual			
	2014	2015	%Change	% of Total
Food Stores	13,289,624	15,112,821	4.88%	13.04%
Eating Places	13,244,798	15,344,738	6.85%	13.24%
Apparel Stores	3,729,876	4,197,951	3.80%	3.62%
Home Furnishings	2,682,010	2,947,248	1.35%	2.54%
General Retail	19,706,163	22,218,165	3.98%	19.17%
Transportation/Utilities	7,735,504	7,884,245	-6.00%	6.80%
Automotive Trade	7,137,967	8,159,821	5.43%	7.04%
Building Material-Retail	3,617,639	4,022,637	2.55%	3.47%
Construction Firms Sales/Use Tax	7,277,014	10,036,252	27.20%	8.66%
Consumer Electronics	2,150,263	2,201,138	-5.59%	1.90%
Computer Related Business Sector	6,057,728	6,301,723	-4.06%	5.44%
Rec Marijuana	1,179,085	2,215,021	73.26%	1.91%
Medical Marijuana	1,102,082	932,413	-21.97%	0.80%
All Other	12,793,233	14,320,773	3.24%	12.36%
Total Sales and Use Tax	**101,702,985**	**115,894,947**	**5.10%**	**100.00%**

Total Net Sales/Use Tax Receipts by Geographic Area	NOVEMBER YTD Actual			
	2014	2015	% Change	% of Total
North Broadway	1,246,635	1,458,954	7.94%	1.26%
Downtown	7,895,541	9,000,848	5.14%	7.77%
Downtown Extension	703,293	706,478	-7.35%	0.61%
UHGID (the "hill")	1,121,269	1,178,199	-3.09%	1.02%
East Downtown	830,499	784,544	-12.88%	0.68%
N. 28th St. Commercial	4,709,437	5,862,581	14.81%	5.06%
N. Broadway Annex	422,047	510,807	11.62%	0.44%
University of Colorado	1,032,076	1,073,868	-4.04%	0.93%
Basemar	2,470,251	2,783,444	3.92%	2.40%
BVRC-Boulder Valley Regional Center	20,401,304	23,234,276	5.03%	20.05%
29th Street	7,515,687	8,395,606	3.03%	7.24%
Table Mesa	2,400,183	2,564,838	-1.45%	2.21%
The Meadows	939,107	991,129	-2.66%	0.86%
All Other Boulder	6,216,602	8,479,911	25.81%	7.32%
Boulder County	1,078,167	1,172,674	0.31%	1.01%
Metro Denver	3,311,209	5,884,810	63.91%	5.08%
Colorado All Other	327,521	1,235,451	247.90%	1.07%
Out of State	9,276,256	9,377,195	-6.77%	8.09%
Airport	46,700	1,206,060	2281.85%	1.04%
Gunbarrel Industrial	7,315,012	5,719,071	-27.89%	4.93%
Gunbarrel Commercial	1,095,514	1,331,110	12.06%	1.15%
Pearl Street Mall	2,955,341	3,672,032	14.59%	3.17%
Boulder Industrial	9,566,218	10,600,635	2.20%	9.15%
Unlicensed Receipts	1,243,201	484,494	-64.06%	0.42%
County Clerk	2,929,725	3,463,279	9.02%	2.99%
Public Utilities	4,654,191	4,722,654	-6.42%	4.07%
Total Sales and Use Tax	**101,702,985**	**115,894,947**	**5.10%**	**100.00%**

Miscellaneous Tax Statistics	NOVEMBER YTD Actual		
	2014	2015	% Change in Taxable
Total Food Service Tax	581,319	607,276	4.47%
Accommodations Tax	5,612,698	6,138,465	9.37%
Admissions Tax	492,246	568,824	15.56%
Trash Tax	1,358,536	1,367,038	0.63%
Disposable Bag Fee	207,603	199,556	-3.88%
Rec Marijuana Excise Tax	375,760	904,603	140.74%
	0	0	

USE >< SALES

USE TAX BY CATEGORY NOVEMBER YTD Actual 2014	2015	% Change	Standard Industrial Code	SALES TAX BY CATEGORY NOVEMBER YTD Actual 2014	2015	% Change
151,368	96,058	-41.47%	Food Stores	13,138,255	15,016,763	5.41%
154,573	211,586	26.25%	Eating Places	13,090,225	15,133,152	6.62%
15,025	12,924	-20.67%	Apparel Stores	3,714,851	4,185,027	3.90%
30,490	25,901	-21.65%	Home Furnishings	2,651,520	2,921,347	1.61%
2,389,886	2,782,713	7.39%	General Retail	17,316,277	19,435,453	3.51%
328,425	408,878	14.82%	Transportation/Utilities	7,407,079	7,475,367	-6.92%
3,002,109	3,534,398	8.58%	Automotive Trade	4,135,858	4,625,424	3.15%
12,343	20,248	51.29%	Building Material-Retail	3,605,296	4,002,388	2.39%
6,945,392	9,595,173	27.41%	Construction Sales/ Use Tax	331,622	441,079	22.67%
49,892	93,607	73.04%	Consumer Electronics	2,100,371	2,107,531	-7.46%
4,361,958	4,020,256	-15.00%	Computer Related Business	1,695,769	2,281,467	24.08%
11,546	37,329	198.18%	Rec Marijuana	1,167,539	2,177,693	72.02%
24,273	38,520	46.36%	Medical Marijuana	1,077,808	893,893	-23.51%
4,219,136	4,378,168	-4.30%	All Other	8,574,097	9,942,606	6.95%
21,696,416	**25,255,759**	**7.36%**	**Total Sales and Use Tax**	**80,006,569**	**90,639,188**	**4.48%**

USE TAX BY CATEGORY NOVEMBER YTD Actual 2014	2015	% Change	Geographic Code	SALES TAX BY CATEGORY NOVEMBER YTD Actual 2014	2015	% Change
60,067	102,760	57.78%	North Broadway	1,186,568	1,356,194	5.41%
1,606,595	1,705,231	-2.11%	Downtown	6,288,946	7,295,617	6.99%
48,661	1,896	-96.41%	Downtown Extension	654,632	704,582	-0.73%
35,121	33,880	-11.03%	UHGID (the "hill")	1,086,148	1,144,319	-2.83%
202,973	99,922	-54.60%	East Downtown	627,526	684,622	0.62%
85,538	134,205	44.70%	N. 28th St. Commercial	4,623,899	5,728,377	14.26%
12,516	83,427	514.76%	N. Broadway Annex	409,531	427,380	-3.75%
140,166	9,818	-93.54%	University of Colorado	891,910	1,064,050	10.03%
570,517	627,307	1.41%	Basemar	1,899,735	2,156,137	4.68%
362,047	946,621	141.14%	BVRC	20,039,257	22,287,655	2.58%
78,735	64,411	-24.55%	29th Street	7,436,953	8,331,195	3.32%
31,480	49,611	45.35%	Table Mesa	2,368,703	2,515,227	-2.07%
74,204	41,352	-48.60%	The Meadows	864,904	949,776	1.28%
2,841,982	4,532,287	47.08%	All Other Boulder	3,374,620	3,947,624	7.89%
197,295	224,871	5.12%	Boulder County	880,872	947,803	-0.76%
561,788	2,602,680	327.28%	Metro Denver	2,749,421	3,282,130	10.10%
104,704	738,729	550.71%	Colorado All Other	222,818	496,722	105.60%
1,009,220	240,672	-78.01%	Out of State	8,267,037	9,136,524	1.93%
21,080	1,170,041	5019.09%	Airport	25,620	36,019	29.66%
6,323,471	4,664,973	-31.96%	Gunbarrel Industrial	991,541	1,054,098	-1.95%
31,290	7,252	-78.62%	Gunbarrel Commercial	1,064,225	1,323,858	14.73%
35,267	80,084	109.43%	Pearl Street Mall	2,920,074	3,591,949	13.45%
3,295,454	3,446,059	-3.56%	Boulder Industrial	6,270,764	7,154,576	5.23%
893,473	64,655	-93.33%	Unlicensed Receipts	349,727	419,839	10.72%
2,929,725	3,463,279	9.02%	County Clerk	0	0	NA
143,050	119,736	-22.80%	Public Utilities	4,511,141	4,602,918	-5.90%
21,696,416	**25,255,759**	**7.36%**	**Total Sales and Use Tax**	**80,006,569**	**90,639,188**	**4.48%**

TOTAL CITY SALES AND USE TAX COLLECTIONS

REVENUE CATEGORY	YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
RETAIL SALES TAX	2008	5,197,400	5,105,109	6,005,946	5,331,447	5,488,450	6,572,335	5,508,796	6,258,640	6,620,535	5,382,779	5,255,155
Rate3.41%	2009	4,919,570	4,659,632	5,850,038	5,077,648	5,131,444	6,428,343	5,206,770	5,790,533	6,093,314	5,170,325	4,735,769
	2010	4,576,034	5,386,190	6,196,697	5,320,225	5,470,595	6,895,283	5,522,076	5,943,315	6,855,385	5,652,938	5,240,211
	2011	5,394,367	5,132,437	6,692,597	5,630,200	5,708,608	7,016,826	5,580,953	6,531,707	7,286,644	5,765,805	5,830,545
	2012	5,363,541	5,129,096	6,754,740	5,599,150	5,988,770	7,304,270	5,551,489	7,062,958	7,502,227	6,188,194	5,693,025
	2013	5,557,163	5,824,808	7,171,949	5,707,649	6,197,302	7,968,604	6,161,076	6,944,797	7,500,133	6,591,707	5,934,326
Rate 3.56%	2014	5,965,991	6,438,048	7,706,036	6,619,759	6,990,628	8,303,288	7,020,977	7,893,039	8,584,506	7,452,664	7,031,634
Rate 3.86%	**2015**	6,889,039	7,636,464	9,068,947	7,527,277	7,792,804	9,273,066	8,100,335	9,051,520	9,341,520	8,804,542	7,153,675
Change from prior year (Month)		6.50%	9.40%	8.54%	4.87%	2.81%	3.00%	6.41%	5.76%	0.36%	8.96%	-6.17%
Change from prior year (YTD)		6.50%	8.00%	8.21%	7.38%	6.43%	5.76%	5.85%	5.84%	5.12%	5.51%	4.48%
CONSUMER USE TAX	2008	818,034	991,472	1,109,160	669,214	736,901	1,067,769	732,334	596,399	899,934	989,683	599,876
(includes Motor Vehicle)	2009	909,558	657,250	1,062,587	997,891	531,724	790,819	858,325	1,299,767	989,089	741,578	698,452
Rate 3.41%	2010	687,502	778,796	913,223	701,931	662,382	945,800	620,328	633,593	909,315	752,143	618,493
	2011	1,247,135	650,595	1,034,670	727,395	850,561	1,166,185	958,724	771,357	1,044,032	703,092	903,665
	2012	763,425	768,580	859,971	976,451	1,212,071	1,033,899	729,829	940,127	957,894	1,417,818	737,310
	2013	1,132,015	762,369	979,120	866,143	911,993	963,938	835,063	768,003	1,338,726	1,121,736	807,130
Rate 3.56%	2014	924,895	901,234	1,328,607	1,727,986	666,706	2,541,847	1,056,846	1,297,348	1,409,960	1,012,343	1,011,907
Rate 3.86%	**2015**	1,274,337	1,134,561	1,713,016	965,772	1,127,357	1,638,029	1,002,535	1,267,096	2,381,899	1,161,419	942,357
Change from prior year (Month)		27.07%	16.11%	18.91%	-48.45%	55.95%	-40.57%	-12.51%	-9.92%	55.80%	5.81%	-14.11%
Change from prior year (YTD)		27.07%	21.66%	20.50%	-3.90%	3.29%	-10.49%	-10.72%	-10.62%	-2.72%	-2.05%	-2.93%
CONSTRUCTION USE TAX	2008	330,080	347,219	748,549	454,797	327,855	241,649	100,759	442,652	347,954	217,885	107,831
Rate3.41%	2009	944,905	111,907	425,028	776,511	279,761	995,132	721,209	676,301	235,485	223,169	591,970
	2010	591,599	242,591	245,829	362,619	226,230	1,921,675	1,075,078	467,423	245,361	234,021	406,868
	2011	622,872	281,210	274,661	240,970	2,150,036	352,336	352,846	455,211	478,988	314,958	177,137
	2012	385,392	1,697,323	315,856	503,719	342,448	375,499	595,334	214,896	422,866	473,523	799,552
	2013	732,539	941,380	298,613	577,351	366,959	728,141	845,123	1,182,131	1,196,147	876,749	622,491
Rate 3.56%	2014	716,119	1,110,714	600,580	430,524	571,269	1,688,472	373,129	379,130	713,014	908,032	325,754
Rate 3.86%	**2015**	387,123	680,064	2,527,741	776,513	1,008,019	985,050	583,353	986,617	532,910	1,329,731	850,259
Change from prior year (Month)		-50.14%	-43.53%	288.17%	66.35%	62.74%	-46.19%	44.19%	140.01%	-31.07%	35.06%	140.73%
Change from prior year (YTD)		-50.14%	-46.12%	36.59%	41.07%	44.68%	14.70%	16.70%	24.67%	18.63%	20.62%	25.63%
TOTAL FOR MONTH & CHANGE FROM PREVIOUS YEAR (MONTH & YTD)												
Ratechg3.56%>3.41%	2008	6,345,513	6,443,800	7,863,654	6,455,459	6,553,206	7,881,753	6,341,889	7,297,691	7,868,423	6,590,347	5,962,862
Rate3.41%	2009	6,774,033	5,428,789	7,337,653	6,852,049	5,942,929	8,214,294	6,786,304	7,766,601	7,317,887	6,135,072	6,026,191
	2010	5,855,134	6,407,577	7,355,749	6,384,774	6,359,207	9,762,758	7,217,482	7,044,332	8,010,061	6,639,102	6,265,572
	2011	7,264,374	6,064,242	8,001,928	6,598,565	8,709,205	8,535,347	6,892,523	7,758,275	8,809,664	6,783,855	6,911,348
	2012	6,512,359	7,594,999	7,930,567	7,079,320	7,543,289	8,713,668	6,876,652	8,217,981	8,882,987	8,079,535	7,229,887
	2013	7,421,717	7,528,557	8,449,682	7,151,142	7,476,254	9,660,683	7,841,262	8,894,931	10,035,006	8,590,192	7,363,947
Rate 3.56%	2014	7,607,004	8,449,996	9,635,223	8,778,269	8,228,603	12,533,607	8,450,951	9,569,517	10,707,479	9,373,039	8,369,295
Rate 3.86%	**2015**	8,550,499	9,451,089	13,309,704	9,269,562	9,928,180	11,896,145	9,686,223	11,305,233	12,256,328	11,295,692	8,946,291
% Change (month)		3.67%	3.15%	27.40%	-2.61%	11.28%	-12.46%	5.71%	8.96%	5.57%	11.15%	-1.41%
% Change (YTD)		3.67%	3.40%	12.40%	8.58%	9.10%	4.20%	4.40%	5.00%	5.07%	5.68%	5.10%

Sales and Use Tax Revenues Generated in the UHGID Area by Standard Industrial Classification

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	Construction	All Others	GRAND TOTAL
2012 (sales tax rate of 3.41%)								
January-December	74,987	637,659	28,068	30,800	257,134	21,390	10,190	1,060,228
2012 TOTAL	74,987	637,659	28,068	30,800	257,134	21,390	10,190	1,060,228
2013 (sales tax rate of 3.41%)								
January	5,943	42,867	692	1,897	31,839	307	1,769	85,314
February	6,733	47,024	793	2,316	14,252	233	494	71,845
March	7,356	58,287	2,599	2,239	14,377	9	1,150	86,017
April	8,177	60,975	1,098	2,254	14,143	1,364	574	88,585
May	7,428	44,596	1,141	1,945	17,981	51	502	73,644
June	6,202	49,221	2,797	1,675	15,803	1,783	1,316	78,797
July	6,778	45,052	1,410	1,929	14,021	223	506	69,919
August	7,880	59,050	2,478	2,320	30,234	826	655	103,443
September	9,034	58,377	2,276	1,593	33,195	342	1,355	106,172
October	9,092	75,238	1,588	2,109	20,456	296	628	109,407
November	7,239	55,042	1,019	1,854	14,400	6,281	473	86,308
December	6,413	41,638	1,692	1,783	27,202	115	4,075	82,918
2013 TOTAL	88,275	637,367	19,583	23,914	247,903	11,830	13,497	1,042,369
2014 (sales tax rate of 3.56%)								
January	6,674	44,901	549	1,698	29,309	14,291	617	98,039
February	7,481	60,702	527	1,677	18,003	268	548	89,206
March	7,999	57,709	280	1,754	25,677	2,691	5,161	101,271
April	9,253	74,888	335	2,261	19,990	3,118	516	110,361
May	7,951	58,390	299	1,603	22,328	1,008	557	92,136
June	6,859	49,694	1,533	1,411	18,656	56	4,114	82,323
July	7,189	55,013	500	1,870	19,805	134	522	85,033
August	10,246	64,092	389	2,090	43,632	3,089	719	124,257
September	10,861	91,142	2,127	1,858	28,778	51	4,420	139,237
October	10,302	74,466	327	2,709	21,707	1,661	654	111,826
November	7,552	59,692	219	1,880	17,482	117	640	87,582
December	7,923	55,416	2,200	2,745	19,672	126	4,462	92,544
2014 TOTAL	100,290	746,105	9,285	23,556	285,039	26,610	22,930	1,213,815
2015 (sales tax rate of 3.86%)								
January	7,859	50,053	1,137	2,449	26,953	35	865	89,351
February	8,924	74,115	423	1,717	17,243	97	836	103,355
March	9,623	76,124	1,619	2,331	22,524	447	4,638	117,306
April	10,748	66,975	242	2,280	22,242	363	1,020	103,870
May	8,814	66,519	576	1,720	21,503	24,406	1,108	124,646
June	7,727	50,425	1,326	1,908	17,449	1,307	6,892	87,034
July	8,147	54,826	370	2,580	19,704	261	1,451	87,339
August	10,493	67,751	535	2,571	31,419	2,454	1,912	117,135
September	11,566	76,152	1,530	2,399	21,570	1,279	3,365	117,861
October	5,890	78,769	375	2,378	20,686	28	5,219	113,345
November	14,782	80,994	319	2,581	15,991	846	1,417	116,930
December	-	-	-	-	-	-	-	-
2015 TOTAL	104,573	742,703	8,452	24,914	237,284	31,523	28,723	1,178,172

% Change from 2012-2013	17.72%	-0.05%	-30.23%	-22.36%	-3.59%	-44.69%	32.45%	-1.68%
% Change from 2013-2014	8.82%	12.13%	-54.58%	-5.65%	10.14%	115.46%	62.73%	11.54%
% Change from 2014-2015	4.42%	-0.83%	10.02%	10.41%	-17.53%	9.78%	43.44%	-3.09%
% Change from previous year month	80.52%	25.14%	34.34%	26.62%	-15.64%	566.88%	104.20%	23.13%

Sales Tax Revenues Generated in the UHGID Area by Standard Industrial Classification

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	All Others	GRAND TOTAL
2012 (sales tax rate of 3.41%)							
January-December	74,972	630,882	28,068	30,800	254,698	8,615	1,028,035
2012 TOTAL	74,972	630,882	28,068	30,800	254,698	8,615	1,028,035
2013 (sales tax rate of 3.41%)							
January	5,943	42,419	683	1,897	31,839	663	83,444
February	6,733	46,945	793	2,316	14,240	494	71,521
March	7,356	58,210	2,599	2,239	14,365	933	85,702
April	8,177	60,898	1,098	2,254	14,133	566	87,126
May	7,428	44,535	1,141	1,945	17,979	502	73,530
June	6,202	49,128	2,797	1,675	15,800	1,084	76,686
July	6,773	43,431	1,410	1,929	14,014	506	68,063
August	7,880	58,942	2,478	2,320	30,225	655	102,500
September	9,034	58,301	2,276	1,593	33,190	1,032	105,426
October	9,092	75,153	1,588	2,109	20,452	622	109,016
November	7,239	54,518	1,019	1,854	14,389	473	79,492
December	6,413	41,556	1,692	1,783	27,202	3,852	82,498
2013 TOTAL	88,270	634,036	19,574	23,914	247,828	11,382	1,025,004
2014 (sales tax rate of 3.56%)							
January	6,674	44,572	549	1,698	29,308	617	83,418
February	7,481	57,318	527	1,677	18,003	548	85,554
March	7,999	57,635	280	1,754	25,675	4,941	98,284
April	9,253	73,736	335	2,261	19,985	516	106,086
May	7,947	58,322	299	1,603	22,326	557	91,054
June	6,859	49,148	1,533	1,411	18,654	3,806	81,411
July	7,169	54,921	500	1,870	19,801	522	84,783
August	10,246	63,974	389	2,090	43,631	707	121,037
September	10,859	89,597	2,127	1,858	28,775	4,106	137,322
October	10,302	74,379	327	2,709	21,704	654	110,075
November	7,552	59,538	219	1,880	17,441	493	87,123
December	7,923	55,287	2,200	2,745	19,670	4,248	92,073
2014 TOTAL	100,264	738,427	9,285	23,556	284,973	21,715	1,178,220
2015 (sales tax rate of 3.86%)							
January	7,859	49,979	1,137	2,449	26,951	857	89,232
February	8,922	74,022	423	1,717	17,242	686	103,012
March	9,623	75,994	1,619	2,331	22,518	4,180	116,265
April	10,748	66,826	242	2,280	22,236	1,016	103,348
May	8,814	66,461	576	1,720	21,496	1,104	100,171
June	7,727	50,227	1,326	1,908	17,445	6,593	85,226
July	8,147	54,767	370	2,580	19,697	1,444	87,005
August	10,493	67,669	535	2,571	31,411	1,911	114,590
September	11,566	76,084	1,530	2,399	21,566	3,092	116,237
October	5,884	78,743	375	2,378	20,685	5,181	113,246
November	14,781	80,870	319	2,581	15,991	1,417	115,959
December	-	-	-	-	-	-	-
2015 TOTAL	104,564	741,642	8,452	24,914	237,238	27,481	1,144,291

% Change from 2012-2013	17.74%	0.50%	-30.26%	-22.36%	-2.70%	32.12%	-0.29%
% Change from 2013-2014	8.80%	11.56%	-54.56%	-5.65%	10.14%	82.75%	10.10%
% Change from 2014-2015	4.44%	0.13%	10.02%	10.41%	-17.53%	45.10%	-2.83%
% Change from previous year month	80.51%	25.27%	34.34%	26.62%	-15.44%	165.09%	22.75%

UHGID Yearly Summary

Sales and Use Tax Breakdown by Industry Category

	Food Stores	Eating Places	Apparel Stores	Home Furnishings	General Merch	All Other	Total
2015	$104,573	$742,703	$8,452	$24,914	$237,284	$60,246	$1,178,172
	9%	63%	1%	2%	20%	5%	100%
2014	$100,290	$746,105	$9,285	$23,556	$285,039	$49,540	$1,213,815
	8%	61%	1%	2%	23%	4%	100%
2013	$88,275	$637,367	$19,583	$23,914	$247,903	$25,327	$1,042,369
	8%	61%	2%	2%	24%	2%	100%
2012	$74,987	$637,659	$28,068	$30,800	$257,134	$31,580	$1,060,228
	7%	60%	3%	3%	24%	3%	100%
2011	$58,221	$650,532	$31,199	$29,330	$281,896	$49,701	$1,100,879
	5%	59%	3%	3%	26%	5%	100%
2010	$40,028	$604,913	$37,852	$30,571	$355,637	$81,746	$1,150,748
	3%	53%	3%	3%	31%	7%	100%
2009	$49,066	$578,900	$44,712	$24,213	$326,839	$34,018	$1,057,749
	5%	55%	4%	2%	31%	3%	100%
2008	$60,686	$568,892	$63,307	$24,768	$333,780	$12,073	$1,063,507
	6%	53%	6%	2%	31%	1%	100%
2007	$56,250	$588,610	$72,142	$30,921	$353,173	$19,270	$1,120,367
	5%	53%	6%	3%	32%	2%	100%
2006	$56,511	$525,911	$86,527	$33,045	$321,897	$19,261	$1,043,152
	5%	50%	8%	3%	31%	2%	100%
2005	$58,421	$493,955	$98,605	$28,891	$288,004	$29,024	$996,900
	6%	50%	10%	3%	29%	3%	100%
2004	$47,446	$461,253	$87,695	$25,958	$301,938	$124,607	$1,048,897
	5%	44%	8%	2%	29%	12%	100%
2003	$43,618	$417,782	$94,036	$35,450	$304,099	$46,965	$941,951
	5%	44%	10%	4%	32%	5%	100%
2002	$42,268	$407,606	$89,454	$34,104	$313,795	$41,419	$928,646
	5%	44%	10%	4%	34%	4%	100%

City Wide Yearly Summary

UHGID Sales and Use Tax as a Percent of Total City Wide Sales and Use Tax

	Food Stores	Eating Places	Apparel Stores	Home Furnishings	General Merch	All Other	Total
2015	$15,112,821	$15,344,738	$ 4,197,951	$ 5,148,386	$22,218,165	$ 53,872,886	$ 115,894,947
	1%	5%	0%	0%	1%	0%	1.0%
2014	$14,681,607	$14,447,798	$ 4,180,365	$ 5,475,586	$22,124,094	$ 53,747,345	$ 114,656,795
	1%	5%	0%	0%	1%	0%	1.1%
2013	$13,454,838	$13,174,730	$3,774,426	$4,692,270	$20,776,166	$47,500,571	$ 103,373,001
	1%	5%	1%	1%	1%	0%	1.0%
2012	$13,060,743	$12,937,276	$3,717,039	$4,850,986	$20,402,962	$41,137,961	$ 96,106,967
	1%	5%	1%	1%	1%	0%	1.1%
2011	$12,241,084	$11,838,300	$ 3,426,738	$ 5,259,120	$19,948,416	$ 39,725,073	$ 92,438,731
	0%	5%	1%	1%	1%	0%	1.2%
2010	$11,130,533	$10,930,482	$ 2,690,372	$ 4,459,406	$19,279,577	$ 38,940,102	$ 87,430,472
	0%	6%	1%	1%	2%	0%	1.3%
2009	$11,160,109	$10,572,840	$ 2,626,020	$ 4,304,383	$17,515,062	$ 39,002,103	$ 85,180,517
	0%	5%	2%	1%	2%	0%	1.2%
2008	$11,204,475	$10,910,035	$ 2,819,260	$ 4,827,635	$18,101,297	$ 36,708,245	$ 84,570,947
	1%	5%	2%	1%	2%	0%	1.3%
2007	$11,205,584	$10,888,135	$ 2,804,311	$ 5,522,090	$18,040,152	$ 39,631,459	$ 88,091,731
	1%	5%	3%	1%	2%	0%	1.3%
2006	$10,392,069	$ 9,582,212	$ 2,424,694	$ 4,611,056	$15,402,540	$ 37,371,060	$ 79,783,631
	1%	5%	4%	1%	2%	0%	1.3%
2005	$10,046,723	$ 8,995,846	$ 2,362,366	$ 4,465,788	$14,587,419	$ 35,882,350	$ 76,340,492
	1%	5%	4%	1%	2%	0%	1.3%
2004	$10,148,861	$8,637,718	$2,232,147	$3,118,312	$14,123,007	$32,171,342	$70,431,387
	0%	5%	4%	1%	2%	0%	1.5%
2003	$9,052,658	$7,847,285	$2,046,951	$3,922,549	$13,185,423	$31,552,637	$67,607,503
	0%	5%	5%	1%	2%	0%	1.4%
2002	$9,294,397	$8,133,237	$2,346,305	$4,164,992	$13,572,651	$33,815,600	$71,327,182
	0%	5%	4%	1%	2%	0%	1.3%

UHGID Sales Tax Revenues (N Does not factor in tax rate changes.

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
January	98,853	118,058	120,247	113,123	110,986	112,825	100,726	85,100	83,445	83,418	89,231
February	72,140	79,436	78,684	81,957	76,043	73,913	69,547	84,232	71,520	85,554	103,011
March	72,060	75,944	75,112	72,996	78,172	83,309	77,463	93,790	85,702	98,284	116,264
April	74,662	82,378	79,016	91,281	80,517	84,060	90,460	84,564	87,124	106,086	103,349
May	61,131	68,638	90,603	74,823	71,299	74,711	86,261	84,923	73,530	91,055	100,172
June	69,085	72,486	71,063	66,754	62,685	74,080	75,299	69,958	76,685	81,411	85,227
July	65,768	56,168	67,097	65,755	62,034	71,846	77,257	67,462	68,064	84,783	87,005
August	144,466	109,263	118,556	145,179	149,212	138,971	121,559	96,703	102,501	121,037	114,591
September	99,702	147,416	149,898	117,567	118,373	121,834	109,669	121,503	105,425	137,322	116,236
October	93,865	89,472	101,034	93,772	82,191	89,506	89,788	90,290	109,016	110,075	113,246
November	65,915	60,321	71,082	65,404	70,564	71,343	75,716	74,312	79,492	87,123	115,959
December	62,359	72,197	79,696	64,029	83,085	77,446	72,817	75,198	82,497	92,072	
Totals	**980,005**	**1,031,777**	**1,102,088**	**1,052,642**	**1,045,162**	**1,073,843**	**1,046,562**	**1,028,035**	**1,025,001**	**1,178,220**	**1,144,291**
Tax Rate	3.41	3.41	3.56	3.41	3.41	3.41	3.41	3.41	3.41	3.56	3.86

University Hill Neighborhood Policing Districts and Contact Information – 2/11/2016

HOUSING BOULDER WORKING GROUP SUMMARY
MAINTAIN THE MIDDLE

GOAL – SUGGESTED EDITS:

~~Prevent further loss of Boulder's economic middle by preserving existing housing and p~~Provide a greater variety of housing choices for middle-income families and Boulder's workforce.

KEY THEMES:

- The group discussed the middle income data at length and requested additional information. This can be found on the updated Fact Sheet for Maintain the Middle. They ultimately concluded, that although "middle income" can be difficult to define, key takeaways are that there has been a loss of middle income households and there's a gap in available housing "between the extremes," between low and high incomes. One member advocated a price elasticity study to determine whether increasing housing supply actually makes housing significantly more affordable given the effect of increasing number of jobs on the cost of housing.

- In regard to evaluating tools, the group discussed the importance of identifying any tool's costs and benefits and also considering its impacts on everyone, including current residents. The possibility was brought up of putting any new initiatives to a popular vote. The group agreed that broad community support should be one of the tool screening criteria.

- Additionally, the group favored tools that would provide a variety of housing choices to meet the diverse needs of middle income people, would support alternative transportation and would be sustainable.

- The group did "thumbs up" polling on two fundamental questions that could influence their individual thinking about each tool:
  - Do you generally support tools that increase the supply of housing, or tools that focus on preserving existing housing and its affordability, or a combination?
    All eight members present at the meeting (four absent from meeting) gave thumbs up to a combination. One additional member not present at the meeting provided a written comment opposed to increasing the housing supply unless 1) new development pays its own way for all facilities and services it uses, 2) the city stops creating additional demand for housing by adding more employment space, and 3) middle income affordability is maintained over time.

  - Do you think city funds should be used to subsidize middle income housing, or should that funding come from other sources, or a combination?
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HOUSING BOULDER WORKING GROUP SUMMARY
MAINTAIN THE MIDDLE

SHORTLIST OF TOOLS FOR FURTHER CONSIDERATION:
The group "dot voted" (nine of 12 members) to create this short list of tools for further consideration, with the following comments:

Land Use Designation and Zoning Changes

Cooperative Housing

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Occupancy Limits

- Already happening, make it legal and better enforce nuisance code
- Could be treated as a type of cooperative housing, or could be differentiated from it
- Makes better use of existing houses and densities, and is a good use of land

Height Limit

- Could mean adding more height in general throughout city by adding one or two stories to existing one-story buildings; and/or could mean allowing up to 55' in select places or even over 55'
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Accessory Dwelling Units/Owner's Accessory Units

- Require them to be permanently affordable
- Look at the whole range of amendments to current restrictions, e.g., the current size limit numbers seem arbitrary

Bonuses for Higher Affordability and Certain Housing Types

The group agreed (eight of 12 members present) that of the above tools, these would have the most impact:

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HOUSING BOULDER WORKING GROUP SUMMARY

STRENGTHEN OUR CURRENT COMMITMENTS

GOAL – SUGGESTED EDITS:

~~Reach or exceed Boulder's goals to serve very low-, low-, and moderate-income households, including people with disabilities, special needs, and the homeless.~~ **Meet or exceed the city's 10 percent target for housing Boulder's low income residents.**

KEY THEMES:

- Recognizing the spectrum of low income affordable housing beneficiaries served through the City's commitments (very low income homeless individuals to low income renters to moderate income homebuyers) the Working Group revised the goal to reflect a more inclusive and generalized term of "low income", leaving moderate-income homebuyer issues to other working groups. This includes households earning greater than 80% of the area median income.

- Again, recognizing the spectrum of beneficiaries served through the City's commitments, the Working Group found value in many tools that could further the goal. The final list of tools the group identified to continue in the community discussions is not intended to exclude others but to complement the tools identified by other working groups.

- Permanent and long-term solutions are necessary (e.g. City participation secured through legal mechanisms such as deed restrictions or involvement of affordable housing providers). This requires a mix of financial resources, land use regulations and policies that support the creation and preservation/protection of units.

- Solutions must preserve what exists, prevent further loss, and provide new options.

- Permanent and long-term housing options are necessary to meet the needs of individuals at each point on the continuum of housing (transitional, permanent supportive, permanently affordable rental, homeownership).

- While sheltering of the chronically homeless is a necessary resource in our community, permanent housing options are required to truly address their needs.

- City commitments must have protections and measurements in place to ensure the agreed upon affordable housing benefits are realized in the end.

- Affordable housing is key to a diverse and inclusive community.

- Transportation is a housing issue with regional impacts.

- High quality, sustainable development that preserves affordable housing and prevents further net loss of units and provides housing choices is desirable.

HOUSING BOULDER WORKING GROUP SUMMARY
STRENGTHEN OUR CURRENT COMMITMENTS

SHORTLIST OF TOOLS FOR FURTHER CONSIDERATION:

Tiny and Small Homes

- Some members of the group advocated for combining tiny homes and small homes viewing them both as effective tools.
- Critical to consider the impacts on neighborhoods (e.g., parking, visual compatibility, noise).

Permanent Housing for the Homeless

- The working group differentiated between the role and need for shelter beds and the long term need for permanent housing options and supportive services for the chronically homeless.
- As a homeless prevention strategy, develop more 0-30% AMI (very low income) housing.
- Differentiate between shelter beds and permanent housing solutions.

Preservation of Rental Affordability

- Use city resources to leverage other funding sources to acquire, rehabilitate and preserve as permanently affordable.
- Continue conversation regarding mobile homes through City Council's future efforts.
- Preservation of other "naturally affordable" housing thru the provision of resources and leveraging of funds to acquire and convert to deed-restricted affordable.
- Strengthen and develop partnerships with affordable housing providers to expand affordable housing development opportunities to meet the affordable housing needs in Boulder.

Housing Choice (Section 8) Voucher Options

- Track and measure use of Housing Choice vouchers to ensure maximized use and inclusion in the overall affordable housing policies and strategies.
- Advocate to HUD to increase fair market rents and requiring/incentivizing landlords to rent to Section 8 tenants.
- Pursue development opportunities that will allow for the leveraging of existing voucher programs.

Regional Solutions and State Advocacy

- Transportation is a housing issue as well as a challenge to regional solutions.
- Work with regional partners (local governments, housing providers, etc.) in developing and pursuing regional housing solutions.
- Engage at the state and local level to advocate for additional resources for affordable housing.
- Collaboratively identify and advocate for changes at the state and federal level impeding the provision of housing for Boulder's low income residents.

Reduce Barriers

Identify and consider opportunities to reduce existing barriers to creating and preserving affordable housing (e.g., fee reductions, expedited review processes, modifications of selected standards). For example, application of Boulder's Inclusionary Housing ordinance and impact fees to affordable housing projects resulting in increased costs and diminished affordability.

HOUSING BOULDER WORKING GROUP SUMMARY
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HOUSING BOULDER WORKING GROUP SUMMARY
DIVERSE HOUSING CHOICE

GOAL – SUGGESTED EDITS:

Facilitate the ~~creation~~ **exploration** of a variety of housing options ~~in~~ **for** every part of the city**.**~~, including single-family neighborhoods~~.

KEY THEMES:

- Consider needs and desires of different groups (e.g., in-commuters, middle income, families).
- Housing variety and choice can lead to smaller energy footprint (e.g., coops have a track record of relatively low energy use, smaller homes use less energy, etc.).
- Please be context sensitive, don't take a citywide approach.
- All of the tools identified by the group work in Boulder – somewhere, but not everywhere.
- More housing choice will be created when we respond to diversity.
- There exist some code requirements that hinder diverse housing typologies that should be identified.
- Adequate enforcement of rules regarding nuisance behaviors (e.g. weeds, noise, parking) is key to successfully implementing new housing options.
- Housing relates to transportation and they should be considered together in a regional context.
- Test pilots are important to learn from and potentially to gain acceptance in the neighborhoods.

SHORTLIST OF TOOLS FOR FURTHER CONSIDERATION:

These tools were put forward by the Housing Choice working group as meriting further consideration by the community. Not all tools received unanimous support, particularly if implementation was initially citywide, though a number supported citywide adoption.

ADU/OAU

- Some neighborhoods are open to this housing type in their neighborhoods.
- Fewer restrictions would increase demand, consider incentives.
- Could benefit home occupations.

Co-Housing

- There are no significant barriers to this housing option. Boulder's Silver Sage is a good example and other Co-Housing projects should be encouraged.

Cooperative Housing

- The existing Cooperative Housing ordinance is not a viable path to creating a coop. The requirements for ownership, parking, RTD eco-passes are all high barriers to entry and as a result no cooperatives have been created under the ordinance.
- Boulder's North Haven is a good example of a recent coop that revitalized a deteriorating apartment building.

- One or two group members concerned about coops in single-family homes, but point was made that not all single-family homes are appropriate (e.g. they're too small), but some larger single-family homes would be appropriate. At least one group member with concerns about cooperative housing in single-family residences supported cooperatives in multifamily housing.

Mobile Home Parks

- Mobile Homes provide an affordable housing option for some people.
- More Mobile Home parks would add to Boulder's affordable housing stock.

Tiny Homes

- Tiny Homes may provide an affordable housing option for some of Boulder's community.
- Tiny Homes are on chassis and therefore not subject to the usual building code regulations.
- Tiny Homes could be on single-family lot (with existing home), could be added to Mobile Home parks, and could be temporary housing solutions.
- This is a good option for addressing homelessness.
- Consider allowing small lots to facilitate creation of tiny homes and small homes.

Bonuses for Affordable Housing and Certain Housing Types

- This is a potentially important tool, but requires additional community discussion.

Occupancy Limits

- Three or four unrelated people is an arbitrary number. It was designed to address concerns about more people, more cars, more noise, more trash and general perceptions of lack of upkeep of the house and surroundings if too many unrelated people live together.
- Consider basing occupancy limit on unit size, bedroom count, or fire egress, etc.
- Parking and other nuisance issues are important to consider and should be addressed directly, not indirectly through occupancy limits.
- Look at Fort Collins occupancy enforcement (good model).
- The group discussed the premise that increased occupancy = increased affordability. The market may respond to increased occupancy with an increased value for a house. As a result, that house can be made into a rental investment and thus decreased affordability for a family trying to buy into that neighborhood.

General

- All of the tools above, or any mix of tools, deserves more community conversation. The working group is not endorsing these tools, but rather identifying which tools would benefit from a larger community discussion.
- Some tools have greater benefits as well as the potential for greater impacts.
- Neighborhood level planning is important for getting support for more housing choices in the neighborhoods.

HOUSING BOULDER WORKING GROUP SUMMARY
STRENGTHEN PARTNERSHIPS

GOAL – SUGGESTED EDITS:

Strengthen**, assess and potentially discontinue** current partnerships**;** ~~and~~ explore **and form** creative **and inclusive** new public-private, **public-public or other** partnerships ***(e.g. neighborhood, regional, financial or transportation-related)*** to address our community's housing challenges **and expand housing options** *(e.g. University of Colorado, private developers, financing entities, affordable housing providers, etc.).*

KEY THEMES:

- Inclusivity needs to be a primary goal and consideration of the housing strategy process. The perspectives of some community stakeholders are typically under-represented in community processes, especially those in need of affordable housing options in Boulder. Be sure to include perspectives of non-traditional households and individuals less able to access the process. These are key partners and they need to be intentionally included. By doing so, the process will result in better solutions.

- Regulatory changes should be considered as a powerful tool to address housing challenges in Boulder. Focus on crafting solutions and mitigating impacts rather than limiting tools for fear of negative consequences. Seek innovative possibilities for public and private spaces, striving for positive benefits to neighborhoods and the greater community.

- Key partnerships to consider for leveraging the tools described below.
    - City-neighborhoods (e.g. regulatory, occupancy, zoning, enforcement);
    - Neighbor-neighbor-city (e.g. "human-scale" the process so that neighborhood-specific concerns can be addressed);
    - City-developer or affordable housing provider (e.g. change inclusionary housing program to get more units);
    - CU-city;
    - Work with existing groups (e.g. HOAs, neighborhood groups, non-profits);
    - Form new groups (e.g. renters association, student housing association).

- Housing and transportation costs drive housing decisions and ability. Think regionally about affordable housing and transportation solutions. Partner with other municipalities in Boulder County and beyond.

- Recognize that the university communities are diverse and require a broad range of housing options. Students (undergraduate, graduate, continuing ed.) and faculty are members of the

Boulder community. Consider the university community's housing needs as being more than just increasing on-campus housing.

- Reassess goal of 10% of Boulder's housing units to be permanently affordable; experience demonstrates that it is inadequate. Find ways to achieve it.

SHORTLIST OF TOOLS FOR FURTHER CONSIDERATION:

Tool	Partners
OAU / ADU • Consider neighborhood –specific regulations or plans, potentially form-based. • Consider forming a "NID" or neighborhood improvement district as a way to consider or evaluate regulatory changes specific to the neighborhood (e. g. neighborhood eco-pass process/ organization).	Homeowner / resident / neighborhood group / renter / neighborhood liaison - Potential new partnerships or partnerships to be strengthened; formalized ways to get people to the table: • Renters' assoc. • Student assoc. • Local credit unions • Intercambio • Social venture partners
Cooperative Housing • Necessary to revise co-op ordinance and regulations to remove existing barriers to increased occupancy. • Promote benefits and mitigate impacts of increased residents. • Consider CU as a resource beyond just being housing provider (e.g. research, law, design, technical assistance, etc.).	• City/community partnership – to address impacts and find solutions • City/neighborhood/potential resident partnerships - Important to see involvement of those interested in coops • Boulder Housing Coalition (BHC) – potential partner – consider increasing partnership • Revisit student co-ops near Naropa

HOUSING BOULDER WORKING GROUP SUMMARY

STRENGTHEN PARTNERSHIPS

Tool	Partners
Tiny/ Small / Micro Units • Utilize local resources and experts to explore viability of these housing types. • Find partner for wastewater sewage consulting – like RV parks • Consider barriers – regs that encourage large units • Incentivize efficiency or small units – consider partnering with development community. • Limited living units – explore regulatory changes	• Work with local experts (e.g. individuals, Tumbleweed). • Partner with organizations that serve homeless populations (e.g. Habitat for Humanity). • Center for Resource Conservation – for construction • HAND – housing assoc of non-profit developers • Community preservation and development corp. • Housing partnership equity trust • Our Home Boulder • Neighborhoods • Thistle
Inclusionary Housing • Partner w community to change requirements – potentially to increase smaller units • Explore cash in lieu – what partners $ goes to - expand partners	• Expand non-profit housing developers (list… BHC)
Occupancy Limits • Revisit increasing occupancy for seniors. • Identify areas of the community where modifying occupancy limits could be beneficial (e.g walkable neighborhoods, transit accessibility). • Acknowledge that parking can be an issue and there need to be ways to address the impacts (e.g walkable neighborhoods, transit accessibility).	• Our Home Boulder • Organizations that advocate for seniors • City/community partnership – to address impacts and find solutions • City/neighborhood/potential resident partnerships - Important to see involvement of those interested in modifying occupancy limits

HOUSING BOULDER WORKING GROUP SUMMARY
ENABLE AGING IN PLACE

GOAL – SUGGESTED EDITS:

~~Provide~~ **Support and Encourage** housing options for seniors of all abilities and incomes **and their caregivers, enabling them** to remain in the community, with access to services and ~~established~~ **formal and informal** support. ~~systems.~~

WORKING GROUP APPROACH:

Identify real or perceived city barriers to housing options that enable aging in place. Seniors present a wide spectrum of individuals with diverse talents and abilities across the age 60+ age spectrum. The operating assumption for the working group was that older members of the community are an asset, not a liability.

KEY THEMES:

- Need more choice
  - Alternatives to living alone (more unrelated adults, mixed-age group living)
  - Attached housing
  - More options to downsize
- Multigenerational/Intergenerational approach
  - Communities and housing designed to meet the needs of the youngest and the oldest are livable for all
  - To support aging in place, consider housing needs of formal and informal caregivers
- Preservation of existing affordable housing stock
  - Example: Under current policy, two older, age-restricted apartment buildings, Golden West and Presbyterian Manor, could not be rebuilt with the same unit count, but contain hundreds of affordable units
  - Aging BHP-owned, age-restricted housing in need of rehab
- Older community residents represent an opportunity.
  - Often viewed as problem to be solve; should be viewed as community asset
  - High rate of volunteerism, knowledge/life experience, add to community diversity
- City's current zoning doesn't adequately support diverse housing solutions and better use of existing housing stock.
- Many older residents plan to remain in their current homes because they can't afford to leave (there's nothing better – home/community – to move to) reducing home "turnover" to younger families.
- Older community members are not homogenous, They differ in, e.g.:
  - Preferences, lifestyles, and needs
  - Income
    - Fixed income (can't respond as well to increasing costs)
    - Low income
    - Middle income (don't qualify for relief programs)
  - Ability (physical, cognitive, emotional)
  - Age within the spectrum (age 65 to 75 has different needs and desires than age 85+)
  - Generation (e.g., baby boomers vs. silent generation)
  - Informal network support

- Consider housing along with transportation and walkability.
- Policy must be adaptable to current and growing future needs.
- City should make it easier for seniors to get their needs met (one-stop shopping for senior services, permitting questions, housing options, etc.)
- The group acknowledged the importance of neighborhood and community-wide support for housing initiatives.

SHORTLIST OF TOOLS FOR FURTHER CONSIDERATION:
(Listed in the order of the toolkit.)

Accessible Housing

- Encourage universal design
- Increase communication to developers and owners about funding available (e.g., architectural barrier removal program)

Accessory Dwelling Unit/Owner's Accessory Unit

- Offers supplemental income, caregiver housing, downsizing option
- Many OAUs are carriage houses, which are less accessible (tight spaces, stairs); consider measures to increase accessibility.
- Consider framing ADU/OAU size maximum in relation to the lot instead of the principal dwelling
- Consider pilot programs in various parts of the city.

Cooperative Housing

- Rules need to be enforced by city, not residents
- Coops can be "good neighbors"
- How to fix the coop ordinance:
    - Remove restrictions to existing coop ordinance that makes it untenable
    - Encourage agency sponsorship (e.g., Boulder Housing Coalition oversees the three legally-established coops)
- Several models should be considered; keep it flexible (e.g., coops ordinance could enable homesharing by six or so seniors as well as the B.H.C. model)

~~Senior~~ Age-Friendly Housing Options
Implementation options added to Senior Housing Tool through group discussion:

- Explore creating a one-stop shopping type office where seniors can get services, permitting and housing questions met.
- Explore partnership with CU-Boulder to create senior/student mixed-age housing, e.g., in the Area North of Boulder Creek.
- Explore city role in establishment of naturally occurring retirement communities (NORCs), the Village Concept, or identification of Age Improvement Districts.
- Seek strategic assistance from Age-Friendly NYC.

- Consider city role in addressing needed tax relief for older residents such as partnering with Boulder County to explore expansion of existing programs or explore a fee rebate for older residents.
- Explore city role in promoting shared senior or mixed-age housing by providing roommate matching/compatibility services.
- Explore partnering with faith-based community to collocate facilities (libraries, parking, etc.) and age-restricted housing (e.g., Trinity Commons)

Home Rehabilitation Loan

- Group supports use of the home rehab loan program to enhance affordability (city-sponsored home rehab loans have favorable terms) as well as accessibility promoting aging in place.
- Interest was expressed in expanding funding to the loan program.

Preservation of Rental Affordability

- See "Themes" above regarding need for preservation of affordable age-restricted apartments

Bonuses for Higher Affordability and Certain Housing Types

- This could be deployed in a variety of ways, including targeting whatever objectives (age-restriction, affordability, unit configuration, etc.) aligned with city goals

Fee Reductions, Expedited review Process, and/or Modification of Standards

- This is only valuable if savings translate to resident.
- Group members were interested in its applicability to both single-family homes (e.g., ADUs, accessibility modifications) and multifamily projects.
- This would smooth the pathway for desired projects.

Occupancy Limits

- Neighborhoods concerned that rule enforcement is inadequate
- Perhaps tie occupancy to factors such as lot size, parking capacity
- Parking issue needs to be solved
- Set up pilot project to work out details

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HOUSING BOULDER WORKING GROUP SUMMARY
STRENGTHEN OUR CURRENT COMMITMENTS

GOAL – SUGGESTED EDITS:

~~Reach or exceed Boulder's goals to serve very low-, low-, and moderate-income households, including people with disabilities, special needs, and the homeless.~~ **Meet or exceed the city's 10 percent target for housing Boulder's low income residents.**

KEY THEMES:

- Recognizing the spectrum of low income affordable housing beneficiaries served through the City's commitments (very low income homeless individuals to low income renters to moderate income homebuyers) the Working Group revised the goal to reflect a more inclusive and generalized term of "low income", leaving moderate-income homebuyer issues to other working groups. This includes households earning greater than 80% of the area median income.

- Again, recognizing the spectrum of beneficiaries served through the City's commitments, the Working Group found value in many tools that could further the goal. The final list of tools the group identified to continue in the community discussions is not intended to exclude others but to complement the tools identified by other working groups.

- Permanent and long-term solutions are necessary (e.g. City participation secured through legal mechanisms such as deed restrictions or involvement of affordable housing providers). This requires a mix of financial resources, land use regulations and policies that support the creation and preservation/protection of units.

- Solutions must preserve what exists, prevent further loss, and provide new options.

- Permanent and long-term housing options are necessary to meet the needs of individuals at each point on the continuum of housing (transitional, permanent supportive, permanently affordable rental, homeownership).

- While sheltering of the chronically homeless is a necessary resource in our community, permanent housing options are required to truly address their needs.

- City commitments must have protections and measurements in place to ensure the agreed upon affordable housing benefits are realized in the end.

- Affordable housing is key to a diverse and inclusive community.

- Transportation is a housing issue with regional impacts.

- High quality, sustainable development that preserves affordable housing and prevents further net loss of units and provides housing choices is desirable.

HOUSING BOULDER WORKING GROUP SUMMARY
STRENGTHEN OUR CURRENT COMMITMENTS

SHORTLIST OF TOOLS FOR FURTHER CONSIDERATION:

Tiny and Small Homes

- Some members of the group advocated for combining tiny homes and small homes viewing them both as effective tools.
- Critical to consider the impacts on neighborhoods (e.g., parking, visual compatibility, noise).

Permanent Housing for the Homeless

- The working group differentiated between the role and need for shelter beds and the long term need for permanent housing options and supportive services for the chronically homeless.
- As a homeless prevention strategy, develop more 0-30% AMI (very low income) housing.
- Differentiate between shelter beds and permanent housing solutions.

Preservation of Rental Affordability

- Use city resources to leverage other funding sources to acquire, rehabilitate and preserve as permanently affordable.
- Continue conversation regarding mobile homes through City Council's future efforts.
- Preservation of other "naturally affordable" housing thru the provision of resources and leveraging of funds to acquire and convert to deed-restricted affordable.
- Strengthen and develop partnerships with affordable housing providers to expand affordable housing development opportunities to meet the affordable housing needs in Boulder.

Housing Choice (Section 8) Voucher Options

- Track and measure use of Housing Choice vouchers to ensure maximized use and inclusion in the overall affordable housing policies and strategies.
- Advocate to HUD to increase fair market rents and requiring/incentivizing landlords to rent to Section 8 tenants.
- Pursue development opportunities that will allow for the leveraging of existing voucher programs.

Regional Solutions and State Advocacy

- Transportation is a housing issue as well as a challenge to regional solutions.
- Work with regional partners (local governments, housing providers, etc.) in developing and pursuing regional housing solutions.
- Engage at the state and local level to advocate for additional resources for affordable housing.
- Collaboratively identify and advocate for changes at the state and federal level impeding the provision of housing for Boulder's low income residents.

Reduce Barriers

Identify and consider opportunities to reduce existing barriers to creating and preserving affordable housing (e.g., fee reductions, expedited review processes, modifications of selected standards). For example, application of Boulder's Inclusionary Housing ordinance and impact fees to affordable housing projects resulting in increased costs and diminished affordability.

BVCP SURVEY AND FOCUS GROUP RESULTS

The random sample survey was a major focus of Phase 2 of the BVCP Update. 937 people responded, resulting in a 16.8 percent net response rate. The 95 percent confidence interval (or margin of error) is approximately +/- 3.2 percentage points. The consultant also held six focus groups from Nov. 6 through Nov. 13, 2015 to address subjects in the survey in greater depth. The Survey Summary report with results from the survey, summaries of the focus group discussions, summaries for the open-ended responses and the full text of all responses is available at www.bouldervalleycompplan.net.

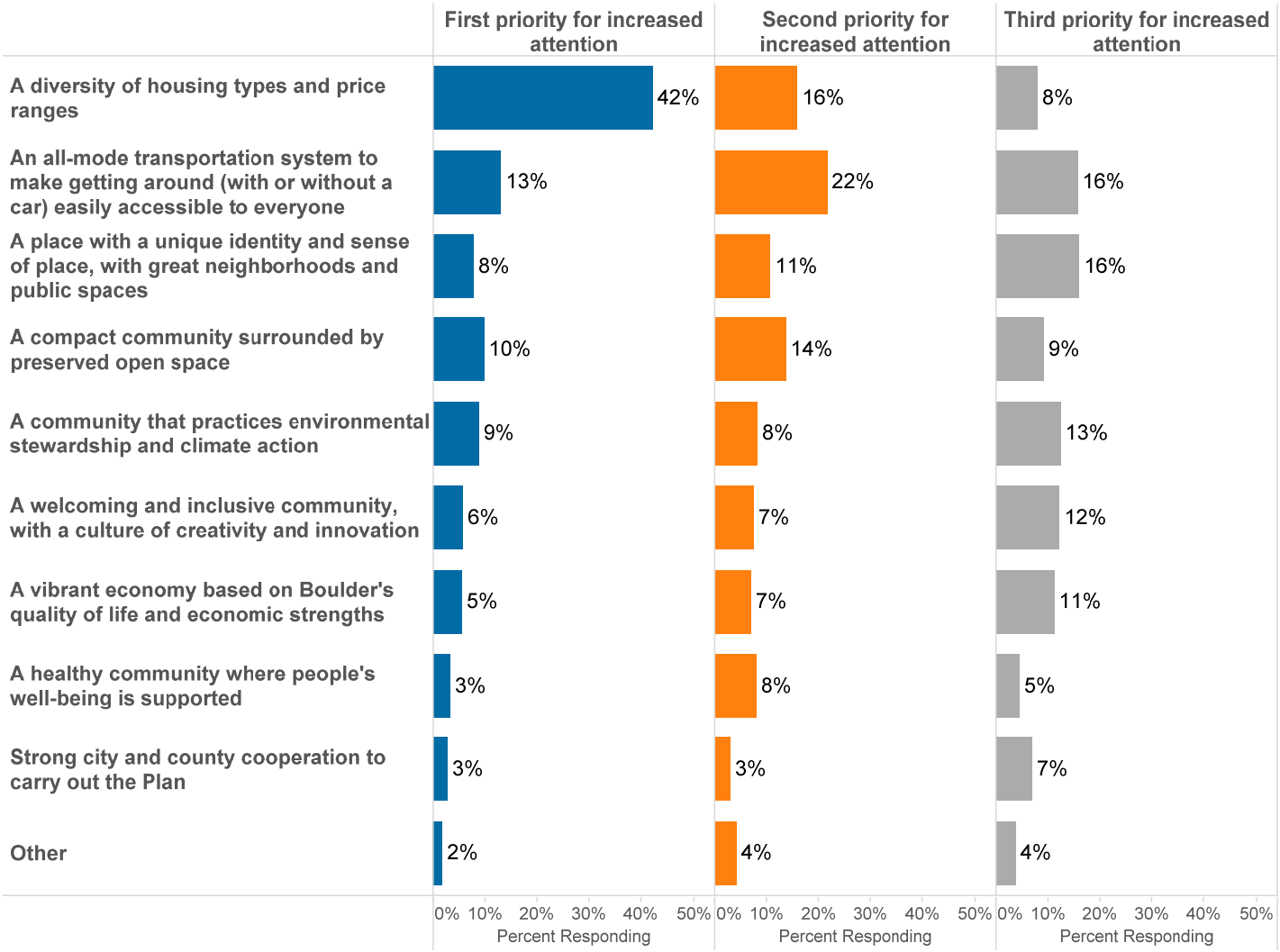
BVCP Survey and Focus Group Takeaways

The survey results and six focus groups addressed a variety of topics that will inform the BVCP update, including quality of life, familiarity with the plan, core values, growth management, mixed use and locations, height, and neighborhoods. The focus groups provided more detailed feedback on issues covered in the survey (i.e., building height, jobs growth, housing growth, and mixed use), as well as issues not specifically addressed in the survey (e.g., transportation, the University, resident diversity, and inclusiveness). High level takeaways include:

- **Quality of Life:** Ninety-four percent of respondents think quality of life is very good (49 percent) or good (45 percent).
- **Familiarity:** Most survey respondents (59 percent) have no or slight awareness of the plan. Eleven percent know quite a bit about it or are very familiar. However, responses generally validate policy directions of the plan and thoughtful deliberative community planning, as further noted below.
- **Core Values:** Sixty-six percent of respondents did not identify any core values in need of clarification or modification when asked that question. Respondents prioritized and added ideas related to plan core values – what needs increased attention (i.e., diversity of housing types and price ranges, all-mode transportation system, places with unique identities/neighborhoods), and added new ideas as part of their open-ended comments (e.g., diversity, governance, limit growth, safety, housing).
- **Growth Management (Jobs and Housing):** Respondents said Boulder should maintain the current potential for additional jobs (57 percent) and increase (43 percent) or maintain (39 percent) the current potential for additional housing. Open-ended comments showed nuanced thinking about the future mix of housing and jobs and tradeoffs. Context of place, quality, and design for family-friendliness were also themes.
- **Rate:** Respondents on the questions about rate of growth of housing and commercial growth favored continuing maintaining a city system of limiting rate of housing growth (43 percent) but think the city does not need to manage the rate of commercial growth (48 percent).

- **Diversity of Housing and Price:** Results of the survey showed that a greater diversity of housing types and price ranges is the highest priority. 42 percent selected it as their first core value (second was all-mode transportation system, at just 13 percent), 56 percent selected it as one of their top two, and 63 percent selected it as one of their top three values.
- **Mixed Use:** Nearly half of respondents support mixed use within commercial hubs and along major roads (47 percent), and another 39 percent think there are tradeoffs and it should be encouraged in carefully defined areas. The written comments suggested more concern about the design than mix. For instance, people noted that what is getting built is sometimes unattractive, too high end (exclusive), too generic "Anywhere USA" or lacking in landscaping and public spaces. Respondents would like it to be more architecturally interesting and reflective of Boulder's unique identity and scenic quality and address impacts to traffic and parking.
- **Height:** Respondents provided a range of opinions about height, with some saying that "buildings up to 55 feet might be OK in a few selected areas of Boulder only if they provide a number of community benefits…"(34 percent) or if "quality and design is exemplary" (31 percent), or they are OK in commercial areas if consistent with an area plan (23 percent). Many open-ended comments addressed protection of views, particularly downtown and on the west side of town, with some respondents noting that taller buildings in out-of-the way areas (away from neighborhoods, in industrial business parks) might work.
- **Community Benefits:** Respondents selected permanently affordable housing as the top requirement for new development (25 percent), along with limiting height and protecting views (22 percent). A wealth of open-ended comments will assist in further analysis of community benefits.
- **Neighborhoods:** Respondents described quality of life in neighborhoods as very good (47 percent) or good (44 percent), and generally noted more characteristics they liked (i.e., trails, open space, safety, walkability, quiet, etc.) than factors they disliked (i.e., affordability, access/distance to services, noise and traffic). They would also like better information from the city about services, programs, and events (43 percent); support to improve neighborhood livability (e.g., services, amenities, infrastructure) (41 percent), and support for neighborhood events (37 percent). Thirty-four percent indicated support for land use planning at the local level.

Which values do you believe are in greatest need of increased attention in the coming years? Please indicate your top three priorities.



UNIVERSITY HILL UPDATE

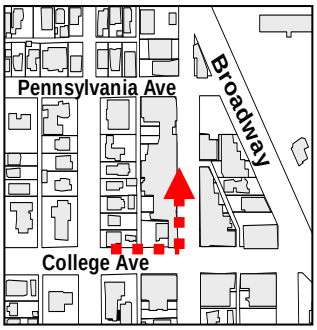
From: **Sarah K. Wiebenson**
Hill Community Development Coordinator

To: **University Hill Stakeholders**

Date: **Tuesday, January 26, 2016**

City of Boulder

2A-funded Irrigation Work Started in the HCA



A notice went out last week to Hill Commercial Area (HCA) businesses with information on the preliminary work being done to prepare for the installation of HCA tree irrigation systems. Tree irrigation is one of the improvements funded by the 2014 'community, culture and safety tax' or '2A' ballot measure. Other improvements include additional pedestrian-scale lighting in the Hill neighborhood and design/construction of the future 'event street' at 13th/Pennsylvania. Phase 1 of the work has begun on the north side of College and will continue around the corner to the west side of 13th Street.

'Doing Business with CU' Workshop on 2/10

The Hill Boulder business association will hosts its second workshop with the **Small Business Development Center** at **Café Aion** on Wednesday, Feb. 10th at 8:00 a.m. Representatives from CU and the SBDC will be there to inform Hill businesses of ways to link to the procurement offices and how to market to the university.

HRWG Workshop #2: Long-term Governance and Funding Options

The **Hill Reinvestment Working Group** (HRWG) convened again at **Four Star on the Hill** last week to review options for long-term governance and funding mechanisms to pursue the priorities identifed at workshop #1 in November. Approaches discussed for the Hill Commercial Area focused on a blend of funding sources, i.e. from property owners, tenants, customers and the city. Funding options for activities in the residential areas of the Hill will require more information about policy options that could achieve greater neighborhood stabilization, i.e. discourage conversions of single-family residences into multi-unit rental housing.

New Businesses and Business Improvements

The Hill welcomed a new business at 1321 College Avenue this month, **The Barber Joint**. You can also check out the new **Innisfree Bookstore** within **Buchanan's Coffee Pub** at 1301 Pennsylvania.

The owner of the **Hilltop Building** has also made significant updates to the food court in the basement level at 1310 College. There are new seating areas with charging stations for phones and laptops, and a new divider breaks up the large dining area to create more seating.

Upcoming Public Hill Meetings/Events:

Wed., Jan. 20 at 4:00 p.m. – **UHCAMC** Monthly Meeting (1777 Broadway)

UNIVERSITY HILL UPDATE

From: **Sarah K. Wiebenson**
Hill Community Development Coordinator

To: **University Hill Stakeholders**

Date: **Friday, February 5, 2016**

City of Boulder

City Seeking Applicants for Two Open UHCAMC Seats by 2/18

Boulder residents are encouraged to apply for two open seats on the **University Hill Commercial Area Management Commission** (UHCAMC). Any Boulder resident may apply for the 'at large' seat, and there is also an open seat for a business or property owner in the Hill Commercial Area that is *also* a Boulder resident. Interested applicants may apply by filling out the application form HERE by 5:00 p.m. on Feb. 18th.

'How to Do Business with CU' Workshop on 2/10

The Hill Boulder business association will hosts its second workshop 'How to Do Business with CU' with the **Small Business Development Center** at **Café Aion** on Wednesday, Feb. 10th at 8:00 a.m. Representatives from CU and the SBDC will be there to inform Hill businesses of ways to link to the procurement offices and how to market to the university. The workshop is free, but RSVPs are appreciated: dakota.soifer@gmail.com

THE HILL BOULDER, CO EST. 1902

2A-funded Irrigation Work Started in the HCA

A notice went out to Hill Commercial Area (HCA) businesses with information on the preliminary work being done to prepare for the installation of HCA tree irrigation systems. Tree irrigation is one of the improvements funded by the 2014 'community, culture and safety tax' or '2A' ballot measure. The tree irrigation work includes the removal of dead or dying trees (e.g. those at risk of infection by the Emerald Ash Borer). All trees will be replaced.

HCA Tree Tagged For Removal

Other improvements include additional pedestrian-scale lighting in the Hill neighborhood and design/construction of the future 'event street' at 13th/Pennsylvania. Phase 1 of the work has begun on the north side of College and will continue around the corner to the west side of 13th Street.

Farewells and Appreciation

Hill retailer Frisk Accessories has moved its operations online after seven years in the Hill Commercial Area. Best wishes to owner Amanda Rubino, who helped found **The Hill Boulder** business association and who has served as a business representative on **UHCAMC** for the last two years.

FRISK JEWELRY est. 2004

Upcoming Hill Meetings/Events:

Wed., Feb. 10 at 8:00 a.m. – **Hill Boulder/SBDC** 'Doing Business with CU' Workshop (**Café Aion**, 1235 Pennsylvania)
Wed., Feb. 17 at 4:00 p.m. – **UHCAMC** Monthly Meeting (1777 Broadway)
Thurs., Feb. 18 at 5:00 p.m. – Deadline to Apply for Open **UHCAMC** Seats.