1. CALL TO ORDER and ROLL CALL/ 3:00 p.m.

2. AGENDA REVIEW

3. APPROVAL OF MINUTES
   a. November 28, 2018

4. PUBLIC PARTICIPATION (non-agenda items) / 3:05 p.m.

5. BOARD STUDY & DISCUSSION / 3:15 p.m.
   a. Community Investment Report - Informational Item
   b. Technical Review Group Check-in – Informational Item

6. MATTERS FROM THE BOARD / 3:45 p.m.
   a. Homeowner associations and affordable housing – Informational Item

7. MATTERS FROM COUNCIL / 4:00 p.m.
   a. Public Hearing on Affordable Housing Goal - Recommendation

8. MATTERS FROM THE BOARD / 5:00 p.m.
   a. Committee and Project Liaison Reports – none
      • Project Liaison Discussion - Feedback
   b. Unfinished business
      • Annual letter to council – Decision
   c. New business
      • Rent Increases – Discussion
      • Reflections on 2018 – Feedback
      • 2019 Meeting Calendar - Decision

9. MATTERS FROM STAFF / 5:45 p.m.

10. DEBRIEF MEETING AND CALENDAR CHECK / 5:50 p.m.

11. ADJOURNMENT / 6:00 p.m.

Informational Item: updates and education; no action to be taken
Feedback: discussion and comments on board processes; may result in action to change them
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.
Presentation

- City Funds and Process
- 2018 Housing Awards
- Current State of Funding
- Questions and Answers
## Community Investment Tools
### Financial Investment

<table>
<thead>
<tr>
<th>Fund</th>
<th>Source</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing Fund (AHF)</td>
<td>IH Cash-in-Lieu, Commercial Linkage Fee, General Fund</td>
<td>Housing</td>
</tr>
<tr>
<td>Community Housing Assistance Program (CHAP)</td>
<td>Property Taxes</td>
<td>Housing</td>
</tr>
<tr>
<td>Community Development Block Grant (CDBG)</td>
<td>Federal HUD Grant</td>
<td>Housing, Community Development</td>
</tr>
<tr>
<td>HOME Investment Partnership Program (HOME)*</td>
<td>Federal HUD Grant</td>
<td>Housing</td>
</tr>
</tbody>
</table>

*HOME Funds are shared amongst the HOME Consortium Members (cities of Boulder, Longmont, Boulder County, City and County of Broomfield)
### City Funding Process

[https://bouldercolorado.gov/housing/housing-division-funding-policies](https://bouldercolorado.gov/housing/housing-division-funding-policies)

<table>
<thead>
<tr>
<th>Quarterly Fund Round</th>
<th>Opportunity Requests</th>
<th>Set Asides</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing</strong>&lt;br&gt;January, April, August, November</td>
<td><strong>Rolling Applications</strong>&lt;br&gt;Only time-sensitive requests&lt;br&gt;• Acquisition opportunity&lt;br&gt;• Emergency repair&lt;br&gt;• Unanticipated cost overrun</td>
<td><strong>Ongoing housing programs and services</strong>&lt;br&gt;After three years of successful grants management, can apply as set aside</td>
</tr>
<tr>
<td><strong>Private Activity Bond Cap</strong>&lt;br&gt;June</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Community Development</strong>&lt;br&gt;June</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Funding Availability
Publicly Advertised

Technical Assistance
Planning Pre-Application (if necessary)

Application Submitted
Applications Posted on Website

Application Reviewed by Advisory Group including interview
Public Meeting

Eligibility Verified
Staff Review Posted on Website

Funding Recommendation
Posted on Website
Appeals Process

Funding Award Approved by City Manager

Funding Documents Prepared and Executed

Funding Process
Opportunity Fund requests follow same process, simply expedited and sometimes confidential due to the nature of the transaction.
Technical Review Group (TRG)

Bylaws

- **Purpose:**
  - Technical expertise and represent the broad public interest

- **Objectives:**
  - Recommend housing funding awards to City Manager
  - Review and provide recommendations on appeals
  - Provide direction and advice on affordable housing financial matters

- **Terms:**
  - Five Years (renewable once)

- **Recommendations:**
  - Majority Vote
  - Meetings or via Email

- **Members (no more than 7):**
  - Commercial Lender, Real Estate Professional, Real Estate Attorney, Residential Developer, Community-At-Large

<table>
<thead>
<tr>
<th>Quarter</th>
<th>Partner</th>
<th>Project</th>
<th>Permanently Affordable Units</th>
<th>Award Amount</th>
<th>Type of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Thistle</td>
<td>Bustop (Unit Construction)</td>
<td>52</td>
<td>$4,600,000</td>
<td>Local</td>
</tr>
<tr>
<td>1</td>
<td>BHP</td>
<td>Ciclo (Unit Construction)</td>
<td>50</td>
<td>$3,700,000</td>
<td>Local</td>
</tr>
<tr>
<td>1</td>
<td>Flatirons Habitat</td>
<td>Palo Park (Site Development)</td>
<td>9</td>
<td>$200,000</td>
<td>Federal</td>
</tr>
<tr>
<td>3</td>
<td>Flatirons Habitat</td>
<td>Palo Park (Unit Construction)</td>
<td>9</td>
<td>$340,000</td>
<td>Federal</td>
</tr>
<tr>
<td>4</td>
<td>Attention Homes</td>
<td>Attention Homes Apartments (Unit Construction)</td>
<td>40</td>
<td>$300,000</td>
<td>Local</td>
</tr>
<tr>
<td>4</td>
<td>BHP</td>
<td>30 Pearl (Pre-Development)</td>
<td>145</td>
<td>$3,150,000</td>
<td>Local</td>
</tr>
<tr>
<td>4</td>
<td>BHP</td>
<td>Canopy at Red Oak Park (Unit Construction)</td>
<td>41</td>
<td>$3,200,000</td>
<td>Local</td>
</tr>
<tr>
<td>4</td>
<td>BHP</td>
<td>2037 Walnut (Acquisition)</td>
<td>26</td>
<td>$2,600,000</td>
<td>Local</td>
</tr>
<tr>
<td>4</td>
<td>Thistle</td>
<td>Corewood Square (Gap Funding)</td>
<td>80</td>
<td>$150,000</td>
<td>Local</td>
</tr>
</tbody>
</table>
Affordable Housing Outcomes

Demographic Information of Households
Permanently Affordable Housing Data for Renters and Homeowners

Demographics
- Number of People Living in Affordable Housing in the City of Boulder: Approx. 8,500

Housing Data
- Median Income of Households Living in Affordable Housing:
  - Renter: $24,000
  - Homeowner*: $45,000

Race/Ethnicity of City of Boulder and Boulder Affordable Housing Residents

Occupation of Head Household Living in Affordable Housing
- Less than 0.1%
- 0.5%
Current Pipeline

Number of upcoming units secured: 601
Number of potential units that may be secured: 636

Based on the projects in the pipeline, the 10% goal will be attained within 5-7 years.

BHP Casey
Preservation
Unit Count: 12
Project Status: Certain

BHP Canopy
New Construction
Unit Count: 44
Project Status: Certain

BHP Walnut
Preservation
Unit Count: 26
Project Status: Certain

BHP Ciclo
New Construction
Unit Count: 50
Project Status: Certain

Freuhauf
New Construction
Unit Count: 106
Project Status: Certain

30th & Pearl
New Construction
Unit Count: 145
Project Status: Certain

Potential Projects
12 Projects
New Construction / Preservation
Unit Count: 636

2018
Trinity
New Construction
Unit Count: 16
Project Status: Certain

2019
Bustop
New Construction
Unit Count: 32
Project Status: Certain

2019
O Diagonal
New Construction
Unit Count: 163
Project Status: Certain

2020
Attention Homes
New Construction
Unit Count: 40
Project Status: Certain

2022
311 Mapleton
New Construction
Unit Count: 8
Project Status: Certain

Future
Questions?
Community Investment

CITY OF BOULDER | HOUSING AND HUMAN SERVICES DEPARTMENT

Kate Masingale
Funding Administrator
masingalek@bouldercolorado.gov
303-441-3167

Ben Doyle
Tax Credit Attorney
TRG Member
Homeowner Associations

Background information

Overview from a buyer’s perspective: https://www.investopedia.com/articles/mortgages-real-estate/08/homeowners-associations-tips.asp

Links from City website: https://bouldercolorado.gov/pages/hoa-information

2. Presentation from Jim Talaga, president of Association Reserves: How to Read a Reserve Study.
4. All resources provided to HOAs by the State of Colorado can be found here.

Staff response re Iris Hollow HOA fees
(from Kurt Firnhaber, Director of Housing and Human Services, to City Council)

You have asked a good question regarding why the fees have increased at such a rate. We also reached out on more than one occasion to the HOA to understand the story more fully and I reached out to the HOA myself prior to meeting with [residents].

To answer your question on fees, we were not able to match up the actual fees as indicated by [resident] and those shared to us by the HOA, with those indicated in the Boulder Weekly article. However, the fees shared with us by [resident] aligned with what we discovered from the HOA. The break out of the fees and the history of such currently looks like the following:

The HOA fee is made up of two parts, the Iris Hollow monthly HOA fee $308 and the master HOA of $65/month. This combined $373 has been in place for some time. This fee of $373 does not represent all units as fees, which may be more or less than this based on the unit size. One of the challenges is that the HOA over time made decisions not to raise these monthly fees and as a result, their reserves did not keep pace and therefore, some special assessments have come into play. Under new leadership of the HOA, they are now addressing items that would have normally been dealt with under the monthly fees, but as a result of these fees being too low, special assessments have been put in place. It must also be acknowledged that the community voted last week to increase their HOA fees by 5% to hopefully prevent this in future years. As well, future increases will also be likely to keep pace with the cost of property repairs and upkeep.

There are three different assessments that have been put in place. The first was for the replacement of some exterior, wooden stairs, the second and third were for the replacement of the roof. As a result of low reserves, the HOA was able to negotiate with a roofing contractor to spread the work over two projects (flat roof portion and pitched roof portion) and thus two assessments were created to spread out the cost to residents. The HOA on all three assessments,
gave residents the option of paying assessment in monthly payments over six or 12 months instead of once off payments. None of the assessments overlapped in time.

The first assessment for the stairs and was $107 over 12 months. Therefore the monthly cost to a resident, as an example above, was 107 + 373, for a total of 480/month for 12 months.

Later, a second assessment came into place for the pitched roofs. The monthly cost to the residents, as an example above, was 356 + 373, for a total amount of 729/month for 6 months. This assessment ends this month. For the next three months, they will not have an assessment and their HOA fee will drop to the base amount.

The third assessment will begin in March, 2019 for the flat roofs. The monthly cost for residents, as an example above will be, 313 + 373 + (5% increase) 19, for a total of 705/month for 12 months.

The following is a summary of the work that Housing is doing, that began in September:

Work to date:
The City has been working on HOA concerns, and HOA education. Here is a brief summary of ongoing HOA initiatives already in place.

- Training is offered in conjunction with the City’s Neighborhood Liaison and is held twice a year (Spring and Fall) which all affordable homeowners are invited. These have been informational sessions and constitute a series of classes hosted in direct response to resident requests for additional information related to HOA management, legal updates and networking opportunities. The most recent of these included a presentation from Shanneyvie Johnson, State of Colorado Department of Regulatory Agencies: HOA: the basics, a presentation from Jim Talaga, president of Association Reserves: How to read a reserve study, presentations from Melissa Garcia, Hindman Sanchez Law firm Fiduciary Obligations and Understanding the Basics of HOA Documents.
- In August 2018 a support group which we are now calling the HOA Officers Roundtable is going to be meeting quarterly for board members to work together on the challenges their HOA’s have in common. This is a mixed group of both affordable and market rate HOA homeowners.
- Homeownership education class which all buyers are required to attend before purchasing an affordable home touches on HOA’s as a part of a complete day training for education on homeownership.
- City staff holds a meeting with each owner before they purchase to go over the affordable housing legal documents. This training touches on HOA responsibilities and directs buyers to contact DORA with any questions or concerns about HOAs. We note that the City does not have voting rights in their community, and we do not regulate HOAs. We recommend getting involved in their HOA in order to have impact on HOA matters.

Lastly we will be exploring some of the options put forward by [residents] and how these ideas may integrate or support the ongoing initiative. It is also important to recognize that the City does not have any influence over the HOA and it is the responsibility of residents to maintain the
upkeep of their units, which includes that of the exterior through an HOA. However, some of our potential solutions we are exploring may find ways to assist residents with these challenges.
AGENDA TITLE: Public hearing to consider amending the City of Boulder housing goals including the low- and moderate-income housing goal (also known as the 10 percent goal) and the middle-income goal.

REQUESTING DEPARTMENTS:
- Kurt Firnhaber, Director for Housing and Human Services (HHS)
- Kristin Hyser, Deputy Director, HHS
- Jay Sugnet, Senior Housing Planner, HHS
- Christian Koltonski, Data and Analytics Project Manager, HHS

OBJECTIVES:
1. Staff Presentation
2. Public hearing
3. Board discussion
4. Board recommendation to City Council

EXECUTIVE SUMMARY
The purpose of this item is for the Housing Advisory Board (HAB) to make recommendations to City Council on possible amendments to the City of Boulder housing goals including the low- and moderate-income housing goal (also known as the 10 percent goal) and the middle-income goal. Amendments to be considered include: combining the two, currently separate goals; increasing the goal; establishing the goal as time-bound and aligning with the Regional Housing Strategy. This item will be presented to Planning Board as a matter on February 7. The recommendation will be presented to City Council at a public hearing on February 19.

The city has been long committed to creating and preserving permanently affordable housing options to meet the diverse needs of the community. This commitment is grounded in the 10 percent goal in which 10 percent of the city’s housing stock is secured as permanently affordable. To date, the city has successfully deed restricted 7.5 percent (3,468) homes serving low- and moderate-income persons. In 2016, the city expanded its commitment to ensuring the availability of diverse housing options by adopting the Middle-Income Housing Strategy committing to build or preserve 3,500 middle income homes by 2030, of which 1,000 would be permanently affordable. Currently, the city has 110 deed restricted middle income homes.

Simultaneous to the city’s progress towards achieving these stated goals, the multi-jurisdictional Boulder County Regional Housing Partnership (Partnership) was convened to expand access to diverse housing across the county, serving low to middle income households (30–120% Area Median Income). Driving the Regional Housing Strategy Resolution 1218 is the established goal to secure 12 percent of the county’s housing inventory as permanently affordable, serving a diverse mix of low-, moderate- and middle-income households by 2035. On Oct 24, 2017, Boulder City Council adopted Resolution 1218 supporting the work of the BCRHP and the goals established by the Partnership, which includes a 12 percent goal for the entire county.
Historically the city has evaluated, amended and re-affirmed the housing goals approximately every ten years, with the last occurring in 2010. In 2017, as part of the major update to the Boulder Valley Comprehensive Plan, Planning Board recommended increasing the city's affordable housing goal from 10% to 20% of all residential properties be secured as permanently affordable. At the time City Council commended the aspiration of the goal but did not approve requesting further analysis of factors to identify a goal that is both aspirational and achievable.

In 2018, following City Council's creation and appointment of the Housing Advisory Board (HAB) consideration of amending the city’s housing goals was identified as a work item to be pursued by the HAB. With progress underway to achieve the current 10% affordable housing goal paired with furthering the city’s commitment to the work of the BCRHP on Oct 24 the HAB was introduced to this item and asked to consider amendment of the city’s housing goals. During this meeting the HAB drafted a purpose statement for the item, identified guiding principles, confirmed a process including community engagement opportunities, and requested additional information and data to be provided to inform their consideration. On Nov 14, the HAB conducted a study session to further explore amendment of the city’s housing goals.

Since Nov 14, staff conducted additional research, created a website to encourage community engagement and worked with the HAB to refine the “why”, or purpose statements for the project. This memo presents the purpose statement of the project and guiding principles and summarizes the existing housing goals, progress to date and the remaining housing needs of the community.

COMMUNITY ENGAGEMENT SUMMARY
HAB discussed their commitment to public engagement with regards to this work item and future projects and priorities. The resulting public engagement process will include:

- Notice of the study session and public hearings will be emailed to the city's housing partners and stakeholders. Notice will be included in the Planning Newsletter and other city media outlets.
- Following the November 14 study session an “Affordable Housing Goals” page will be created and posted on the city’s website. This will be linked to the HAB page. The site will include memorandums and presentations relating to the conversation. It will advertise all meeting times and opportunities to comment on the possible amendment to the goals including a feature to submit comments through the website.

The public is invited to contact HAB or staff regarding any questions, suggestions or support for the potential amendments.

STAFF RECOMMENDATION
Staff finds that the housing goals must continue the city’s commitment to prioritize and invest resources to create and preserve permanently affordable housing options to meet the diverse needs of the Boulder community balanced with the pressures impacting the rate of development (e.g. possible economic downturn, limited development potential). As well, intended to motivate a desired outcome, a goal should be specific, measurable, attainable, relevant and time-bound. Based on these conclusions, staff recommends the following motion:

Motion to recommend City Council adopt a goal securing 15 percent of all residential development within the city of Boulder as permanently affordable to low- to middle-income households by 2035.

“WHY” STATEMENT
The following “why” statement was accepted by the HAB and is intended to be visionary and aspirational and articulate the purpose of this item.
Boulder aspires to be a diverse and integrated community. This aspiration is predicated upon the belief that diversity is fundamental to the overall well-being of the community and depends upon residents ability to live in their community. To this end, the Boulder community, its leadership and residents, have long held a commitment to facilitate the provision of diverse housing options to serve the needs of low-, moderate- and middle-income households. While the city is on pace to reach current housing goals, it is evident that existing goals do not meet the needs of the community. The City is revisiting its housing goals to ensure we do our utmost to fulfill the existing and expected needs of diversity in housing affordability and accessibility.

GUIDING PRINCIPLES
In considering amendment to the city’s housing goals, the following guiding principles were supported by the HAB:

- Affordable housing goals must be easy to explain and understand.
- Allow flexibility to be opportunistic to direct affordable housing resources to address the greatest need in any given year while leveraging resources and maximizing opportunities.
- Periodically review progress toward goals and adjust course as necessary.

Other considerations and factors presented and discussed impacting the achievement of any housing goal include: availability of local funding source; status of federal and financial resources /factors (e.g., tax credits, interest rates, construction costs); development potential; and regulatory constraints. While points of consideration, these matters are outside of the scope of this work item. Each of these items are being pursued as part of a suite of strategies and tools to facilitate future housing production.

It is important to note that the city does not have specific targets within the goal (e.g., income levels, ethnicity, seniors, etc.). While previous city conversations have discussed creating these targets, the city relies on flexibility when responding to opportunities that create affordable units. As a result, the city's affordable homes have effectively served a broad spectrum of the community (as shown in Attachment A).

BACKGROUND

Existing Housing Goals and Progress

10 Percent Goal
The city has long been committed to creating and preserving permanently affordable housing options to meet the diverse housing needs of the community. In 2000, the city adopted the Comprehensive Housing Strategy, which included the establishment of the 10 percent goal. The original 10 percent goal was based on the number of dwelling units in 2000, which was 45,000, for an absolute number of 4,500 affordable units. Following the work of an Affordable Housing Task Force, the goal was reaffirmed in 2010. It was also revised to reflect 10 percent of the number of housing units at the time of measurement. Therefore, thus being variable.

Since the original adoption of the 10 Percent Goal in 2000, the city has successfully deed restricted 7.5 percent (3,468) homes serving low-, moderate- and middle-income persons, housing approximately 8,500 persons. Below is a break-out of the families and individuals who live in the city's safe and affordable housing. More in-depth information can be viewed at the Affordable Housing Dashboard and Attachment A.

Other successes resulting from the city's pursuit of the 10 percent goal include increasing the diversity of the community and creating economic stability for residents living in affordable homes. The city's Affordable Housing program has increased the diversity of Boulder by serving a greater proportion of blacks and Hispanics compared to the general population. Also, data shows most individuals residing in affordable housing remain for 2-3 years suggesting affordable housing provides stable housing for a period of time.
Middle Income Goal
With the decline of middle-income households in Boulder the city adopted the Middle-Income Housing Strategy in 2016. The Strategy defined a comprehensive approach to create and preserve housing choice for middle-income households and puts forth a new aggressive, but obtainable goal that will increase housing options for middle-income households. The goal of the Strategy is to build or preserve 3,500 middle-income homes by 2030. The goal will be achieved with the development/preservation of 2,500 market-rate middle income and 1,000 deed restricted permanently-affordable homes.

Currently the city has 110 deed restricted middle income owner-occupied homes as part of the permanently affordable inventory. The majority of these units were achieved through annexation of land into the city.

Middle-Income Units Created by Year

Boulder County Regional Housing Partnership Goal
Simultaneous to the city's progress towards achieving these stated goals, the multi-jurisdictional Boulder County Regional Housing Partnership (Partnership) was convened to expand access to diverse housing across the county, serving low- to middle-income households (30–120% Area Median Income). Driving the Regional Housing Strategy is the established goal to secure 12 percent of the county's housing inventory as permanently affordable, serving a diverse mix of low-, moderate- and middle-income households by 2035. In 2017, Boulder City Council adopted Resolution 1218 supporting the work of the Partnership, that includes a 12 percent goal for the entire county.

Based on population and land use projections from communities across the region, the Strategy asserts a regional goal of 20,400 affordable homes of which the 5,700 permanently affordable homes are already secured across Boulder County. The 12 percent goal is aspirational yet realistic, as it's grounded in the regional population and build out projections. Since the adoption of the plan, 9 communities across the county adopted resolutions supporting the work of the Partnership and its asserted goals, including the Boulder City Council.
Similar to any goal, it is proposed the Regional Housing Goal will be achieved through a variety of strategies including: bolstering of financial resources; securing land, development and redevelopment options; preserving existing affordability; and alignment of regulatory processes to facilitate production of housing options to reach the goal.

Projected Achievement of the City's 10 Percent Goal
As stated previously the city, in partnership with the affordable housing development community, has achieved deed restricting 7.5 of the 10 percent affordable housing goal (3,468 units) and 110 units of the 1000-unit middle income housing goal.

Progress to date and anticipated continued progress is and will continue to be the result of a variety of city strategies including financial investments, annexation agreements, and the Inclusionary Housing Ordinance. In fact, due to the city’s regulatory requirements, out of every 100 units built in the city over the last 18 years, 29 units are created annually as permanently affordable - 16% new construction, 13% through financial investments in preservation. Future development trends will only further benefit from the recent update of the inclusionary housing ordinance, which is expected to increase the new construction rate alone to 20%.

Based on the production of units over the past 18 years, the city has invested an average of $8 million per year to produce an average of 132 units per year either through acquisition or new construction. This historically-based production rate will result in the 10 percent goal being reached by 2029. However, affordable housing development has been at an all-time high over the last five years. With multiple projects in the production pipeline, staff is optimistic the 10 percent goal is likely to be achieved in approximately 5 – 7 years as presented in Attachment B.
Critical Housing Needs Remain
The previously mentioned goals and progress have successfully served as a blueprint for the city's regulations, policies and funding investments toward the development of affordable housing. While making great progress in meeting the housing needs of the Boulder community, a critical need remains. The following information will detail the existing need and impact of an amended goal and is captured in a snapshot in Attachment A.

While the city has made great strides towards the 10 percent goal and is now setting its sights on addressing the middle-income housing needs of the community -- housing affordability and availability remains a critical issue. Escalating home prices are taking a toll on the household and economic security of Boulder’s residents, puts businesses and institutions at a disadvantage in attracting and retaining a competitive workforce, and places pressure on the community value of inclusivity and diversity.

The following statistics show the rapidly increasing housing costs occurring in Boulder and across the region:
- Since 2010, the median home price in Boulder has increased 60%, from $535,000 to $855,000 as of December 2017.
- Market median rents have jumped 31% in Boulder since 2010, from $1,480 to $1,940.
- The area median income, which translates into wages, have only risen 9.6% since 2010 while the cost of housing has increased by 31% for rentals and 60% for home ownership.
- 22% of the Boulder population live in poverty.
- In Boulder, 43% of household earn less than $50,000 per year.
- In Boulder, County, 21,580 households are severely cost burdened, paying more than 50% of their income toward housing costs (e.g. rent, mortgage, utilities).

According the Boulder Valley Comprehensive Plan (BVCP) the city’s projects growth will add residents, housing, and jobs.

“As of January 2015, the City of Boulder (Area I) had approximately 44,725 housing units, 104,800 residents and 98,500 jobs.

Over the next 25 years, Area I is projected to add about 6,500 housing units, 19,000 residents and 19,000 jobs. CU student enrollment could increase by a range of 5,000 to 15,000 additional students by 2030.”

Boulder is, and will continue to be, a regional job center resulting in positive and negative impacts – economic prosperity, in-commuting, and high demand for existing housing. The housing demand will need to meet the needs of a diversified workforce and supporting a range of jobs and incomes. More information regarding the Jobs: Housing Balance can be reviewed on the city website.

ANALYSIS
Contextual Factors
Before exploring specific goal levels, the following information provides an overview of contextual factors needed to be considered to achieve any housing goal.

The rate of production may be impacted by a variety of factors. These factors include land use; permitting, construction and regulatory environment; and funding and financing availability.
<table>
<thead>
<tr>
<th>Factor</th>
<th>Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Availability of developable land; Restricted uses and density; Market competition</td>
</tr>
<tr>
<td>Permitting, Construction and Regulatory</td>
<td>Shortage of skilled labor; Cost and timing of entitlements; Challenges to creating diverse housing options (construction defects law, lack of incentives)</td>
</tr>
<tr>
<td>Funding and Financing</td>
<td>Availability of funding (equity, debt); Cost of financing (interest rates, tax credit pricing); Cost of construction (land, materials, wages); Development pace (limiting regulated revenue sources)</td>
</tr>
</tbody>
</table>

While many of these factors present macro level issues requiring local communities to respond rather than control, there are strategies being pursued across the region to facilitate rather than impede housing development.

Presented in the Regional Housing Strategy, a variety of strategies are presented that will need to be pursued in concert to achieve any housing goals. Strategies include:

- **Bolstering Financial Resources** to create the fiscal supports necessary to leverage sources needed to achieve regional and local housing goals.
- **Secure Land and Development/Redevelopment Opportunities** to create diverse housing options.
- **Preserve Affordability** through the purchase and deed-restriction of currently affordable housing.
- **Consider Regulatory Processes** to ensure rules and regulations facilitate and not impede housing creation and preservation.

To continue on its path of achieving its housing goals, the city must continue to actively and effectively partner with the housing development community, prioritize and invest resources creating and preserving permanently affordable homes, and facilitate a regulatory environment supportive of the goal.

**Varying Goal Levels**
According to the BVCP, the city will reach residential housing capacity by 2040 with a projected build out of 52,000 homes. While the BVCP projects out to 2040, the Regional Housing Strategy is striving to reach its stated regional housing goal by 2035 to address the immediacy of the region's housing needs, maximize immediate opportunities (e.g. costs, availability, macroeconomic factors) and to prioritize and expedite the regional efforts to meet these needs.

To align with the Regional Housing Strategy goal and to maximize regional partnerships and investment opportunities, the following goal scenarios demonstrate the number of affordable homes needed to address the city's housing needs by 2035. The scenarios below employ an adjusted unit count of 50,680 homes as the projected number of total residential units in Boulder in 2035. The following information assumes the middle-income goal is translated from a numerical unit count to a percentage of the city's total housing stock. As well, the goals reflect serving area median incomes (AMI) from 0% to 120% AMI, versus the Strategy's focus starting at 30% AMI.

Also captured in Attachment A, the following table demonstrates the impact of varying goals levels identifying the number of units needed, unit types in terms of incomes served, and additional funds needed beyond the city's average annual expenditure of $8 million per year to achieve the stated percentage goals.
If the above figures reflected the current average rate of development of 132 units per year, achievement of the goal would far extend beyond 2035.

<table>
<thead>
<tr>
<th>Goal</th>
<th>Goal Attainment Year Reflecting Current Development Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>2029</td>
</tr>
<tr>
<td>12%</td>
<td>2037</td>
</tr>
<tr>
<td>15%</td>
<td>2048</td>
</tr>
<tr>
<td>29%</td>
<td>2067</td>
</tr>
</tbody>
</table>

Attachment B further presents further explores the 15 and the 20 percent housing goal scenarios. Assuming a time-bound goal of 2035 to align the regional work, the projected number of total housing units will be 50,680, resulting in an additional 4,491 units above the city’s current residential stock of 46,189 units. Varying goal increases will only be achieved through a combination of new construction and preservation and will require the following number of units, rate of development and funding.
<table>
<thead>
<tr>
<th>Goal</th>
<th>Units</th>
<th>Rate of Development Needed Per Year</th>
<th>Current Funding (In Current Dollars)</th>
<th>Additional Funding Needed (In Current Dollars)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10% (Current)*</td>
<td>1,442</td>
<td>132</td>
<td>$12,000,000</td>
<td>-</td>
</tr>
<tr>
<td>15%</td>
<td>4,024</td>
<td>237</td>
<td>$12,000,000</td>
<td>+ $10,250,000</td>
</tr>
<tr>
<td>20%</td>
<td>6,558</td>
<td>386</td>
<td>$12,000,000</td>
<td>+ $24,300,000</td>
</tr>
</tbody>
</table>

*Does not include middle income goal.

The above figures are based on current dollar amounts and the average per unit subsidy of $94,000. This of course does not reflect fluctuations in development patterns impacting fee payments (cash-in-lieu payments, commercial linkage fees), economic downturns or other unforeseen factors.

**STAFF RECOMMENDATION**
Staff finds that the housing goals must continue the city’s commitment to prioritize and invest resources to create and preserve permanently affordable housing options to meet the diverse needs of the Boulder community balanced with the pressures impacting the rate of development (e.g. possible economic downturn, limited development potential). As well, intended to motivate a desired outcome, a goal should be specific, measurable, attainable, relevant and time-bound. Based on these conclusions, staff recommends the following motion:

Motion to recommend City Council adopt a goal securing 15 percent of all residential development within the city of Boulder as permanently affordable serving low- to middle-income households by 2035.

**NEXT STEPS**
The HAB recommendation will be shared with Planning Board as a matter on February 7. The recommendation will be presented to City Council at a public hearing on February 19. If the recommendation is accepted by City Council, goal will be effective immediately with the goal asserted in the next update of the Boulder Valley Comprehensive Plan.
ATTACHMENTS

A. Boulder Affordable Housing Goals

Boulder Affordable Housing Goals

Purpose - to consider the following:
- Combine the current housing goals to assert one goal serving low- to middle-income (0-120%) households.
- Update the goal to ensure the city's continued prioritization and investment in creating and preserving homes meeting the diverse housing needs of the Boulder community.
- Establish the goal as time-bound to be achieved by 2039.
- Amend the Boulder Valley Comprehensive Plan in 2020 to reflect the amended housing goals.

The Need

Affordability

The City of Boulder is one of the most expensive places on the Colorado front range to rent or own a home. The cost of rents and homes has been increasing faster than incomes, forcing many families to move out of Boulder. High housing costs also impact the retention and hiring of local employees.

Quick Facts

- 22.2% of individuals in Boulder live in poverty.
- 43.2% of households in Boulder earn less than $50k per year.
- 42.8% of households are burdened by housing costs, paying more than a third of their income on housing.

Diverse Community

The lack of affordable housing impacts populations with lower socioeconomic status, ultimately reducing their opportunities in Boulder. Affordable housing is an important tool to create a diverse community.

Boulder Census Population

- 88.1% White
- 5.8% Two or more races
- 4.7% Asian
- 0.9% Black
- 0.4% American Indian or Alaska Native
- 0.1% Native Hawaiian/Pacific Islander

of Boulder's Affordable Housing program serves Hispanic households. While only 8.7% of people are Hispanic Boulder residents.

Progress

Current 10% Goal
- Secure 4,619 Units

Progress towards 10%
- 3,468 Units or 7.5%

Units Needed to hit 10%
- 1,151 Units

Median Home Price and Rent

- Median Home Price: $855,000 (Detached)
- Median Home Price: $1,944/yr

- Median Rent: $1,480/yr

Boulder Employee Commuting Pattern Estimates

- 47% Non-resident

- 53% Resident

Housing costs for a:

- Family of four:
  - Two Income household: Teacher: $55,000/year; Paralegal: $65,000/year

- Housing costs should not exceed 1/3 of income:
  - Maximum Rent: $2,900
  - Maximum Mortgage Payment: $2,300

Based on this scenario, this family would be priced out of homeownership but would be able to rent a three bedroom home with a $2,900 monthly rent.
Boulder Growth Projections

Population/Housing Growth in Boulder

Projected Population by 2035: 119,000
14.0% Increase

Projected Residential Units by 2035: 50,680
9.7% Increase

Alignment and Increases of Goals

Total Affordable Units

10,136
20% Goal

Units Needed to Reach the 16% Goal by 2035:
4,134 = 15% Low/Moderate Income Units
2,424 = 5% Middle Income Units
$24,300,000: Add'l funding needed/year

7,602
15% Goal

Units Needed to Reach the 14% Goal by 2035:
2,614 = 12% Low/Moderate Income Units
1,410 = 3% Middle Income Units
$10,250,000: Add'l funding needed/year

6,082
12% Goal

Units Needed to Reach the 12% Goal by 2035:
1,600 = 10% Low/Moderate Income Units
904 = 2% Middle Income Units
$1,800,000: Add'l funding needed/year

4,910
10% Goal

Units Needed to Reach the 10% Goal:
1,442 = 10% Low/Moderate Income Units
$12,000,000: Current funding/year

Progress to date:
3,468 Low/Moderate Income Units
110 Middle Income Units (separate goal)

3,578
7.5% Progress

Goal Details

- Currently the middle and low/moderate income goals are separated with the former being a numerical value of 1,000 deed restricted and 2,500 market rate units.
- Build out projections reflect the housing stock in 2035 which will see a total of 50,680 residential units.
- The city will reach residential capacity by 2040 with a projected maximum build out of 52,000 homes.
- By one estimate based on current projects in the pipeline, the city could achieve the 10 percent goals in approximately 5 years. However, this does not factor in a potential decline in the housing market that would affect affordable housing production significantly. Therefore a conservative estimate has been used, projecting the attainment of the 10% goal by 2029.

The city of Boulder produces approximately 132 affordable units per year. It leverages its funding to effectively maximize the number of units that can be built or acquired.
The city is considering an increase in the current goal of 10% deed-restricted affordable homes to a higher percentage. The goal needs to be achieved by 2035 and increase by at least two percentage points to align with Boulder County Regional Housing Partnership.

Two scenarios are being highlighted to demonstrate the additional funding and investment needed to attain the increased goals.

### Current Assumptions
- **Number of Low/modeate Affordable Housing Units**: 3,468
- **Current development rate**: 132 units/year
- **Current rate of expenditure**: $7.6 million/year
- **Number of middle income Affordable Housing Units**: 110
- **Number of total housing units in Boulder by 2035**: 50,680
- **New construction units built between 2018 & 2035**: 4,491

### Goal Scenarios

#### 15% by 2035
- **Units needed to reach goal**: 4,024
- **Additional funds needed per year in todays dollars*: $10,250,000
- **Development rate needed to reach goal**: 237 units/year

Through the implementation of the city’s housing strategies, 16 percent of all residential new construction development have been created as permanently affordable. With the recent 2018 update of the inclusionary housing policy, that rate is expected to increase to 20 percent. In addition, over the last 10 years, an approach of purchasing existing housing stock and converting them into affordable housing, called “preservation” has created 45% of the affordable housing units in Boulder. These mechanisms are projected to develop approximately 1500 units by 2035.

#### 20% by 2035
- **Units needed to reach goal**: 6,558
- **Additional funds needed per year in todays dollars*: $24,300,000
- **Development rate needed to reach goal**: 386 units/year

*Based on $94,000 per unit subsidy and 132 units/year

The current projected development trend of new construction & preservations would not change with different goals as it is highly infeasible to increase the proportion of affordable home production.

The remainder of the goal will need to be reached through additional new construction and preservation. Any increase in goal will require a substantial monetary investment in order to have the ability to utilize these mechanisms to increase affordable housing.
**Projects in the Pipeline**

Based on the projects in the pipeline the 10% goal will likely be attained within 5-7 years.

- **BHP Casey**
  - Preservation
  - Unit Count: 12

- **BHP Canopy**
  - New Construction
  - Unit Count: 41

- **BHP Walnut**
  - Preservation
  - Unit Count: 26

- **BHP Ciclo**
  - New Construction
  - Unit Count: 50

- **Freuhauf**
  - New Construction
  - Unit Count: 106

- **30th & Pearl**
  - New Construction
  - Unit Count: 145

- **Bustop**
  - New Construction
  - Unit Count: 105

- **0 Diagonal**
  - New Construction
  - Unit Count: 105

- **Attention Homes**
  - New Construction
  - Unit Count: 40

- **311 Mapleton**
  - New Construction
  - Unit Count: 8

- **90/96 Arapahoe**
  - New Construction
  - Unit Count: 20

**Number of upcoming units secured**: 621

**Number of potential units that may be secured**: 636

Potential Projects:
- 12 Projects
- New Construction/Preservation
- Unit Count: 636
Dear City Council,

The Housing Advisory Board thanks you for the opportunity to answer your specific questions and to share our priorities with you through our annual letter.

Looking ahead to 2019, we broadly support the approach to housing for 2019 that has been mapped out by City Council and staff.

In this letter, we will: 1) address your request for input; 2) enumerate HAB’s priorities for the coming year; and 3) provide you with information regarding HAB’s actions to date.

INPUT COUNCIL REQUESTED
- How well do you believe Council has done over the last two years in incorporating the priorities of your board/commission?

HAB believes that Council has successfully engaged HAB’s priorities in the past two years. Firstly, Council fully accomplished the general housing goal of establishing HAB. Additionally, all of the housing issues listed as priorities – Commercial Linkage Fees, Community Benefit, Large Lots, Manufactured Housing Strategy, North Central Boulder Sub-community Plan & Alpine-Balsam Area Plan, and Shared Equity Middle Income Program – either have been or are scheduled to be addressed during the 2018-2019 Council Housing Work Plan.

- Taking into account the current work plan and the board’s feedback from last year, what additional priorities do you think Council should focus on, over and above the 14 on the attached list?

HAB does not have any additional priorities for Council’s 2019 Work Plan.

2019 HAB PRIORITIES
HAB’s first priority for 2019 is to advise Council on existing 2018-2019 Housing Work Plan issues. HAB looks forward to Council and staff’s guidance in providing effective community engagement and timely input on critical housing Work Plan items.

Additionally, HAB has an interest in pursuing two generative study topics. Overarching both of these study topics includes HAB’s interest in emphasizing and enhancing community engagement as an operating principle. This interest in community engagement is a clear part of HAB’s goals as stated in the forming ordinance.
HAB has special interest in seeking common ground on issues that heretofore have been divisive. With increased civil discourse on contentious housing issues, such as, CHFA-connected affordable housing projects, HAB feels more common ground can be identified, allowing housing goals to be met in a more optimal manner, providing benefit for the community, staff, and Council.

**STUDY TOPIC 2019 – TINY HOMES**
The purpose of exploring this topic is to collect and analyze current data, policies and strategies for the inclusion of tiny houses within the City’s current housing inventory. The intent is to structure a preliminary first look into this subject as a board using minimal staff involvement or resources and to share those findings in a report with Council.

The goal is to understand a range of issues and opportunities possible with the inclusion of tiny houses within the community and through the stated goals of the Boulder Valley Comprehensive Plan (7.06, 7.12, 7.16) by enhancing housing choice, integrating growth and achieving future housing goals.

The report will include existing national case studies, current best practices, utilized foundational elements, suggested strategies, identified neighborhoods and compiled community feedback.

**STUDY TOPIC 2019 – OCCUPANCY**
The purpose of this study topic is to collect and analyze current policies and the reasoning behind their current form. This effort would seek to understand a range of issues and opportunities to implementing the goals of the Boulder Valley Comprehensive Plan (7.09, 7.10, 7.16) by housing a full range of households, utilizing existing structures to their best extent, helping keep existing residents in their homes as they age. These rules currently dictate the make-up of a household, forcing non-traditional households to potentially live in violation of the rules. They also contribute to an underutilization of existing living space which is contrary to the City’s stance on environmentally beneficial living. Our final report will include national case studies, best practices, foundational elements, possible opportunities, and community feedback. The Housing Advisory Board would not seek staff support or additional resources in pursuit of fact-finding on this study topic.

**ADDITIONAL INFORMATION**
Since HAB’s inception in April of 2018, the Board has worked to formulate its operation and structure, inform and educate all members on critical housing issues, and provide input to Council on housing issues (such as ADUs/OAUs).
In order to allow time to address issues of internal board function and work to bring board members up to speed on housing issues, the Board implemented bi-monthly meetings. One meeting each month was directed towards public engagement and advisory items; the second was dedicated to informational updates and presentations. The additional meetings provided an opportunity for staff to present information on the following topics:

- Alpine-Balsam Overview
- Public Engagement
- Overview of City Housing Programs
- Inclusionary Housing Overview
- Regional Housing Strategy
- Community Benefit Overview
- Affordable Housing Finance
- Community Investment Overview
- Area Agency on Aging Presentation
- Tour of Completed Affordable Housing Projects
- Home Ownership Program Overview
- Middle Income Strategy Overview
- Down Payment Program Presentation

Beginning in December 2018, HAB will return to holding one monthly meeting to conduct all business. HAB currently operates under Roberts Rules of Order and, as is required, all meetings are noticed, and an agenda posted to the public prior to all meetings.

During the first eight months of operation, the Board completed a public outreach effort in order to gather input from the public on housing solutions. Further information and the results of this project are included in an addendum to this letter (Attachment A).

**CONCLUSION**

Through our support of Council's 2019 Housing Work Plan and our pursuit of HAB study topics, we look forward to working with Council to achieve more affordability, diversity and accessibility to housing in the future.

Very truly yours,

Jacques Juilland
Michael McKenzie
Masyn Moyer, Board Chair
Judy Nogg
Adam Swetlik, Board Vice Chair

**Attachment A:** HAB Engagement Committee Report on August 2018 Public Input Effort
Attachment A

HAB Engagement Committee Report on August 2018 Public Input Effort
HAB Engagement Committee Report on August 2018 Public Input Effort

HISTORY

When Boulder City Council created the Housing Advisory Board (HAB) in the spring of 2018, one of their goals was to “develop and recommend, with community input, innovative approaches to accomplish the city’s housing goals, including tools for preserving existing housing.”

To address the requirement for community input, HAB created an engagement committee that presented a proposal to the full board to gather community input on housing solutions through online, email, and in-person opportunities.

This effort was supported by the HAB board and conducted in late summer/early autumn of 2018. The publicity included: a Letter-To-the-Editor published in The Daily Camera, emails to various local housing groups, and coordination with city staff that resulted in a page on BE HEARD BOULDER’s website and notification on Next Door.

Input was gathered via email to HAB, participation on BE HEARD BOULDER, and public comment provided at a HAB meeting on August 22. Solutions offered by all initial HAB applicants and input gathered from meetings with members of the public were also included.

According to BE HEARD BOULDER records, 28 people participated online. Additionally, 11 people spoke at the August HAB public comment session, and 19 sent emails.

(Note: Several people utilized more than one form of communication, but to the best of our efforts, these numbers presented here are unduplicated. The BE HEARD BOULDER report is attached that shows that the site was visited 481 times between August 8 - September 6, 2018.)

UTILIZATION OF INFORMATION

All comments were read by HAB. These comments are synopsized and presented in this report.

All comments will be considered as HAB develops its 2019 work plan.

RESULTS

The input is presented in the attached spreadsheet that, for convenience, has been grouped into similar topics. Similar ideas suggested by more than one person are noted with an asterisk (*).
The main topics are:
- Housing and CU
- City approaching County about property tax breaks
- Occupancy
- Density
- Middle-Income Housing
- Money Matters
- Pilot Projects and Tiny Homes
- Mobile Home Parks
- Sub-community Planning
- Information and Education
- Regional Planning
- Community Benefit
- Increasing Affordable Housing
- Short-term rentals
- Housing/Transportation Link
- Infrastructure

The results are intended to be posted on the HAB page of the City website and will be sent to City Council. That report will include the BE HEARD BOULDER data, this document and a spreadsheet of the various suggested housing solutions.

CONCLUSION

The Housing Advisory Board is appreciative of staff support and the public’s willingness to share some thoughts on housing. The responses were very helpful to the board and, hopefully, to Council.

Thank you,

Adam Swetlik and Judy Nogg, HAB Engagement Committee
October 2018
Information gathered from email, BE HEARD BOULDER, HAB applicants, meetings, and public comments

**Housing and C.U.**
C.U. should limit enrollment
C.U. should build more student housing
C.U. should mandate dorm living for the first two years
City should dedicate grad school housing
City should modify housing ownership rules for grad students
CU should build dense student housing

**City approaching County for tax relief**
Remediate increasing tax burden
Provide better exemptions for seniors and veterans
Tax benefit for affordable housing developers

**Occupancy**
Explore all issues surrounding occupancy
Enhance occupancy limits for landlords with roommates
Enhance noise, parking and trash rules - enforcement so that occupancy won't be an issue
Tie occupancy to # of bedrooms, not people*
Increase occupancy
Return to LLU ordinances - Limited Living Unit

**Density**
Consider high cost of parking
Reduce parking rules
Decrease emphasis on extreme density as the only tool for affordable housing
More density, less parking
Pursue zoning and parking changes east of 28th Street
Upzone for permanently affordable
Use a small amount of open space for high density

* indicates suggestion came from more than one source
**Middle Income Housing**
Reduce FAR
Stop the scrapes
Create allowances for ADU's in people's homes that don't add any footage
Brainstorm for ideas to preserve middle-income housing
Incentives or acknowledgment for owners who rent below market rate*
Preserve existing middle and low-income housing
Charge large fees for demolishing all or most of existing middle and low-income housing
Define middle income housing as between 80-120% AMI and not 80-150% and adjust Middle Income Housing Strategy Report accordingly
Encourage multi-family conversion of single family homes
Build more duplexes*
Limit any new single home construction to 2500 square feet
Fund deed restrictions to preserve smaller homes and limit future home sizes

**Money Matters**
Explore financial incentives to keep adults in their homes, including expanding write-offs*
Publicize current options (like roommates without needing smart regs, deferred taxes, etc.
Increase contributions of commercial development
Tie affordable rent increases to real wages
Tie affordable rent increases to inflation
Consider validity of AMI and market rate as realistic tools for housing decisions in Boulder

**Pilot projects and tiny homes**
Pilot a project for tiny homes*
Pilot projects with measurable goals

**Mobile Home Parks**
Enforce City laws within mobile home parks
Create survey for all mobile home park resident about needs/wants
**Subcommunity Planning**
Criteria for subcommunity planning should include affordable housing component (or demonstration that goal is already met)*
Start all neighborhood planning at the same time with solid guidelines and criteria*
Subcommunity planning that addresses both affordability and maintaining neighborhood character

**Information and Education**
Use HAB as an information center
Publicize that owners can get roommates without smart regs, etc.

**Regional**
Regional effort

**Community benefit**
Better define community benefit and how it is used
Permanent affordability as the community benefit

**Increasing affordable housing**
Study affordable housing rent increases and rising cost of amenities, including parking
Focus building on rentals not condos
More housing for homeless families
Use Community Hospital site for homeless support
Devote almost all of new housing permits to affordable housing*
Reinstate rental protections to affordable housing residents to those before 2012
Increase permanently affordable home ownership
No retail on ground floor
Add more units that are affordable rather than high-priced
Address accessibility (for older adults and people with disabilities) - like Lafayette
Multiple units for seniors in RE-2
Rent below market for seniors for first three years, then below market rate for anyone after that.
Offer reduced rental costs for teachers and healthcare workers
Don't limit ADUs
Provide low-cost financing for ADUs in exchange for below market rents
Offer tax incentives for ADUs

**Short Term Rentals**
Don't force owners to choose between LTR and STR
Offer below market student rentals during school year in exchange for STR at market rate in summer*
Create hybrid for STR and LTR

**Housing/Transportation Link**
Organize van pools for in-commuters so workers can take advantage of lower cost housing outside of Boulder

**Infrastructure**
Modify rules that driveways must be concrete
When a developer resents at PB or CC, allow 10 minutes for opposition (besides public comments)
Since housing is such a high priority, address housing staff allocation of time to be sure they have adequate resources
Council should trust boards more
Expand neighborhood notification of development application to more than 600 feet
Modify development process so that developers have to more fully gather input and work with neighbors BEFORE they turn in their application
Ask staff to prepare a salary study for Boulder residents
Address the silos within current boards/commissions with more ex-officios, combined study sessions, or simple visits to other meetings
Don't make people remove their sinks, etc. when they don't qualify for ADUs
Seek common ground in addition to public comment
Be Heard Boulder
Housing Solutions Community Brainstorm

Visitors Summary

<table>
<thead>
<tr>
<th>Aware Participants</th>
<th>276</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aware Actions Performed</td>
<td>Participants</td>
</tr>
<tr>
<td>Informed Participants</td>
<td>128</td>
</tr>
<tr>
<td>Informed Actions Performed</td>
<td>Participants</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Engaged Participants | 28

<table>
<thead>
<tr>
<th>Engaged Actions Performed</th>
<th>Registered</th>
<th>Unverified</th>
<th>Anonymous</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributed on Forums</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Participated in Surveys</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Contributed to Newsfeeds</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Participated in Quick Polls</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Posted on Guestbooks</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Contributed to Stories</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Asked Questions</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Placed Pins on Places</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Contributed to Ideas</td>
<td>28</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
## ENGAGEMENT TOOLS SUMMARY

<table>
<thead>
<tr>
<th>Tool Type</th>
<th>Engagement Tool Name</th>
<th>Tool Status</th>
<th>Visitors</th>
<th>Registered</th>
<th>Unverified</th>
<th>Anonymous</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ideas</td>
<td>Do you have ideas and solutions to help address housing c...</td>
<td>Published</td>
<td>103</td>
<td>28</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
## INFORMATION WIDGET SUMMARY

<table>
<thead>
<tr>
<th>Widget Type</th>
<th>Engagement Tool Name</th>
<th>Visitors</th>
<th>Views/Downloads</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key Dates</td>
<td>Key Date</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

Be Heard Boulder: Summary Report for 08 August 2018 to 06 September 2018
IDEAS

Do you have ideas and solutions to help address housing challenges in Boulder?

| VISITORS | 103 | CONTRIBUTORS | 28 | CONTRIBUTIONS | 119 |

**11 August 18**

**Nick I**

<table>
<thead>
<tr>
<th>VOTES</th>
<th>UNVOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>

**Increase the housing density of Boulder to meet the demand**

That's literally it. Build more, denser housing, in Boulder. Why is this a good solution: supply and demand are relatively well understood. Right now there is more supply than demand. Who will this affect negatively: people who are using housing as an investment and hope the asset appreciates. Who will this affect positively: everyone not in the previous group who wants to live in Boulder.

**11 August 18**

**Nick I**

<table>
<thead>
<tr>
<th>VOTES</th>
<th>UNVOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Reduce the demand for housing in Boulder to meet the supply**

Make Boulder less attractive for living such that people no longer wish to buy housing here, and ensure that demand matches the current supply. Accomplish this by passing legislation that makes this a reality. Some examples: Ban milk. Close the city parks and sell the remaining land for lumber and heavy industry. Apply a 300% sales tax on bicycles. Require residents to own lizards, etc. Who will this affect negatively: Those allergic to lizards. Who will this affect positively: nobody.

**12 August 18**

**Cleomeo01**

<table>
<thead>
<tr>
<th>VOTES</th>
<th>UNVOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>0</td>
</tr>
</tbody>
</table>

**Encourage the building of more duplexes; it's a more efficient use of land vs. house plus ADU and has the bonus of decreased energy usage.**

**12 August 18**

**marycleear**

<table>
<thead>
<tr>
<th>VOTES</th>
<th>UNVOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

**Lower rent for teachers**

Colorado has a teacher shortage. Offer reduced rent or housing as a way to attract more teachers.
IDEAS

Do you have ideas and solutions to help address housing challenges in Boulder?

<table>
<thead>
<tr>
<th>16 August 18</th>
<th>Nancy</th>
<th>VOTES</th>
<th>UNVOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Edit remodel and zoning codes to create new rules for single family converting to multi family. Allowing for more long term rental options.</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Encourage multi-family conversions of single family homes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16 August 18</th>
<th>Doug S</th>
<th>VOTES</th>
<th>UNVOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Allow ADU but don't limit their potential</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Let the hot market help solve the problem...ADU's could be a game changer but we should allow/encourage them regardless of the value of the existing home or rate of the new rental. If every $1m home in Boulder suddenly converted their garage into a pleasant 'coach house' or similar adding to their property value while also generating a new revenue stream for the homeowner it would create a flood of new housing that in turn helps stabilize pricing. Also, consider offering the homeowner tax incentive to do it. Exclude the added value from the property tax for 5 years if they charge market rates or 10 years if they agree to limit rental rates.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16 August 18</th>
<th>Doug S</th>
<th>VOTES</th>
<th>UNVOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Focus 'Affordable Housing' efforts on the right groups</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>The truth is not everyone has the 'right' to live wherever they want...I can't afford to live in NYC or a block off Pearl Street but I don't expect Boulder pushing for subsidies to help me do that. But what we do want is to welcome and assist the most value members of our community who can't afford our market. Those include teachers, healthcare workers, city employees, emergency response.... If you change the focus to those groups you will then change the opinions of a lot of people who today might not support your affordable housing goals.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
IDEAS

Do you have ideas and solutions to help address housing challenges in Boulder?

16 August 18
Doug S

Find ways to encourage rental investment owners to help solve the problem

VOTES 1 UNVOTES 0

The fact is that 50% of all available housing is rental, add in ‘stealth rentals’ and it will push that figure far higher. Rental housing is owned by investors (single or group) who only want a return on the investment and have zero incentive to make improvements or limit rents (unfortunately Colorado law does not allow rent control). Yet, the city focuses only on generating affordable housing fees from new residential development, demonizing both the developer and homeowner in the process. That rental market is just as much (if not more) the cause of the affordability problem as new/resale home prices. So you need to find a way to have the rental market contribute to the solution... There are hundreds of small rental homes that could easily be replaced with a duplexes if you’d let the market do its thing.

16 August 18
Doug S

Work with CU to build more student housing

VOTES 5 UNVOTES 0

CU has the land and 30,000 students are one of the biggest reasons our rental rates stay so high... Even 500 more affordable student housing units would make a huge impact on the rental rates.

16 August 18
Doug S

Create a new hybrid rental option

VOTES 6 UNVOTES 0

Consider creating a hybrid rental option where a property owner can rent out a room/home for the school year (long term) and then switch to short-term rentals in the summer when students leave and are replaced with tourists. This helps them generate a more steady stream of revenue over the year and matches the student/tourist ebb and flow better. If you pair this with a more open ADU policy you would probably find a lot of homeowners help add to the housing inventory as well.

16 August 18
EvanRavitz

Legalize tiny homes!

VOTES 10 UNVOTES 0

The city forces people to own or rent an extravagant amount of space - except with the lucky few new coops that have been allowed for about a year. Just as the coop ordinance mandates 200 square feet per person or more, tiny homes of 200 square feet or more should be allowed. If we’re serious about stopping climate change and making housing affordable we will start with this. Council member Jill Grano says six of her friends wanted to build tiny homes on a lot in North Boulder. They were not allowed and instead a couple that is their only half-time has a 6000 square foot house there! The Plains Indians that used to live here considered a 300 square foot tape you to be permanent living for four people. That’s 75 square feet per person.
IDEAS

Do you have ideas and solutions to help address housing challenges in Boulder?

16 August 18
afaboulder

<table>
<thead>
<tr>
<th>VOTES</th>
<th>UNVOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>0</td>
</tr>
</tbody>
</table>

Occupancy limits should be determined by bedrooms and parking available, not by address.

Related parties have an advantage over Singles. A single person is treated the same as a family of any size.

16 August 18
Dean G

<table>
<thead>
<tr>
<th>VOTES</th>
<th>UNVOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>0</td>
</tr>
</tbody>
</table>

Fund deed restrictions to limit house sizes.

As Boulder struggles to finance and build affordable housing, smaller houses all over town are being razed and replaced by expensive larger homes. We can maintain economic diversity in the city if we can find ways to preserve the small and midsize housing stock that already exists. Many efforts to control housing affordability negatively impact owners of affected properties. New rules limiting what can be built may reduce the value or appreciation potential of a current owner’s property. Designating housing as permanently affordable has the same effect. One way to limit the gradual increase in house sizes without these impacts would be to pay owners of smaller homes to add a deed restriction, similar to a conservation easement, that prevents a larger home from ever being built on their lot. The restriction wouldn’t prevent modernizing or improving the property, but it couldn’t be expanded or replaced with a larger structure. Although this restriction would have the (intended) effect of limiting appreciation, the owner would be compensated. Many homeowners would like the opportunity to get an immediate financial benefit rather than waiting until they sell. Unlike permanently affordable housing, deed-restricted homes would still appreciate at market rates, but the restriction would limit upward pressure by reducing their appeal to developers and to high-income buyers who want a large house. Buying deed restrictions could be cheaper for the city than building new housing. A formula based on the difference between the square footage of the current home and the largest house that could legally be built on the lot could be used to determine the value of the restriction. Fees on new development can fund this. Boulder’s location and natural beauty will always force prices higher. Given a fixed supply of land, the only way to counter the force of increased demand is somehow make the town less desirable. We seem to be caught between a choice of making the city less desirable by increasing either density or economic exclusivity. An effort to preserve smaller housing provides a middle ground by keeping density constant while reducing desirability in a way that is fair, preserves the character of the town, and helps maintain economic diversity.
IDEAS

Do you have ideas and solutions to help address housing challenges in Boulder?

<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>VOTES</th>
<th>UNVOTES</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 August 18</td>
<td>Ivy</td>
<td>6</td>
<td>0</td>
<td>Don't force homeowners to eliminate long-term rental units in order to offer short-term vacation rentals. Rather than forcing owners to choose, allow home owners to permanently designate an ADU or part of their home for long-term rental while also allowing short-term rentals with the living space that is otherwise owner occupied. This compromise doesn't even increase density as the short-term renters simply occupy the space that would otherwise be occupied by the owner. Short-term vacation rentals in Boulder are lucrative and when owners are forced to choose it is the long-term renter that loses. I personally know two neighbors who have eliminated long term rentals to get or maintain a vacation rental license. One had a renter in a detached ADU and simply wanted to vacation rent their primary home while they were traveling in the summer and for graduation. Their ADU is no longer available for rent because the vacation rental license provides more income. The other had a long term rental basement suite and wanted to vacation rent the owner-occupied upstairs during the summer. Their tenant has been told she cannot renew her lease because my neighbor cannot afford to lose the vacation rental income, and my neighbor feels horrible about this. These are just two examples of Boulder residents unnecessarily losing an apartment.</td>
</tr>
<tr>
<td>18 August 18</td>
<td>Doug S</td>
<td>6</td>
<td>0</td>
<td>Support Ride/Van Share Programs from Nearby Cities Within 15 miles of Downtown Boulder are Lafayette, Lyons, Louisville, Superior, Gun Barrel,... for most every other US city that's a dream commute. So stop trying to figure out how to cram more people into the tiny 3 miles radius of Boulder and try harder to reduce the impact of commuting into Boulder. In cities like Seattle they have very mature Ride/Van Share programs that the city supports. Use those models and offer a slick websites for people to connect and share city subsidized van pools, market it, push it. ... Provide great central parking options for 15-30 vans and you've also taken several 100 cars off the streets.</td>
</tr>
<tr>
<td>19 August 18</td>
<td>Ryan W</td>
<td>3</td>
<td>0</td>
<td>Incentivize density, outdoor community spaces, and shared exterior walls Relative to many towns in the US, Boulder has fairly low property taxes. Along with zoning changes, increased property taxes on single family homes and private yards could incentivize building ADUs, conversions to multi-family spaces, and opening up rental spaces in existing single family homes. Fewer private lawns and standalone homes would also represent a net decrease to energy used in the city.</td>
</tr>
</tbody>
</table>
IDEAS

Do you have ideas and solutions to help address housing challenges in Boulder?

<table>
<thead>
<tr>
<th>Date</th>
<th>Username</th>
<th>Ideas</th>
</tr>
</thead>
<tbody>
<tr>
<td>21 August 18</td>
<td>BenWoolf</td>
<td><strong>Build More Housing</strong>&lt;br&gt;Boulder has capped the number of residential building permits by limiting the growth to 1% annually. Other overly onerous City requirements make development in Boulder take twice as long as in surrounding communities. Other restrictive policies have boosted land values making housing more expensive. We need to build more housing to keep up with demand for it. Housing of all types, but especially housing for the &quot;missing middle.&quot;</td>
</tr>
<tr>
<td>21 August 18</td>
<td>sher1217</td>
<td><strong>Allow Short AND Long Term Licensing</strong>&lt;br&gt;Make rent more affordable for students and even young teachers who might only want a 9(ish) month lease. Allow landlords to make up the difference by offering the unit for short term rental during school breaks (Spring Break, Winter Break, Summer).</td>
</tr>
<tr>
<td>21 August 18</td>
<td>klaus2go</td>
<td><strong>Limit any new single home construction to 2500 sqft</strong>&lt;br&gt;Capping the size of new homes reduces the appetite to build mansions where higher density living should be built. It would also send a strong signal that enough is enough and might trigger more owners to build ADUs instead of holding out for a buyer that might tear their house down and replace it with another mansion. We won’t solve the housing crisis without some measures that will reduce our current inequalities. We can hold on to the status quo and solve this problem. Therefore I’m proposing a rather drastic measure.</td>
</tr>
<tr>
<td>21 August 18</td>
<td>klaus2go</td>
<td><strong>Provide low-cost financing for ADUs</strong>&lt;br&gt;The city could underwrite a loan program for ADUs and reduce the cost for borrowers. In return the borrowers would agree to lower rents that can only be moderately increased (below the CPI index) for the time of the mortgage. It would be an elegant no- or very-low-cost solution to provide plenty of rent-controlled living space. Ideally the ADUs get built in batches and there would be additional cost-benefits through the process (cheaper material, streamlined workflow, etc.). The City could also review their permit process to see if additional cost saving could be found.</td>
</tr>
</tbody>
</table>
IDEAS

Do you have ideas and solutions to help address housing challenges in Boulder?

<table>
<thead>
<tr>
<th>21 August 18</th>
<th>Krista</th>
</tr>
</thead>
<tbody>
<tr>
<td>VOTES</td>
<td>6</td>
</tr>
<tr>
<td>UNVOTES</td>
<td>0</td>
</tr>
</tbody>
</table>

Remove the "no more than 3 unrelated people" per house rule
If parking is a problem, regulate parking and enforce it. If noise is a problem, regulate noise and enforce it. If a house has 7 bedrooms, why shouldn't it have 7 people?

<table>
<thead>
<tr>
<th>22 August 18</th>
<th>LuvWalkin</th>
</tr>
</thead>
<tbody>
<tr>
<td>VOTES</td>
<td>0</td>
</tr>
<tr>
<td>UNVOTES</td>
<td>0</td>
</tr>
</tbody>
</table>

Establish a Boulder Public Bank
Revenue generated from a Public Bank can be funneled back into the city's budget for any number of different projects for instance subsidizing homes and apartments for lower income individuals, purchasing mobile home parks to create community land trusts for resident owners, and services for people without homes. Please google the State Bank of North Dakota to see how brilliantly public banking has supported the state of ND over the past 100 years.

<table>
<thead>
<tr>
<th>22 August 18</th>
<th>DPQuiat</th>
</tr>
</thead>
<tbody>
<tr>
<td>VOTES</td>
<td>0</td>
</tr>
<tr>
<td>UNVOTES</td>
<td>0</td>
</tr>
</tbody>
</table>

Use A Small amount of Open Space
I believe the greatest problem is lack of land. Fortunately, the City and County of Boulder owns a substantial amount of open space. If the city were to provide a small amount of lesser desired open space, a "Williams Village" style campus could provide a great deal of affordable housing for the many that need it.

<table>
<thead>
<tr>
<th>22 August 18</th>
<th>DPQuiat</th>
</tr>
</thead>
<tbody>
<tr>
<td>VOTES</td>
<td>0</td>
</tr>
<tr>
<td>UNVOTES</td>
<td>0</td>
</tr>
</tbody>
</table>

Utilize a small amount of open space land in a lesser desired area and create a campus of affordable housing on it.

<table>
<thead>
<tr>
<th>24 August 18</th>
<th>Christopher Squires</th>
</tr>
</thead>
<tbody>
<tr>
<td>VOTES</td>
<td>0</td>
</tr>
<tr>
<td>UNVOTES</td>
<td>0</td>
</tr>
</tbody>
</table>

Pedestrian Underpass on East side of Diagonal to connect Four Mile Creek path to Cottonwood path
Currently it is illegal to cross the railroad tracks, but this problem has been solved in other locations (e.g. South of Hwy 52 on Reservoir Trail).
IDEAS

Do you have ideas and solutions to help address housing challenges in Boulder?

<table>
<thead>
<tr>
<th>30 August 18</th>
<th>Cedar Barstow</th>
</tr>
</thead>
<tbody>
<tr>
<td>VOTES</td>
<td>UNVOTES</td>
</tr>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Put all the puzzle pieces together

There are many pieces to the affordable housing puzzle and they all need to fit together. Co-ops, more ADUs (which will allow for more rental use of homes, as compared to the proliferation of short term rentals which doesn’t provide more affordable long-term housing), permanently affordable houses, tiny homes, occupancy limits based on size of home rather than number of unrelated adults. One important factor to remember in discussions about affordable housing is that most of the people who need/want affordable housing cannot engage in the discussion because they can’t afford to live here yet. The result is that discussions can easily be lopsided.
Summary Report
08 August 2018 - 06 September 2018

Be Heard Boulder

PROJECTS SELECTED: 1
Housing Solutions Community Brainstorm
FULL LIST AT THE END OF THE REPORT

Highlights

<table>
<thead>
<tr>
<th>TOTAL VISITS</th>
<th>MAX VISITORS PER DAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>481</td>
<td>41</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NEW REGISTRATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ENGAGED VISITORS</th>
<th>INFORMED VISITORS</th>
<th>AWARE VISITORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>28</td>
<td>128</td>
<td>276</td>
</tr>
</tbody>
</table>

Visitors Summary
## PARTICIPANT SUMMARY

### ENGAGED

<table>
<thead>
<tr>
<th>Action</th>
<th>Registered</th>
<th>Unverified</th>
<th>Anonymous</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributed on Forums</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Participated in Surveys</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Contributed to Newsfeeds</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Participated in Quick Polls</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Posted on Guestbooks</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Contributed to Stories</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Asked Questions</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Placed Pins on Places</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Contributed to Ideas</td>
<td>28</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* A single engaged participant can perform multiple actions

### INFORMED

<table>
<thead>
<tr>
<th>Action</th>
<th>Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewed a video</td>
<td>0</td>
</tr>
<tr>
<td>Viewed a photo</td>
<td>0</td>
</tr>
<tr>
<td>Downloaded a document</td>
<td>0</td>
</tr>
<tr>
<td>Visited the Key Dates page</td>
<td>1</td>
</tr>
<tr>
<td>Visited an FAQ list Page</td>
<td>0</td>
</tr>
<tr>
<td>Visited Instagram Page</td>
<td>0</td>
</tr>
<tr>
<td>Visited Multiple Project Pages</td>
<td>109</td>
</tr>
<tr>
<td>Contributed to a tool (engaged)</td>
<td>28</td>
</tr>
</tbody>
</table>

* A single informed participant can perform multiple actions

### AWARE

<table>
<thead>
<tr>
<th>Action</th>
<th>Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visited at least one Page</td>
<td>276</td>
</tr>
</tbody>
</table>

* Aware user could have also performed an Informed or Engaged Action

### TOP PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Participants (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Solutions Community Brainstorm</td>
<td>28 (10.1%)</td>
</tr>
</tbody>
</table>

* Calculated as a percentage of total visits to the Project

### ENGAGED

<table>
<thead>
<tr>
<th>Action</th>
<th>Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewed a video</td>
<td>0</td>
</tr>
<tr>
<td>Viewed a photo</td>
<td>0</td>
</tr>
<tr>
<td>Downloaded a document</td>
<td>0</td>
</tr>
<tr>
<td>Visited the Key Dates page</td>
<td>1</td>
</tr>
<tr>
<td>Visited an FAQ list Page</td>
<td>0</td>
</tr>
<tr>
<td>Visited Instagram Page</td>
<td>0</td>
</tr>
<tr>
<td>Visited Multiple Project Pages</td>
<td>109</td>
</tr>
<tr>
<td>Contributed to a tool (engaged)</td>
<td>28</td>
</tr>
</tbody>
</table>

* A single informed participant can perform multiple actions

### INFORMED

<table>
<thead>
<tr>
<th>Action</th>
<th>Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visited at least one Page</td>
<td>276</td>
</tr>
</tbody>
</table>

* Total list of unique visitors to the project
ENGAGEMENT TOOLS SUMMARY

IDEAS SUMMARY

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ideas</td>
<td>1</td>
</tr>
<tr>
<td>Contributors</td>
<td>28</td>
</tr>
<tr>
<td>Contributions</td>
<td>118</td>
</tr>
</tbody>
</table>

TOP 3 IDEAS BASED ON CONTRIBUTORS

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>28</td>
</tr>
</tbody>
</table>

Contributed to

Do you have ideas and solutions to help address housing challenges in Boulder?
### INFORMATION WIDGET SUMMARY

#### DOCUMENTS 0
#### PHOTOS 0
#### VIDEOS 0
#### FAQS 0
#### KEY DATES 1

### KEY DATES

<table>
<thead>
<tr>
<th>Key</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Key Dates</td>
</tr>
<tr>
<td>1</td>
<td>Visitors</td>
</tr>
<tr>
<td>1</td>
<td>Views</td>
</tr>
</tbody>
</table>

### TOP 3 KEY DATES BASED ON VIEWS

<table>
<thead>
<tr>
<th>Key</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Views</td>
</tr>
</tbody>
</table>

Housing Solutions Community Brainstorm
# TRAFFIC SOURCES OVERVIEW

<table>
<thead>
<tr>
<th>REFERRER URL</th>
<th>Visits</th>
</tr>
</thead>
<tbody>
<tr>
<td>t.co</td>
<td>55</td>
</tr>
<tr>
<td>nextdoor.com</td>
<td>40</td>
</tr>
<tr>
<td><a href="http://www.google.com">www.google.com</a></td>
<td>23</td>
</tr>
<tr>
<td>m.facebook.com</td>
<td>14</td>
</tr>
<tr>
<td>bouldercolorado.gov</td>
<td>6</td>
</tr>
<tr>
<td><a href="http://www.facebook.com">www.facebook.com</a></td>
<td>5</td>
</tr>
<tr>
<td>search.myway.com</td>
<td>4</td>
</tr>
<tr>
<td><a href="http://www.linkedin.com">www.linkedin.com</a></td>
<td>4</td>
</tr>
<tr>
<td>connect.xfinity.com</td>
<td>2</td>
</tr>
<tr>
<td>elgl.org</td>
<td>2</td>
</tr>
<tr>
<td>android-app</td>
<td>1</td>
</tr>
<tr>
<td>mail.cableone.net</td>
<td>1</td>
</tr>
<tr>
<td>mail.google.com</td>
<td>1</td>
</tr>
<tr>
<td>mail.isp.netscape.com</td>
<td>1</td>
</tr>
<tr>
<td>outlook.live.com</td>
<td>1</td>
</tr>
<tr>
<td>PROJECT TITLE</td>
<td>AWARE</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Housing Solutions Community Brainstorm</td>
<td>276</td>
</tr>
</tbody>
</table>