

# Accessory Dwelling Units Regulatory Changes Engagement Plan draft 10-31-17

## Project Purpose / WHY Statement

Consider changes to the regulations for accessory dwelling units (ADUs) in order to increase the diversity of housing opportunities in Boulder by simplifying the regulations and removing barriers to the construction of this housing type in ways that are compatible with neighborhoods.

## Purposes for engagement:

- Inform community members about current regulations and the potential for incremental changes to the regulations for ADUs including:
  - Share key themes and summary of feedback from several recent processes that inform this issue (ADU Study, Housing Boulder, BVCP surveys)
  - Current issues with regulations and the scope of this effort (reinforcing the incremental nature, rather than whole sale changes)
  - Timeframe for analysis and decision-making
  - Opportunities for public input and feedback
- Gather feedback on the why and purpose statements
- Collect qualitative and quantitative data to inform options and impacts of changes including:
  - Information about current ADUs (how many, where, affordability, who lives there, etc.)
  - How neighbors of existing ADUs perceive impacts from the units
- Share a discussion draft of proposed changes and gather feedback to inform a final draft

## Target Audiences

- Current ADU owners and tenants
- Residents in neighborhoods where ADUs are allowed
- Potential residents of ADUs

## Key Engagement Objectives

- Ensure the project scope, schedule, engagement opportunities and decision-making process are clear and understandable
- Provide background information (*policy direction, prior community feedback, and early analysis*) in advance to facilitate meaningful participation and be clear about what changes are truly incremental and within the scope and what is not.
- Be clear about how the public's input influences analysis and potential code changes.
- Commit to transparency around options and decision-making in that options will be analyzed for potential impacts and there is a commitment to ongoing monitoring to assess and address unintended consequences.

Event(s) or Venue	Purpose / Objectives	Schedule <sup>1</sup>	Target Audiences	How We Will Advertise and Invite	Information Provided	Feedback Sought / Questions	How Feedback will be Captured & Reported
<b>Project Website Launch</b>	<b>Inform</b> about background, project goals, scope, schedule <b>Consult</b> inviting people to “share their ADU story”	Launch week of Oct. 30	Citywide; Neighborhoods where ADUs are allowed	Press Release, Planning e-mail, Nextdoor, Social Media, Community Newsletter	Project schedule, “why” and “purpose” statements; background information on previous data and public feedback; initial options to be considered	ADU stories Feedback on project goals, initial options	Stories will be compiled and re-posted on the project website.  Feedback on project goals, etc. will be summarized to inform next steps.
<b>Open Houses</b> 2 events: North Boulder South Boulder	<b>Inform</b> about background, project goals, scope, schedule, preliminary options <b>Consult</b> about why and purpose statements	Nov. 20-27	Citywide; Neighbors in areas where ADUs/OAUs allowed	Press release, planning e-mail, Nextdoor	Same as above	ADU stories Feedback on project goals, initial options	Feedback forms; in-person discussions that will be summarized and posted on the project website.
<b>City Land marks Board and Design Advisory Board</b>	<b>Inform &amp; Consult</b> as above	Nov.	Board members	City calendar, website	Same as above	Feedback on project goals, initial options	Feedback on project goals, etc. will be summarized to inform next steps.
<b>Open Invitation to meet; targeted outreach; other city events</b>	<b>Inform &amp; Consult</b> generally at any phase of project	Nov. – Feb.	Citywide, any interested stakeholder groups	Website, planning e-mail, other communication as available and appropriate			

<sup>1</sup> Note: Meeting dates are subject to change.

<b>Event(s) or Venue</b>	<b>Purpose / Objectives</b>	<b>Schedule<sup>1</sup></b>	<b>Target Audiences</b>	<b>How We Will Advertise and Invite</b>	<b>Information Provided</b>	<b>Feedback Sought / Questions</b>	<b>How Feedback will be Captured &amp; Reported</b>
<b>Survey</b>	<b>Consult</b> specifically with current owners of ADUs	Conduct survey in Nov. Results by Jan. 5.	Current owners of ADUs	Mailed invitation to residents with existing ADU	Survey questionnaire	Range of questions about size, occupancy, cost, use, etc.	Survey consultant to gather and provide report
<b>Events for Discussion Draft 2-3 open houses</b>	<b>Inform</b> about background, project goals, scope, schedule, and discussion draft of focused code changes. <b>Consult</b> on focused code changes.	January-February	Citywide	Website; planning e-mail, Nextdoor, Community Newsletter.	Staff discussion draft of focused code changes; input received to date and how that input was used.	Feedback on specific proposals in discussion draft.	Feedback forms and recording of discussions. Summary of feedback and preferences will be posted to the project website.
<b>Planning Board</b>	Public Hearing and recommendation to Council	March		City calendar, website	Planning Board Memo		
<b>City Council</b>	Public Hearing	March-April		City calendar, website	Planning Board Recommendation		