



CITY OF BOULDER HOUSING ADVISORY BOARD MEETING AGENDA

DATE: August 26, 2020
TIME: 6 PM
LOCATION: Zoom Meeting – link posted day of meeting

1. CALL TO ORDER AND ROLL CALL / 6:00 p.m.
2. AGENDA REVIEW
3. APPROVAL OF MINUTES and Listening Session Summary (attached)
 - a. February 26, 2020
4. PUBLIC PARTICIPATION / 6:05 p.m.
 - a. Open comment
5. MATTERS FROM THE BOARD / 6:10 p.m.
 - a. Tiny Homes (Feb. Study Session) – **Feedback**
 - o Revisit discussion and discuss potential recommendation to City Council
 - b. Committee and project liaison reports
 - o Joint HAB/HRC Unhoused Committee
 - c. New business
 - o Future listening session topics and dates
6. MATTERS FROM STAFF / 8:40 p.m.
7. DEBRIEF MEETING AND CALENDAR CHECK / 8:50 p.m.
8. ADJOURNMENT / 9:00 p.m.

Informational Item: updates and education; no action to be taken

Feedback: discussion of board processes and items of interest; may result in action

Input: discussion and comments to shape staff work on housing issues, projects and policies; no action to be taken

Decision: Vote on board processes, work plan, agenda items, etc.

Recommendation: Vote on the board's input to city council

For more information, please contact the HAB Secretary at 303.441.4134, or via Email at marinc@bouldercolorado.gov. Board agendas are available online at: <https://bouldercolorado.gov/boards-commissions/housing-advisory-board>. Please note agenda item times are approximate.

HOUSING ADVISORY BOARD
Summary Minutes: 02/26/2020
1777 Broadway, Council Chambers

BOARD MEMBERS PRESENT:

Jacques Juilland, Chair
Judy Nogg, Vice Chair
Masyn Moyer
Juliette Boone
Terry Palmos
Danny Teodoru
David Ensign, ex-officio

STAFF PRESENT:

Jay Sugnet
Corina Marin
Brenda Ritenour

1. CALL TO ORDER/ROLL CALL

Juilland declared a quorum at 6p.m.

2. AGENDA REVIEW

3. PUBLIC PARTICIPATION

Open Comment (non-agenda item): NONE

4. TINY HOMES LISTENING SESSION

- A. Staff overview
- B. Tiny homes perspectives
- C. Public Participation (listening session portion)

Approximately 20 members of the community attended. Comments included: support for tiny homes and in particular tiny homes on wheels, offers an attainable housing solution, provides security/stability/wellbeing, provides community space, allows for gentle infill / increase in density, benefits people aging in place, and helps owners of tiny homes to own a home.

5. APPROVAL OF 01/22/20 MINUTES

Juilland motioned to approve. Teodoru seconded. Approved 6-0.

6. MATTERS FROM THE BOARD

- A. March 18 meeting to address homelessness. Moyer recommended having listening session at Bridge House. Moyer to follow up on securing space, logistics and start time. Nogg will send out a hold the date announcement. Board agreed to come up with recommendations with a focus on housing.
- B. HAB retreat planning. Board members will send agenda topics to chair and vice chair before next chairs meeting.
- C. Committee and project liaison reports – none
- D. New Business – none

7. **MATTERS FROM STAFF**

A. Homeless Bus Tour review

8. **DEBRIEF MEETING AND CALENDAR CHECK**

Nogg will prepare of summary of the listening session similar to events in the past and recommended board continue tiny homes discussion and outcomes of tonight's listening session. Juilland will add topic to agenda for retreat in April.

9. **ADJOURNMENT:** 9:10p.m.

APPROVED BY

Board Chair

DATE

FEBRUARY 26th TINY HOMES LISTENING SESSION REPORT

On February 26th, 2020, the Boulder Housing Advisory Board (HAB) had a Listening Session on Tiny Homes with the purpose of learning about tiny homes, hearing input on benefits and concerns, and considering potential uses for tiny homes in Boulder.

This report will list the key facts of the presentations, the input from the public, and a summary of key points from the presentations, the public comments and BE HEARD BOULDER.

Within the next several months, HAB will discuss tiny homes, utilizing this information, to see whether or not the Board has recommendations for Council.

Key Points of Presentations

1. Excerpt from video by Dan Fitzpatrick, American Tiny Homes Association

Tiny homes can be defined as defined by the 2008 International Residential Code (IRC) as 400 sq. ft. or less, built on fixed foundation or on wheels (or stacked on occasion), about 35' long by 8 ½ X 13 ½' wide and 13 ½ ft. tall and well-built with living space, cooking space, sleeping space and basic utilities.

Currently, there are many uses for tiny homes as ADUs and as a tool for affordable housing

2. Jay Sugnet, City Staff

Tiny homes have been discussed in Council since 2013 but never made a priority. Recent IRC updates coincidentally loosened codes so that tiny homes on fixed foundations can be utilized as ADUs in Boulder. They will always be owned by the land owner and can't be sold separate from the land and other buildings. Currently, city rules preclude tiny homes on wheels.

3. Jan Burton, Former City Council Member, current tiny home business owner

In 1950, the average home for four people was 980 sq. ft. Now, the average home size for 2.1 people is 2800 sq. ft.

One way to help provide more tiny homes for housing is to change overall policies, such as: two structures on more properties, financial benefits for smaller properties, remove livability standards that are perceived attitudes rather than necessary (like two-way blinds, sprinklers in such a small structure, and closets).

4. Mark Solomon, Veterans Community Project

Based on their previous project in Kansas City, the Veterans Community Project is about to break ground on 26 tiny homes and a small community center with services and case management for unhoused veterans. The veterans will live there for free for two years, be connected with employment and enough stability to move into more permanent housing after that.

The land and the infrastructure hook-ups to utilities were donated by the developer, estimated at a value of 3 million dollars. In return, the developer was granted an expedited approval process for the overall development that includes homes, townhouses, condos and a few homes built by Habitat, as well as a tax write-off to a non-profit.

Zoning was creative and meets compliance. The land is of higher value with separate structures rather than shared walls and the veterans appreciate the extra privacy.

Key points of Community Input

There were about a total of 27 members of the public in attendance with an average of about 20 at any one time.

In general, there was consensus that the city is to be commended for allowing tiny homes on structures to become ADUs, but that there is much more to be done to examine the potential of tiny homes on wheels.

All community members seemed to be in favor of more tiny homes in Boulder. The board chair specifically requested that people with dissenting opinions feel comfortable disagreeing, but nobody did.

Specific Comments

- Rules should be relaxed to allow utility hook-ups for tiny homes on wheels
- Skirts can be added to tiny homes on wheels
- Tiny homes provide a benefit for the landowner with additional income
- Tiny homes on wheels provide great pride in ownership and increased freedom
- In response to a concern about costs of moving homes, businesses are available to move tiny homes at a cost no more than a rental move (with first-month, last-month rent)
- Costs of “rent” for land for a tiny home much less than typical rent
- Perhaps there could be land-lease from owners to tiny home renters
- Great opportunity for older adults, artists, veterans, etc.
- Additional links forwarded after the meeting by the Tiny Home Industry Association as follows:

Sitka, Alaska <http://www.tinyhomeindustryassociation.org/groundbreaking-sitka-alaska-tiny-house-ordinance/>

LA <https://www.tinyhomeindustryassociation.org/la-gives-green-light-to-movable-tiny-homes-as-adus/>

WA. State <https://www.tinyhomeindustryassociation.org/category/washington-state-tiny-home-news/>

Maine <https://www.tinyhomeindustryassociation.org/tiny-house-law-passed-in-maine/><https://www.tinyhomeindustryassociation.org/jurisdictions-allowing-movable-tiny-homes/>

Summary

People in attendance and on BE HEARD BOULDER unanimously approved on the expansion of tiny homes into Boulder.

1. BE HEARD BOULDER

As of March 4, 2020, 24 people provided comments to BE HEARD BOULDER. All of them advocated for more tiny homes, some for fixed tiny homes in ADUs and others for tiny homes on wheels.

2. PRESENTATIONS – POTENTIAL CONSIDERATIONS

- Change zoning to allow two structures on more properties
- Financial incentives for smaller structures
- Remove livability standards for tiny homes that are based on perceived attitudes rather than necessity (i.e. two-way blinds, closets, water sprinklers in small spaces)
- Incentivize developers who donate land and utility infrastructure to nonprofits for permanently affordable housing (above current 20%) with non-profit tax write-off and expedited process

3. POTENTIAL CONSIDERATIONS FROM COMMUNITY INPUT

- Increase possibility of tiny homes on fixed foundations
- Relax regulations to allow tiny homes on wheels, including provisions for hook-up to utilities, land lease options, increasing opportunities for people who want tiny homes and for landowners who may want to lease a piece of their land for tiny homes.
- Incredible opportunity for tiny house renters, owners, and landowners

Again, HAB will consider any potential recommendations as a result of this Listening Session.