

Twin Lakes Stakeholder Group
June 8, 2016 – 4 pm to 7 pm
Agenda

Location: Boulder Rural Fire Protection - 6230 Lookout Road

4:00 pm **Welcome and Introductions**

4:05 pm **Reviewing Public Question Summary**

4:15 pm **Meeting the Identified Interests at Twin Lakes**

As they did at the previous meeting, the Stakeholder Group will discuss ways that land use and potential development on the Twin Lakes properties can be configured to meet the identified interests (listed below). The group will discuss land use configuration options for requested higher density land use designations. The group may also revisit configuration options from the previous meeting, specifically with an eye toward making them more “to scale” using additional props and tools.

The discussion will focus on an aerial map of the properties with members of the group sharing their suggestions, proposals, concerns, “what if” ideas, and “yes, if” considerations. Multiple configuration options may emerge. No commitments or agreements will be made at this meeting; configuration discussions are expected to begin but not be completed.

5:30 pm **Break**

5:40 pm **Resume Discussion of Ways to Meet Identified Interests**

6:45 pm **Next Steps**

- Does this group want to meet again?
- If so, what’s the agenda for the next meeting?

7:00 pm **Adjourn**

STAKEHOLDER INTERESTS AT TWIN LAKES

- Meet housing needs.
- Provide affordable housing needs for workers of BVSD and other entities.
- Utilize land that is near existing infrastructure and jobs.
- Plan both sites of Twin Lakes together.
- Create program synergies between BVSD and BCHA.
- Create broad community support.
- Protect the environment and wildlife.
- Develop neighborhood amenities.
- Develop property to meet community interests and needs.
- Retain teachers and other employees throughout the County.
- Develop a vision and plan for Gunbarrel.
- Avoid setting regrettable legal precedents.
- Be able to offer permanent affordable housing as a recruitment tool for new teachers.
- Protect the rural-residential feel of the neighborhoods and surrounding lands.
- Collaborate on the creation of information and entire discussion.
- Base decisions in facts and science.
- Allow for a transparent process and open discussions.
- Allow all parties to remain up-to-date and informed on the progress of the process.
- Protect homes that already exist.
- Ensure ability to maintain infrastructure.
- Preserve agricultural lands.
- Move the process along at an appropriate pace.
- Learn from and improve on past projects.

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FOOTHILLS COMMUNITY

HOUSING TOUR



700 Silver Lake | Boulder, CO

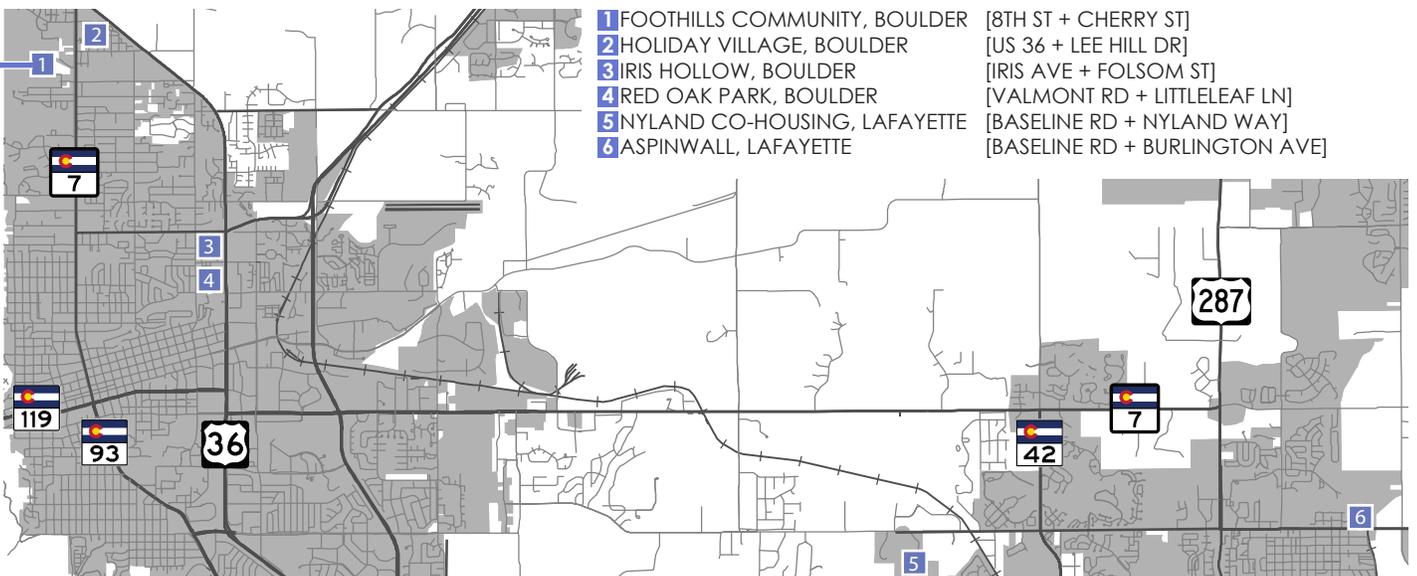
Unit Count: 74

Developer: Boulder Housing Partners

Total Development Costs: \$12,000,000

Financing Mix: Low Income Housing Tax Credits, local City funds CHAP, CDBG, and HOME funds, State Department of Housing Funds, and a Loan.

The Foothills Community is an affordable housing community situated against the backdrop of Boulder Open Space in North Boulder. The homes offer seven different interior floor plans, with the buildings arranged in five building styles that reflect the architectural features of the typical early Boulder that homes surround the Community. Each home is oriented toward neighborhood interaction and has a front door with a porch or deck and a small lawn area. This community reflects the values of its community by respecting the environment, supporting the community as a whole, and honoring an appreciation for diversity.



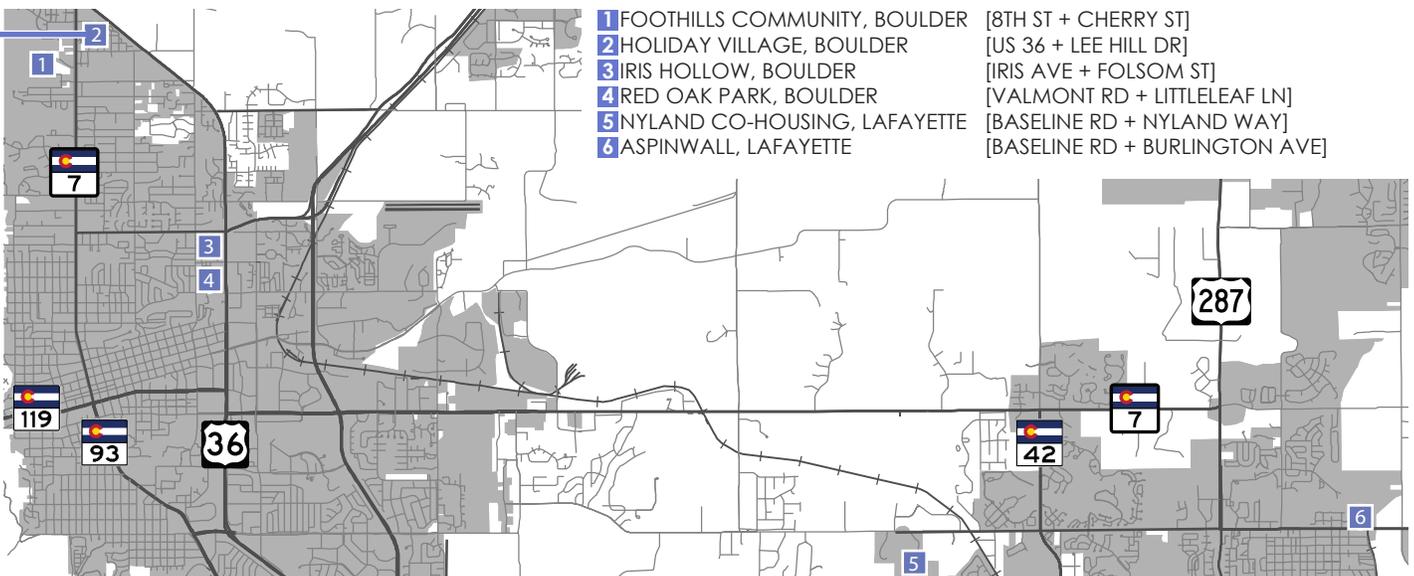
HOLIDAY NEIGHBORHOOD HOUSING TOUR



Holiday Drive | Boulder, CO

Unit Count: 333, 81 affordable for-sale, 49 affordable for-rent
 Developer: Boulder Housing Partners, City government, 14 other developers and non-profit organizations
 Total Development Costs: Not available
 Financing Mix: Not available

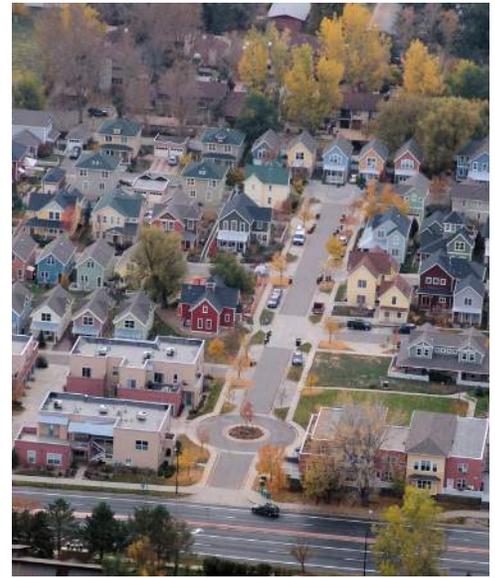
Built on the vacant site of the Holiday Drive-In Theatre, The Holiday neighborhood is a true mixed-income, mixed-use community. The community provides market rate housing, but also provides a high level of affordability with 40%, or 130 units, that are income restricted. The development also incorporates work space for small businesses, artisans, entrepreneurs. These features make the development economically, socially and environmentally sustainable.



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IRIS HOLLOW

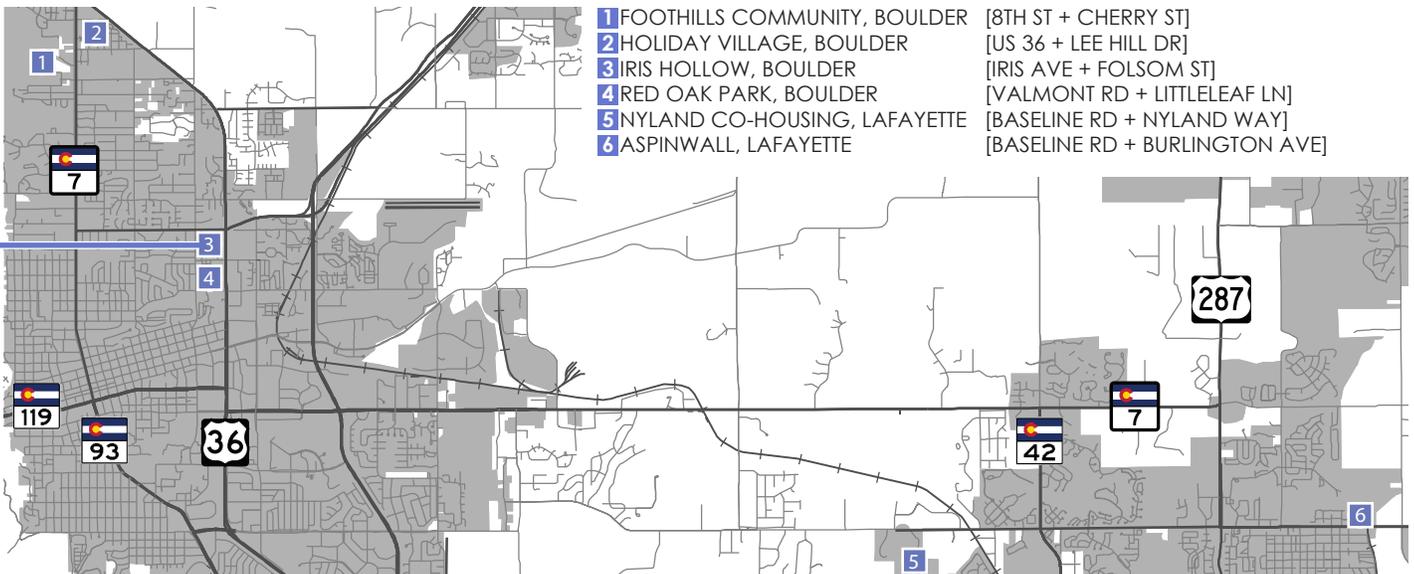
HOUSING TOUR

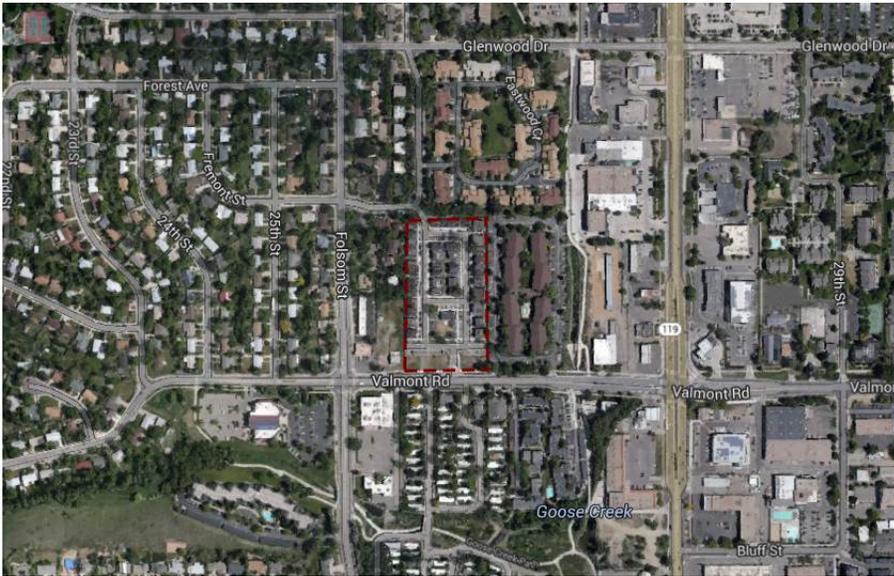


Iris Ave + Folsom St | Boulder, CO

Unit Count: Mixed of attached and detached units
 Developer: Coburn Development
 Total Development Costs: Unknown
 Financing Mix: Private funds

This development was constructed in 1999 and included a mixture (60/40%) of market rate and affordable homes and condo units. The development included a community based preschool.

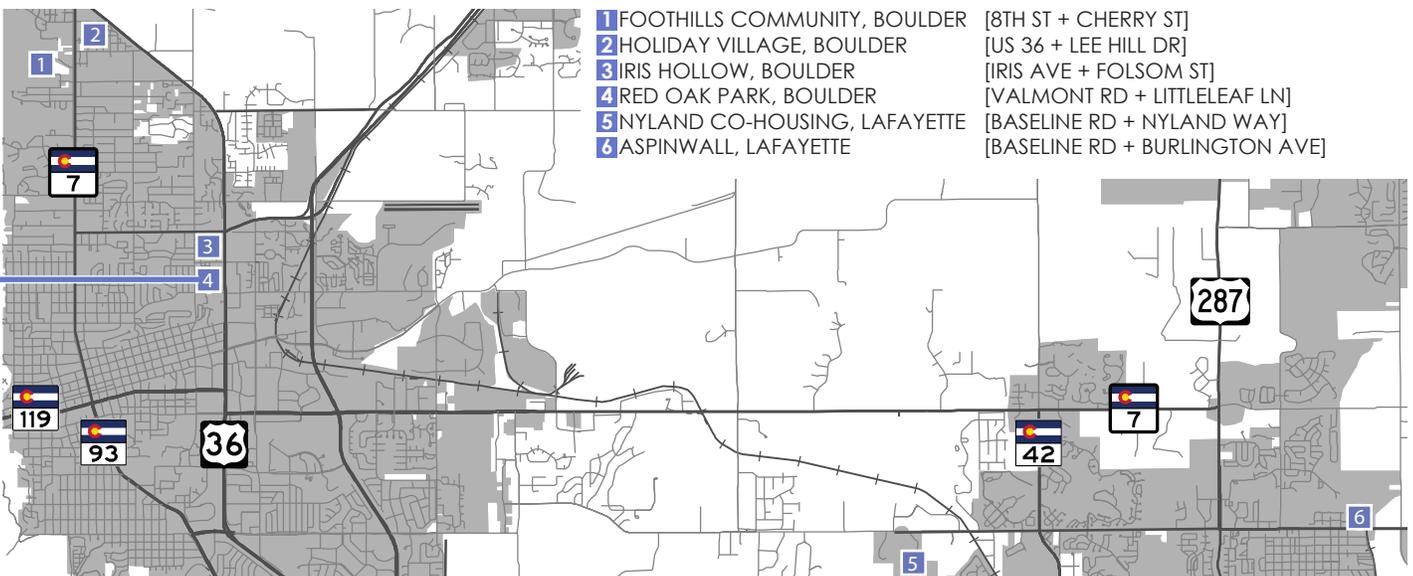




2637 Valmont | Boulder, CO

Unit Count: 59
 Developer: Boulder Housing Partners
 Total Development Costs: \$13,000,000
 Financing Mix: Low Income Housing Tax Credits, City Notes- 2010 Funds, General Funds, Loan

The Red Oak affordable housing development is 100% permanently affordable. It was built where the Boulder Mobile Manor (home to 66 mobile homes) was located. The site now features single family, duplex, and triplex units that is sited close to bus routes, bike paths. The community also includes a community center for youth programs and neighborhood events, a playground and a small, centralized open space corridor. Green energy features were a priority on this project to help reduce utility costs for residents and included: highly efficient walls and windows, efficient heating and cooling systems, and Energy Star appliances.

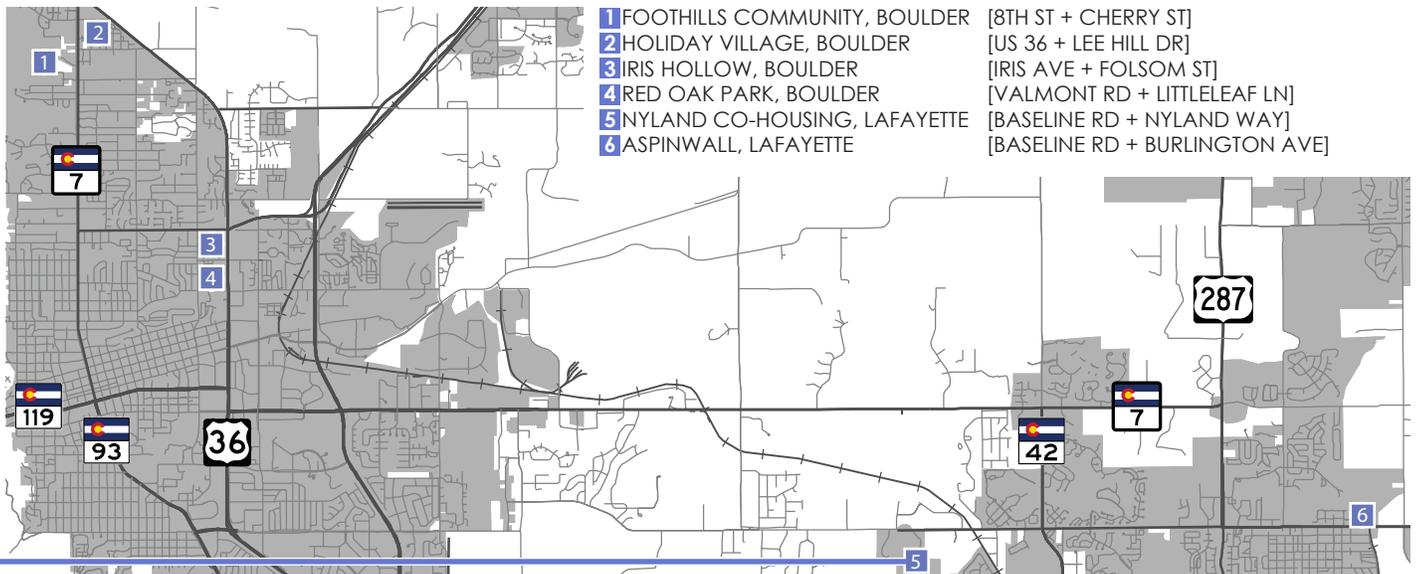




Baseline Road + Nyland Way | Lafayette, CO

Unit Count: unknown
 Developer: Underland Hill Development Company
 Total Development Costs: unknown
 Financing Mix: Private funds

Co-housing community with a mixture of housing types co-located with park and open space.

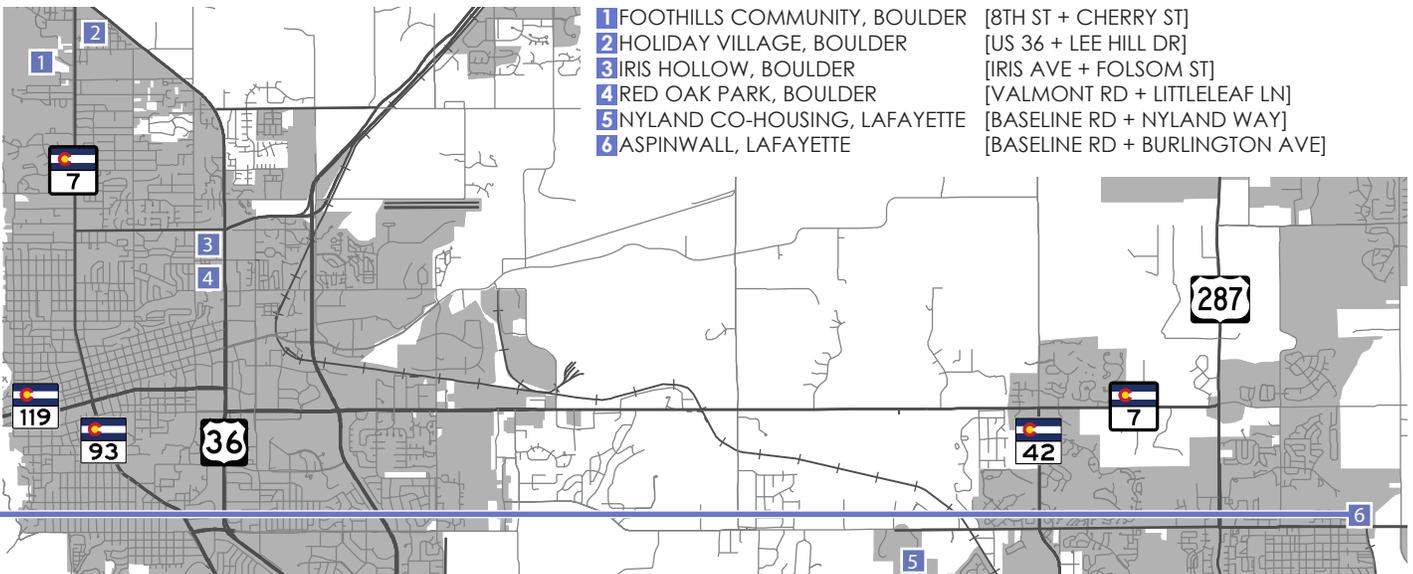
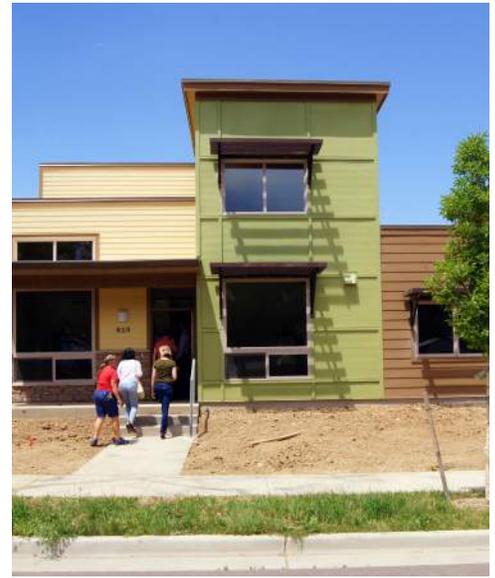




Baseline Rd + Burlington Ave | Lafayette, CO

Unit Count: 72 new construction, 95 renovations
 Developer: Boulder County Housing Authority
 Total Development Costs: \$40 million
 Financing Mix: 4% LIHTC, CDBG-DR, Private loan

In this project a mixture of townhomes and duplexes on a 7-acre site. Seventy-two new units were completed in 2012 while 95 pre-existing units will be renovated, based on needs and current condition, completed in 2014. There are extensive energy enhancements on site including geothermal heating and cooling in the newer portions of the site with modernization of interiors and exteriors in the renovated units. The site also includes playgrounds, gardens, and a new community center. Housing is 100% affordable with units available to those making 0-60% of Area Median Income (AMI)



Twin Lakes Interest List Sign Up

To all BVSD employees:

BVSD administration is exploring the development of a district-owned parcel of land in the Gunbarrel neighborhood of Boulder to provide affordable housing options for district employees.

The parcel of land is 10 acres in size and located ½ mile north of Jay road and ½ mile east of 63rd Street along Twin Lakes Road. We hope to provide a mix of modern housing opportunities both for rent and purchase in a sustainable community. This is a great location adjacent to trails and open space and close to restaurants, craft breweries, and shopping. It's also a short commute to many BVSD schools.

We realize the ever increasing cost of housing in Boulder County and, in particular, in the City of Boulder makes it difficult for employees to find reasonably priced housing in the district. As a result, many employees travel long distances each day. Through this project, we hope to enable district employees to afford to live in the community where they work and lessen the stress of long commutes.

We are still early in the process and there are many details to work through. However, we would like to gauge interest in this opportunity and keep in touch regarding developments in the project.

If you want to hear more as this project develops, please complete the interest form below.

Your username (glenn.segrue@bvsd.org) will be recorded when you submit this form.

*** Required**

Your Name *

Email Address *

Employment Role with BVSD

(check all that apply)

- Teacher
- Administrator
- Maintenance
- Operations
- Custodial
- Transportation
- Food Services
- Office Staff
- Professional-Technical
- Paraeducator
- Non-Represented

- Other:

How long have you worked for BVSD? *

- 1-5 years
- 6-10 years
- 11-15 years
- 16-20 years
- 21-25 years
- 26-30 years
- more than 30 years
- Other:

Do you currently reside within a BVSD Community? *

- Yes
- No

How many members are in your household?

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- more than 7

What is your household income?

- less than \$30,000
- \$30,000-\$44,000
- \$45,000-\$64,000
- \$65,000-\$84,000
- \$85,000-\$104,000
- more than \$105,000

Questions you would like us to respond to:



[Send me a copy of my responses.](#)

Timestamp	How long have you worked for BVSD?	Do you currently reside within a BVSD Community?	How many members are in your household?	What is your household income?	Questions you would like us to respond to:	Employment Role with BVSD
3/29/2016 14:27	6-10 years	Yes	2	more than \$105,000	What would likely be the upper limit of income allowed to be considered?	Administrator
3/29/2016 14:27	26-30 years	Yes	1	\$85,000-\$104,000		Administrator
3/29/2016 14:33	11-15 years	No	2	more than \$105,000	I am very interested in this project and think it is a very cool idea! Bravo BVSD for doing something like this for your employees.	Administrator
3/29/2016 14:36	1-5 years	No	5	more than \$105,000	I am interested in all communications and discussions that will provide insight into the effect on the area. Thanks!	Administrator
3/29/2016 14:37	6-10 years	No	4	more than \$105,000	We are happy with our house in Broomfield, but are always interested in other possibilities. Thanks in advance for keeping me in the loop on this.	Administrator
3/29/2016 14:39	1-5 years	Yes	4	more than \$105,000		Administrator
3/29/2016 14:40	1-5 years	No	4	more than \$105,000		Administrator
3/29/2016 14:44	16-20 years	Yes	3	more than \$105,000	<p>First, I am strongly in favor of affordable housing for people who would otherwise not be able to afford to live in the area where they work but I question why BVSD would go to such lengths to develop an area that is so ill-suited to this type high-density development. I happen to already live in a nearby neighborhood and know in great detail the process that has been used to develop this property and frankly, I'm embarrassed that it this has even been indirectly related to my employer.</p> <p>There has been massive development in Gunbarrel in the "downtown" area and it is unfortunate that some of this was not earmarked as affordable living property. It's proximity to transportation and shopping would have been ideal. The area where BVSD owns the land is zoned rural residential which is hardly the type of development being proposed. So please indicate that at least this employee is strongly in favor of affordable housing but am staunchly against the proposed site.</p>	Administrator
3/29/2016 14:47	1-5 years	No	4	more than \$105,000		Administrator
3/29/2016 14:55	1-5 years	Yes	2	\$85,000-\$104,000		Administrator

3/29/2016 14:58	26-30 years	Yes		3	more than \$105,000	My interest is not for myself, but as a hiring administrator. A question I have is how residents/purchasers would be selected and whether a rider would be in the contract on resale?-say, to BVSD employees within 20 years of purchase, etc.	Administrator
3/29/2016 15:24	11-15 years	Yes		2	more than \$105,000		Administrator
3/29/2016 17:27	16-20 years	No		2	more than \$105,000	Although I am likely not eligible due to income now, I would like to support this in any way I can. Some years ago I was a single Mom with two daughters in school; I moved out to Brighton for an affordable home. I hope we can support BVSD employees and families.	Administrator
3/29/2016 19:16	6-10 years	No		4	more than \$105,000	Are you considering have options available for administrators too?	Administrator
3/29/2016 20:50	recently hired from out of the area	No		4	more than \$105,000	As a new employee to the district (newly hired), this option is a valuable resource. We will be moving this summer from the western slope and finding affordable housing has been difficult. Providing this option will open options for future employees and make BVSD even more appealing to others!! Thanks for looking into this option!!	Administrator
3/30/2016 6:07	1-5 years	Yes		5	more than \$105,000		Administrator
3/29/2016 14:30	6-10 years	Yes		1	\$65,000-\$84,000		Administrator
3/29/2016 14:38	11-15 years	Yes		3	\$85,000-\$104,000		community liaison
4/21/2016 13:42	1-5 years	Yes		4	\$30,000-\$44,000		Community Liaison
3/29/2016 14:27	11-15 years	No		3	more than \$105,000		Counselor
3/29/2016 14:31	1-5 years	Yes		4	more than \$105,000		Counselor
3/29/2016 14:41	1-5 years	Yes		4	\$65,000-\$84,000	Where will financing for this project will come from?	Counselor
3/29/2016 15:42	1-5 years	No		3	\$65,000-\$84,000		counselor
3/29/2016 15:58	1-5 years	Yes		2	\$45,000-\$64,000		Counselor
3/29/2016 19:01	6-10 years	Yes		2	\$65,000-\$84,000		counselor
3/30/2016 15:48	16-20 years	Yes		2	\$65,000-\$84,000		Counselor
3/29/2016 14:32	1-5 years	Yes		2	less than \$30,000		Custodial
3/29/2016 14:39	11-15 years	No		3	\$30,000-\$44,000		Custodial
3/29/2016 15:04	1-5 years	No		2	\$45,000-\$64,000	We live in Thornton and that would help out a lot my wife works in Longmont as well at intrado. Please let us know if we can it would be great!!! We would love a house to buy not for rent if at all possible	Custodial

3/30/2016 9:01	6-10 years	Yes		4	\$65,000-\$84,000	Interested in purchase of single family unit. In addition to myself, my wife, and son also work for BVSD and although we currently live within the district, we rent and want to purchase.	Custodial
3/29/2016 15:44	16-20 years	Yes		4	\$65,000-\$84,000		Custodial
3/29/2016 17:10	11-15 years	Yes		2	\$30,000-\$44,000		Custodial
3/30/2016 6:27	6-10 years	Yes		4	\$30,000-\$44,000	I need more information about this program	Custodial
3/30/2016 7:29	16-20 years	No		1	\$45,000-\$64,000	Who would be eligible? Who makes the decisions of priority if there is a high demand? Where does the money come from to build this community? Will it pay back?	Custodial
4/6/2016 9:56	16-20 years	No		5	\$30,000-\$44,000		Custodial
4/8/2016 0:25	11-15 years	Yes		5	\$30,000-\$44,000	I think is a wonderful thing to do. When are you planning to start the project.	Custodial
4/8/2016 0:26	11-15 years	Yes		5	\$30,000-\$44,000	I think is a wonderful thing to do. When are you planning to start the project.	Custodial
3/29/2016 14:28	11-15 years	Yes		3	\$65,000-\$84,000	I'd like to know more about the application process for my employees.	Food Services
3/29/2016 14:29	1-5 years	Yes		2	\$30,000-\$44,000		Food Services
3/29/2016 14:45	1-5 years	Yes		3	\$30,000-\$44,000		Food Services
3/29/2016 14:52	1-5 years	Yes		3	\$45,000-\$64,000	I am wondering what the range for purchasing a home would be?	Food Services
3/29/2016 15:04	1-5 years	No		2	\$30,000-\$44,000		Food Services
3/29/2016 15:53	1-5 years	Yes		2	less than \$30,000		Food Services
3/29/2016 15:56	6-10 years	Yes		1	less than \$30,000	This would be wonderful.	Food Services
3/30/2016 8:00	Less than 1 year	No		1	less than \$30,000		Food Services
3/30/2016 8:13	1-5 years	Yes		2	\$85,000-\$104,000		Food Services
3/30/2016 8:59	1-5 years	Yes		3	less than \$30,000		Food Services
3/30/2016 8:59	6-10 years	Yes		4			Food Services
3/30/2016 13:29	6-10 years	Yes		2	less than \$30,000		Food Services
3/31/2016 9:01	6-10 years	No		1	\$30,000-\$44,000		Food Services
4/7/2016 20:32	6-10 years	Yes		2	\$45,000-\$64,000	Is this affordable housing and if so is it through Boulder County?	Food Services
4/10/2016 11:00	16-20 years	Yes		2	\$30,000-\$44,000		Food Services
4/13/2016 18:20	one month	No		4	less than \$30,000		Food Services
4/28/2016 20:13	1-5 years	No		1	less than \$30,000		Food Services
3/29/2016 15:08	1-5 years	No		3	less than \$30,000		Food Services, Office Staff
3/29/2016 14:29	1-5 years	Yes		1	\$45,000-\$64,000		Food Services, Professional-Technical

3/29/2016 15:11	1-5 years	No		3	\$30,000-\$44,000		health Para
3/31/2016 10:31	6-10 years	Yes		2	\$45,000-\$64,000	What would the qualifications for employees desiring to live in this community look like? What is the expected timeline once the project is given the go-ahead?	Health Services
3/29/2016 14:40	21-25 years	Yes		1	\$30,000-\$44,000	Will this housing possibly be available to retired (or soon to retire) BVSD employees or only current employees?	Kindergarten Enrichment
3/29/2016 14:49	6-10 years	No		2	\$65,000-\$84,000	I'm hoping to buy a house this summer. I have been divorced for three years now and am a single mom raising my son with little financial support from his dad. How can I qualify to purchase one of these homes? I have two dogs, so would these places have small fenced yards or would they be attached town homes? I'm looking forward to hearing more about this program- THANKS!	Librarian
3/29/2016 14:34	1-5 years	No		4	more than \$105,000		Maintenance
3/29/2016 18:36	16-20 years	No		4	\$85,000-\$104,000		Maintenance
3/30/2016 14:11	21-25 years	No		3	\$45,000-\$64,000		Maintenance
4/13/2016 16:13	1-5 years	Yes		3	\$45,000-\$64,000	I am very interested in learning more about this project!	Maintenance
3/30/2016 8:35	1-5 years	Yes		3	\$30,000-\$44,000		Maintenance, Food Services
3/30/2016 8:04	1-5 years	Yes		3	\$30,000-\$44,000	Wondering if BVSD will be modeling its affordable housing program like the city of Boulder's affordable housing program and what will be different.	Maintenance, Transportation
3/30/2016 10:52	1-5 years	No		1	\$30,000-\$44,000		Maintenance, Transportation
3/29/2016 14:26	6-10 years	No		3	\$30,000-\$44,000		Non-Represented
3/29/2016 14:27	1-5 years	No		4	\$45,000-\$64,000		Non-Represented
3/29/2016 14:27	1-5 years	Yes		4	\$45,000-\$64,000		Non-Represented
3/29/2016 14:38	6-10 years	Yes		4	\$30,000-\$44,000		Non-Represented
3/29/2016 14:47	1-5 years	Yes		2	less than \$30,000		Non-Represented
3/29/2016 15:24	1-5 years	Yes		4	\$45,000-\$64,000		Non-Represented
3/29/2016 15:11	6-10 years	Yes		4	\$30,000-\$44,000		Non-Represented
3/29/2016 15:25	1-5 years	Yes		1	\$30,000-\$44,000		Non-Represented
3/29/2016 15:31	1-5 years	Yes		3	\$45,000-\$64,000		Non-Represented

3/29/2016 15:42	6-10 years	Yes		3	more than \$105,000	What source of money is being considered for purchasing this land? What analysis was done to determine that buying land for BVSD employee housing is a higher priority than smaller class sizes, maintenance on current facilities or other needs?	Non-Represented
3/29/2016 16:20	1-5 years	Yes		3	\$30,000-\$44,000	1. Exactly what do you mean by "affordable." To me, that word means nothing since someone can always afford any price, but usually not me! 2. How long would it take to finalize this project?	Non-Represented
3/29/2016 16:54		Yes		4	\$85,000-\$104,000		Non-Represented
3/29/2016 19:02	1-5 years	No		4	\$65,000-\$84,000	I like and appreciate this idea! Thank you!	Non-Represented
3/30/2016 8:48	6-10 years	Yes		3	\$45,000-\$64,000		Non-Represented
3/30/2016 9:09	1-5 years	No		1	\$30,000-\$44,000		Non-Represented
3/30/2016 9:36	1-5 years	No		1	\$45,000-\$64,000		Non-Represented
3/30/2016 13:38	11-15 years	No		4	\$45,000-\$64,000		Non-Represented
3/31/2016 18:30	1-5 years	No		5	\$85,000-\$104,000		Non-Represented
4/4/2016 10:10	1-5 years	Yes		5			Non-Represented
4/4/2016 14:31	6-10 years	Yes		2	less than \$30,000		Non-Represented
3/29/2016 14:34	11-15 years	Yes		4	\$45,000-\$64,000	Question in reference to living in a BVSD Community. I do currently, however every year will determine if I can stay. There isn't enough affordable housing as you know. I have been looking elsewhere to live. This is something that could change everything.	Non-Represented
3/31/2016 8:39	1-5 years	Yes		2	less than \$30,000		Non-Represented
5/5/2016 10:45	1-5 years	Yes		1	\$45,000-\$64,000		Occupational Therapist
3/29/2016 14:26	1-5 years	Yes		3	less than \$30,000		Office Staff
3/29/2016 14:27	1-5 years	No		2	\$45,000-\$64,000		Office Staff
3/29/2016 14:28	1-5 years	Yes		7	\$45,000-\$64,000		Office Staff
3/29/2016 14:28	1-5 years	No		2	\$65,000-\$84,000		Office Staff
3/29/2016 14:28	1-5 years	Yes		4	more than \$105,000		Office Staff
3/29/2016 14:28	11-15 years	Yes		7	\$45,000-\$64,000		Office Staff
3/29/2016 14:28	1-5 years	Yes		2	\$65,000-\$84,000		Office Staff
3/29/2016 14:29	6-10 years	Yes		3	\$45,000-\$64,000	How will the selection for these homes be made? When will this take place?	Office Staff

3/29/2016 14:29	1-5 years	Yes		5	\$45,000-\$64,000	Is there anything in place right now to help employees with affordable housing in Boulder???	Office Staff
3/29/2016 14:30	6-10 years	No		3	\$30,000-\$44,000		Office Staff
3/29/2016 14:30	1-5 years	Yes		4	\$45,000-\$64,000	I have been looking for an affordable housing opportunity, Do you have an idea when this project is expecting to move forward?	Office Staff
3/29/2016 14:32	6-10 years	Yes		3	less than \$30,000	I am in desperate need of affordable housing and would love to hear more about this. I am a Peak to Peak employee so assuming I am part of the BVSD staff? This opportunity sounds fantastic.	Office Staff
3/29/2016 14:34	11-15 years	No		4	more than \$105,000		Office Staff
3/29/2016 14:34	1-5 years	Yes		4	less than \$30,000		Office Staff
3/29/2016 14:36	16-20 years	No		2	\$85,000-\$104,000		Office Staff
3/29/2016 14:39	16-20 years	No		1	\$45,000-\$64,000	Will there be smaller size housing options for 1 person? Do you know the price range of housing: both to purchase and for rent? Thank you!	Office Staff
3/29/2016 14:40	1-5 years	Yes		4	\$85,000-\$104,000		Office Staff
3/29/2016 14:43	6-10 years	No		2	\$85,000-\$104,000	Would this be considered under the affordable housing? Income limitations are often required for this. There is a BIG disconnect in Boulder between low income affordable housing...and million dollar homes. Thank you.	Office Staff
3/29/2016 14:44	6-10 years	Yes		2	\$30,000-\$44,000		Office Staff
3/29/2016 14:44	6-10 years	Yes		4	\$85,000-\$104,000		Office Staff
3/29/2016 14:46	1-5 years	Yes		5	less than \$30,000		Office Staff
3/29/2016 14:50	1-5 years	Yes		2	\$65,000-\$84,000		Office Staff
3/29/2016 14:52	1-5 years	Yes		5	more than \$105,000	I currently commute from Broomfield to Boulder 13 miles each way. The bus system in Broomfield makes it difficult to commute to Fairview. I would love to live closer to the Boulder community for many reasons. Thanks.	Office Staff

3/29/2016 14:53	11-15 years	No		2	\$65,000-\$84,000	We would be interested in purchasing a home in this area, if it was affordable. I will be retiring in one to five years from now so would this exclude me from participating? What type of commitment to the District, as far as employment or continued employment, would be required, keeping in mind that our overall income will decrease dramatically at the time of retirement? The amount listed above under household income is what is projected at retirement, and is not our current taxable income. Thank you for your concern about BVSD employee housing options!	Office Staff
3/29/2016 14:55	6-10 years	Yes		3	\$30,000-\$44,000		Office Staff
3/29/2016 15:00	11-15 years	No		3	\$65,000-\$84,000		Office Staff
3/29/2016 15:21	less than 1 year	Yes		2			Office Staff
3/29/2016 15:24	16-20 years	No		1	\$45,000-\$64,000		Office Staff
3/29/2016 15:28	11-15 years	Yes		2	\$30,000-\$44,000		Office Staff
3/29/2016 15:29	16-20 years	No		2	\$45,000-\$64,000		Office Staff
3/29/2016 15:48	11-15 years	Yes		4	\$65,000-\$84,000		Office Staff
3/29/2016 16:13	16-20 years	No		3	\$65,000-\$84,000		Office Staff
3/29/2016 21:39	1-5 years	Yes		3	less than \$30,000		Office Staff

3/30/2016 8:13	16-20 years	Yes		3	\$65,000-\$84,000	<p>This property is adjacent to my neighborhood. In the last year, I have received a lot of information about the development of the BVSD lot and the former Archdiocese lot (purchased by the city of Boulder) located across Twin Lakes Road. Here are two Daily Camera articles about the BVSD lot that were memorable and worth reading: http://www.dailycamera.com/letters/ci_29582070/barbra-weidlein-why-would-teachers-live-at-twin</p> <p>http://www.dailycamera.com/opinion/ci_29562812/matt-samet:-bvsd-and-twin-lakes:-numbers-dont-add-up</p> <p>I hope that the skepticism of the author of the second article is not correct. I hope that BVSD is not 'pretending' to pursue improbable low cost housing for employees, in order to assist the city in achieving their goal of annexing the property and changing the zoning to build high-density housing. If the property were to get the high-density zoning, 'BVSD could then sell it to another developer for a hefty profit. Although that might be a strategic action, it shouldn't be disguised as altruistic'.</p> <p>When we moved to CO in 1991, we could have lived anywhere. We chose to live in a more rural setting, reminiscent of the small towns we grew up in. High density housing projects that will add significant traffic on a single access, two lane road will destroy our community's rural setting.</p>	Office Staff
3/30/2016 8:42	11-15 years	Yes		2	more than \$105,000		Office Staff
3/30/2016 8:53	11-15 years	Yes		2	\$30,000-\$44,000		Office Staff
3/30/2016 9:22	1-5 years	Yes		4	less than \$30,000		Office Staff
3/30/2016 9:32	11-15 years	No		1	\$30,000-\$44,000		Office Staff

3/30/2016 10:48	11-15 years	Yes		2	\$65,000-\$84,000	Why wouldn't BVSD want this wetland area kept as an educational opportunity for students to visit - similar to the Sombrero Marsh Environmental Education Center? When I have had visitors from out of state, the common comment I hear is how wonderful it is to have open space between housing developments and that Colorado isn't one large mass of buildings.	Office Staff
3/30/2016 12:05	Less than a year	No		2	\$85,000-\$104,000		Office Staff
3/30/2016 12:11	6-10 years	No		2	\$45,000-\$64,000		Office Staff
3/30/2016 13:56	16-20 years	Yes		1	\$45,000-\$64,000	When might this become available? Will residents be able to remain after retirement? What will the price range be for purchase? Will dogs/cats be allowed?	Office Staff
4/4/2016 11:20	New employee	Yes		3	\$30,000-\$44,000		Office Staff
4/20/2016 14:41	16-20 years	Yes		2		Why don't you use this land to build a new K-8 school to relieve the over-crowded conditions of the north Boulder schools?	Office Staff
3/30/2016 10:44	6-10 years	No		3	\$30,000-\$44,000		Office Staff, Paraeducator
4/4/2016 10:08	6-10 years	No		2	\$65,000-\$84,000		Office Staff, Professional-Technical
3/29/2016 14:38	1-5 years	Yes		3	\$30,000-\$44,000		Operations
3/29/2016 14:42	1-5 years	No		3	more than \$105,000		Operations
3/29/2016 15:32	6-10 years	Yes		5	\$45,000-\$64,000		Operations
3/29/2016 19:44	11-15 years	No		4	\$85,000-\$104,000		Operations
3/30/2016 13:34	1-5 years	No		2	\$45,000-\$64,000		Operations
3/31/2016 15:55	1-5 years	Yes		4	\$30,000-\$44,000		Operations
4/6/2016 14:09	1-5 years	Yes		3	less than \$30,000		Operations
3/29/2016 16:15	1-5 years	No		3	\$45,000-\$64,000		Operations, Transportation
3/29/2016 18:46	1-5 years	No		3	\$65,000-\$84,000		Operations, Transportation
3/29/2016 14:27	more than 30 years	Yes		5	\$30,000-\$44,000		Paraeducator
3/29/2016 14:30	more than 30 years	No		5	\$30,000-\$44,000		Paraeducator
3/29/2016 14:31	1-5 years	Yes		3	less than \$30,000		Paraeducator

3/29/2016 14:43	1-5 years	No		2	less than \$30,000	Will housing be dog friendly? Is housing rental or will it be owned by employees? Will it be HOA free? Will it truly be affordable and based on household income? Will households that are below the poverty line receive priority?	Paraeducator
3/29/2016 14:44	more than 30 years	No		5	\$30,000-\$44,000	Does this allow retirement employees the same benefit?	Paraeducator
3/29/2016 14:55	1-5 years	Yes		1	less than \$30,000		Paraeducator
3/29/2016 14:57	16-20 years	Yes		2	less than \$30,000	I am very interested in this project. I hope it soon becomes a reality.	Paraeducator
3/29/2016 15:25	11-15 years	Yes		2	less than \$30,000		Paraeducator
3/29/2016 15:45	1-5 years	Yes		3	\$65,000-\$84,000	My current household income is quite likely to drop drastically in the next few months. Having the possibility of affordable housing in the district makes it more likely that we could stay here, allowing me to continue to work in the district and my grade-school son to remain in his school. That being said, what if any interim BVSD-sponsored housing options might there be before the dedicated housing is completed?	Paraeducator
3/29/2016 15:53	1-5 years	Yes		4	\$30,000-\$44,000		Paraeducator
3/29/2016 16:01	6-10 years	Yes		1	less than \$30,000		Paraeducator
3/29/2016 17:41	21-25 years	Yes		2	\$45,000-\$64,000		Paraeducator
3/29/2016 19:11	1-5 years	Yes		1	less than \$30,000		Paraeducator
3/29/2016 19:33	11-15 years	No		2	less than \$30,000	How would an employee qualify to purchase? What would the price range be? Would there be rent increases and if how often/much? Would there be an HOA? This is very exciting and I would be interested!	Paraeducator
3/29/2016 20:00	11-15 years	No		1	less than \$30,000		Paraeducator
3/29/2016 20:20	6-10 years	Yes		4	\$65,000-\$84,000		Paraeducator
3/29/2016 21:04	1-5 years	Yes		4	less than \$30,000		Paraeducator
3/29/2016 22:25	6-10 years	Yes		1	less than \$30,000		Paraeducator

3/30/2016 8:32	1-5 years	Yes		4	less than \$30,000	This is coming like a message from heaven. I am struggling so much financially. Please let me know if there is anything that I can move into now that is somewhat decently affordable. I am and have always been a hard worker with good morals. I am a giving and caring person. I started working here at 35 hours per week. They cut me to 30 / wk. I love what I do here at Manhattan. But I do have to have two other part time jobs and still can not afford the rent. Divorced after 33 with the only man I've know since I was 19. Times are hard - please advise.	Paraeducator
3/30/2016 9:15	1-5 years	No		1	\$30,000-\$44,000		Paraeducator
3/30/2016 9:31	11-15 years	Yes		1	less than \$30,000	Although I live in Boulder County, I had to move back in with my parents following my divorce, as I could not support myself on my wages.	Paraeducator
3/30/2016 9:36	1-5 years	Yes		1	less than \$30,000		Paraeducator
3/30/2016 10:54	16-20 years	Yes		4	\$30,000-\$44,000		Paraeducator
3/30/2016 11:15	1-5 years	Yes		1	less than \$30,000		Paraeducator
3/30/2016 11:17	16-20 years	Yes		1	less than \$30,000	I live alone do you have a 1 bedrooms . I dont make much am soon to be retireing from bvsd.	Paraeducator
3/30/2016 11:30	11-15 years	Yes		2	\$65,000-\$84,000	How is this possible that the district can assure the residents will be BVSD employees? The hydrology for the area is makes construction in this location is questionable. What about the wildlife that resides there. It is a wildlife corridor. The infrastructure does not support the 300 units that are being proposed. The location is not close to amenities, does not meet city zoning and density requirements.	Paraeducator
3/30/2016 12:30	1-5 years	Yes		3	less than \$30,000	How affordable is "affordable" in your criteria? What size will the apt/homes be? At the moment I'd be interested in renting with the possibility of buying at some point. Thank you!!!	Paraeducator
3/30/2016 13:37	1-5 years	No		2	less than \$30,000		Paraeducator

3/30/2016 19:16	1-5 years	No		2	less than \$30,000	I have a (sec 8) voucher for a 2 bedroom home and I am a single parent. Thanks, please keep us in mind!	Paraeducator
3/30/2016 19:18	1-5 years	No		2	less than \$30,000	I was wondering about the other BVSD Communities? Can you give me the contact information or who I would refer to at BVSD?	Paraeducator
3/30/2016 19:46	1-5 years	Yes		4	more than \$105,000		Paraeducator
3/31/2016 7:14	11-15 years	Yes		2	\$85,000-\$104,000		Paraeducator
3/31/2016 11:10	16-20 years	Yes		2	less than \$30,000		Paraeducator
3/31/2016 13:14	16-20 years	Yes		1	less than \$30,000		Paraeducator
3/31/2016 16:35	6-10 years	Yes		2			Paraeducator
3/31/2016 19:21	1-5 years	Yes		4	\$85,000-\$104,000		Paraeducator
4/1/2016 12:27	16-20 years	Yes		1	less than \$30,000	When & What time line do you believe will be available for applying? How will the payment be caculated ? Will utilities be included in the payments? Will it be 2 levels or basement or accessible floor plans ?? What happens if your hours are refuced would your rent be reduced? Thank you	Paraeducator
4/2/2016 15:37	11-15 years	Yes		4	more than \$105,000		Paraeducator
4/4/2016 9:28	11-15 years	Yes		4	less than \$30,000		Paraeducator
4/4/2016 12:26	1-5 years	Yes		1	less than \$30,000		Paraeducator
4/4/2016 12:52	1-5 years	Yes		3	more than \$105,000		Paraeducator
4/4/2016 16:39	16-20 years	Yes		2	less than \$30,000	Is the project 1 year away, 5 years....?	Paraeducator
4/5/2016 17:15	6-10 years	Yes		4	less than \$30,000		Paraeducator
4/7/2016 22:02	11-15 years	Yes		1	less than \$30,000		Paraeducator
4/10/2016 16:27	1-5 years	No		4	more than \$105,000		Paraeducator
4/18/2016 21:55	1-5 years	No		4	\$45,000-\$64,000		Paraeducator
5/1/2016 10:40	11-15 years	No		3	less than \$30,000	What does affordable mean?	Paraeducator
5/3/2016 9:14	1-5 years	Yes		1	less than \$30,000		Paraeducator
3/29/2016 14:59	1-5 years	No		1	less than \$30,000		Paraeducator, Non-Represented
3/30/2016 10:13	21-25 years	Yes		2	more than \$105,000		Physical Therapist

3/29/2016 14:25	6-10 years	No		4	\$45,000-\$64,000		Professional-Technical
3/29/2016 14:28	1-5 years	No		2	more than \$105,000	green space within the housing development when do you plan to have housing available?	Professional-Technical
3/29/2016 14:30	6-10 years	No		5	\$85,000-\$104,000		Professional-Technical
3/29/2016 14:31	11-15 years	Yes		2			Professional-Technical
3/29/2016 14:31	6-10 years	Yes		2			Professional-Technical
3/29/2016 14:31	6-10 years	Yes		2	\$45,000-\$64,000	This would be an absolute amazing opportunity for District Employees. I live in Superior, in an apartment, as all housing for rent or to own is off the charts for Boulder/Louisville/Lafayette/Superior. Is there any information of how someone would be selected if this were to happen? Such as number in household? Income? Etc?	Professional-Technical
3/29/2016 14:31	16-20 years	Yes		1	\$45,000-\$64,000		Professional-Technical
3/29/2016 14:33	1-5 years	No		4	more than \$105,000		Professional-Technical
3/29/2016 14:34	1-5 years	No		3	\$45,000-\$64,000		Professional-Technical
3/29/2016 14:35	1-5 years	No		2	\$65,000-\$84,000		Professional-Technical
3/29/2016 14:38	1-5 years	Yes		6	\$45,000-\$64,000		Professional-Technical
3/29/2016 14:42	11-15 years	No		3	\$85,000-\$104,000		Professional-Technical
3/29/2016 14:49	11-15 years	Yes		3			Professional-Technical
3/29/2016 15:30	1-5 years	No		1	\$65,000-\$84,000		Professional-Technical
3/29/2016 15:51	11-15 years	Yes		2		1) What BVSD resources will be used to develop this property? 2) How can BVSD provide housing, whether for rent or for purchase, cheaper than other Boulder County neighborhoods? 3) What is the definition of "affordable" in consideration of these properties? 4) Will this housing be made available to other than BVSD employees? 5) If only for BVSD employees, what happens to a property after it has been purchased by an employee who then wants to sell it?	Professional-Technical
3/29/2016 16:00	1-5 years	No		4	more than \$105,000		Professional-Technical
3/30/2016 6:25	1-5 years	No		2	\$45,000-\$64,000	what type of housing are you thinking of? I would be interested in single family ranch style home to purchase.	Professional-Technical
3/30/2016 7:00	1-5 years	No		1	\$45,000-\$64,000	Does this have to be your first home?	Professional-Technical

3/30/2016 7:57	11-15 years	Yes		3	more than \$105,000		Professional-Technical
3/30/2016 13:02	16-20 years	No		1	\$45,000-\$64,000		Professional-Technical
3/31/2016 7:22	1-5 years	Yes		2			Professional-Technical
4/5/2016 13:37	11-15 years	No		2			Professional-Technical
3/29/2016 14:34	11-15 years	Yes		4	more than \$105,000	Just updates on the possibility of this project. Thanks	psychologist
3/29/2016 14:45	1-5 years	No		1	\$30,000-\$44,000		Psychologist
4/4/2016 7:45	6-10 years	No		3	\$85,000-\$104,000		Psychologist/Tosa
3/30/2016 16:13	5 months	No		2	less than \$30,000		SAC
3/29/2016 14:27	1-5 years	Yes		2	less than \$30,000		SAC Staff
3/29/2016 16:01	1-5 years	No		1	less than \$30,000		SAC Staff
4/19/2016 12:20	1-5 years	Yes		2	\$30,000-\$44,000	If I purchase a home and later wish to sell, can I sell to anyone or do the properties have to remain a part of BVSD? As an owner, could I rent my home to someone else?	School Counselor
3/29/2016 14:29	1-5 years	Yes		1	\$45,000-\$64,000	Will there be restrictions for number of bedrooms for a single? For example, will it be possible to purchase a 3 bedroom house?	School Nurse Consultant
3/29/2016 20:40	11-15 years	Yes		4	more than \$105,000	I am fortunate that my husband's salary affords us to live in Boulder, where we work and love to live. If it was my salary only that we were living on, we would not own nor rent in Boulder. I think there should be a place that's affordable to our bvsd employees. My questions are: 1. Is this considered low income housing and follow those guidelines and restrictions? 2. Will this housing be available only to bvsd employees? 3. Can homeowners resell to a non bvsd employee, if they choose? 4. Will bvsd "own" this land? Thanks	School psych
3/30/2016 8:54	1-5 years	No		3	more than \$105,000		School Psych
3/29/2016 14:46	16-20 years	Yes		3	more than \$105,000	What would the income cut off be?	school psychologist
3/29/2016 14:46	6-10 years	No		2	\$65,000-\$84,000		School Psychologist
3/29/2016 15:22	21-25 years	Yes		2	more than \$105,000		School Social Worker
3/29/2016 17:07	1-5 years	No		3	\$30,000-\$44,000	Do you have a wild guess on how soon the housing would be available if the plan goes through?	Sign Language Interpreter
3/30/2016 9:00	26-30 years	Yes		1	\$30,000-\$44,000		Sign Language Interpreter

3/29/2016 14:30	1-5 years	Yes		3	\$85,000-\$104,000		SLP
3/29/2016 14:34	1-5 years	Yes		2	more than \$105,000	What is the anticipated price range for rent and/or home sales?	Speech Language Pathologist
3/29/2016 20:51	1-5 years	No		2	\$85,000-\$104,000		Speech language pathologist
3/30/2016 10:31	1-5 years	Yes		3	\$65,000-\$84,000	What would happen if you obtained housing and then had to leave your job at BVSD? If there is a lot of demand, would there be a lottery for spots?	Speech Language Pathologist
3/30/2016 11:01	1-5 years	Yes		2	\$65,000-\$84,000		Speech Language Pathologist
4/24/2016 19:40	6-10 years	Yes		2	\$85,000-\$104,000	1) Will you be using the Affordable Housing - Boulder Guidelines (i.e. Household income, appreciation cap, down payment, etc.)? 2) What are the proposed dates of development if interest becomes a reality? 3) How many units will be built (approximately)? 4) Price range of homes? Thanks so much for considering this option for BVSD employees!	Speech Language Pathologist
3/29/2016 14:42	1-5 years	Yes		1	\$65,000-\$84,000	I currently live in the Twin Lakes Condos. I am concerned that this development will block my view of open space and the mountains.	Speech Pathologist
3/29/2016 14:42	11-15 years	No		3	\$85,000-\$104,000	I support the project	speech/language pathologist
3/29/2016 14:26	1-5 years	No		4	more than \$105,000		Teacher
3/29/2016 14:26	1-5 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 14:27	1-5 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 14:27	11-15 years	No		5	\$85,000-\$104,000		Teacher
3/29/2016 14:28	6-10 years	Yes		2	\$65,000-\$84,000		Teacher
3/29/2016 14:28	6-10 years	No		4	\$65,000-\$84,000		Teacher
3/29/2016 14:28	1-5 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 14:28	16-20 years	Yes		3	\$85,000-\$104,000		Teacher
3/29/2016 14:28	1-5 years	Yes		2	\$30,000-\$44,000		Teacher
3/29/2016 14:28	1-5 years	No		3	\$65,000-\$84,000		Teacher
3/29/2016 14:28	1-5 years	Yes		2	\$45,000-\$64,000		Teacher

3/29/2016 14:28	next year will be my 6th	Yes		3	\$85,000-\$104,000	How much would it cost for a single family home, what are the designs and how soon are they going to be built? Where exactly is the community going to be built? How many homes? Yard space?	Teacher
3/29/2016 14:29	1-5 years	No		4	\$65,000-\$84,000		Teacher
3/29/2016 14:29	11-15 years	Yes		4	more than \$105,000		Teacher
3/29/2016 14:30	1-5 years	Yes		5	\$45,000-\$64,000	I know you are still working out the details but about when do you project homes to available?	Teacher
3/29/2016 14:30	16-20 years	Yes		1	\$45,000-\$64,000		Teacher
3/29/2016 14:30	1-5 years	Yes		2	\$30,000-\$44,000	When would the housing project be completed? What criteria would we need to meet to be eligible? Thank you for info on this great opportunity!	Teacher
3/29/2016 14:30	1-5 years	Yes		1	more than \$105,000		Teacher
3/29/2016 14:30	6-10 years	Yes		4	more than \$105,000		Teacher
3/29/2016 14:31	1-5 years	Yes		3	\$45,000-\$64,000	We are very interested in this affordable housing opportunity.	Teacher
3/29/2016 14:31	6-10 years	Yes		3	\$85,000-\$104,000		Teacher
3/29/2016 14:31	6-10 years	No		4	\$85,000-\$104,000		Teacher
3/29/2016 14:31	1-5 years	No		1	\$45,000-\$64,000		Teacher
3/29/2016 14:32	6-10 years	Yes		1	\$45,000-\$64,000	What would the time frame on this project be? What would be the projected cost be for living there? I love the idea, especially living on on my own and on one income.	Teacher
3/29/2016 14:32	11-15 years	Yes		4	\$85,000-\$104,000		Teacher
3/29/2016 14:32	21-25 years	No		3	\$65,000-\$84,000		Teacher
3/29/2016 14:32	16-20 years	Yes		4	more than \$105,000	I have no questions but I think this a very important issue for our community. It is important that teachers live within the community they serve, i have many colleagues that live out of district. they are very committed teachers but are not as connected to our school community as teacher s who live closer. I think it would be a wise use of funds to provide housing to the teachers and employees of our district.	Teacher

3/29/2016 14:33	16-20 years	No		3	\$85,000-\$104,000		Teacher
3/29/2016 14:33	1-5 years	No		2	\$65,000-\$84,000		Teacher
3/29/2016 14:33	6-10 years	Yes		3	\$45,000-\$64,000		Teacher
3/29/2016 14:33	1-5 years	No		2	\$65,000-\$84,000	I think I would need more information before I have further questions. I would be more interested in a home for purchase than for rent. I guess one question would be what kinds of down payment/morgage loan would be required?	Teacher
3/29/2016 14:33	6-10 years	Yes		3	\$85,000-\$104,000	Would this look like Boulder County's affordable housing program? What would the income limit be? As you know, teacher usually don't qualify for affordable housing. What would the appreciation rate be? Sizes of houses, etc	Teacher
3/29/2016 14:34	16-20 years	No		4	\$65,000-\$84,000	Great idea!	Teacher
3/29/2016 14:34	1-5 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 14:34	1-5 years	No		4	more than \$105,000		Teacher
3/29/2016 14:34	1-5 years	Yes		2	\$85,000-\$104,000		Teacher
3/29/2016 14:35	1-5 years	No		1	\$45,000-\$64,000		Teacher
3/29/2016 14:36	1-5 years	Yes		2	\$30,000-\$44,000		Teacher
3/29/2016 14:36	6-10 years	No		3	\$85,000-\$104,000		Teacher
3/29/2016 14:36	21-25 years	Yes		3	\$85,000-\$104,000		Teacher
3/29/2016 14:38	16-20 years	No		5	\$65,000-\$84,000		Teacher
3/29/2016 14:39	11-15 years	Yes		2	\$85,000-\$104,000	I currently own a townhouse in Lafayette and would not be interested in this opportunity.	Teacher
3/29/2016 14:39	1-5 years	No		4	\$45,000-\$64,000	What is being considered "affordable" housing to purchase?	Teacher
3/29/2016 14:39	11-15 years	Yes		2	\$85,000-\$104,000		Teacher
3/29/2016 14:39	6-10 years	Yes		2	\$85,000-\$104,000		Teacher
3/29/2016 14:39	1-5 years	No		1	\$30,000-\$44,000	I am interested in purchasing!	Teacher
3/29/2016 14:40	1-5 years	No		5	\$65,000-\$84,000		Teacher
3/29/2016 14:40	6-10 years	Yes		4	more than \$105,000		Teacher
3/29/2016 14:41	1-5 years	No		3	\$85,000-\$104,000	What times of purchasable housing When are you projecting completion How will you decide who gets "in" if interest exceeds housing Do you have an idea of price ranges	Teacher
3/29/2016 14:41	1-5 years	No		3	\$85,000-\$104,000		Teacher
3/29/2016 14:41	6-10 years	Yes		3	\$45,000-\$64,000	When do you anticipate the housing might be available?	Teacher
3/29/2016 14:43	6-10 years	Yes		4	more than \$105,000		Teacher

3/29/2016 14:43	11-15 years	No		1	\$85,000-\$104,000	How much time (approx) will take to see if this project will get approved?	Teacher
3/29/2016 14:43	1-5 years	Yes		2	\$45,000-\$64,000	What is the time frame of development? What types of housing? Would it be similar to Boulders affordable housing program? Who will qualify? Will it be all BVSD employees?	Teacher
3/29/2016 14:43	1-5 years	No		2	\$45,000-\$64,000		Teacher
3/29/2016 14:43	1-5 years	Yes		1	\$45,000-\$64,000		Teacher
3/29/2016 14:43	1-5 years	Yes		2	\$85,000-\$104,000	would we be able to build our own home on the land?	Teacher
3/29/2016 14:44	1-5 years	No		2	\$85,000-\$104,000	How would you decide who can buy? What are the criteria? Both my fiance and I are teachers, would that help us be considered? Would this have to be a first time home buy?	Teacher
3/29/2016 14:45	1-5 years	Yes		2	\$85,000-\$104,000	Will these homes have fences? Will dogs be allowed? Will the homes have multiple bedrooms if your family plans on increasing its members? How long will it be until this could be ready?	Teacher
3/29/2016 14:45	6-10 years	No		2	\$85,000-\$104,000		Teacher
3/29/2016 14:45	6-10 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 14:45	6-10 years	Yes		1	\$45,000-\$64,000		Teacher
3/29/2016 14:46	1-5 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 14:47	1-5 years	Yes		4	more than \$105,000	How do employees qualify to purchase housing?	Teacher
3/29/2016 14:47	1-5 years	Yes		4	\$65,000-\$84,000	It is ironic that I am receiving this message today. My husband and I currently rent our home. Our landlord is selling and we are finding that it will be cheaper to pay a mortgage rather than rent. We are also finding it extremely difficult to find an affordable home anywhere near our district. Prices are outrageous! We are meeting with a lender tonight. I was feeling a little hopeless and worry about logistics of traveling far for work while my children attend our neighborhood schools. I would be interested in hearing more about this idea.	Teacher
3/29/2016 14:48	1-5 years	Yes		4	\$65,000-\$84,000		Teacher

3/29/2016 14:48	1-5 years	No		2	\$65,000-\$84,000		Teacher
3/29/2016 14:48	6-10 years	No		3	\$65,000-\$84,000		Teacher
3/29/2016 14:48	26-30 years	Yes		4	more than \$105,000	We just bought a house in Westminster and I would rather live away from my colleagues and students.	Teacher
3/29/2016 14:49	16-20 years	No		2	more than \$105,000	What a fabulous idea. Yes I would love to hear more!	Teacher
3/29/2016 14:49	1-5 years	Yes		3	\$30,000-\$44,000	This would be wonderful. We rent an apartment right now, but would love to be able to have a house, even if it's small. My son is 8 years old and is in 3rd grade at Creekside, and he really wants a dog. I grew up here in Boulder, going to BVSD schools, but can no longer afford to live here. I just want to thank you for exploring this option!	Teacher
3/29/2016 14:49	11-15 years	Yes		2	\$65,000-\$84,000	Would there be a lottery system such as the Boulder Affordable program? We currently own a home in the Boulder Affordable program but had to only get a town home that was past the lottery date because my BVSD school is in Lafayette and not in the city of Boulder as we could not be competitive with those who lived in Boulder. Also, because of being a single parent, we were lower on the list than folks with 3 or more people in the household. We would love to explore getting a single family home but it will be virtually impossible without an option like this. This could be a really amazing idea if open and equitable to all BVSD families and with options for single family homes. Thanks so much for exploring this!	Teacher
3/29/2016 14:50	1-5 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 14:51	11-15 years	Yes		4	\$85,000-\$104,000		Teacher
3/29/2016 14:51	16-20 years	Yes		1	\$65,000-\$84,000	If I retire in a few years, would I be forced to move out of this proposed community?	Teacher
3/29/2016 14:51	1-5 years	No		5	\$65,000-\$84,000	I would like to know what the qualifications will be ? I take two buses and the light rail twice a day to get to my jobsite and home. I am very interested to know more about this project.	Teacher
3/29/2016 14:51	6-10 years	No		3	\$65,000-\$84,000		Teacher

3/29/2016 14:53	1-5 years	No		3	\$85,000-\$104,000	Will this be a program where the price of the house needs to stay low, so if you purchase, the appreciation of the house will be limited?	Teacher
3/29/2016 14:54	1-5 years	Yes		1	\$30,000-\$44,000	What would the cost of these affordable houses be to purchase? Thanks so much!	Teacher
3/29/2016 14:54	1-5 years	No		4	\$85,000-\$104,000		Teacher
3/29/2016 14:56	6-10 years	No		4	\$85,000-\$104,000		Teacher
3/29/2016 14:56	1-5 years	Yes		3	\$45,000-\$64,000	I have so many questions! I am a teacher with an M.Ed., but I cannot afford to buy because of crippling student loan debt. I look forward to the possibility of being able to buy! I imagine interest will be so high that 10 acres will not be enough for the demand. Please keep me apprised of any question/answer or information sessions.	Teacher
3/29/2016 14:56	1-5 years	Yes		4	more than \$105,000	What options for housing ownership will be available? What is the proposed timeframe? Will there be any covenants for ownership (similar to the city of boulder affordable housing program)?	Teacher
3/29/2016 14:56	11-15 years	No		3			Teacher
3/29/2016 14:56	6-10 years	No		2	more than \$105,000		Teacher
3/29/2016 14:58	6-10 years	No		4	\$85,000-\$104,000	Are you building homes on this land or offering for people to build inexpensive homes themselves? Thanks!	Teacher
3/29/2016 14:58	11-15 years	Yes		4	more than \$105,000		Teacher
3/29/2016 14:58	6-10 years	Yes		5	\$85,000-\$104,000	What is the timeline for this project? How much would single family homes in this community cost?	Teacher
3/29/2016 14:59	1-5 years	No		2	more than \$105,000		Teacher
3/29/2016 14:59	1-5 years	Yes		2	\$85,000-\$104,000	Is this going to be similar to affordable income housing where you would own, would it be individual houses?	Teacher
3/29/2016 15:01	1-5 years	Yes		3	\$45,000-\$64,000	Can you please make sure that when this happens there are options for people with pets??	Teacher
3/29/2016 15:02	6-10 years	No		4	\$85,000-\$104,000		Teacher
3/29/2016 15:02	1-5 years	No		3	\$45,000-\$64,000		Teacher
3/29/2016 15:03	6-10 years	No		5	more than \$105,000		Teacher
3/29/2016 15:03	1-5 years	Yes		1	less than \$30,000		Teacher
3/29/2016 15:03	6-10 years	Yes		4	\$30,000-\$44,000		Teacher
3/29/2016 15:05	6-10 years	Yes		2	\$45,000-\$64,000		Teacher

3/29/2016 15:05	1-5 years	No		3	\$45,000-\$64,000	How the district could support the teachers to buy this houses? In my opinion that is a great idea and great support for the teacher who really need this. I moved last year from DPS to BVSD and after having 20years from experience, being bilingual and studying 2 masters my salary went down almost 10,000\$. Now I'm paying 1800\$ renting an apartment because right now I don't have another option, So my salary is very tide. I hope this project will be a reality for the teachers.	Teacher
3/29/2016 15:08	1-5 years	No		2	more than \$105,000		Teacher
3/29/2016 15:09	16-20 years	No		2	\$85,000-\$104,000		Teacher
3/29/2016 15:11	1-5 years	Yes		4	\$45,000-\$64,000		Teacher
3/29/2016 15:11	11-15 years	Yes		1	\$85,000-\$104,000	What is the time line for this project to be developed?	Teacher
3/29/2016 15:11	11-15 years	Yes		1	\$45,000-\$64,000	I am curious about pricing for home ownership. Rentals, as well. Also, what are the qualifications for the affordable housing program?	Teacher
3/29/2016 15:12	6-10 years	Yes		6			Teacher
3/29/2016 15:13	1-5 years	No		2	\$65,000-\$84,000		Teacher
3/29/2016 15:14	6-10 years	Yes		2	\$85,000-\$104,000	Very interested, please include me in communication of this.	Teacher
3/29/2016 15:14	6-10 years	No		3	\$65,000-\$84,000		Teacher
3/29/2016 15:14	26-30 years	Yes		4	\$85,000-\$104,000		Teacher
3/29/2016 15:15	1-5 years	Yes		1	\$65,000-\$84,000		Teacher
3/29/2016 15:15	1-5 years	Yes		4	\$45,000-\$64,000		Teacher
3/29/2016 15:17	1-5 years	Yes		1	\$45,000-\$64,000		Teacher
3/29/2016 15:17	11-15 years	Yes		3	\$85,000-\$104,000		Teacher
3/29/2016 15:17	1-5 years	Yes		4	\$45,000-\$64,000	We are in a Thistle town home and would LOVE to eventually be in a single family that has a small yard for our daughters. Are single family homes a possibility in this plan?	Teacher
3/29/2016 15:18	1-5 years	Yes		2	less than \$30,000		Teacher
3/29/2016 15:18	1-5 years	No		3	\$85,000-\$104,000		Teacher
3/29/2016 15:18	1-5 years	Yes		2	\$85,000-\$104,000	What is the prospected price of these? Will it be houses or condos?	Teacher
3/29/2016 15:18	1-5 years	Yes		5	more than \$105,000		Teacher

3/29/2016 15:19	6-10 years	Yes		3	\$45,000-\$64,000		Teacher
3/29/2016 15:19	5 years at Justice High and am currently at Boulder High	No		5	\$85,000-\$104,000		Teacher
3/29/2016 15:22	11-15 years	No		4	\$85,000-\$104,000	Interested in learning more!	Teacher
3/29/2016 15:22	1-5 years	Yes		2	\$85,000-\$104,000		Teacher
3/29/2016 15:22	1-5 years	Yes		2	\$85,000-\$104,000	How much do you believe a single family home would be in this area?	Teacher
3/29/2016 15:23	21-25 years	Yes		2	\$65,000-\$84,000	If I need a place to rent, maybe room with another teacher, then I could possibly be interested in this option if I can't continue to make it at my home in Longmont.	Teacher
3/29/2016 15:24	11-15 years	No		2	\$85,000-\$104,000	If it worked out for me to live there, would I have to leave Twin Lakes upon retirement?	Teacher
3/29/2016 15:24	1-5 years	No		2	\$45,000-\$64,000		Teacher
3/29/2016 15:27	1-5 years	Yes		6	\$45,000-\$64,000	Question 4 and 5: I rent and live with roommates. I am unable to afford rental and purchasing prices as a single person in Boulder.	Teacher
3/29/2016 15:27	6-10 years	Yes		2	\$65,000-\$84,000	I think this is great! My husband and I bought a house in Lafayette 2 years ago, so we can't take advantage of this. I used to own a condo in Twin Lakes and wish this opportunity would have been around then!	Teacher
3/29/2016 15:27	1-5 years	No		1	\$45,000-\$64,000	Would detached, single unit housing be available?	Teacher
3/29/2016 15:27	6-10 years	Yes		4	\$65,000-\$84,000	How will housing be allocated/ Will there be some kind of lottery, or will there be certain criteria, or something else?	Teacher
3/29/2016 15:29	1-5 years	Yes		3	more than \$105,000		Teacher
3/29/2016 15:29	1-5 years	Yes		3	\$45,000-\$64,000	How soon do you expect this project to become active and a potential option for BVSD employees? What does "affordable" mean?	Teacher
3/29/2016 15:33	1-5 years	Yes		3	\$65,000-\$84,000		Teacher
3/29/2016 15:35	11-15 years	Yes		3	\$65,000-\$84,000		Teacher
3/29/2016 15:40	1-5 years	No		4	\$30,000-\$44,000	Affordable housing within the district would make an amazing impact on the amount of time I commute to work as well as help my financial situation. Can you explain how the housing would work? Would it be given to those with seniority or those with the most interest? I would also like to know what other qualifications are required. Is it purchase only or would there be houses available to rent?	Teacher

3/29/2016 15:41	26-30 years	Yes		4	more than \$105,000	How will you select people for the community? When is the projected time for occupancy? thank you so much	Teacher
3/29/2016 15:41	1-5 years	No		5	\$85,000-\$104,000		Teacher
3/29/2016 15:41	1-5 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 15:41	21-25 years	Yes		5	more than \$105,000	I don't have any questions. I just think that this is a fabulous idea. I wish you had thought of it 25 years ago when I was just starting out! I would have loved to live in such a community. Thanks for all your hard work to make this a "dream come true" for some lucky employees! You can be a model for other businesses throughout Boulder County and the nation.	Teacher
3/29/2016 15:43	21-25 years	No		2	\$45,000-\$64,000		Teacher
3/29/2016 15:43	1-5 years	No		2	\$30,000-\$44,000		Teacher
3/29/2016 15:45	1-5 years	Yes		2	\$65,000-\$84,000	What size lots?	Teacher
3/29/2016 15:44	1-5 years	Yes		2	\$30,000-\$44,000		Teacher
3/29/2016 15:47	1-5 years	Yes		2	\$30,000-\$44,000	Will the development be houses with yards? Will pets be allowed? We are looking to move into a house with a yard for our pets, but we have to move farther away from the school that I teach in Boulder to afford that. Thank you!	Teacher
3/29/2016 15:47	1-5 years	Yes		1	\$45,000-\$64,000	Would I be eligible if my yearly income is around \$65,000? There seems to be few affordable housing options for people in my income bracket. Thanks.	Teacher
3/29/2016 15:48	1-5 years	Yes		4	\$85,000-\$104,000		Teacher
3/29/2016 15:49	11-15 years	No		2	\$85,000-\$104,000		Teacher
3/29/2016 15:49	1-5 years	No		3	\$45,000-\$64,000		Teacher
3/29/2016 15:50	1-5 years	No		4	\$45,000-\$64,000	Would this be like the Boulder Housing Assistance Program, where you are not able to build equity in the house? If you were to not work for BVSD anymore, would you be required to sell your home back to the district? What is the target price range for homes? How would this work? I think this is a great option for employees by the way and one that I am absolutely interested in.	Teacher

3/29/2016 15:50	1-5 years	No		2	more than \$105,000		Teacher
3/29/2016 15:52	11-15 years	Yes		3	\$85,000-\$104,000		Teacher
3/29/2016 15:54	11-15 years	Yes		2	\$30,000-\$44,000	Isn't this the open space that is being lobbied to keep open for wildlife such as nesting owls? Is it a good environmental precedence for the school district to develop land that would be better left open?	Teacher
3/29/2016 15:56	11-15 years	Yes		3	\$85,000-\$104,000	Is this a dream come true?! :)	Teacher
3/29/2016 15:57	1-5 years	No		2	\$45,000-\$64,000		Teacher
3/29/2016 15:58	1-5 years	Yes		5	\$85,000-\$104,000		Teacher
3/29/2016 15:59	16-20 years	Yes		4	more than \$105,000		Teacher
3/29/2016 16:05	6-10 years	Yes		1	\$65,000-\$84,000	None as of yet. It'd be great to be kept updated though. This is a really good idea.	Teacher
3/29/2016 16:07	6-10 years	No		4	\$85,000-\$104,000	If I qualify to buy a property in the community, would I be forced to sell it back to the district once I retire?	Teacher
3/29/2016 16:08	1-5 years	Yes		2	\$85,000-\$104,000	My wife is also a teacher in BVSD and we are both very interested. What is the time frame for this program to be implemented? How much will housing be subsidized?	Teacher
3/29/2016 16:09	6-10 years	Yes		1	\$30,000-\$44,000		Teacher
3/29/2016 16:13	1-5 years	No		4	\$45,000-\$64,000	First off.. I live 25+ miles away from Fairview. It was literally as close as my family and I could get on my teaching salary. We've built up 75k+ in equity since we purchased, and we've been debating leaving the district to found a home that is sustainable for our family. This option could serve to provide a number of fixes to problems we face. How great! What is the likely price range of the available homes? Will it be a covenant controlled community? Will options include freestanding homes up to 4 and 5 bedrooms? What are the likely square foot options, styles, etc. ? Thanks! This sounds like a fantastic opportunity. I wish there was more than 10 acres. These will likely go incredibly fast!	Teacher
3/29/2016 16:28	1-5 years	Yes		4	\$45,000-\$64,000		Teacher
3/29/2016 16:32	1-5 years	Yes		4	less than \$30,000		Teacher

3/29/2016 16:34	1-5 years	No		4	\$45,000-\$64,000		Teacher
3/29/2016 16:36	1-5 years	Yes		3	more than \$105,000		Teacher
3/29/2016 16:48	1-5 years	No		2	more than \$105,000		Teacher
3/29/2016 16:50	1-5 years	Yes		3	\$65,000-\$84,000		Teacher
3/29/2016 16:54	1-5 years	Yes		1	\$30,000-\$44,000		Teacher
3/29/2016 16:55	11-15 years	Yes		4	more than \$105,000		Teacher
3/29/2016 17:09	6-10 years	Yes		2	\$85,000-\$104,000		Teacher
3/29/2016 17:28	1-5 years	No		4	\$65,000-\$84,000		Teacher
3/29/2016 17:29	1-5 years	Yes		2	more than \$105,000		Teacher
3/29/2016 17:31	16-20 years	Yes		4	\$85,000-\$104,000	Can it be an extended family option with me as grandparent, my son, my daughter-in-law and my grandson.	Teacher
3/29/2016 17:31	1-5 years	Yes		1	\$30,000-\$44,000		Teacher
3/29/2016 17:34	1-5 years	Yes		2	\$65,000-\$84,000		Teacher
3/29/2016 17:36	6-10 years	Yes		5	\$85,000-\$104,000		Teacher
3/29/2016 17:38	11-15 years	Yes		1	\$65,000-\$84,000	Houses, townhouses, or apartments? Ownership or just rent?	Teacher
3/29/2016 17:41	11-15 years	Yes		2	more than \$105,000	We have general interest in potential timelines, types of structures, and what are your plans in the event of extreme high interest (demand exceeds supply).	Teacher
3/29/2016 17:52	6-10 years	Yes		4	more than \$105,000		Teacher
3/29/2016 17:52	1-5 years	No		4	more than \$105,000		Teacher
3/29/2016 17:53	1-5 years	No		4	more than \$105,000		Teacher
3/29/2016 17:56	11-15 years	Yes					Teacher
3/29/2016 18:11	11-15 years	Yes		3	\$85,000-\$104,000		Teacher
3/29/2016 18:13	1-5 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 18:15	6-10 years	No		2	\$45,000-\$64,000	I am interested in hearing more information as this process develops. I currently live in Longmont and would like to be closer to Boulder to cut down on my 25-30 min commute (even though it's not really THAT bad!). My daughter has 2 more years of HS in St. Vrain, then I would like to sell my house, thus my interest in this project. I don't have any questions at this point, but it sounds like an exciting opportunity for BVSD employees! Thank you!	Teacher

3/29/2016 18:16	1-5 years	No		3	\$85,000-\$104,000	<p>1) What is the timeframe for when this opportunity might be available (are we looking at a 2 year wait, or a 5 year wait?)</p> <p>2) Would these be townhomes, condos, or single family homes?</p> <p>3) How will BVSD employees be chosen to purchase a home in this neighborhood? Will it be a lottery system? or based on other criteria?</p>	Teacher
3/29/2016 18:18	16-20 years	Yes		4	\$85,000-\$104,000	I think selling this land would be a disaster for the wildlife living there. The idea of making affordable housing anywhere in boulder is ridiculous. Most teachers live in East counties not in Boulder proper.	Teacher
3/29/2016 18:23	16-20 years	Yes		2	more than \$105,000		Teacher
3/29/2016 18:32	16-20 years	No		4	more than \$105,000		Teacher
3/29/2016 18:36	6-10 years	Yes		1	\$30,000-\$44,000		Teacher
3/29/2016 18:40	1-5 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 18:41	21-25 years	Yes		4	\$85,000-\$104,000	If housing is made available to new or existing teachers, would the lease expire when employment with bvsd expired?	Teacher
3/29/2016 18:49	6-10 years	Yes		4	\$85,000-\$104,000		Teacher
3/29/2016 18:53	1-5 years	No		6	\$45,000-\$64,000	<p>If you are able to answer any of these questions, please answer them from the perspective that we would be interested in purchasing a home.</p> <p>Do you have any idea what the median home price might be?</p> <p>Do you have any idea what the lot sizes might look like?</p> <p>Do you have any idea what the number of properties there might be available for purchase?</p>	Teacher
3/29/2016 19:00	1-5 years	No		4	more than \$105,000		Teacher
3/29/2016 19:06	1-5 years	No		5	\$45,000-\$64,000		Teacher
3/29/2016 19:07	16-20 years	Yes		3	more than \$105,000		Teacher
3/29/2016 19:24	11-15 years	Yes		2	\$65,000-\$84,000	I am so very excited about this. Wow!!!! It sounds so amazing. Thank you for even dreaming of this. I am interested. Very, very interested. I could tell you why, but I will hold back. Thank you.	Teacher

3/29/2016 19:37	6-10 years	No		3	\$45,000-\$64,000		Teacher
3/29/2016 19:47	16-20 years	No		3	more than \$105,000		Teacher
3/29/2016 20:01	6-10 years	No		4	\$45,000-\$64,000		Teacher
3/29/2016 20:04	1-5 years	Yes		2	\$45,000-\$64,000	I love this idea. Almost made me cry in gratitude. Thank you for recognizing the financial challenge of living within the BVSD community. As a single mom and full-time teacher, I barely make ends meet, and this summer, rent prices are driving my son and I out of the house and neighborhood we have lived in for 7 years. Do you have a target time frame for this amazing endeavor?!	Teacher
3/29/2016 20:22	1-5 years	Yes		4	\$45,000-\$64,000	How would you qualify for the program? I have been enrolled in the city of Boulder's affordable housing program but only qualify for "middle income" housing because I have an IRA asset from a previous job. But Their program does not account for debt such as the large student loans my wife and I both have. Will you plan in yards or outdoor community space?	Teacher
3/29/2016 20:34	6-10 years	No		1	\$45,000-\$64,000		Teacher
3/29/2016 20:37	1-5 years	Yes		1	\$30,000-\$44,000		Teacher
3/29/2016 20:45	1-5 years	Yes		1	\$45,000-\$64,000	What is the timeline looking like? I know you're early in the process, but just curious when you think you would be underway with construction, and when a person could potentially purchase a home. Thanks!	Teacher
3/29/2016 20:59	1-5 years	No		5	more than \$105,000		Teacher
3/29/2016 21:02	11-15 years	Yes		1	\$45,000-\$64,000		Teacher
3/29/2016 21:31	1-5 years	No		1	\$30,000-\$44,000		Teacher
3/29/2016 21:43	16-20 years	Yes		2	\$65,000-\$84,000		Teacher
3/29/2016 21:46	1-5 years	No		2	\$65,000-\$84,000	Will the rental homes be pet friendly? What is the price range of the homes for sale?	Teacher
3/29/2016 21:58	1-5 years	No		4	\$85,000-\$104,000		Teacher
3/29/2016 22:03	1-5 years	Yes		4	\$85,000-\$104,000		Teacher
3/29/2016 22:29	6-10 years	Yes		2	\$45,000-\$64,000		Teacher
3/29/2016 22:34	26-30 years	No		3	\$65,000-\$84,000		Teacher
3/29/2016 22:43	21-25 years	Yes		1	\$65,000-\$84,000	I am very interested!	Teacher
3/30/2016 1:50	6-10 years	No		1	\$45,000-\$64,000		Teacher

3/30/2016 5:58	11-15 years	No		4		Is it possible to be a part of the planning process for this project? I am a licensed architect as well, I would have much to offer.	Teacher
3/30/2016 6:36	1-5 years	Yes		2	\$65,000-\$84,000	Will there be a backyard, a lot of the affordable housing do not have a backyard?	Teacher
3/30/2016 6:38	26-30 years	No		2	\$45,000-\$64,000	None at this time. Thank you so much for this opportunity.	Teacher
3/30/2016 6:50	6-10 years	No		3	more than \$105,000		Teacher
3/30/2016 7:07	11-15 years	No		3	more than \$105,000	This is such a good idea! We have lived in the area for 12 years but have felt that we can't afford to live within the BVSD boundaries. We recently purchased a home outside BVSD only because we couldn't afford what we wanted in the school district.	Teacher
3/30/2016 7:33	1-5 years	Yes		2	\$30,000-\$44,000		Teacher
3/30/2016 7:37	1-5 years	No		4	\$45,000-\$64,000		Teacher
3/30/2016 7:43	1-5 years	Yes		1	\$30,000-\$44,000		Teacher
3/30/2016 7:55	11-15 years	Yes		2	\$65,000-\$84,000		Teacher
3/30/2016 7:58	6-10 years	Yes		3	\$30,000-\$44,000		Teacher
3/30/2016 8:15	1-5 years	Yes		3	more than \$105,000	We already own a home in Boulder but I'm interested in the project for a number of reasons, not the least of which being how many of my colleagues have to travel more than 30 miles to get to work. I think this is an incredible thing to do. Will all of the units be under affordable housing controls?	Teacher
3/30/2016 8:18	1-5 years	No		4	\$85,000-\$104,000	I think this is an amazing proposal and I hope it is successful!	Teacher
3/30/2016 8:20	6-10 years	Yes		1	\$65,000-\$84,000		Teacher
3/30/2016 8:27	6-10 years	Yes		2	more than \$105,000		Teacher
3/30/2016 8:36	6-10 years	Yes		3	\$85,000-\$104,000		Teacher
3/30/2016 8:44	11-15 years	Yes		4	more than \$105,000		Teacher
3/30/2016 9:34	21-25 years	No		2	\$85,000-\$104,000		Teacher
3/30/2016 9:36	6-10 years	No		2	\$85,000-\$104,000		Teacher
3/30/2016 10:10	1-5 years	Yes		2	\$30,000-\$44,000		Teacher

3/30/2016 10:16	1-5 years	Yes		4	\$65,000-\$84,000	Would this approximate the City of Boulder and similar affordability programs? I ask, because now my familial income exceeds the City's programs but Boulder is still out of reach for us. I am also a former City of Boulder Affordability owner if you want a committee member or anything.	Teacher
3/30/2016 10:29	21-25 years	No		2	\$45,000-\$64,000		Teacher
3/30/2016 10:34	11-15 years	No		3	\$65,000-\$84,000		Teacher
3/30/2016 10:41	1-5 years	No		1	\$65,000-\$84,000		Teacher
3/30/2016 11:00	16-20 years	No		3	\$65,000-\$84,000	I know this is just in the planning stages, but is there a general timeline as to when homes would be ready to move into?	Teacher
3/30/2016 11:44	1-5 years	No		4	more than \$105,000		Teacher
3/30/2016 11:58	6-10 years	Yes		2	\$65,000-\$84,000		Teacher
3/30/2016 12:44	11-15 years	No		1	\$45,000-\$64,000		Teacher
3/30/2016 12:46	16-20 years	No		4	\$65,000-\$84,000		Teacher
3/30/2016 12:53	1-5 years	No		4	more than \$105,000		Teacher
3/30/2016 13:25	1-5 years	No		4	\$45,000-\$64,000		Teacher
3/30/2016 13:43	1-5 years	No		3	\$45,000-\$64,000		Teacher
3/30/2016 14:14	1-5 years	Yes		1	\$45,000-\$64,000		Teacher
3/30/2016 14:23	1-5 years	No		5	more than \$105,000	Is this an opportunity for 1st time buyers? Or does it benefit employees who live outside of Boulder, but who are homeowners? I live in Thornton. Are the properties deed restricted? Thank you!	Teacher
3/30/2016 14:53	6-10 years	Yes		3	\$65,000-\$84,000		Teacher
3/30/2016 15:51	21-25 years	No		4	\$65,000-\$84,000		Teacher
3/30/2016 15:51	16-20 years	Yes		3	\$65,000-\$84,000	I am currently an affordable home owner- would this program work the same way? Or is there a path to permanent ownership?	Teacher
3/30/2016 16:42	1-5 years	Yes		1	less than \$30,000		Teacher
3/30/2016 17:04	1-5 years	No		2	less than \$30,000		Teacher
3/30/2016 18:16	1-5 years	Yes		2	\$65,000-\$84,000		Teacher
3/30/2016 18:58	1-5 years	No		3	\$85,000-\$104,000		Teacher

3/30/2016 19:43	11-15 years	No		3	\$30,000-\$44,000	Are the interest rates going to be affordable too? What are minimal monthly payments you are aiming for to make them affordable? What would be the highest house prices? What are the terms and conditions?	Teacher
3/30/2016 20:04	1-5 years	Yes		4	\$45,000-\$64,000		Teacher
3/31/2016 1:00	1-5 years	Yes		1	\$45,000-\$64,000		Teacher
3/31/2016 7:56	1-5 years	Yes		3	more than \$105,000	Can the district recover or gain a say on the piece of property on Palo parkway currently under review for development as low income housing? My understanding is that plot of land was originally owned by the district for "school purposes" but was surrendered by the district. Is it possible the district could collaborate with boulder housing partners to create housing on that plot of land in which some portion was set aside for district employees? I want to be aware of plans to implement affordable housing for employees.	Teacher
3/31/2016 8:42	1-5 years	No		1	\$45,000-\$64,000	Do you have an idea of a timeline of when this would be completed? Will there be a waiting list if there's a high interest?	Teacher
3/31/2016 9:46	1-5 years	Yes		1	less than \$30,000	What would the income limit be?	Teacher
3/31/2016 9:52	1-5 years	Yes		2	\$45,000-\$64,000	This is an amazing idea, and I can personally attest that many educators in the district find this a problem. Thank you for looking into this!	Teacher
3/31/2016 9:57	1-5 years	No		3	\$45,000-\$64,000		Teacher
3/31/2016 11:34	1-5 years	Yes		3	\$45,000-\$64,000		Teacher
3/31/2016 11:58	6-10 years	Yes		3	\$85,000-\$104,000		Teacher
3/31/2016 14:10	1-5 years	Yes		1	\$45,000-\$64,000		Teacher
3/31/2016 14:29	1-5 years	Yes		1	less than \$30,000		Teacher
3/31/2016 17:27	1-5 years	Yes		1	\$45,000-\$64,000		Teacher
3/31/2016 17:59	1-5 years	Yes		2	\$45,000-\$64,000		Teacher
3/31/2016 18:55	16-20 years	Yes		2	\$45,000-\$64,000	What will be offered? What will the costs be?	Teacher
3/31/2016 20:46	6-10 years	Yes		5	\$65,000-\$84,000		Teacher
3/31/2016 22:39	6-10 years	No		4	\$85,000-\$104,000		Teacher

4/1/2016 8:25	16-20 years	Yes		2	\$85,000-\$104,000	Will there be shared wall housing with individual outdoor space and group outdoor space? Like quadra plex designs?	Teacher
4/1/2016 11:14	6-10 years	Yes		2	\$45,000-\$64,000		Teacher
4/1/2016 13:02	1-5 years	Yes		1	\$45,000-\$64,000		Teacher
4/3/2016 10:26	16-20 years	Yes		4	\$85,000-\$104,000		Teacher
4/3/2016 21:30	11-15 years	Yes		2	\$65,000-\$84,000		Teacher
4/3/2016 22:43	1-5 years	No		3	less than \$30,000		Teacher
4/4/2016 8:20	6-10 years	Yes		2	more than \$105,000		Teacher
4/4/2016 9:13	1-5 years	Yes		4			Teacher
4/4/2016 14:35	6-10 years	No		3	more than \$105,000		Teacher
4/4/2016 20:29	16-20 years	Yes		2	\$65,000-\$84,000	Will the community have ranch patio homes available?	Teacher
4/4/2016 20:58	16-20 years	Yes		3	more than \$105,000	I don't need a response but I think this is a great idea and am interested in hearing more about this scenario. I am lucky to have bought something 20 years ago when houses were affordable so I personally don't need housing, but I think it's really unfortunate that full time teachers and "normal" professionals can't afford to live in or close to BVSD! I look forward to hearing more about this and I think I know a lot of people who could benefit from this. This is a forward-thinking solution. Yay!	Teacher
4/5/2016 10:09	16-20 years	Yes		2	more than \$105,000		Teacher
4/6/2016 8:10	11-15 years	Yes		1	\$65,000-\$84,000		Teacher
4/6/2016 11:57	1-5 years	No		4	\$85,000-\$104,000		Teacher
4/9/2016 8:35	6-10 years	No		2	\$65,000-\$84,000		Teacher
4/10/2016 8:37	6-10 years	Yes		3	\$85,000-\$104,000		Teacher
4/11/2016 13:00	1-5 years	Yes		3	\$45,000-\$64,000		Teacher
4/12/2016 11:37	1-5 years	No		3	\$85,000-\$104,000		Teacher
4/20/2016 14:25	1-5 years	Yes		2	\$45,000-\$64,000	Not really any questions, but I love this idea.	Teacher
4/20/2016 14:54	26-30 years	Yes		3	more than \$105,000	Although I would not take advantage of affordable housing for my own family, I'm very supportive of this opportunity for the many BVSD employees who could benefit from it.	Teacher
4/27/2016 16:41	1-5 years	Yes		1	\$45,000-\$64,000		Teacher

5/5/2016 20:38	11-15 years	Yes		4	more than \$105,000	What would be the process for becoming involved and learning more about this opportunity.? When would the houses be available? How are people selected? And my final question is the community housing built first then sold or is the parcel of land being sold and the owner of the land builds the house? Thank you so much! I am very interested.	Teacher
5/8/2016 17:21	21-25 years	No		3	more than \$105,000		Teacher
5/11/2016 12:49	6-10 years	No		2	\$85,000-\$104,000		Teacher
5/11/2016 13:37	11-15 years	Yes		2	\$85,000-\$104,000		Teacher
5/12/2016 7:08	16-20 years	Yes		2			Teacher
3/29/2016 14:33	16-20 years	No		3	\$85,000-\$104,000	How would participants be selected for this project?	Teacher, Administrator
3/29/2016 15:53	1-5 years	Yes		1	\$30,000-\$44,000		Teacher, Administrator
3/30/2016 14:03	1-5 years	No		1	less than \$30,000	When will these housing options be available? When will be the earliest move in dates?	Teacher
3/30/2016 13:04	26-30 years	Yes		2	more than \$105,000		Teacher
3/30/2016 20:03	1-5 years	No		4	\$85,000-\$104,000	Will these be single family homes, town homes, condos? Will they have yards? Will there be a lottery? Will they be pet friendly?	Teacher, Coach
4/5/2016 15:35	6 mos.	No		2	\$30,000-\$44,000	I am interested in bvsd housing & would like some more info.	Teacher, Food Services
3/29/2016 16:31	11-15 years	Yes		2	more than \$105,000	I am completing this survey so that I can let you know that I am willing to help with this project. Affordable housing is a crucial need and should support hiring good educators. How can I help?	Teacher, I will retire at the end of this school year
3/31/2016 7:33	1-5 years	Yes		2	\$85,000-\$104,000		Teacher, Non-Represented
3/31/2016 8:57	6-10 years	Yes		4	\$85,000-\$104,000		Teacher, Non-Represented
3/29/2016 22:30	11-15 years	No		2	\$30,000-\$44,000		Teacher, Paraeducator
3/29/2016 14:55	1-5 years	Yes		3	more than \$105,000	I'm just interested in staying informed as this progresses. This is a great idea!	Teacher, SLP
3/29/2016 16:24	1-5 years	Yes		1	\$45,000-\$64,000		Teacher, TOSA
3/29/2016 15:34	6-10 years	No		3	\$45,000-\$64,000		Transportation
3/29/2016 16:08	1-5 years	Yes		6	less than \$30,000		Transportation
3/29/2016 18:06	1-5 years	Yes		2	less than \$30,000		Transportation

3/29/2016 20:38	1-5 years	Yes		4	\$30,000-\$44,000		Transportation
3/30/2016 6:35	6-10 years	Yes		3	less than \$30,000		Transportation
3/30/2016 7:15	6-10 years	No		2	\$30,000-\$44,000		Transportation
3/30/2016 9:35	8 months	Yes		4	less than \$30,000	I would like to know more about the affordable options.	Transportation
3/30/2016 10:10	1-5 years	No		1	less than \$30,000		Transportation
3/30/2016 13:57	1-5 years	No		3	\$30,000-\$44,000		Transportation
3/31/2016 9:21	1-5 years	No		1	less than \$30,000		Transportation
3/31/2016 19:30	1-5 years	No		5	less than \$30,000		Transportation
4/1/2016 13:39	1-5 years	No		1	less than \$30,000		Transportation
4/1/2016 22:11	6-10 years	No		4	\$45,000-\$64,000	How much and when???	Transportation
4/2/2016 11:31	7 months	Yes		2	less than \$30,000		Transportation
4/4/2016 16:51	1-5 years	No		2	less than \$30,000		Transportation
4/4/2016 20:01	1-5 years	Yes		2	\$45,000-\$64,000		Transportation
4/7/2016 13:37	6-10 years	Yes		1	\$30,000-\$44,000	prices	Transportation
5/10/2016 6:43	1-5 years	Yes		2	less than \$30,000		Transportation
5/10/2016 7:26	6-10 years	Yes		4	\$45,000-\$64,000		Transportation
5/10/2016 8:57	1-5 years	Yes		2	less than \$30,000		Transportation
5/10/2016 8:59	1-5 years	No		1	\$30,000-\$44,000	I try to find better position, working in transfer my Bachelor Degree from Peru.. I'm sure that I'll make more money. When is probably ready the house to apply for it. Thanks	Transportation
5/16/2016 9:38	1-5 years	Yes		5	less than \$30,000		Transportation
3/30/2016 20:54	6-10 years	Yes		3	\$45,000-\$64,000		Transportation, Food Services
3/29/2016 15:05	6-10 years	No		1	\$30,000-\$44,000		Transportation, Office Staff

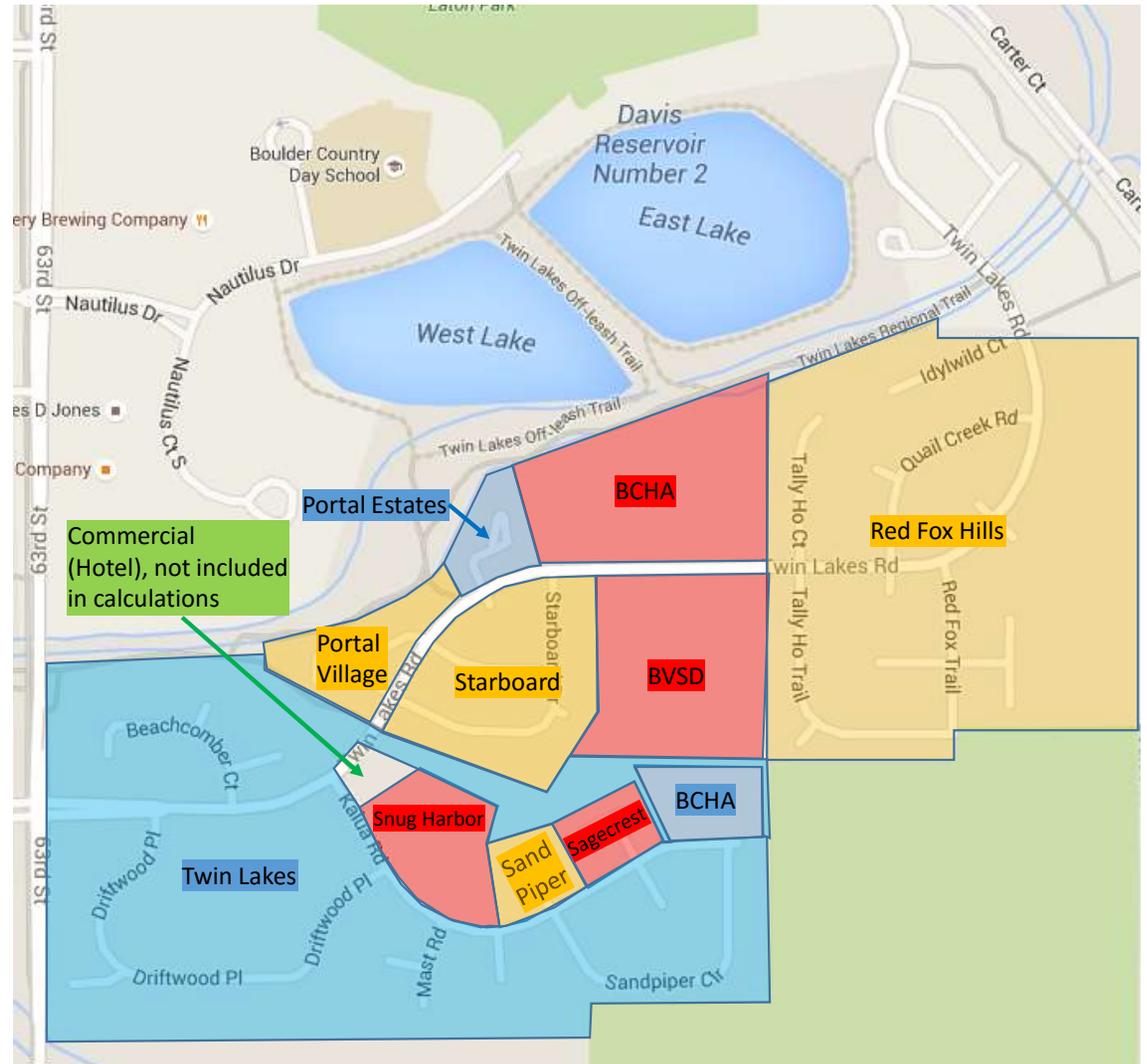
4/1/2016 23:44	1-5 years	No		4		Keep this beautiful property open. No low-income housing for teachers. No teacher would fit under this category, unless there are a very 1st year teacher who is the only income bread-winner for their family = that means nearly no one would fit in this category. Please consider using this beautiful property for BVSD educational purposes! Students need to get outdoors and study the environment, water resources, fauna and flora, the weather, etc. This would be such a great use of the property!!! Be smart and not money oriented. Also, long-lived owls reside in trees on the edges of the land and across the land runs their food among other animals. Again, having students on field trips to this land and the nearby lake and trails. That would be smart and useful for our future citizens, BVSD! Think, think!	Tutor
3/30/2016 7:12	6-10 years	Yes		4	\$65,000-\$84,000		warehouse
3/29/2016 14:56	11-15 years	No		1	\$45,000-\$64,000		Warehouse Asst. Manager
3/29/2016 14:34	16-20 years	No					
3/29/2016 14:35	21-25 years	Yes		3		I DO NOT FEEL THAT IT IS THE JOB OF BVSD TO HOUSE ITS EMPLOYEES!!!! I DO NOT SUPPORT THIS ENDEAVOR!	
3/29/2016 14:36	16-20 years	Yes		5	\$45,000-\$64,000		
3/29/2016 14:50	1-5 years	Yes		4	\$65,000-\$84,000		
3/29/2016 17:47	6-10 years	Yes		2	less than \$30,000		
3/30/2016 8:29	1-5 years	Yes		1	less than \$30,000		
4/27/2016 13:28	21-25 years	Yes					

Density Calculations
Step-by-step
Twin Lakes Area

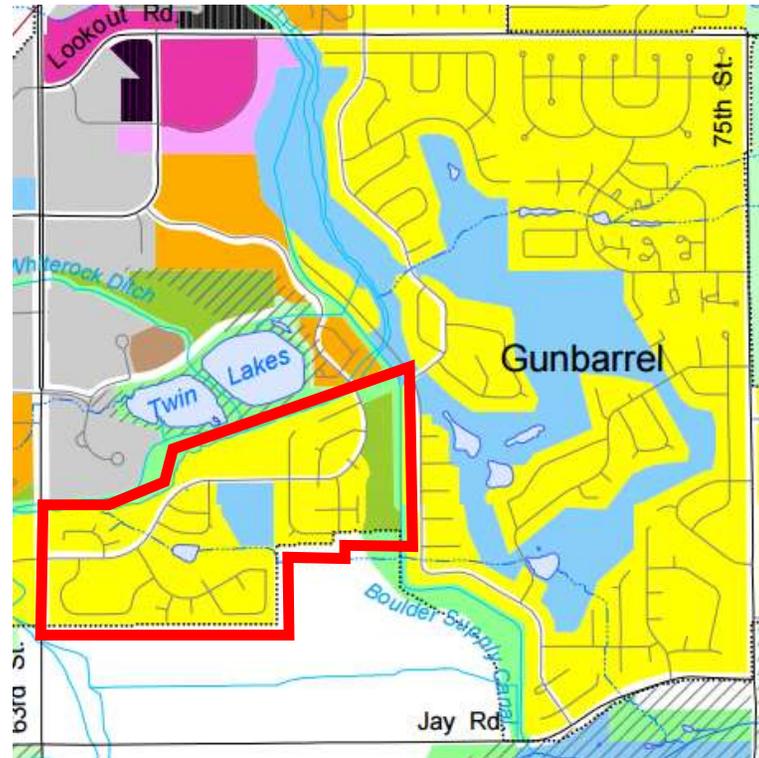
Purpose

- Explain the density calculations for the Twin Lakes Area
- Ensure that all the math is double checked
- This document supports the density_calculations_v6.xlsx

Overview of the Area

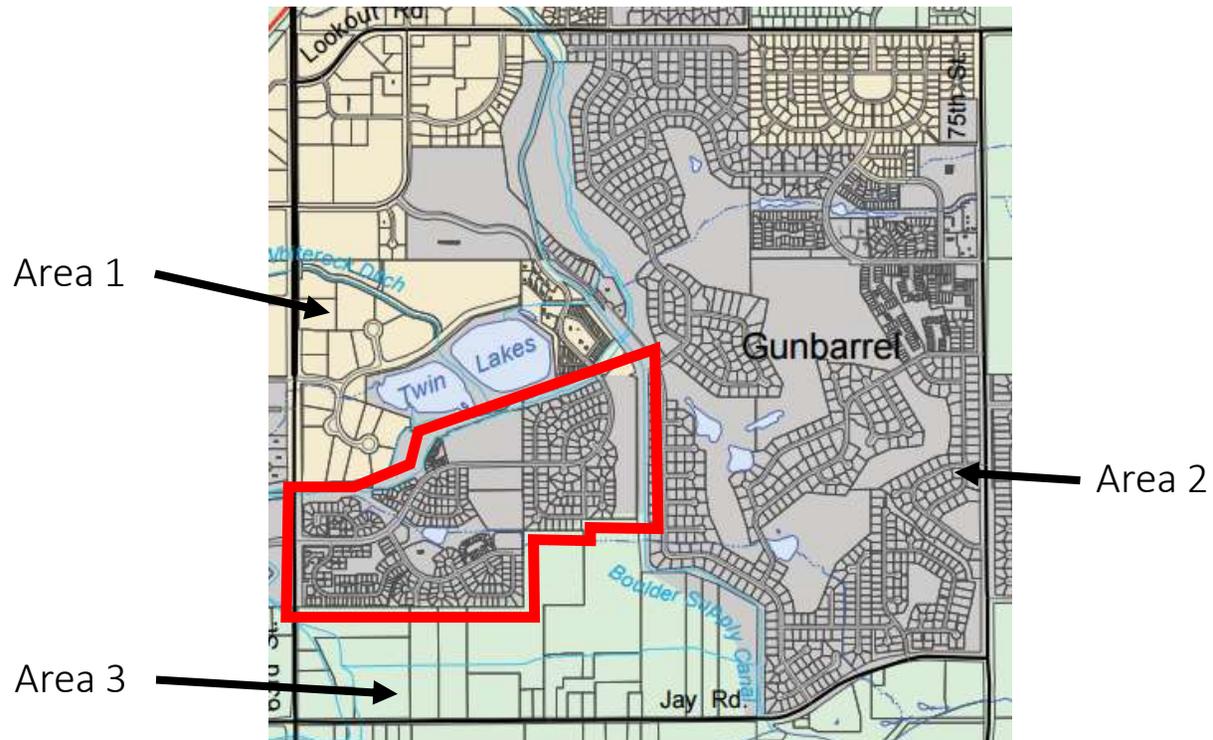


Why did I choose this area?



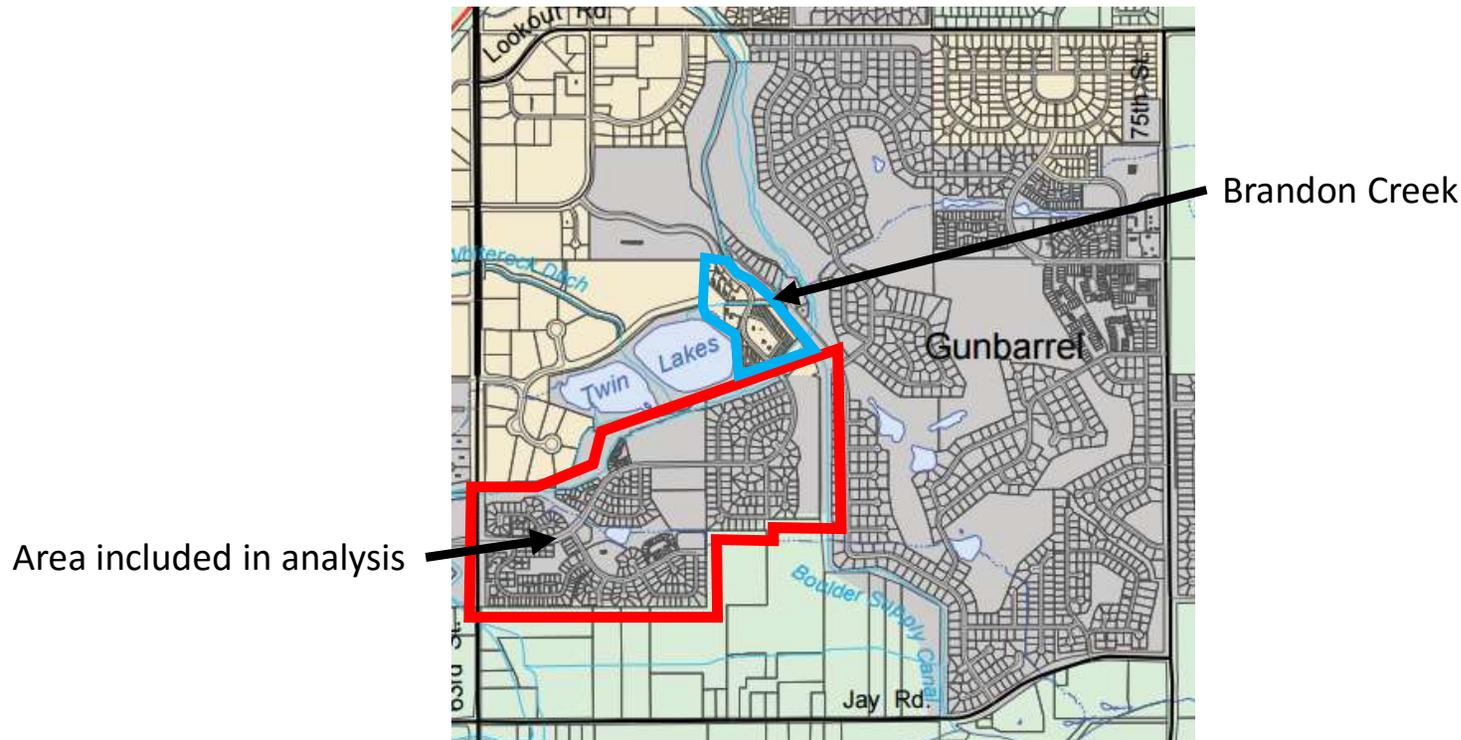
1) Existing Low density residential area as defined by the Comp Plan

Why did I choose this area?



2) This polygon is entirely in Area II as defined by the Comp Plan

Why did I choose this area? Why not include Brandon Creek?



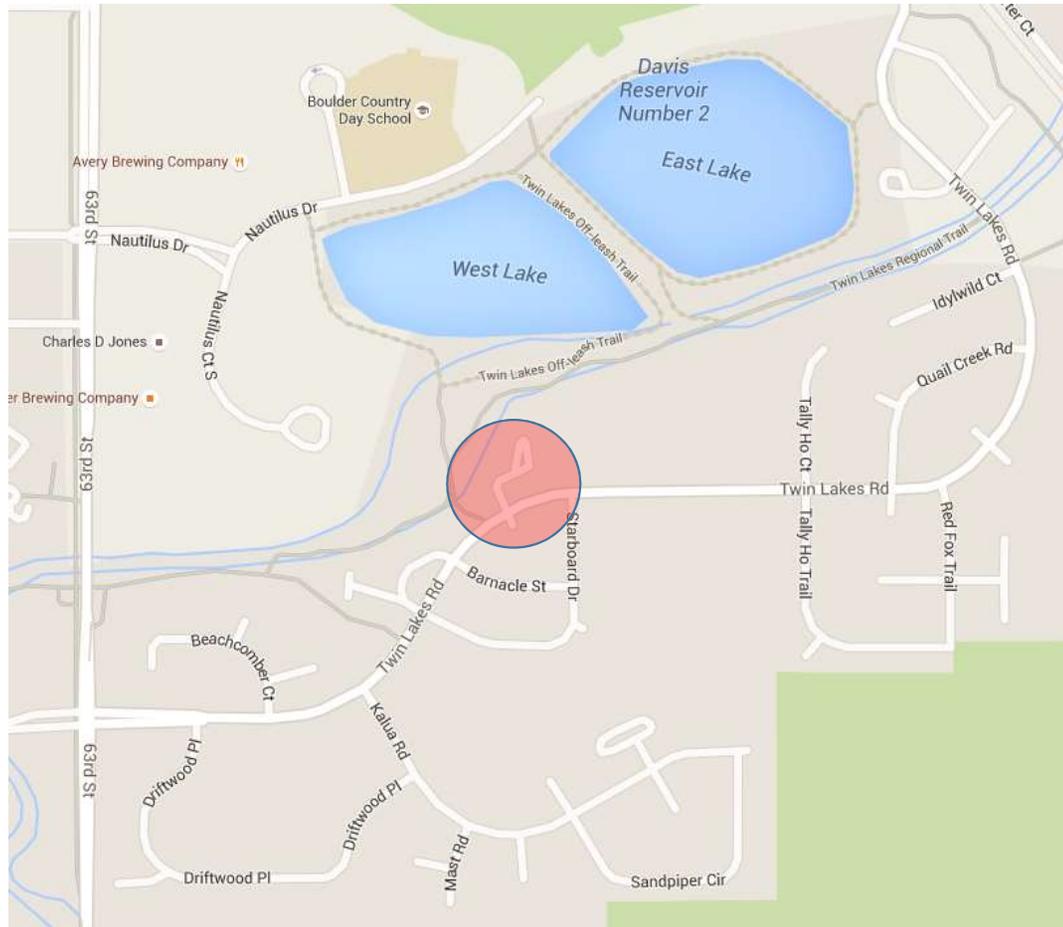
Including Brandon Creek violates both of the previous reasons. It would be crossing Area 1/2 boundaries and it would be mixing low density residential with medium density residential areas. Neither of which makes sense to do.

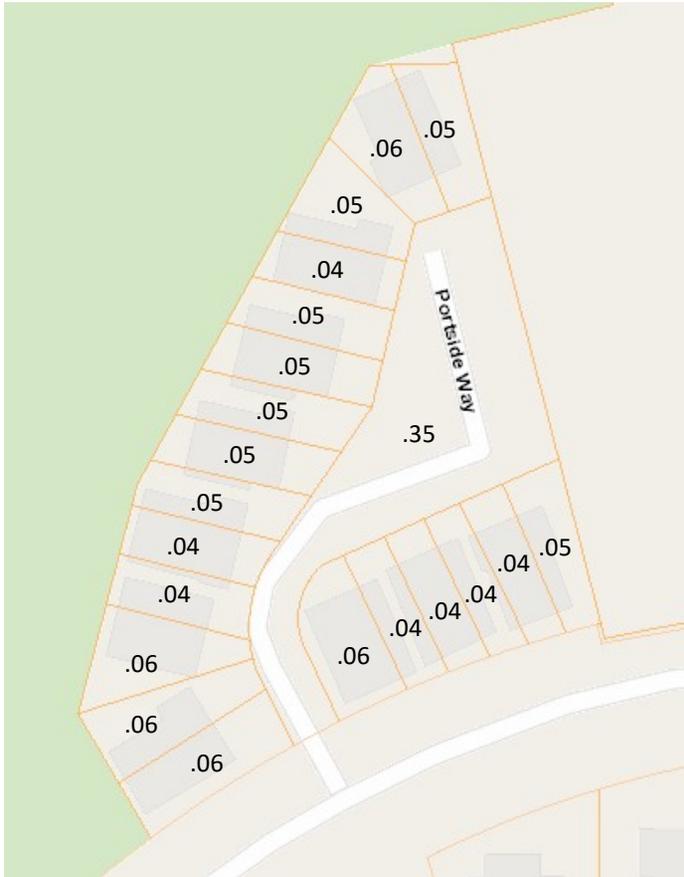
Index

- Section 1 – Tally and calculate the densities for all the subdivisions in the Twin Lakes Area
- Section 2: Explain how to adjust distributions to reflect gross densities rather than net densities
- Section 3: Show 3 methods to calculate the Average Density of the Entire Area
- Section 4: How do I check my answer?
- Section 5: What if BCHA/BVSD properties were developed at 3,5,7,9,12 or 18 units per acre?
- Section 6: The gross density histograms for the Entire Area
- Section 7: What if I include Brandon Creek, Twin Lakes Condos and the Willows (I don't agree with including these, but it's a what if analysis)

Section 1: Tally and calculate the densities for each subdivision

Portal Estates

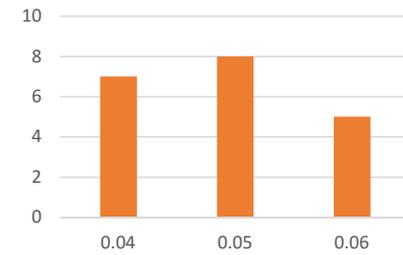


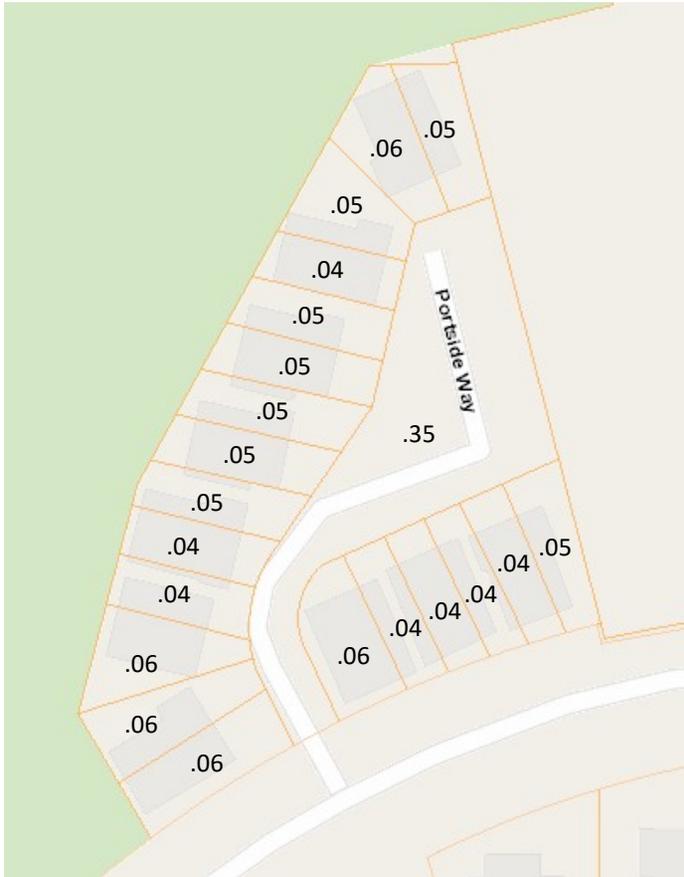


Step 1 Tally the number of units

Portal Estates	
acres per unit	number of units
0.04	7
0.05	8
0.06	5

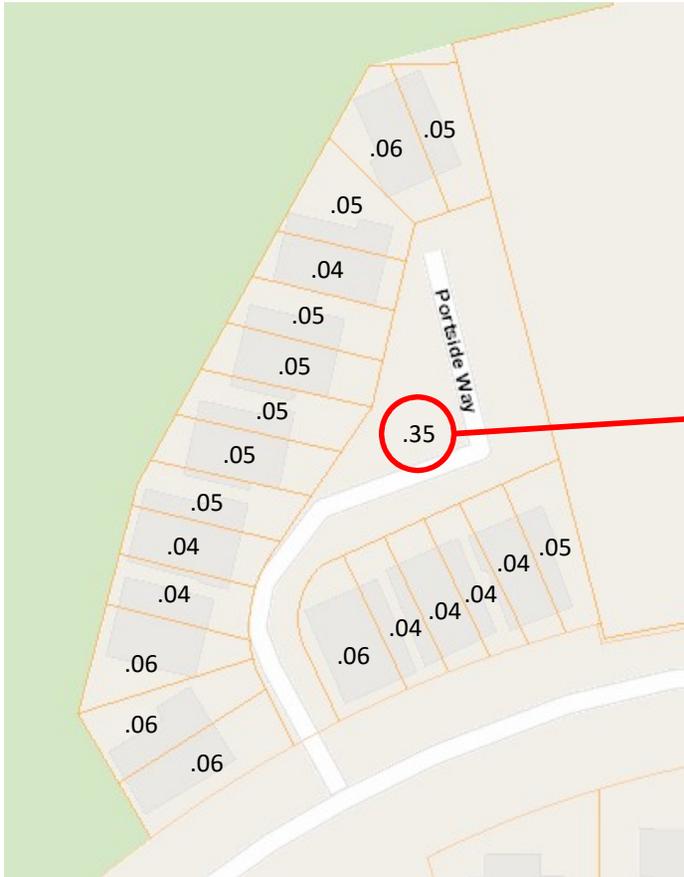
By the way, I can graph this data in a histogram. Since this does not include the open space, it is the net density





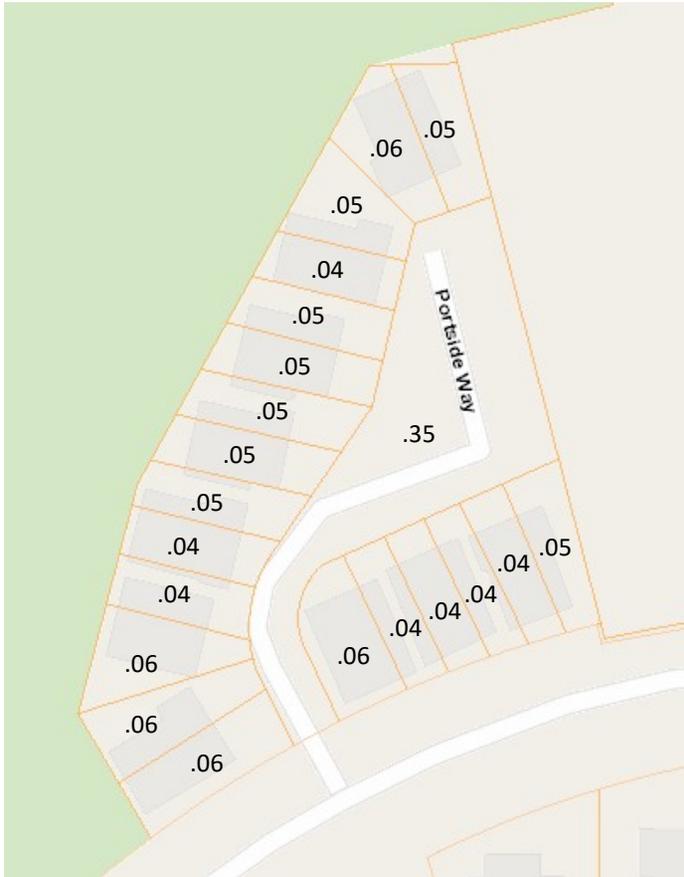
Step 2
Calculate the acres for housing

Portal Estates			Acres per unit * number of units
acres per unit	number of units	total acres	
0.04	7	0.28	Sum these 3 numbers
0.05	8	0.4	
0.06	5	0.3	
total number of acres for housing		0.98	



Step 3
Count the acres of open space

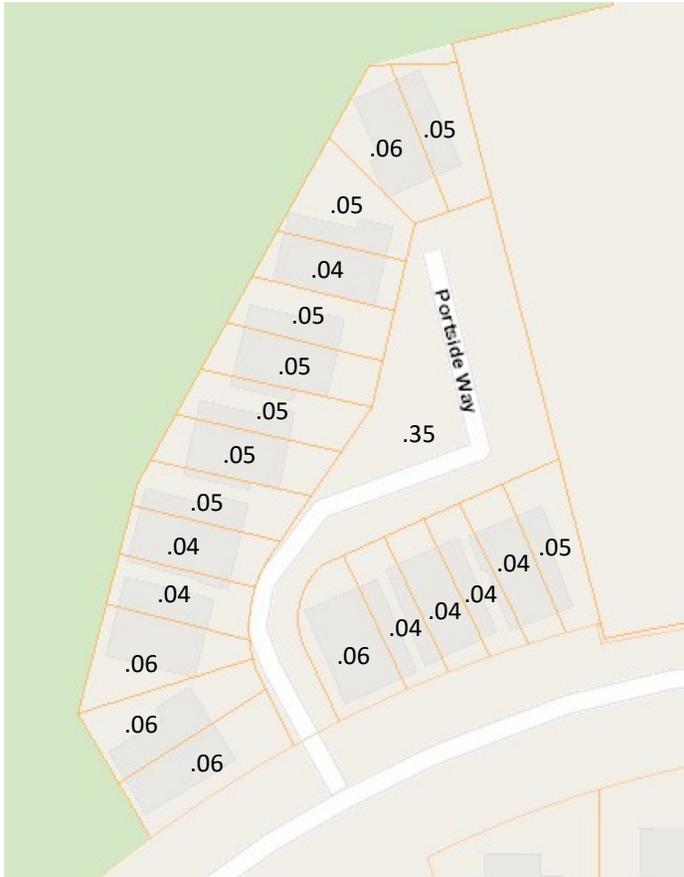
Portal Estates			
acres per unit	number of units	total acres	
0.04	7	0.28	
0.05	8	0.4	
0.06	5	0.3	
total number of acres for housing		0.98	
total number of acres of open space		0.35	



Step 4
 Calculate the total number of units

Portal Estates		
acres per unit	number of units	total acres
0.04	7	0.28
0.05	8	0.4
0.06	5	0.3
total number of acres for housing		0.98
total number of acres of open space		0.35
total number of units		20

Sum these 3 numbers



Step 5
Calculate the total number of acres

Portal Estates		
acres per unit	number of units	total acres
0.04	7	0.28
0.05	8	0.4
0.06	5	0.3
total number of acres for housing		0.98
total number of acres of open space		0.35
total number of units		20
total number of acres		1.33

Sum these 2 numbers



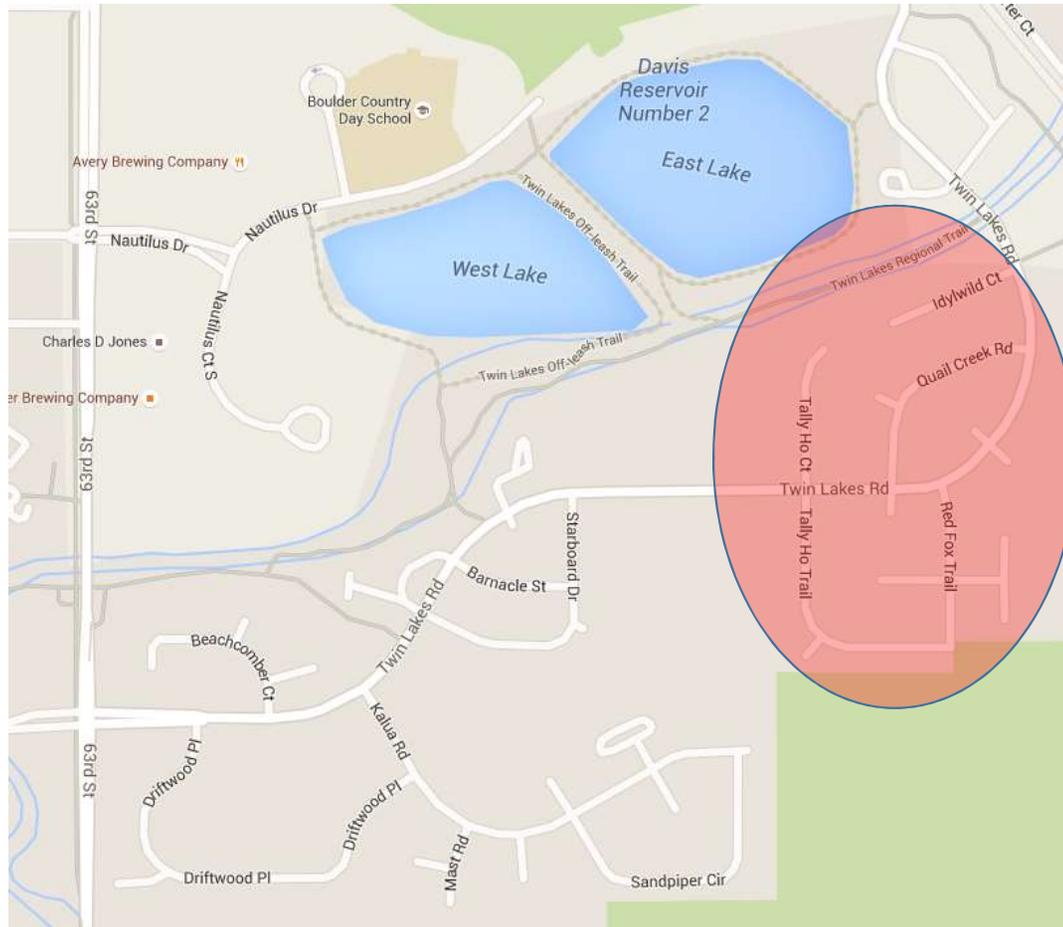
Step 6

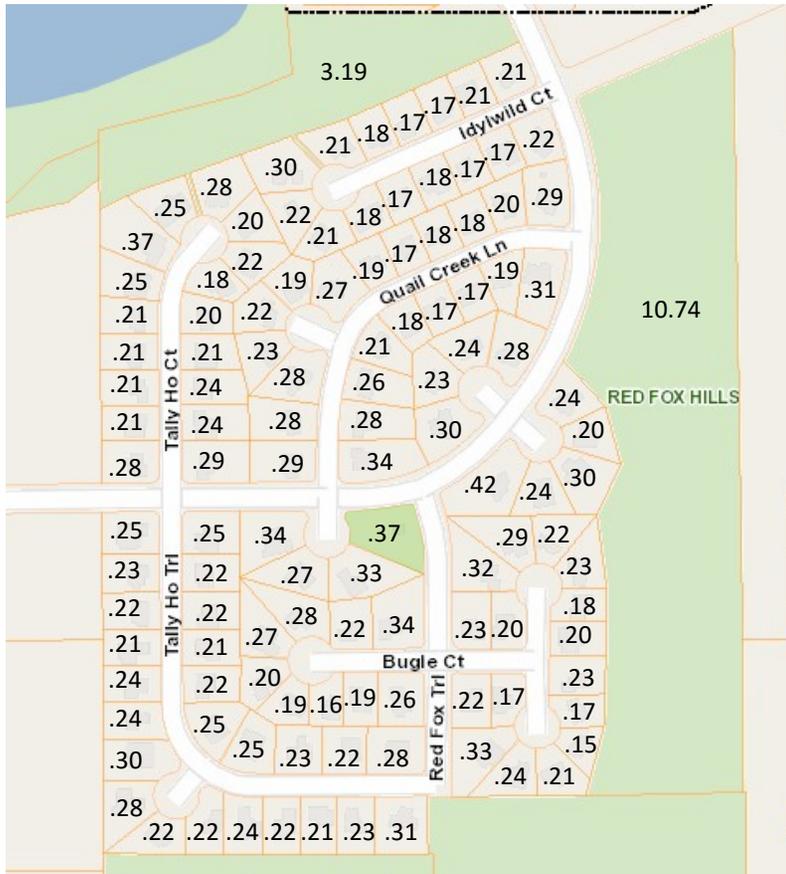
Calculate the units per acre of Portal Estates

Portal Estates		
acres per unit	number of units	total acres
0.04	7	0.28
0.05	8	0.4
0.06	5	0.3
total number of acres for housing		0.98
total number of acres of open space		0.35
total number of units		20
total number of acres		1.33
units per acre for portal estates		15.037594

Divide 20 by 1.33

Red Fox Hills

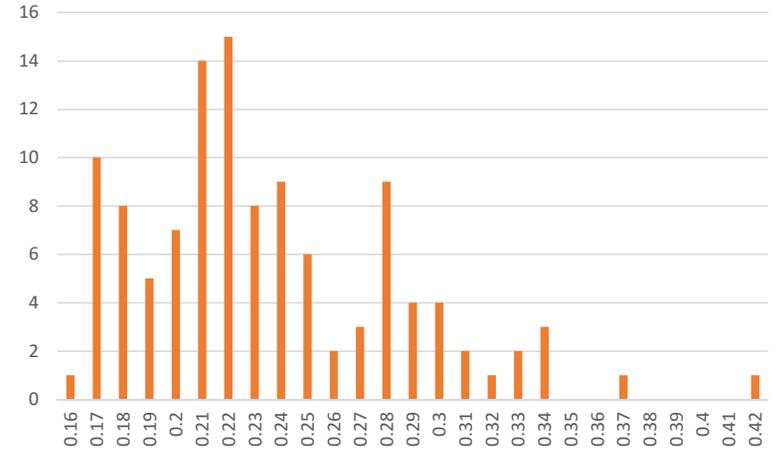


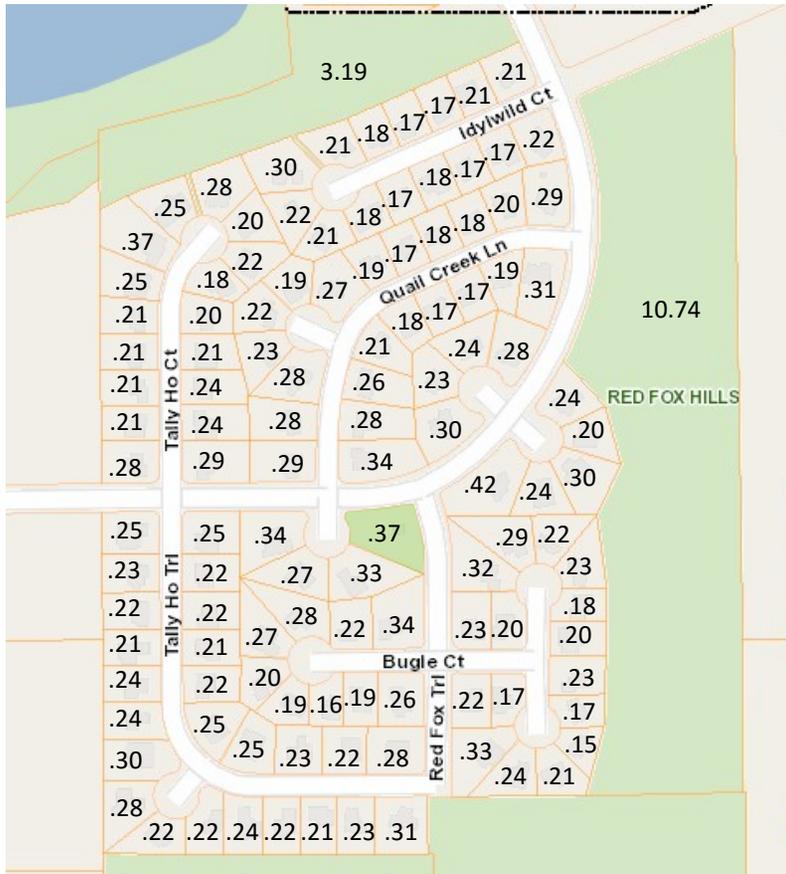


Step 1 Tally the number of units

Red Fox Hills	
acres per unit	number of units
0.15	1
0.16	1
0.17	10
0.18	8
0.19	5
0.2	7
0.21	14
0.22	15
0.23	8
0.24	9
0.25	6
0.26	2
0.27	3
0.28	9
0.29	4
0.3	4
0.31	2
0.32	1
0.33	2
0.34	3
0.35	
0.36	
0.37	1
0.38	
0.39	
0.4	
0.41	
0.42	1

Graph it if you desire





Step 2

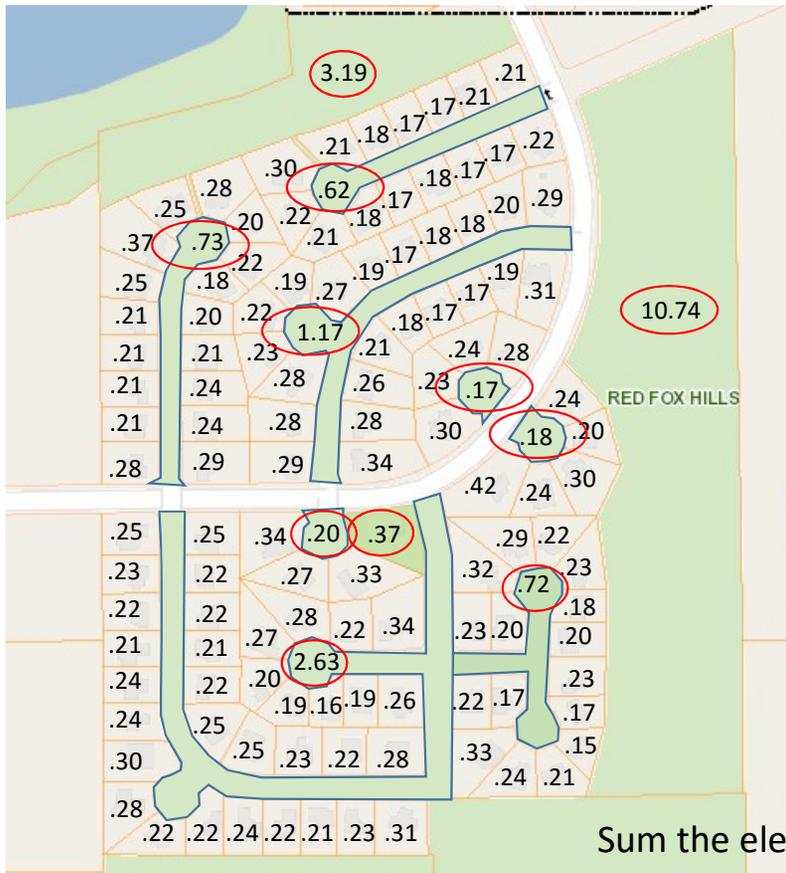
Calculate the acres for housing

Red Fox Hills			
acres per unit	number of units		total acres
0.15	1		0.15
0.16	1		0.16
0.17	10		1.7
0.18	8		1.44
0.19	5		0.95
0.2	7		1.4
0.21	14		2.94
0.22	15		3.3
0.23	8		1.84
0.24	9		2.16
0.25	6		1.5
0.26	2		0.52
0.27	3		0.81
0.28	9		2.52
0.29	4		1.16
0.3	4		1.2
0.31	2		0.62
0.32	1		0.32
0.33	2		0.66
0.34	3		1.02
0.35			0
0.36			0
0.37	1		0.37
0.38			0
0.39			0
0.4			0
0.41			0
0.42	1		0.42
total number of acres for housing			27.16

Acres per unit * number of unit

Sum all the numbers above

Count the acres of open space



Sum the eleven circled numbers

Red Fox Hills			
acres per unit	number of units	total acres	
0.15	1	0.15	
0.16	1	0.16	
0.17	10	1.7	
0.18	8	1.44	
0.19	5	0.95	
0.2	7	1.4	
0.21	14	2.94	
0.22	15	3.3	
0.23	8	1.84	
0.24	9	2.16	
0.25	6	1.5	
0.26	2	0.52	
0.27	3	0.81	
0.28	9	2.52	
0.29	4	1.16	
0.3	4	1.2	
0.31	2	0.62	
0.32	1	0.32	
0.33	2	0.66	
0.34	3	1.02	
0.35		0	
0.36		0	
0.37	1	0.37	
0.38		0	
0.39		0	
0.4		0	
0.41		0	
0.42	1	0.42	
total number of acres for housing		27.16	
total number of acres of open space		20.72	



Not exactly easy to get the roads, so use:

http://www.mapdevelopers.com/area_finder.php

Do one road at a time

Convert square meters to acres: $2907\text{m}^2 = 0.72\text{acres}$

Area ▼

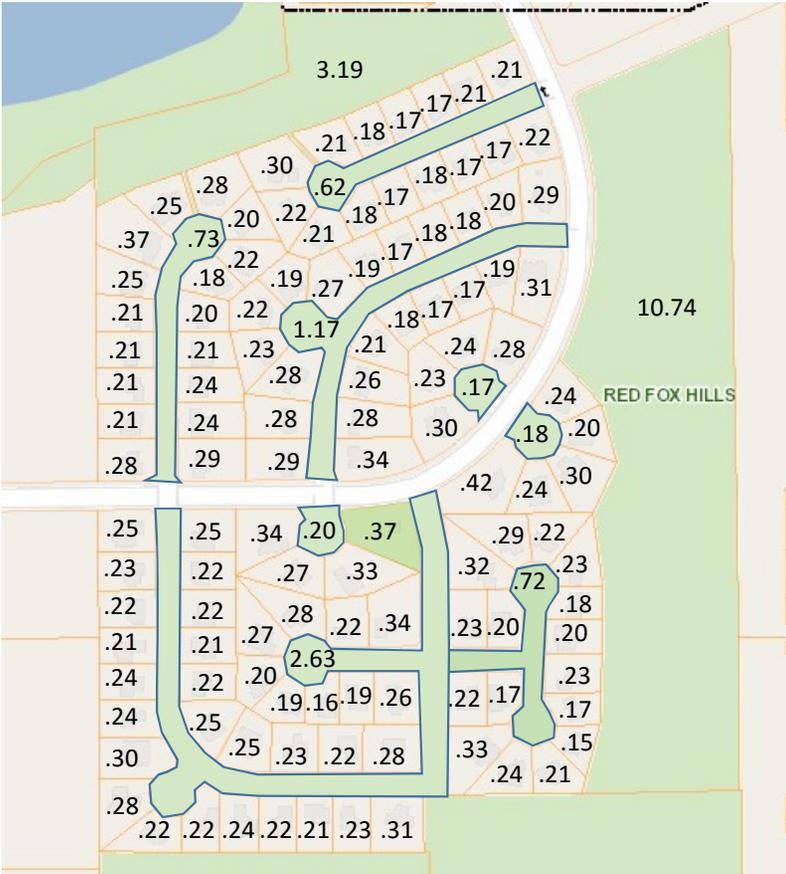
2907

=

0.7183353

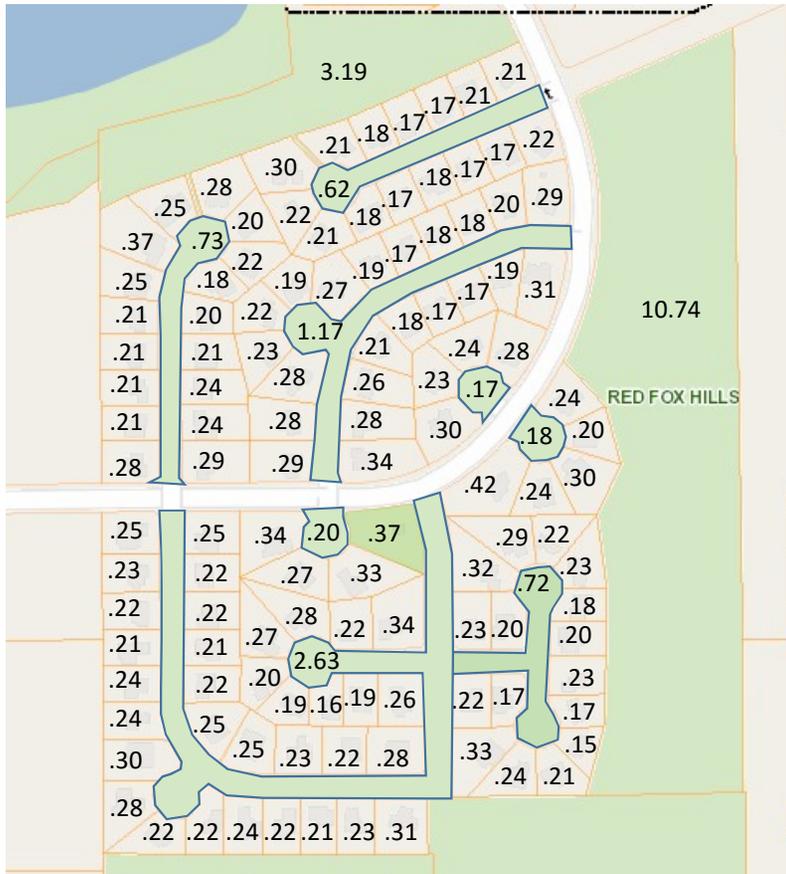
Square meter ▼

Calculate the total number of units



Red Fox Hills		
acres per unit	number of units	total acres
0.15	1	0.15
0.16	1	0.16
0.17	10	1.7
0.18	8	1.44
0.19	5	0.95
0.2	7	1.4
0.21	14	2.94
0.22	15	3.3
0.23	8	1.84
0.24	9	2.16
0.25	6	1.5
0.26	2	0.52
0.27	3	0.81
0.28	9	2.52
0.29	4	1.16
0.3	4	1.2
0.31	2	0.62
0.32	1	0.32
0.33	2	0.66
0.34	3	1.02
0.35		0
0.36		0
0.37	1	0.37
0.38		0
0.39		0
0.4		0
0.41		0
0.42	1	0.42
total number of acres for housing		27.16
total number of acres of open space		20.72
total number of units		116

Sum these numbers

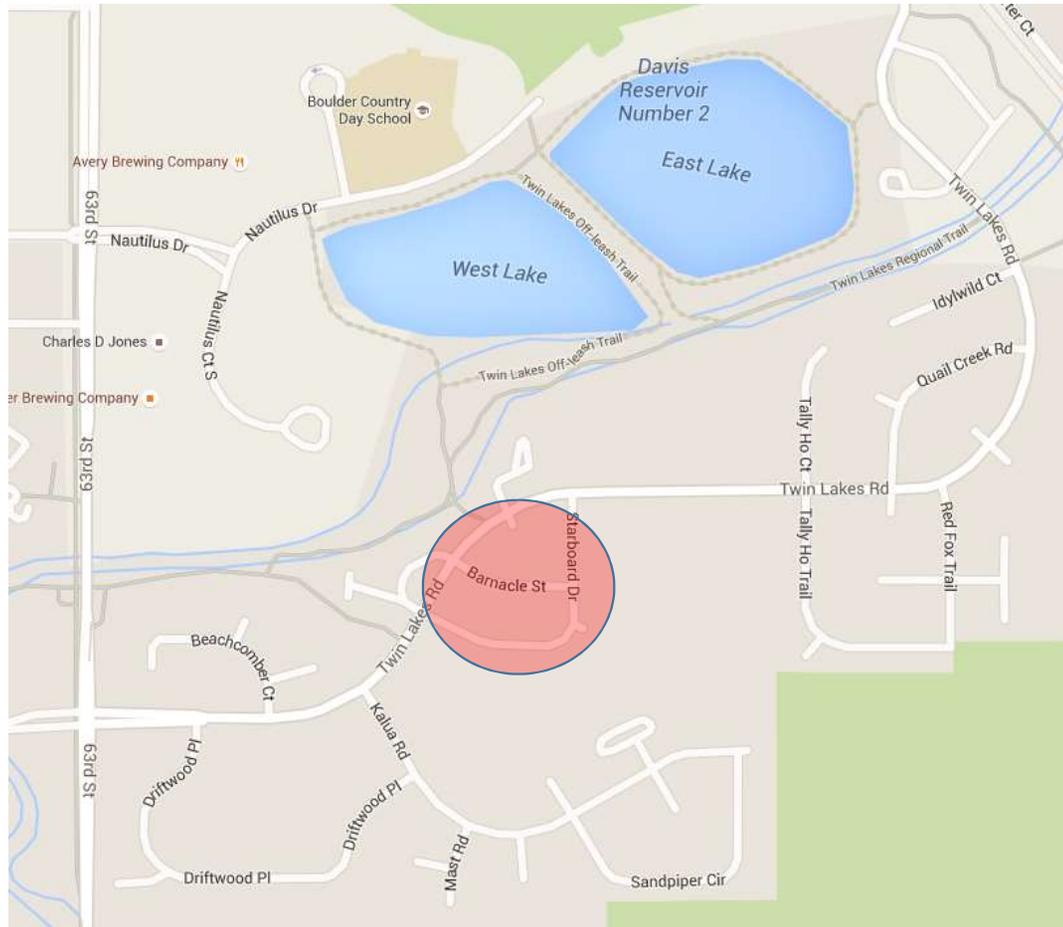


Step 5 Calculate the total number of acres

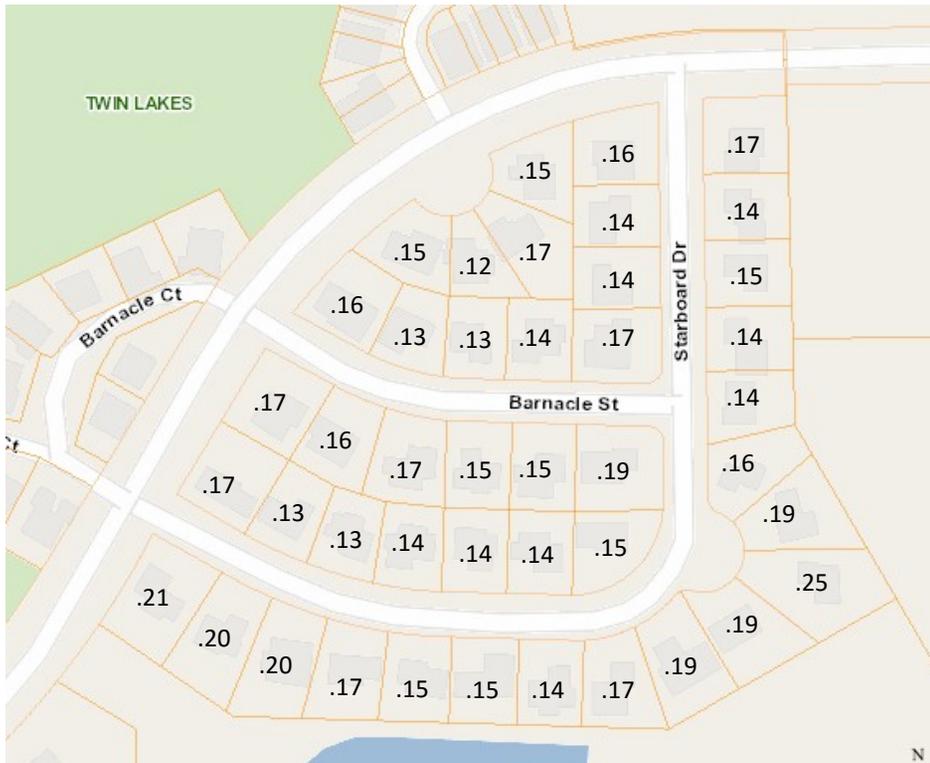
Red Fox Hills		
acres per unit	number of units	total acres
0.15	1	0.15
0.16	1	0.16
0.17	10	1.7
0.18	8	1.44
0.19	5	0.95
0.2	7	1.4
0.21	14	2.94
0.22	15	3.3
0.23	8	1.84
0.24	9	2.16
0.25	6	1.5
0.26	2	0.52
0.27	3	0.81
0.28	9	2.52
0.29	4	1.16
0.3	4	1.2
0.31	2	0.62
0.32	1	0.32
0.33	2	0.66
0.34	3	1.02
0.35		0
0.36		0
0.37	1	0.37
0.38		0
0.39		0
0.4		0
0.41		0
0.42	1	0.42
total number of acres for housing		27.16
total number of acres of open space		20.72
total number of units		116
total number of acres		47.88

Sum these 2 numbers

Starboard



Step 1 Tally the number of units



Starboard	
acres per unit	number of units
0.12	1
0.13	4
0.14	10
0.15	8
0.16	4
0.17	8
0.18	
0.19	4
0.2	2
0.21	1
0.22	
0.23	
0.24	
0.25	1
0.26	
0.27	
0.28	
0.29	
0.3	
0.31	
0.32	
0.33	
0.34	
0.35	
0.36	
0.37	
0.38	
0.39	
0.4	
0.41	
0.42	

Step 2
Calculate the acres for housing

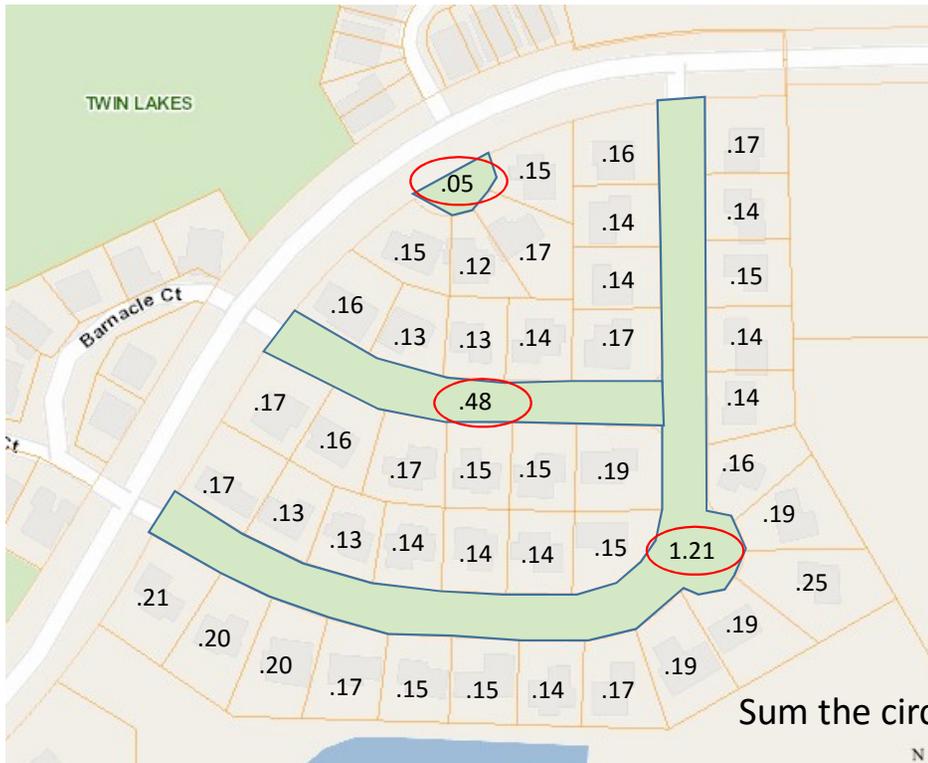


Starboard		
acres per unit	number of units	total acres
0.12	1	0.12
0.13	4	0.52
0.14	10	1.4
0.15	8	1.2
0.16	4	0.64
0.17	8	1.36
0.18		0
0.19	4	0.76
0.2	2	0.4
0.21	1	0.21
0.22		0
0.23		0
0.24		0
0.25	1	0.25
0.26		0
0.27		0
0.28		0
0.29		0
0.3		0
0.31		0
0.32		0
0.33		0
0.34		0
0.35		0
0.36		0
0.37		0
0.38		0
0.39		0
0.4		0
0.41		0
0.42		0
total number of acres for housing		6.86

Acres per unit * number of unit

Sum all the numbers above

Count the acres of open space



Starboard		
acres per unit	number of units	total acres
0.12	1	0.12
0.13	4	0.52
0.14	10	1.4
0.15	8	1.2
0.16	4	0.64
0.17	8	1.36
0.18		0
0.19	4	0.76
0.2	2	0.4
0.21	1	0.21
0.22		0
0.23		0
0.24		0
0.25	1	0.25
0.26		0
0.27		0
0.28		0
0.29		0
0.3		0
0.31		0
0.32		0
0.33		0
0.34		0
0.35		0
0.36		0
0.37		0
0.38		0
0.39		0
0.4		0
0.41		0
0.42		0
total number of acres for housing		6.86
total number of acres of open space		1.74

Sum the circled numbers

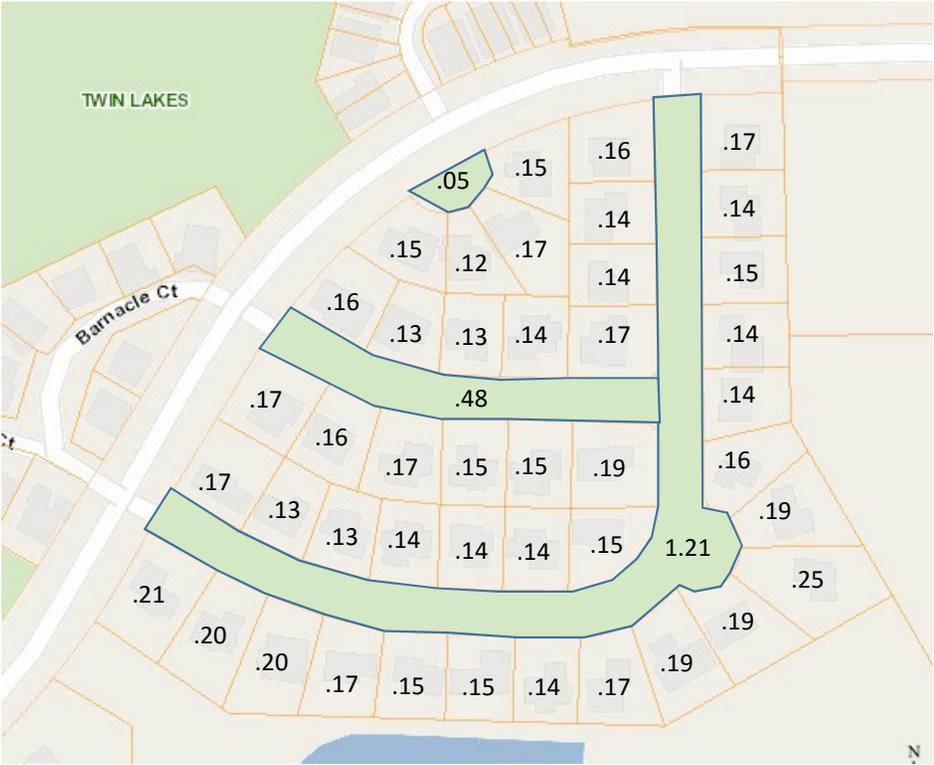
Calculate the total number of units



Starboard		
acres per unit	number of units	total acres
0.12	1	0.12
0.13	4	0.52
0.14	10	1.4
0.15	8	1.2
0.16	4	0.64
0.17	8	1.36
0.18		0
0.19	4	0.76
0.2	2	0.4
0.21	1	0.21
0.22		0
0.23		0
0.24		0
0.25	1	0.25
0.26		0
0.27		0
0.28		0
0.29		0
0.3		0
0.31		0
0.32		0
0.33		0
0.34		0
0.35		0
0.36		0
0.37		0
0.38		0
0.39		0
0.4		0
0.41		0
0.42		0
total number of acres for housing		6.86
total number of acres of open space		1.74
total number of units		43

Sum these numbers

Step 5
Calculate the total number of acres



Starboard		
acres per unit	number of units	total acres
0.12	1	0.12
0.13	4	0.52
0.14	10	1.4
0.15	8	1.2
0.16	4	0.64
0.17	8	1.36
0.18		0
0.19	4	0.76
0.2	2	0.4
0.21	1	0.21
0.22		0
0.23		0
0.24		0
0.25	1	0.25
0.26		0
0.27		0
0.28		0
0.29		0
0.3		0
0.31		0
0.32		0
0.33		0
0.34		0
0.35		0
0.36		0
0.37		0
0.38		0
0.39		0
0.4		0
0.41		0
0.42		0
total number of acres for housing		6.86
total number of acres of open space		1.74
total number of units		43
total number of acres		8.6

Sum these 2 numbers

Step 6

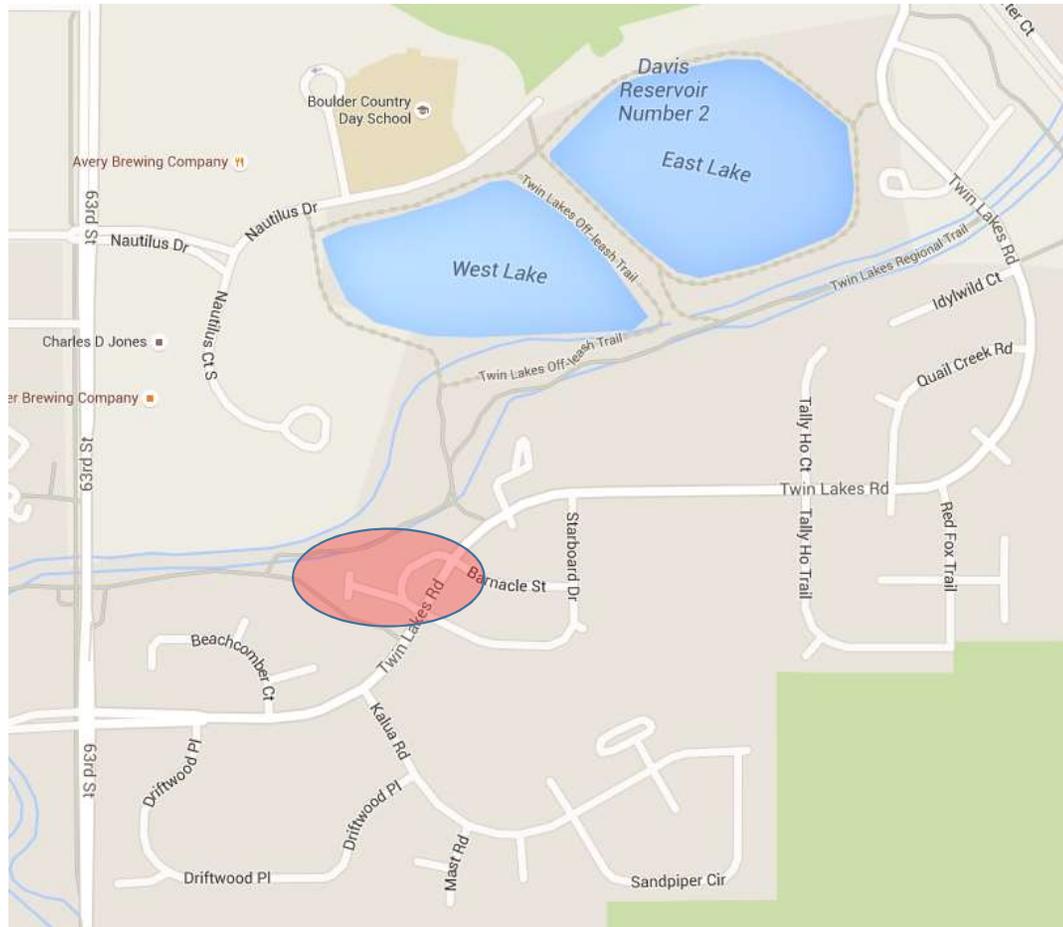
Calculate the units per acre of Starboard



Starboard		
acres per unit	number of units	total acres
0.12	1	0.12
0.13	4	0.52
0.14	10	1.4
0.15	8	1.2
0.16	4	0.64
0.17	8	1.36
0.18		0
0.19	4	0.76
0.2	2	0.4
0.21	1	0.21
0.22		0
0.23		0
0.24		0
0.25	1	0.25
0.26		0
0.27		0
0.28		0
0.29		0
0.3		0
0.31		0
0.32		0
0.33		0
0.34		0
0.35		0
0.36		0
0.37		0
0.38		0
0.39		0
0.4		0
0.41		0
0.42		0
total number of acres for housing		6.86
total number of acres of open space		1.74
total number of units		43
total number of acres		8.6
units per acre for Starboard		5

Divide 43 by 8.6

Portal Village



Portal Village



Step 0

First note that there are 2 units per plat.

Thus, first divide all the numbers by 2

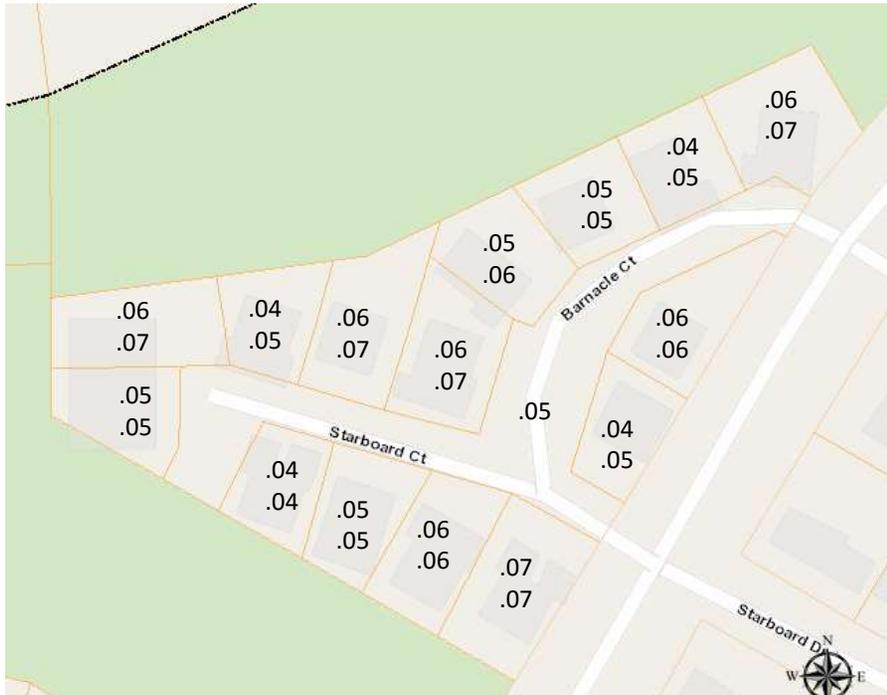
If when you divide by two you end up with .xx5, then round one of the units up and the other one down.



Portal Village

Step 1

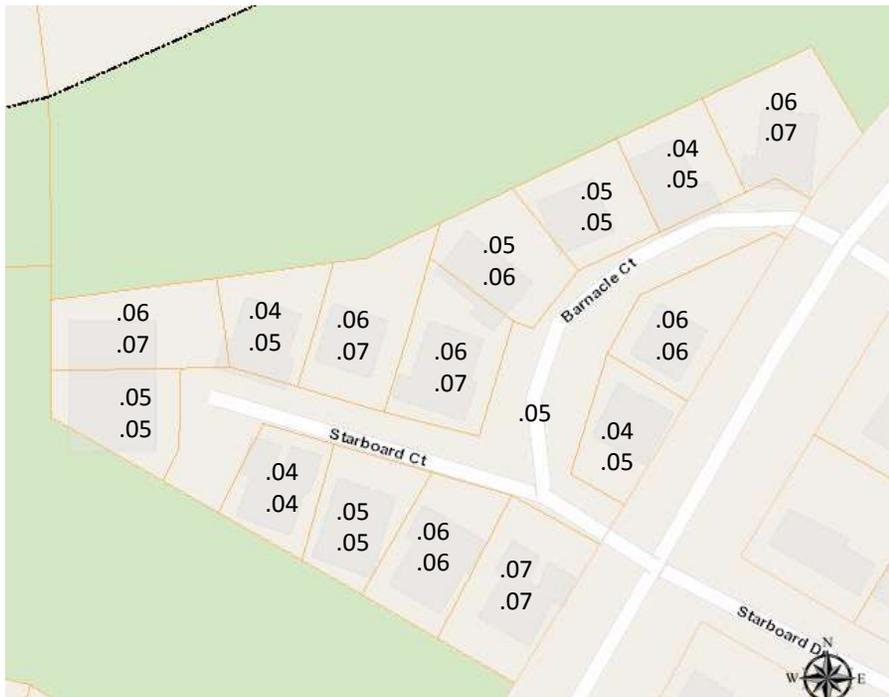
Now tally the number of units



Portal Village	
acres per unit	number of units
0.04	5
0.05	10
0.06	9
0.07	6
0.08	
0.09	
0.1	
0.11	
0.12	
0.13	
0.14	
0.15	
0.16	
0.17	
0.18	
0.19	

Portal Village

Step 2
Calculate the acres for housing

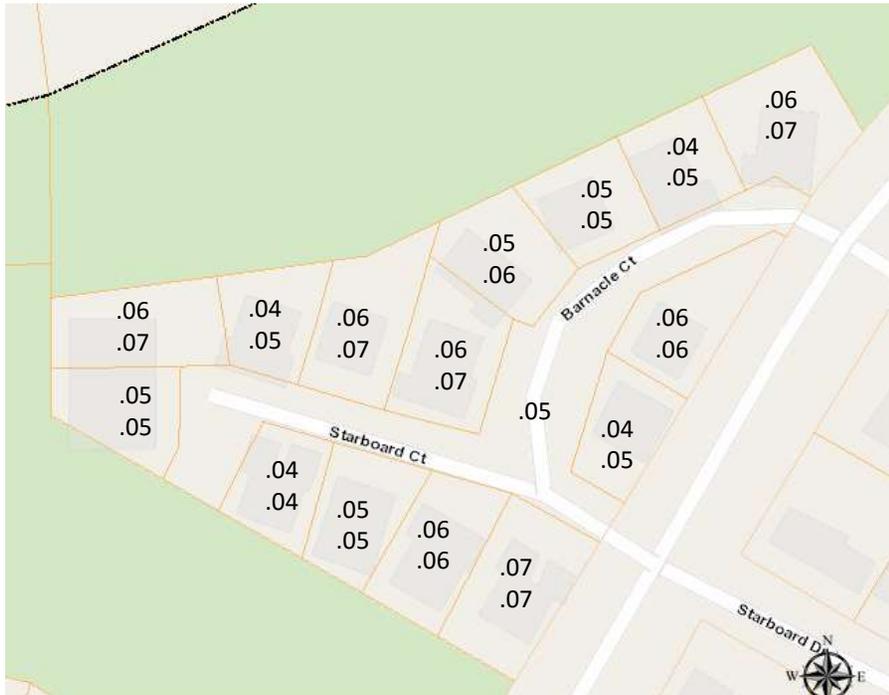


Portal Village			
acres per unit	number of units	total acres	
0.04	5	0.2	
0.05	10	0.5	
0.06	9	0.54	
0.07	6	0.42	
0.08		0	
0.09		0	
0.1		0	
0.11		0	
0.12		0	
0.13		0	
0.14		0	
0.15		0	
0.16		0	
0.17		0	
0.18		0	
0.19		0	
total number of acres for housing		1.66	

Acres per unit *
number of units

Sum all the numbers above

Portal Village



Count the acres of open space

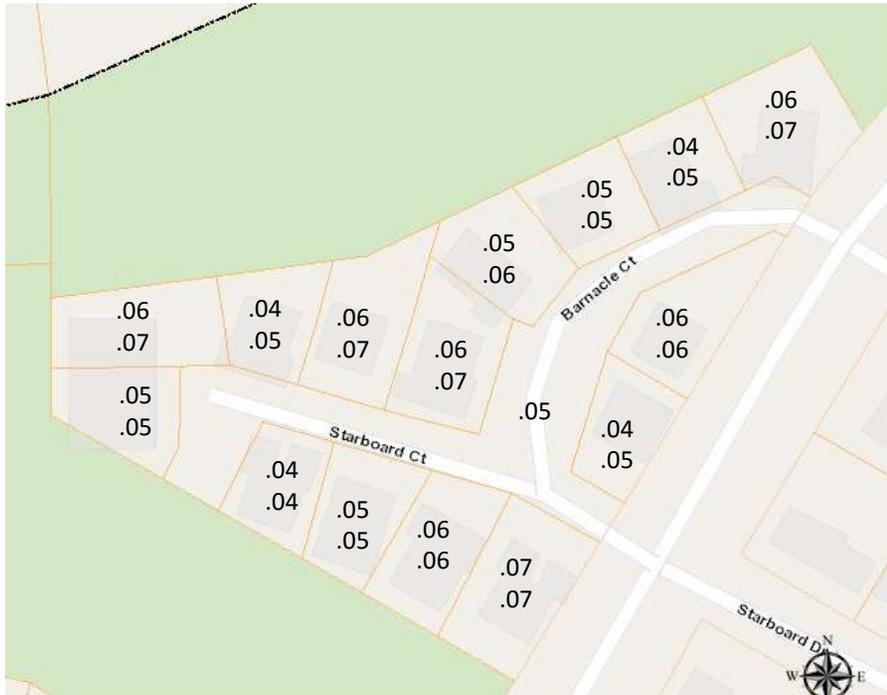
Portal Village		
acres per unit	number of units	total acres
0.04	5	0.2
0.05	10	0.5
0.06	9	0.54
0.07	6	0.42
0.08		0
0.09		0
0.1		0
0.11		0
0.12		0
0.13		0
0.14		0
0.15		0
0.16		0
0.17		0
0.18		0
0.19		0
total number of acres for housing		1.66
total number of acres of open space		0.05

Insert the red circled number here



Portal Village

Calculate the total number of units



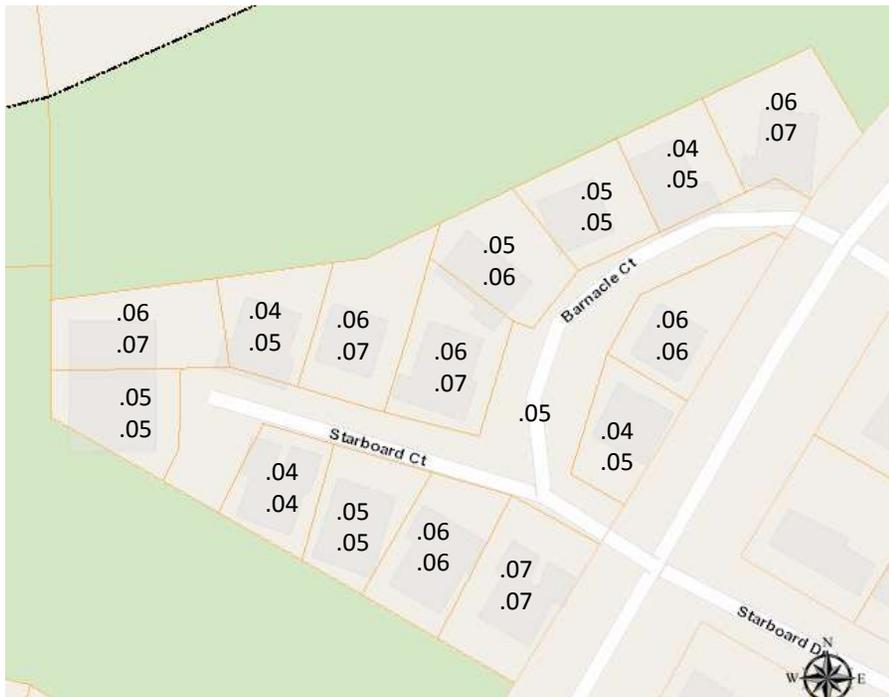
Portal Village		
acres per unit	number of units	total acres
0.04	5	0.2
0.05	10	0.5
0.06	9	0.54
0.07	6	0.42
0.08		0
0.09		0
0.1		0
0.11		0
0.12		0
0.13		0
0.14		0
0.15		0
0.16		0
0.17		0
0.18		0
0.19		0
total number of acres for housing		1.66
total number of acres of open space		0.05
total number of units		30

Sum these numbers

Portal Village

Step 5

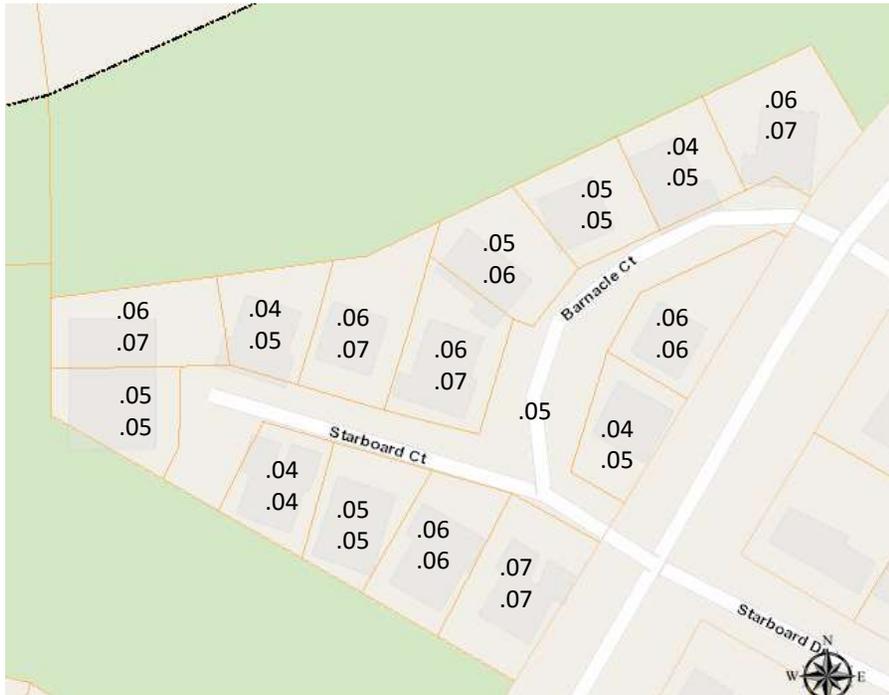
Calculate the total number of acres



Portal Village		
acres per unit	number of units	total acres
0.04	5	0.2
0.05	10	0.5
0.06	9	0.54
0.07	6	0.42
0.08		0
0.09		0
0.1		0
0.11		0
0.12		0
0.13		0
0.14		0
0.15		0
0.16		0
0.17		0
0.18		0
0.19		0
total number of acres for housing		1.66
total number of acres of open space		0.05
total number of units		30
total number of acres		1.71

Sum these 2 numbers

Portal Village



Step 6

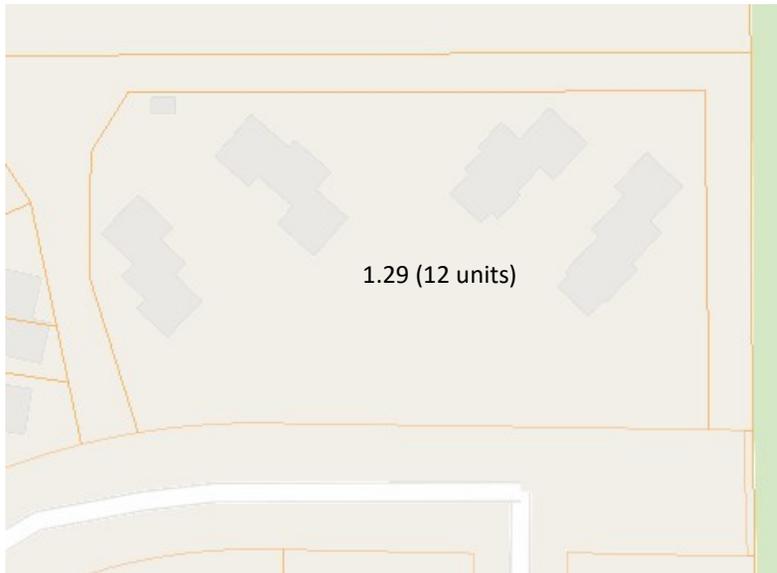
Calculate the units per acre of Portal Village

Portal Village		
acres per unit	number of units	total acres
0.04	5	0.2
0.05	10	0.5
0.06	9	0.54
0.07	6	0.42
0.08		0
0.09		0
0.1		0
0.11		0
0.12		0
0.13		0
0.14		0
0.15		0
0.16		0
0.17		0
0.18		0
0.19		0
total number of acres for housing		1.66
total number of acres of open space		0.05
total number of units		30
total number of acres		1.71
units per acre for Portal Village		17.54385965

Divide 30 by 1.71

BCHA



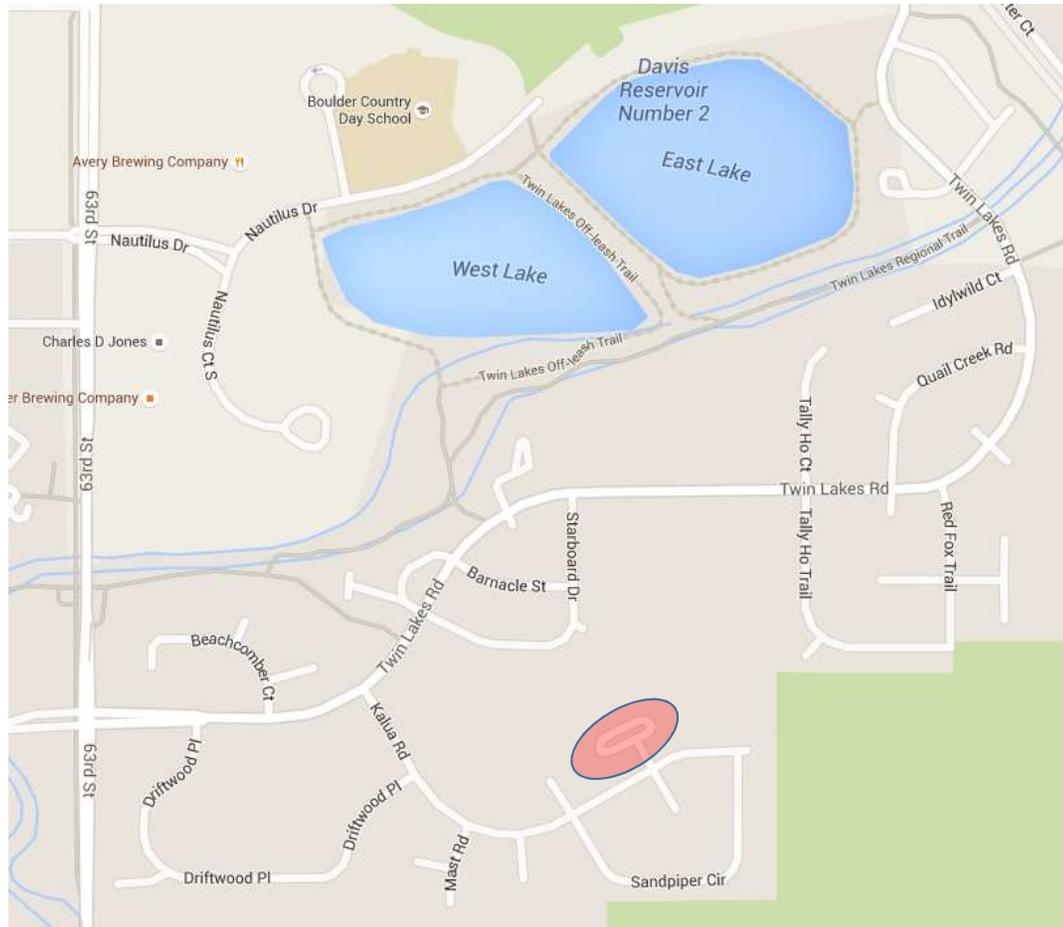


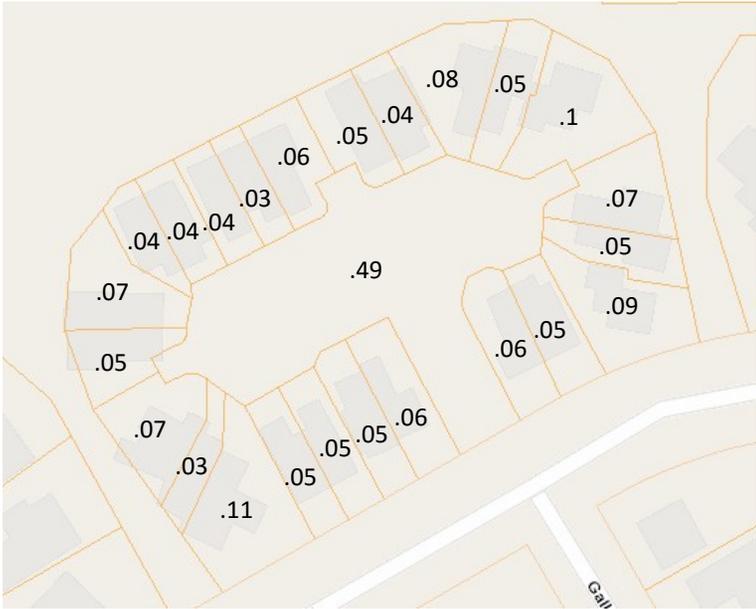
BCHA		
acres per unit	number of units	total acres
0.08		0
0.09		0
0.1	3	0.3
0.11	9	0.99
0.12		0
0.13		0
0.14		0
0.15		0
0.16		0
0.17		0
0.18		0
0.19		0
total number of acres for housing		1.29
total number of acres of open space		0
total number of units		12
total number of acres		1.29
units per acre for Starboard		9.302325581

Rather than putting this in as 1 big property, it seems prudent to break it up into the 12 pieces. It is key here to ensure that the number of units sum up to 12 and that the area sums up to 1.29. Why did I choose to put the units at .1 and .11. That is simply because if you take $1.29/12$ you get .1075. So, it seems logical to split the 12 units between the .1 and .11.

Everything else is straightforward. Total acres for housing is 1.29, no open space, 12 units, and hence $12/1.29$ units per acre

Sagecrest

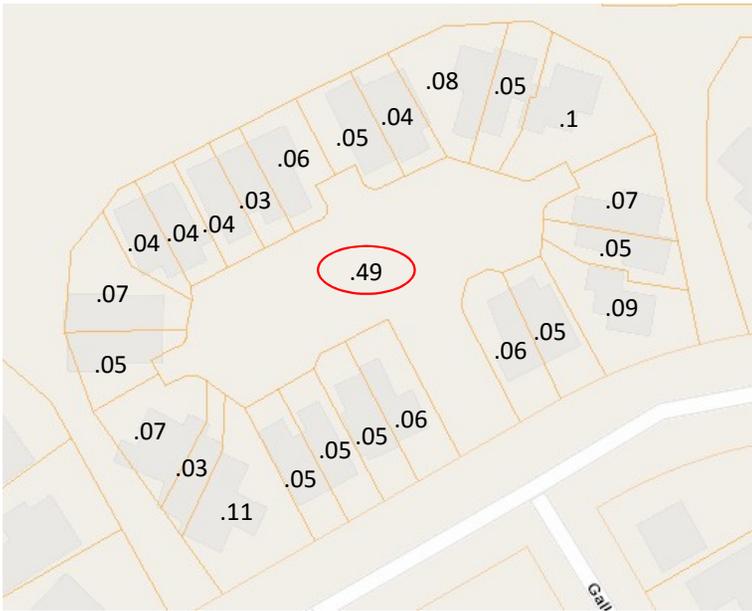




Step 1
Tally the number of units

Sagecrest	
acres per unit	number of units
0.03	2
0.04	4
0.05	8
0.06	3
0.07	3
0.08	1
0.09	1
0.1	1
0.11	1

Count the acres of open space

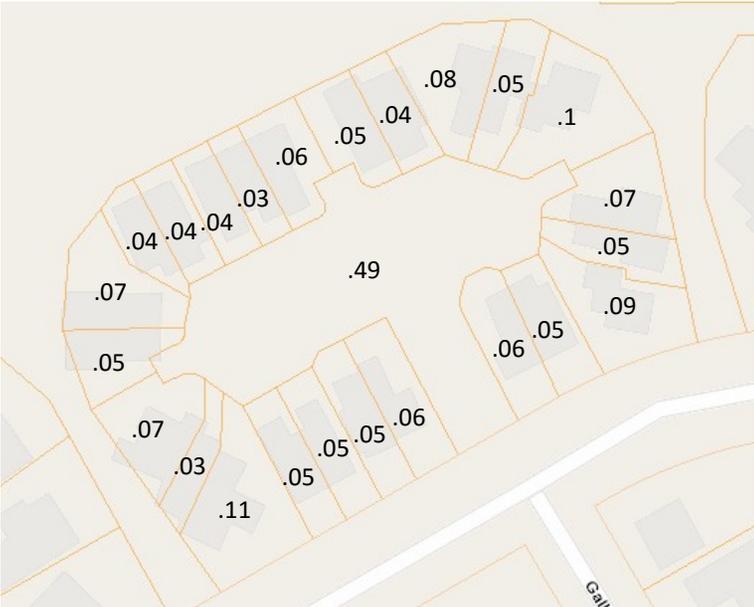


Sagecrest		
acres per unit	number of units	total acres
0.03	2	0.06
0.04	4	0.16
0.05	8	0.4
0.06	3	0.18
0.07	3	0.21
0.08	1	0.08
0.09	1	0.09
0.1	1	0.1
0.11	1	0.11
total number of acres for housing		1.39
total number of acres of open space		0.49

Insert the red circled number here

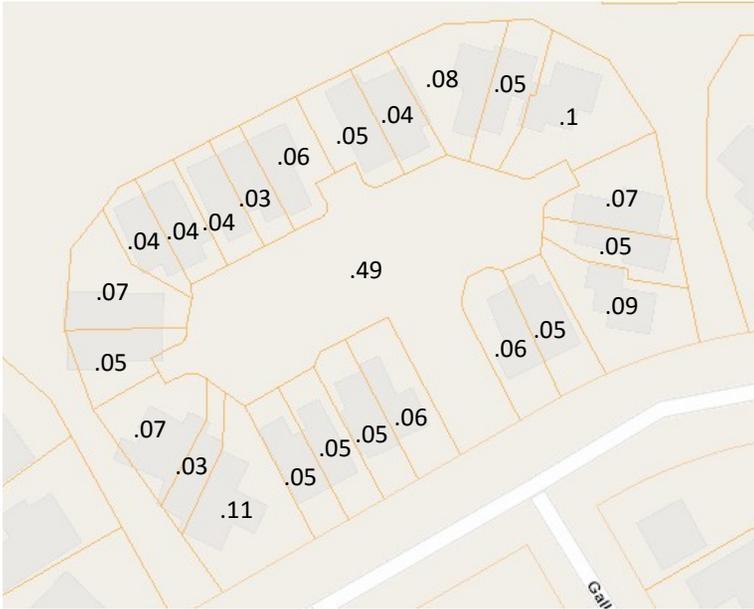


Calculate the total number of units



Sagecrest		
acres per unit	number of units	total acres
0.03	2	0.06
0.04	4	0.16
0.05	8	0.4
0.06	3	0.18
0.07	3	0.21
0.08	1	0.08
0.09	1	0.09
0.1	1	0.1
0.11	1	0.11
total number of acres for housing		1.39
total number of acres of open space		0.49
total number of units		24

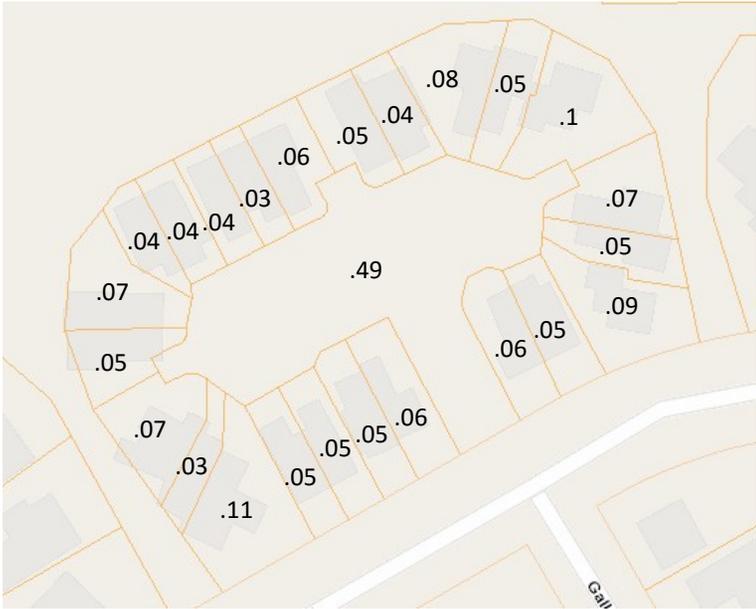
Sum these numbers



Step 5
Calculate the total number of acres

Sagecrest			
acres per unit	number of units	total acres	
0.03	2	0.06	
0.04	4	0.16	
0.05	8	0.4	
0.06	3	0.18	
0.07	3	0.21	
0.08	1	0.08	
0.09	1	0.09	
0.1	1	0.1	
0.11	1	0.11	
total number of acres for housing		1.39	
total number of acres of open space		0.49	
total number of units		24	
total number of acres		1.88	

Sum these 2 numbers



Step 6
Calculate the units per acre

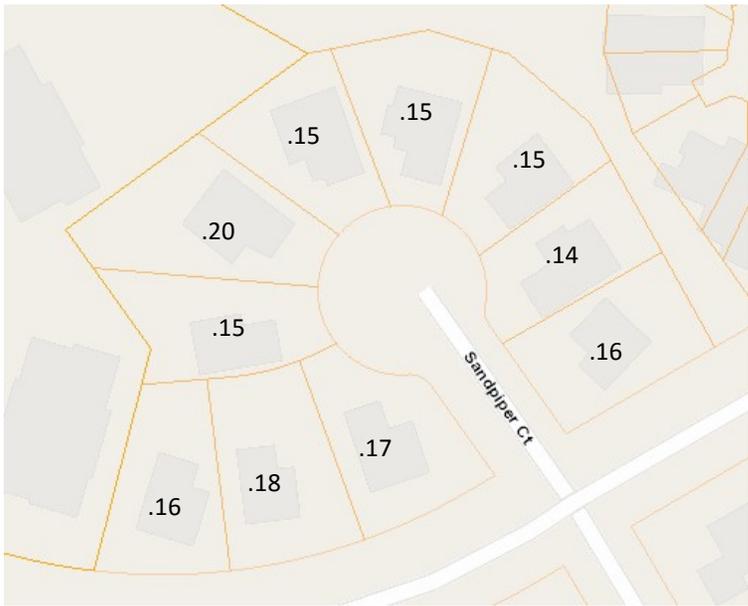
Sagecrest			
acres per unit	number of units	total acres	
0.03	2	0.06	
0.04	4	0.16	
0.05	8	0.4	
0.06	3	0.18	
0.07	3	0.21	
0.08	1	0.08	
0.09	1	0.09	
0.1	1	0.1	
0.11	1	0.11	
total number of acres for housing		1.39	
total number of acres of open space		0.49	
total number of units		24	
total number of acres		1.88	
units per acre for Sagecrest		12.76595745	

Divide 24 by 1.88

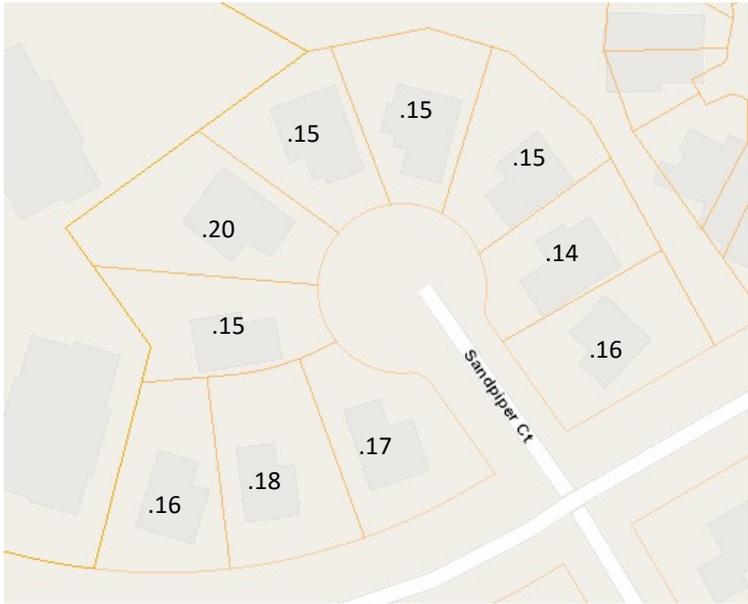
Sandpiper Court



Step 1
Tally the number of units



Sandpiper Court		
acres per unit		number of units
0.14		1
0.15		4
0.16		2
0.17		1
0.18		1
0.19		
0.2		1

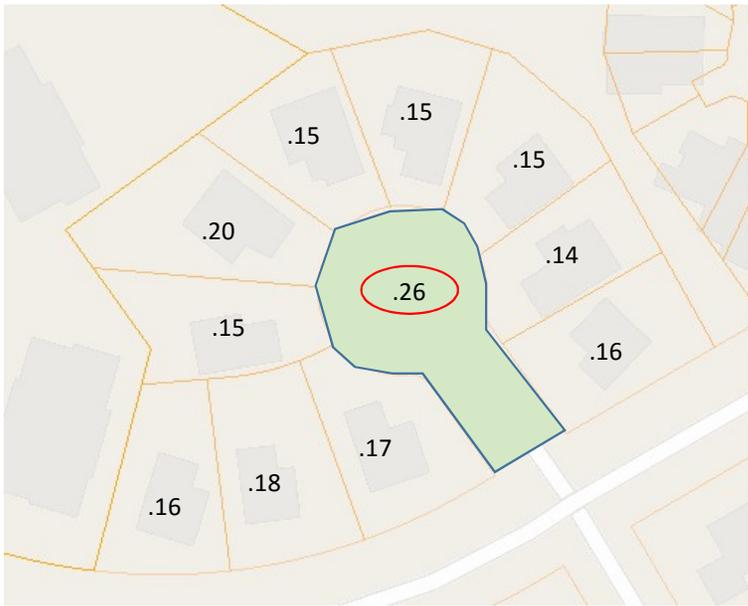


Sandpiper Court			
acres per unit	number of units	total acres	
0.14	1	0.14	
0.15	4	0.6	
0.16	2	0.32	
0.17	1	0.17	
0.18	1	0.18	
0.19		0	
0.2	1	0.2	
total number of acres for housing		1.61	

Acres per unit *
number of units

Sum all the numbers above

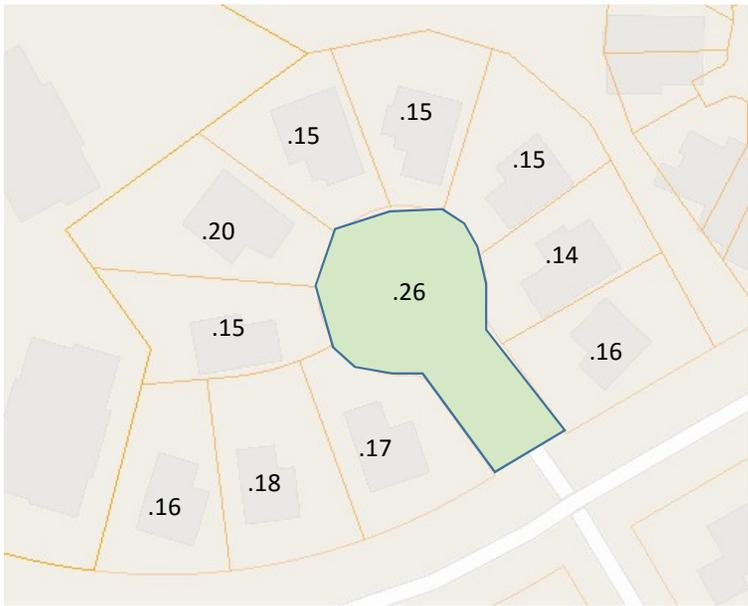
Count the acres of open space



Sandpiper Court			
acres per unit	number of units	total acres	
0.14	1	0.14	
0.15	4	0.6	
0.16	2	0.32	
0.17	1	0.17	
0.18	1	0.18	
0.19		0	
0.2	1	0.2	
total number of acres for housing		1.61	
total number of acres of open space		0.26	

Insert the red circled number here



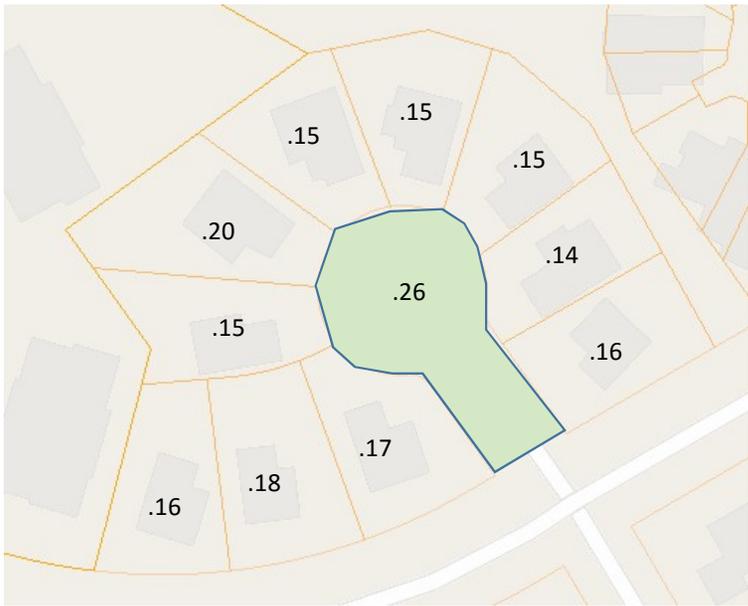


Sandpiper Court

acres per unit	number of units	total acres
0.14	1	0.14
0.15	4	0.6
0.16	2	0.32
0.17	1	0.17
0.18	1	0.18
0.19		0
0.2	1	0.2
total number of acres for housing		1.61
total number of acres of open space		0.26
total number of units		10

Sum these numbers

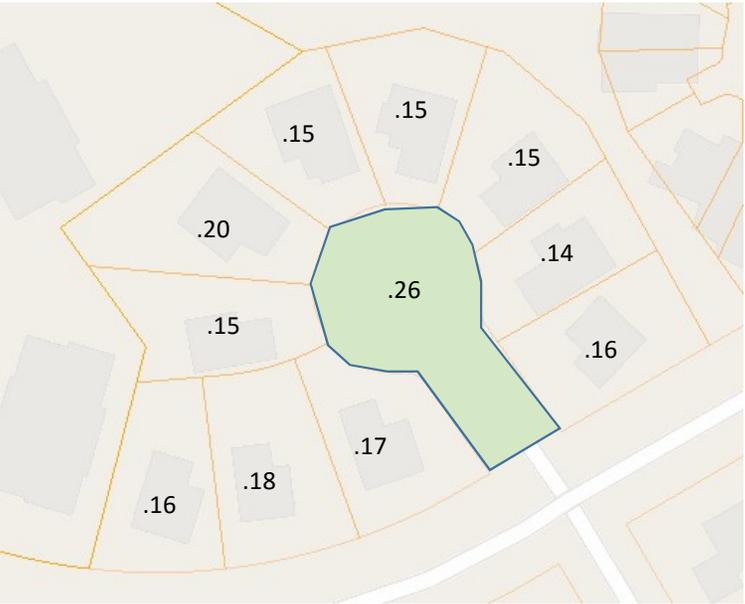
Step 5
Calculate the total number of acres



Sandpiper Court			
acres per unit	number of units	total acres	
0.14	1	0.14	
0.15	4	0.6	
0.16	2	0.32	
0.17	1	0.17	
0.18	1	0.18	
0.19		0	
0.2	1	0.2	
total number of acres for housing		1.61	
total number of acres of open space		0.26	
total number of units		10	
total number of acres		1.87	

Sum these 2 numbers

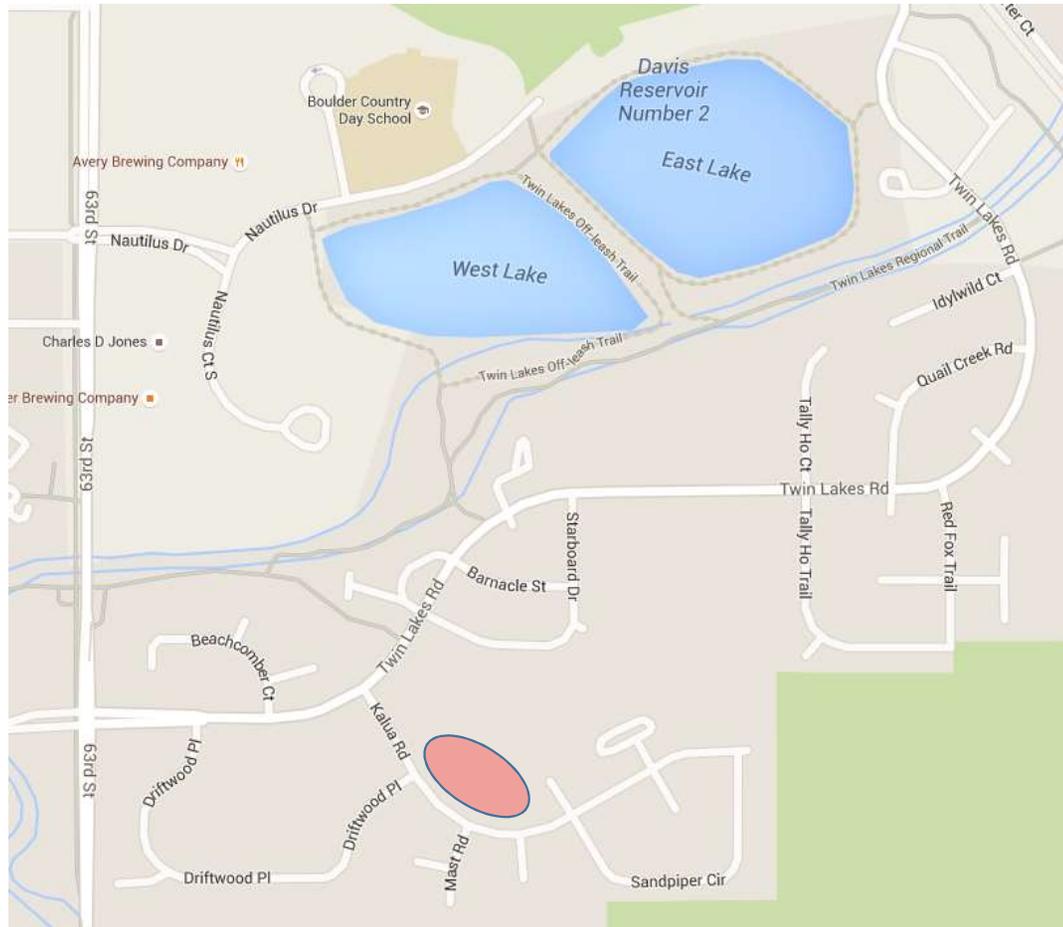
Step 6
Calculate the units per acre



Sandpiper Court			
acres per unit	number of units	total acres	
0.14	1	0.14	
0.15	4	0.6	
0.16	2	0.32	
0.17	1	0.17	
0.18	1	0.18	
0.19		0	
0.2	1	0.2	
total number of acres for housing		1.61	
total number of acres of open space		0.26	
total number of units		10	
total number of acres		1.87	
units per acre for Sandpiper Court		5.347593583	

Divide 10 by 1.87

Snug Harbor Village



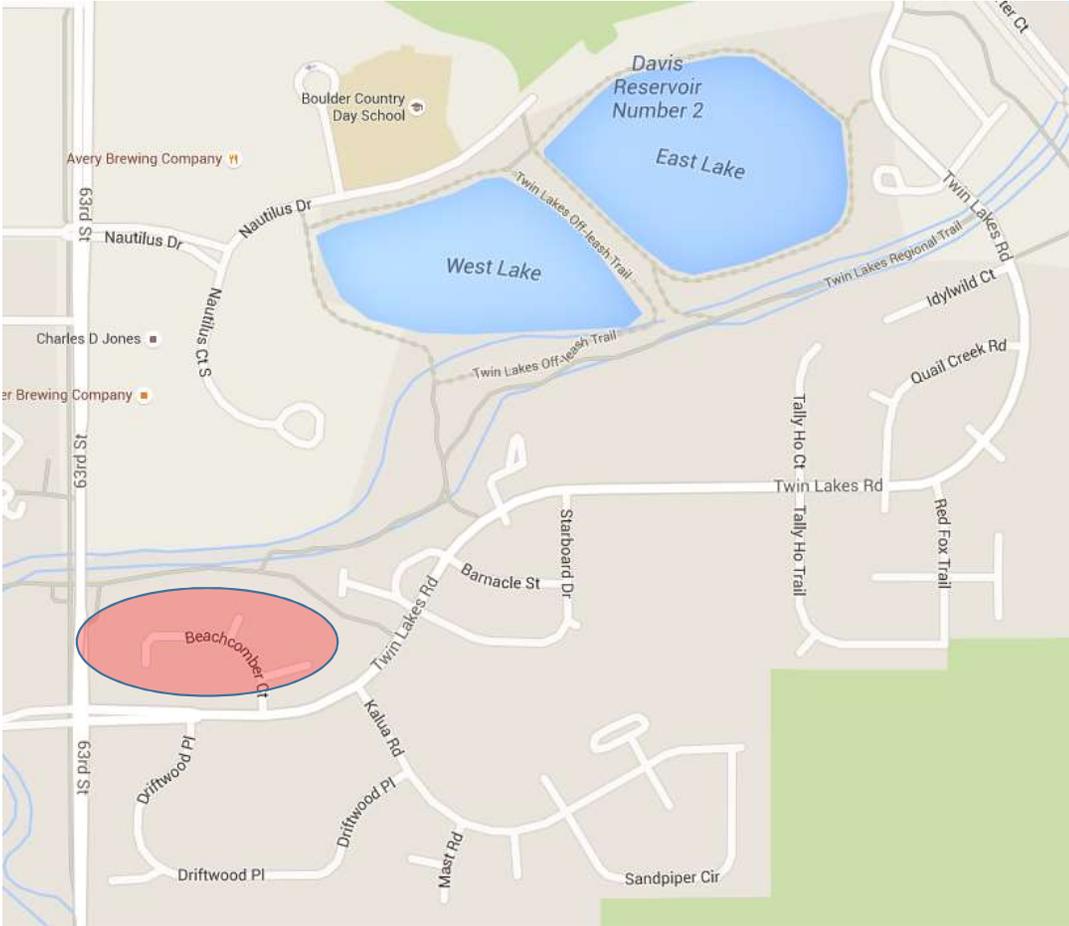


Snug Harbor Village		
acres per unit	number of units	total acres
0.05		0
0.06	24	1.44
0.07	16	1.12
0.08		0
total number of acres for housing		2.56
total number of acres of open space		0
total number of units		40
total number of acres		2.56
units per acre for Snug Harbor Village		15.625

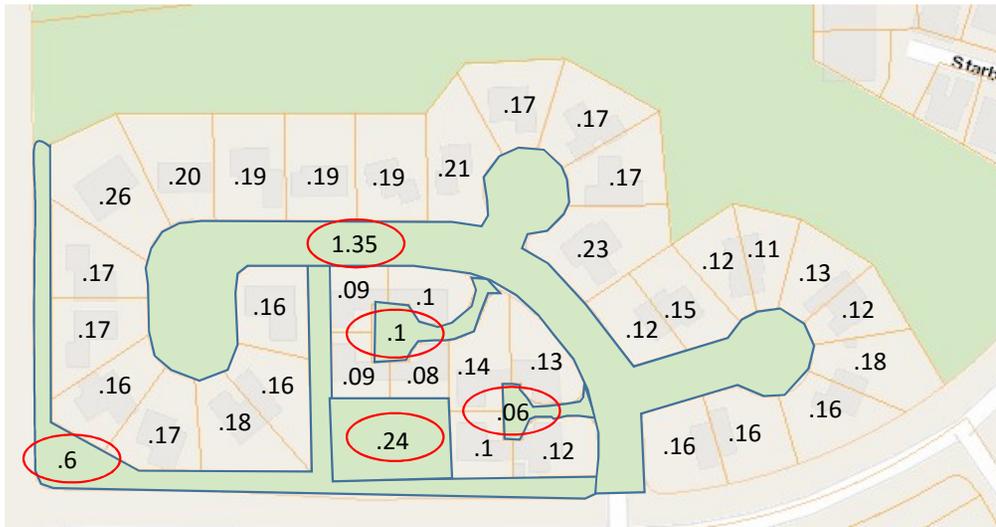
Rather than putting this in as 1 big property, it seems prudent to break it up into the 40 pieces. It is key here to ensure that the number of units sum up to 40 and that the area sums up to 2.56. Why did I choose to put the units at .06 and .07? That is simply because if you take $2.56/40$ you get .064. So, it seems logical to split the 40 units between the .06 and .07 buckets.

Everything else is straightforward. Total acres for housing is 2.56, no open space, 40 units, and hence $40/2.56$ units per acre

Twin Lakes (section 1)

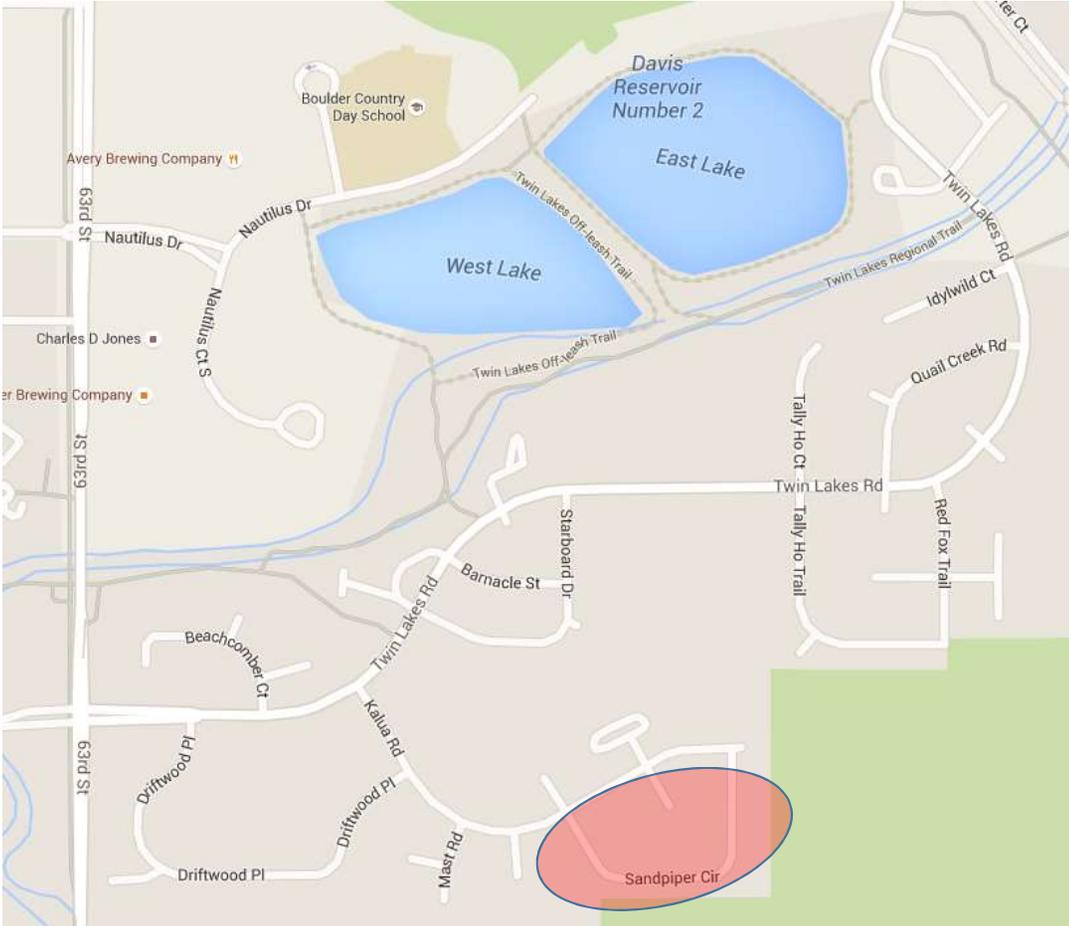


Tally and open space numbers
 Don't calculate Units / Acre until all sections of Twin Lakes
 Are completed

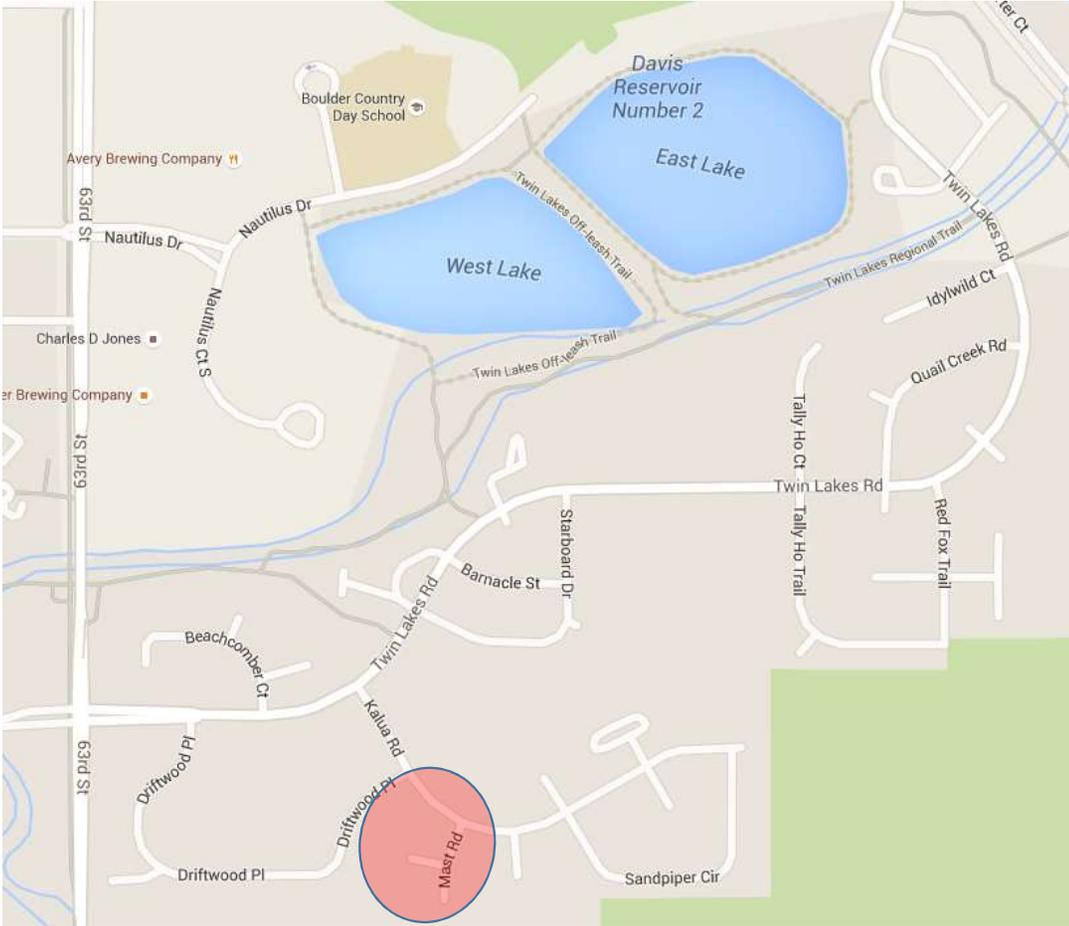


Twin Lakes (section 1)			
acres per unit	number of units	total acres	
0.08	1	0.08	
0.09	2	0.18	
0.1	2	0.2	
0.11	1	0.11	
0.12	4	0.48	
0.13	2	0.26	
0.14	1	0.14	
0.15	1	0.15	
0.16	6	0.96	
0.17	6	1.02	
0.18	2	0.36	
0.19	3	0.57	
0.2	1	0.2	
0.21		0	
0.22	1	0.22	
0.23	1	0.23	
0.24		0	
0.25		0	
0.26	1	0.26	
0.27		0	
0.28		0	
0.29		0	
0.3		0	
0.31		0	
0.32		0	
0.33		0	
0.34		0	
0.35		0	
0.36		0	
0.37		0	
total number of acres for housing		5.42	
total number of acres of open space		2.35	
total number of units		35	

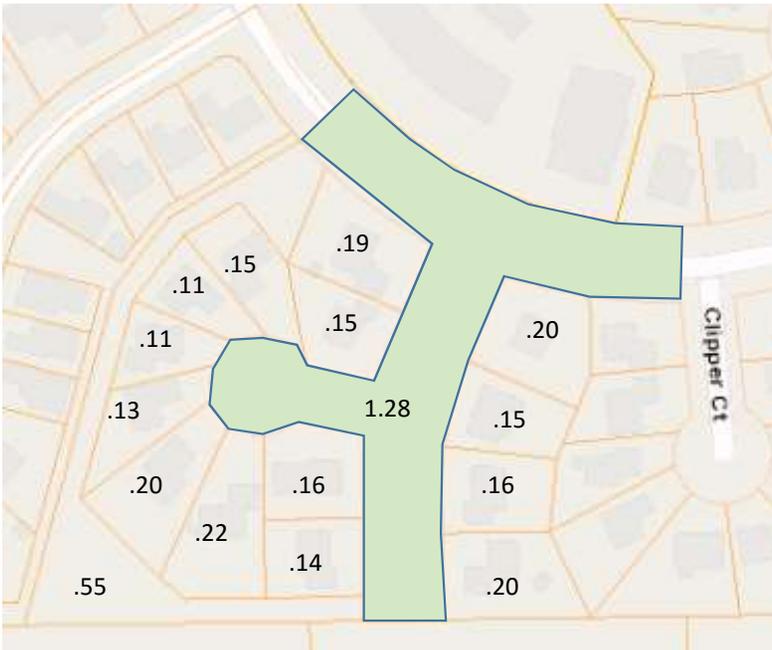
Twin Lakes (section 2)



Twin Lakes (section 3)

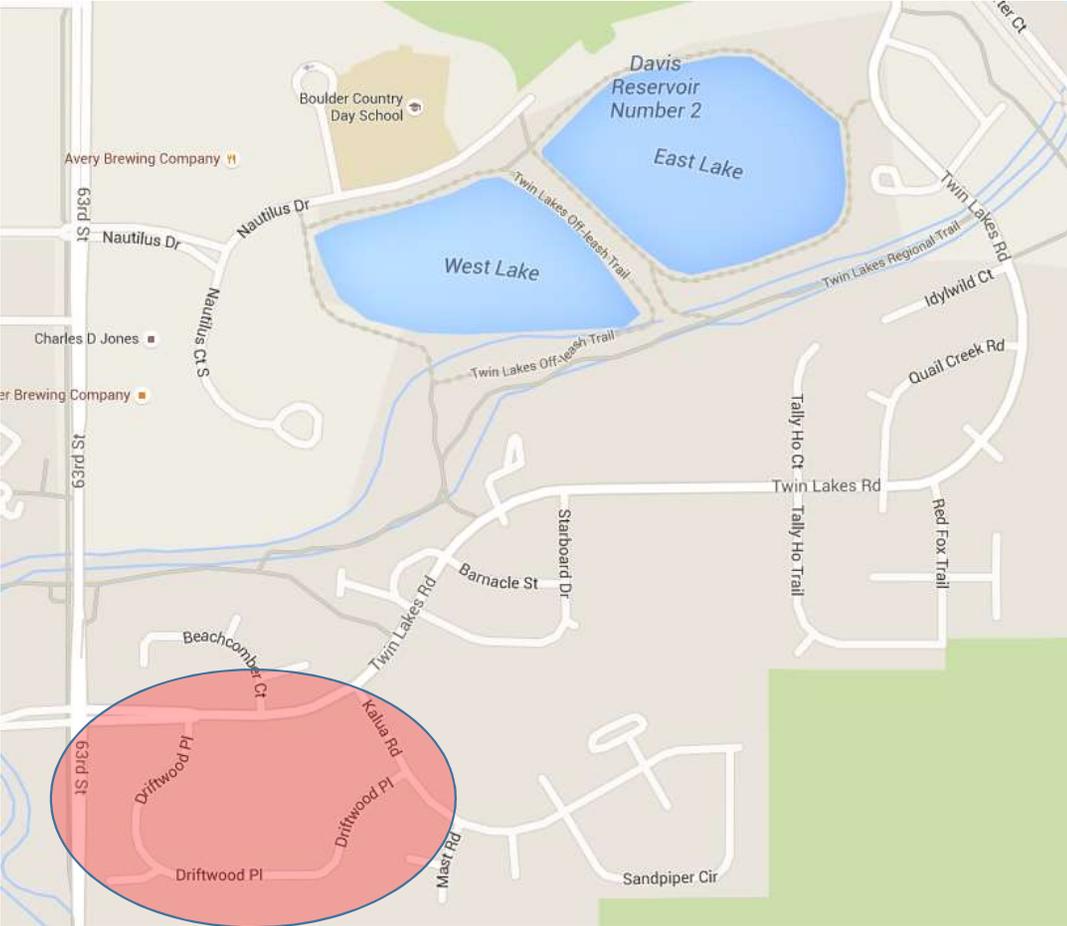


Tally the numbers for Twin Lakes Section 3
 Don't calculate total Units/Acre until done with all sections

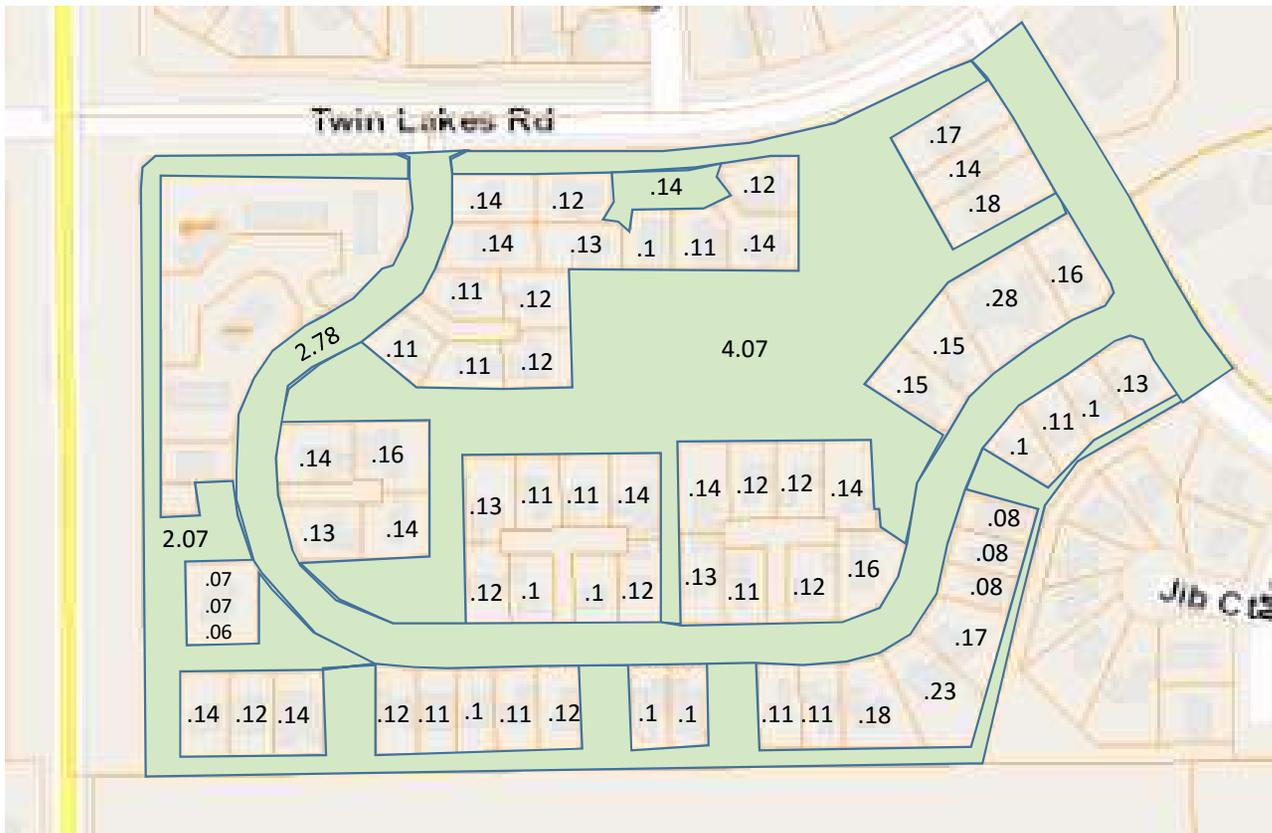


Twin Lakes (section 3)		
acres per unit	number of units	total acres
0.08		0
0.09		0
0.1		0
0.11	2	0.22
0.12		0
0.13	1	0.13
0.14	1	0.14
0.15	3	0.45
0.16	2	0.32
0.17		0
0.18		0
0.19	1	0.19
0.2	3	0.6
0.21		0
0.22	1	0.22
0.23		0
0.24		0
0.25		0
0.26		0
0.27		0
0.28		0
0.29		0
0.3		0
0.31		0
0.32		0
0.33		0
0.34		0
0.35		0
0.36		0
0.37		0
total number of acres for housing		2.27
total number of acres of open space		1.83
total number of units		14

Twin Lakes (section 4)

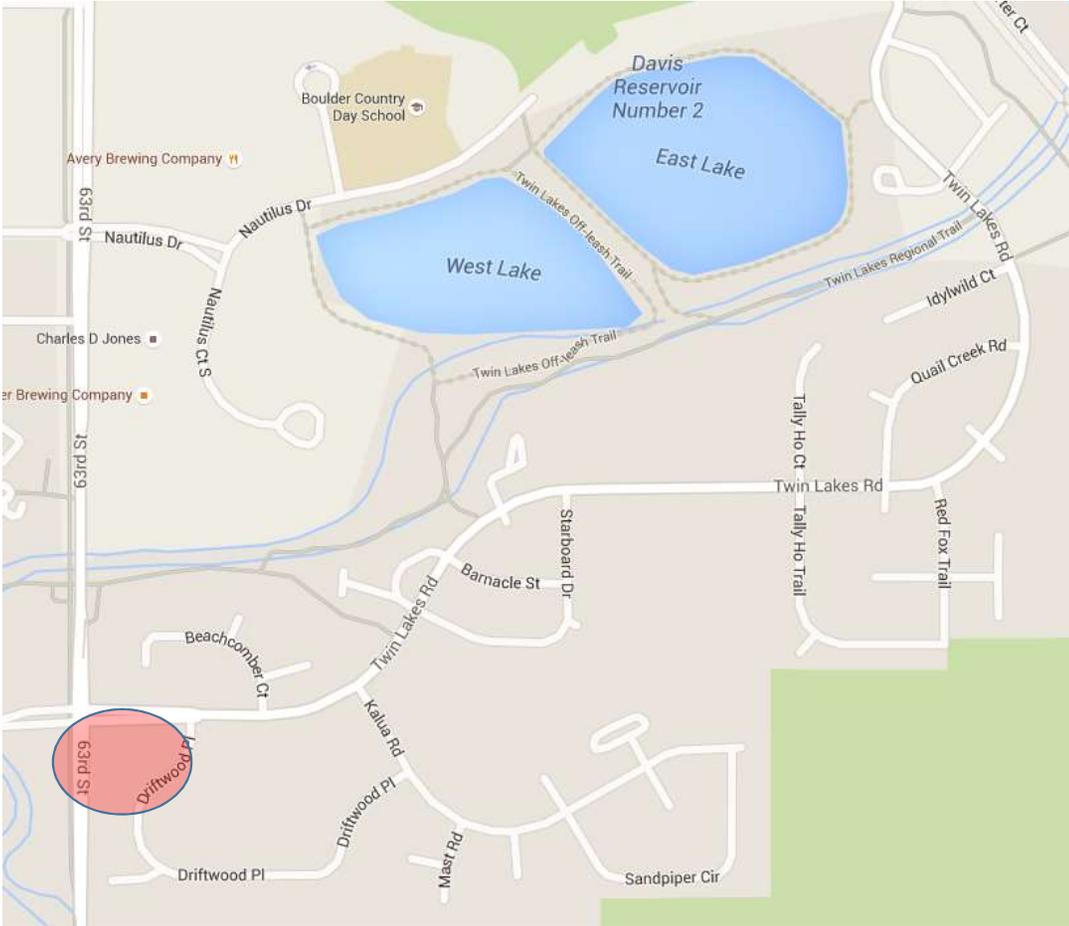


Tally the numbers for Twin Lakes Section 4
 Don't calculate total Units/Acre until done with all sections

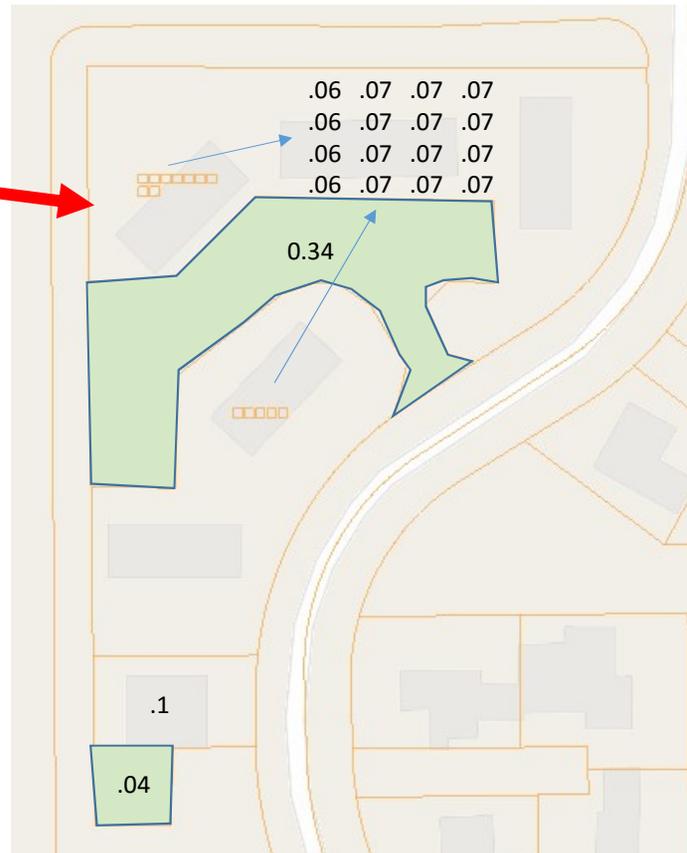
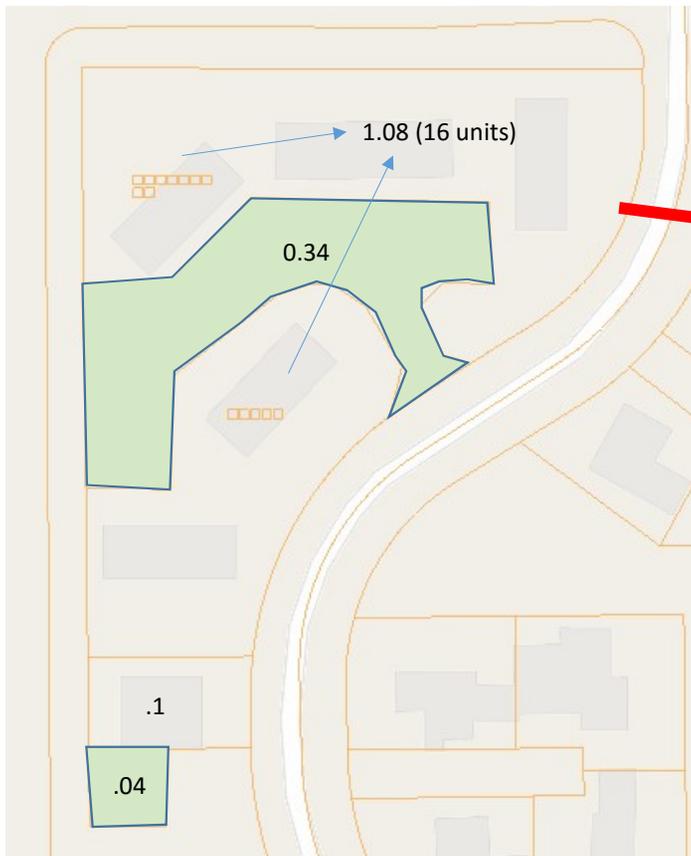


Twin Lakes (section 4)		
acres per unit	number of units	total acres
0.06	1	0.06
0.07	2	0.14
0.08	3	0.24
0.09		0
0.1	8	0.8
0.11	12	1.32
0.12	12	1.44
0.13	5	0.65
0.14	11	1.54
0.15	2	0.3
0.16	3	0.48
0.17	2	0.34
0.18	2	0.36
0.19		0
0.2		0
0.21		0
0.22		0
0.23	1	0.23
0.24		0
0.25		0
0.26		0
0.27		0
0.28	1	0.28
0.29		0
0.3		0
0.31		0
0.32		0
0.33		0
0.34		0
0.35		0
0.36		0
0.37		0
total number of acres for housing		8.18
total number of acres of open space		9.06
total number of units		65

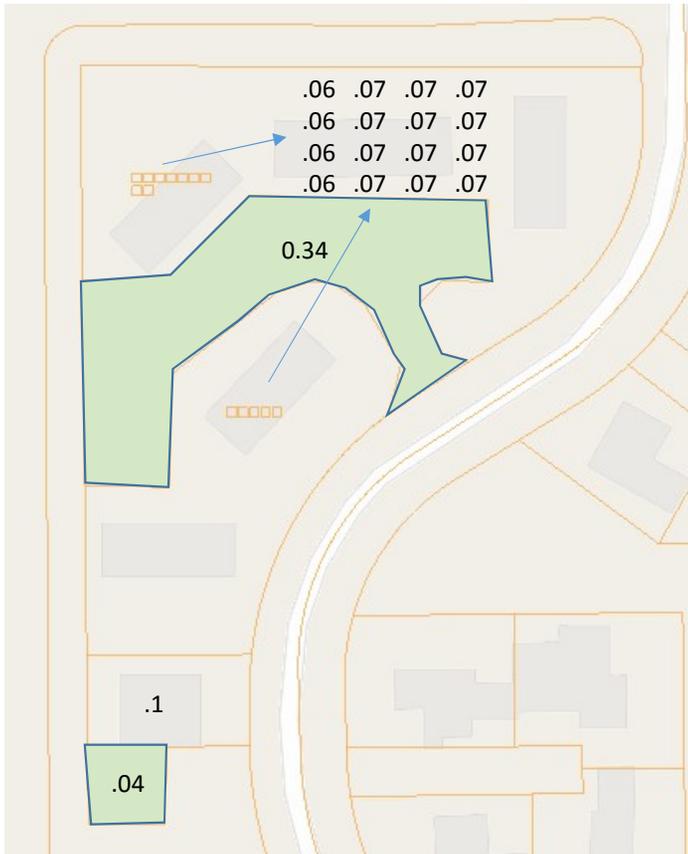
Twin Lakes (section 5)



Divide the large area into 16 individual area. If you sum the 16 numbers, you will add up to the 1.08 acres.

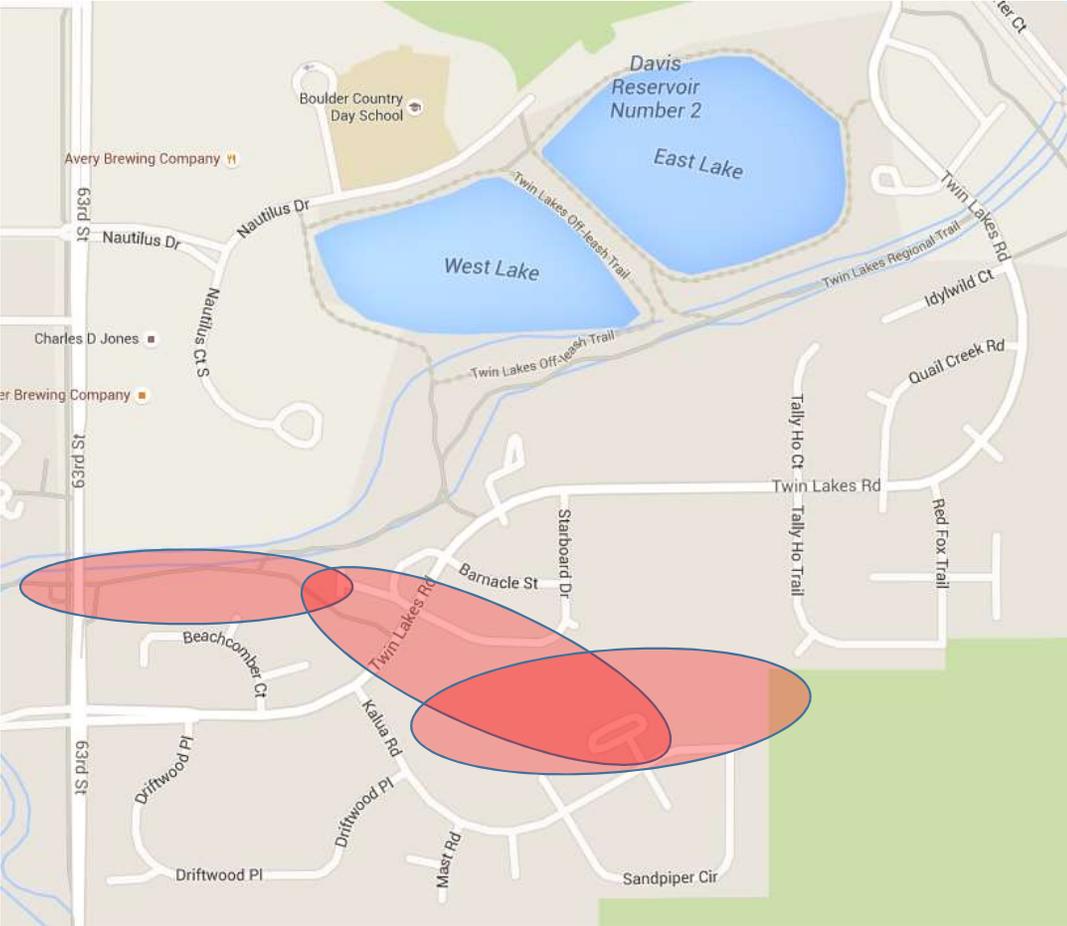


Tally the numbers for Twin Lakes Section 5
 Don't calculate total Units/Acre until done with all sections



Twin Lakes (section 5)		
acres per unit	number of units	total acres
0.06	4	0.24
0.07	12	0.84
0.08		0
0.09		0
0.1	1	0.1
0.11		0
0.12		0
0.13		0
0.14		0
0.15		0
0.16		0
0.17		0
0.18		0
0.19		0
0.2		0
0.21		0
0.22		0
0.23		0
0.24		0
0.25		0
0.26		0
0.27		0
0.28		0
0.29		0
0.3		0
0.31		0
0.32		0
0.33		0
0.34		0
0.35		0
0.36		0
0.37		0
total number of acres for housing		1.18
total number of acres of open space		0.38
total number of units		17

Twin Lakes (section 6)



Twin Lakes (section 6)

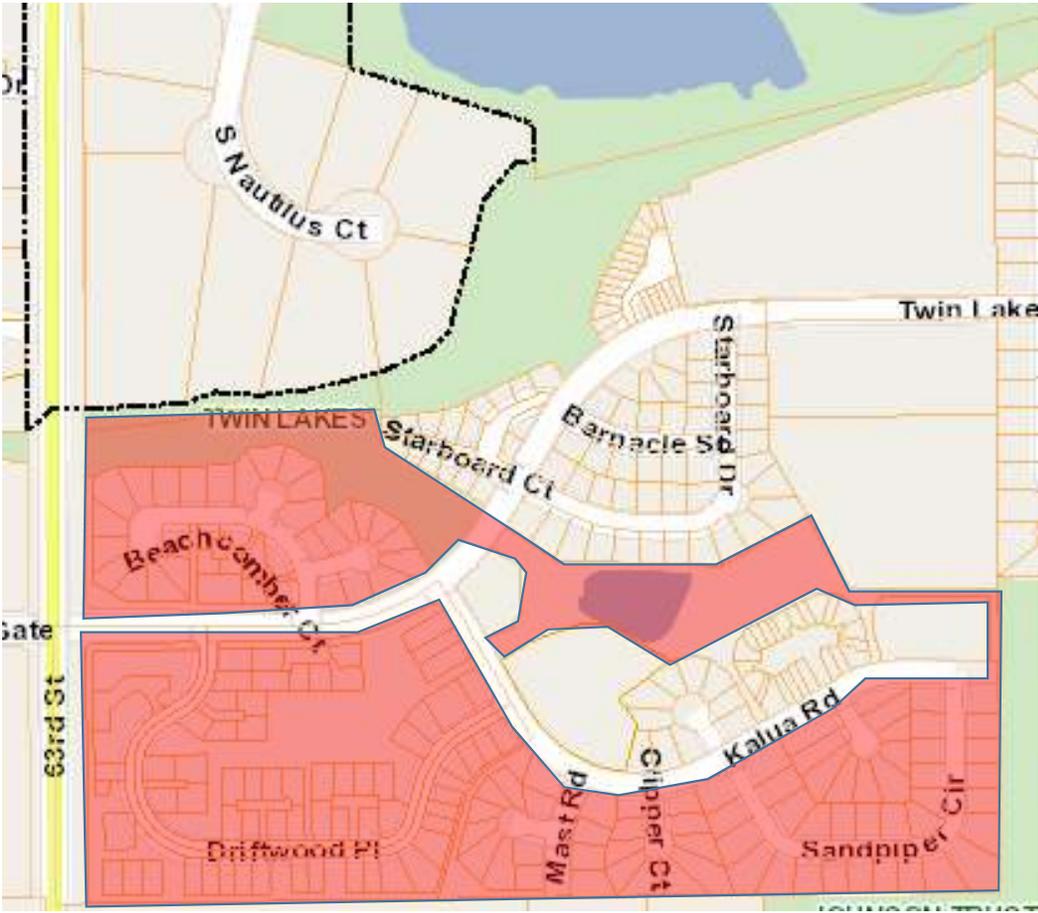


Tally the numbers for Twin Lakes Section 6 – This is all open space

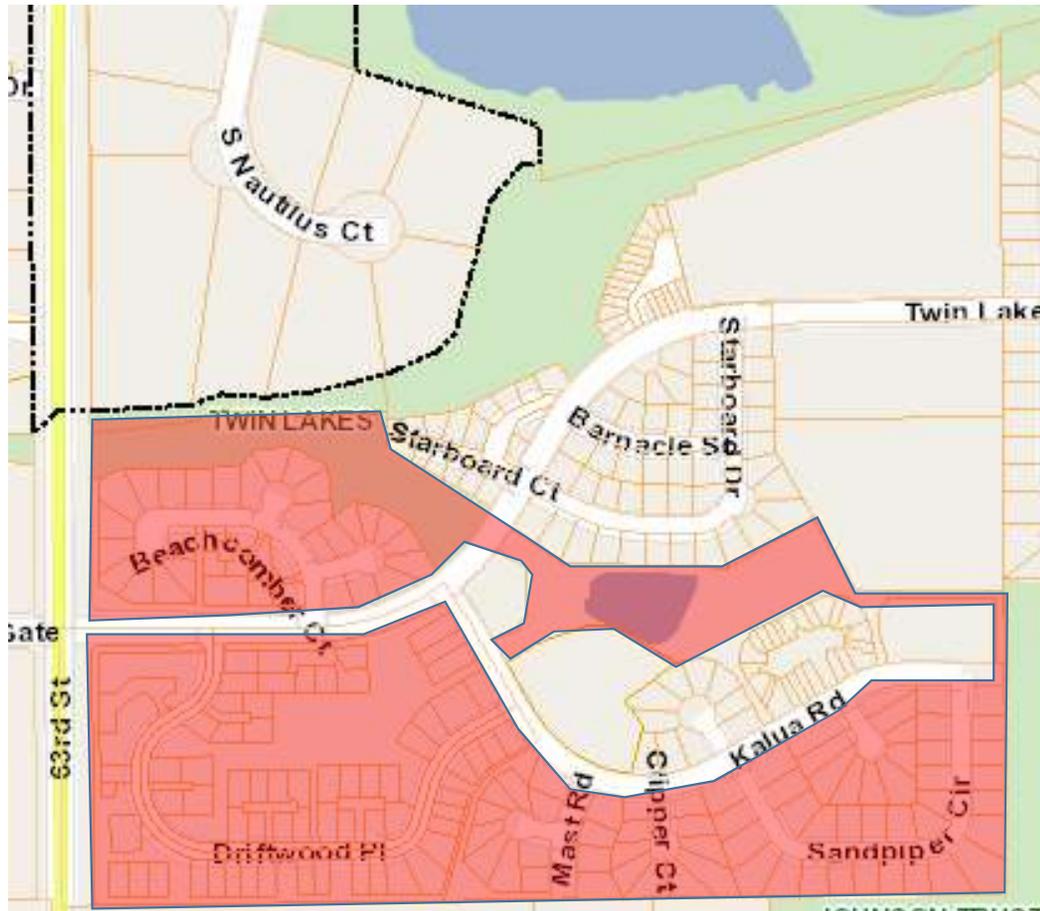
Don't calculate total Units/Acre until done with all sections

Twin Lakes (section 6)		
acres per unit	number of units	total acres
0.06		0
0.07		0
0.08		0
0.09		0
0.1		0
0.11		0
0.12		0
0.13		0
0.14		0
0.15		0
0.16		0
0.17		0
0.18		0
0.19		0
0.2		0
0.21		0
0.22		0
0.23		0
0.24		0
0.25		0
0.26		0
0.27		0
0.28		0
0.29		0
0.3		0
0.31		0
0.32		0
0.33		0
0.34		0
0.35		0
0.36		0
0.37		0
total number of acres for housing		0
total number of acres of open space		9.31
total number of units		0

Twin Lakes (ALL)



Twin Lakes (ALL)

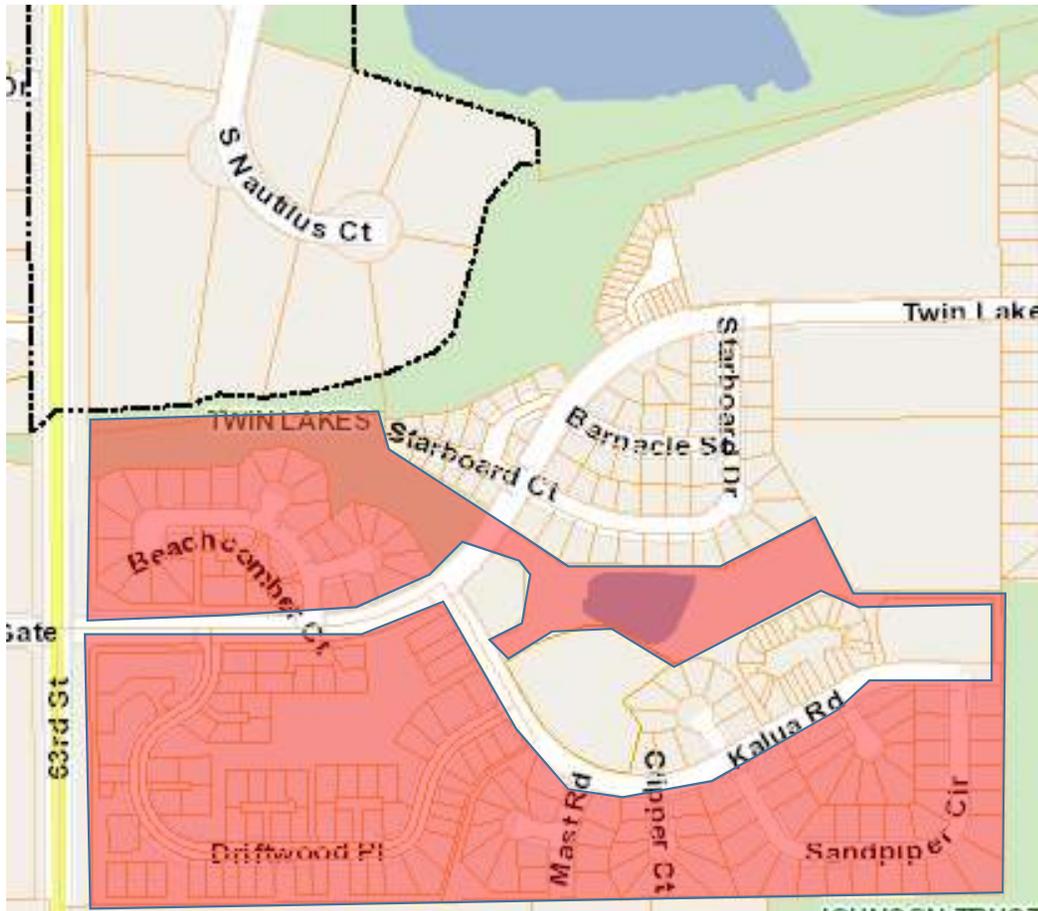


Step 1

Combine all the previous tables into 1 table.
This includes all the number of units and total acres of open space

Twin Lakes (ALL)		
acres per unit	number of units	total acres
0.06	5	0.3
0.07	14	0.98
0.08	4	0.32
0.09	2	0.18
0.1	11	1.1
0.11	16	1.76
0.12	17	2.04
0.13	11	1.43
0.14	13	1.82
0.15	9	1.35
0.16	26	4.16
0.17	11	1.87
0.18	9	1.62
0.19	6	1.14
0.2	9	1.8
0.21	1	0.21
0.22	3	0.66
0.23	6	1.38
0.24	4	0.96
0.25	0	0
0.26	1	0.26
0.27	1	0.27
0.28	2	0.56
0.29	0	0
0.3	0	0
0.31	0	0
0.32	0	0
0.33	0	0
0.34	0	0
0.35	0	0
0.36	0	0
0.37	1	0.37
total number of acres for housing		26.54
total number of acres of open space		26.38
total number of units		182

Twin Lakes (ALL)



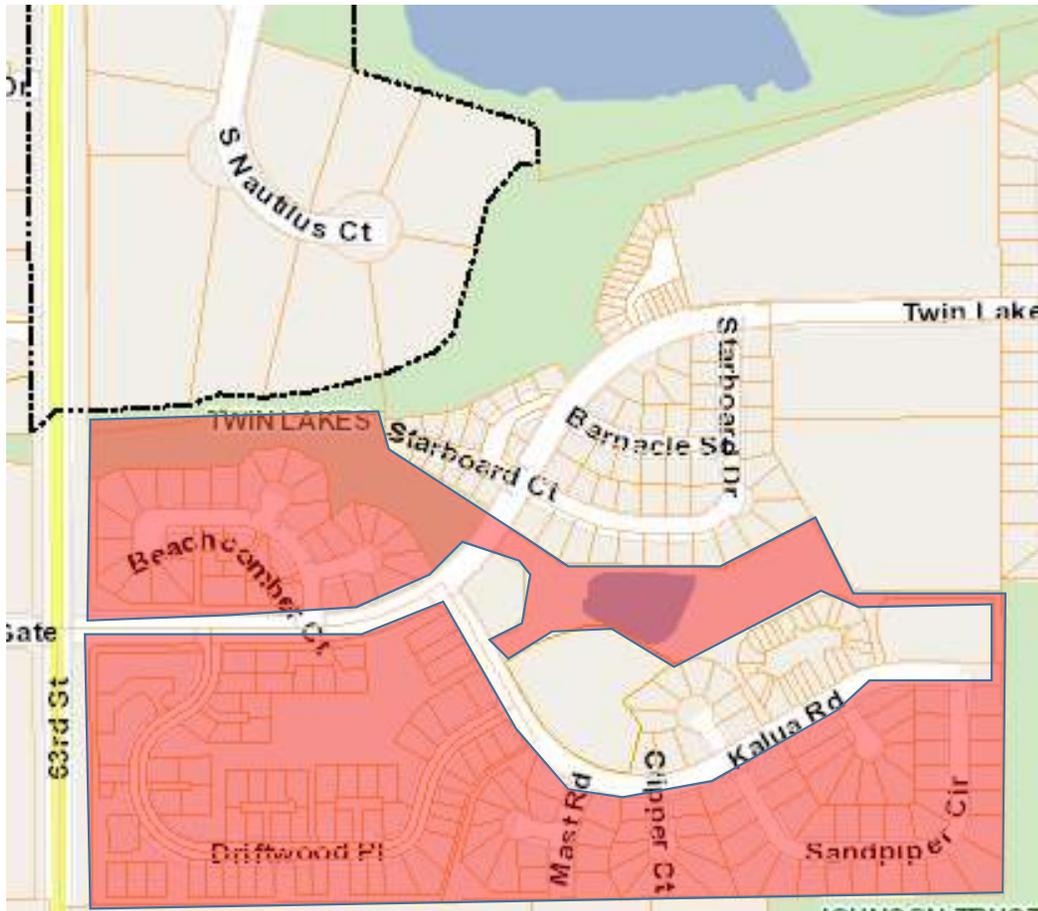
Step 5

Calculate the total number of acres

Twin Lakes (ALL)		
acres per unit	number of units	total acres
0.06	5	0.3
0.07	14	0.98
0.08	4	0.32
0.09	2	0.18
0.1	11	1.1
0.11	16	1.76
0.12	17	2.04
0.13	11	1.43
0.14	13	1.82
0.15	9	1.35
0.16	26	4.16
0.17	11	1.87
0.18	9	1.62
0.19	6	1.14
0.2	9	1.8
0.21	1	0.21
0.22	3	0.66
0.23	6	1.38
0.24	4	0.96
0.25	0	0
0.26	1	0.26
0.27	1	0.27
0.28	2	0.56
0.29	0	0
0.3	0	0
0.31	0	0
0.32	0	0
0.33	0	0
0.34	0	0
0.35	0	0
0.36	0	0
0.37	1	0.37
total number of acres for housing		26.54
total number of acres of open space		26.38
total number of units		182
total number of acres		52.92

Sum these 2 numbers

Twin Lakes (ALL)



Twin Lakes (ALL)		
acres per unit	number of units	total acres
0.06	5	0.3
0.07	14	0.98
0.08	4	0.32
0.09	2	0.18
0.1	11	1.1
0.11	16	1.76
0.12	17	2.04
0.13	11	1.43
0.14	13	1.82
0.15	9	1.35
0.16	26	4.16
0.17	11	1.87
0.18	9	1.62
0.19	6	1.14
0.2	9	1.8
0.21	1	0.21
0.22	3	0.66
0.23	6	1.38
0.24	4	0.96
0.25	0	0
0.26	1	0.26
0.27	1	0.27
0.28	2	0.56
0.29	0	0
0.3	0	0
0.31	0	0
0.32	0	0
0.33	0	0
0.34	0	0
0.35	0	0
0.36	0	0
0.37	1	0.37
total number of acres for housing		26.54
total number of acres of open space		26.38
total number of units		182
total number of acres		52.92
units per acre for Twin Lakes		3.439153439

Divide 182 by
52.92

Section 2: Explain how to adjust distributions to reflect gross densities rather than net densities

How do we generate a gross distribution

- Allocate the open space acreage back to the individual units
- Start with giving each unit an additional incremental amount
- $\text{Total acres of open space} / \text{total units}$
- This will likely not be an even multiple of .01
- Adjust some of the units to make the new Total number of acres available for housing equal to the previous total number of acres
- Best understood by example: Start with Portal Estates since it is small and easily understood

Portal Estates Weighted Unit size

Portal Estates			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03		0		0
0.04	7	0.28		0
0.05	8	0.4		0
0.06	5	0.3	7	0.42
0.07		0	8	0.56
0.08		0	5	0.4
0.09		0		0
total number of acres for housing		0.98		1.38
total number of acres of open space		0.35		
total number of units		20		20
total number of acres		1.33		1.38
units per acre for portal estates		15.03759398		14.49275362

Total amount of open space is .35

Total number of units is 20

Thus, each unit should get an additional $.35/20 = .0175$ acres

Notice that is really close to .02

Thus, we start by shifting all the units down by .02 acres (every units get .02 bigger)

The goal is to make the acres for housing in the second table equal to the total number of acres in the first table.

Because we gave every unit .02 additional acres, we are too big. We need to remove .05 acres. Let's do that.

Portal Estates Weighted Unit size

Portal Estates			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03		0		0
0.04	7	0.28		0
0.05	8	0.4	5	0.25
0.06	5	0.3	2	0.12
0.07		0	8	0.56
0.08		0	5	0.4
0.09		0		0
total number of acres for housing		0.98		1.33
total number of acres of open space		0.35		
total number of units		20		20
total number of acres		1.33		1.33
units per acre for portal estates		15.03759398		15.03759398

By moving 5 of the units from the .06 acres per unit row to the .05 units per acre row, we have achieved equality.

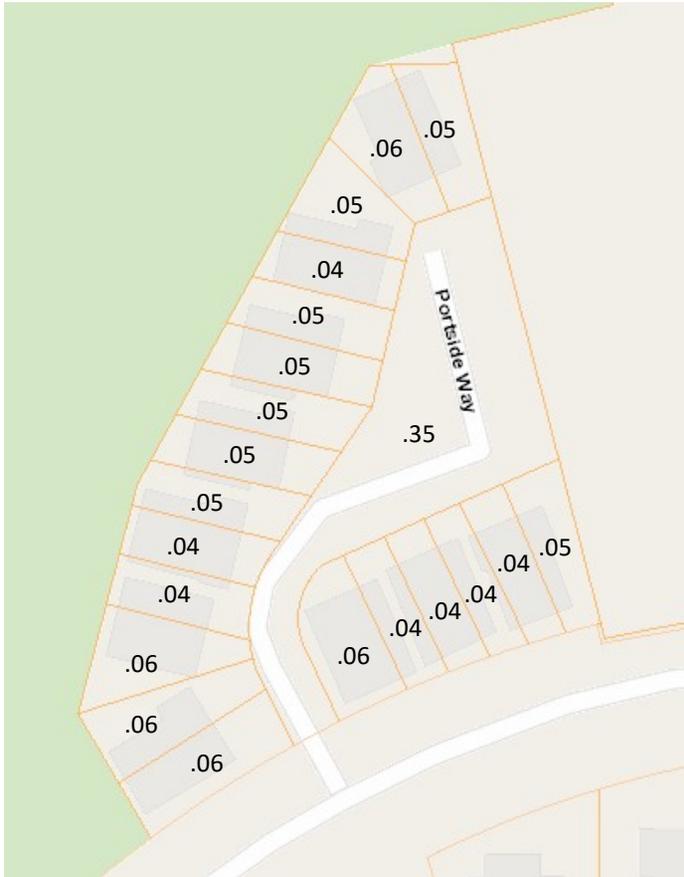
All of the open space has been allocated to the individual units pretty much equally (except for the 5 units that only got .01 additional acres)

We should also zero out the open space for this table since it has all ready been assigned back to each unit.

When we calculate the units per acre, we get the exact same number.

If you want to think about this another way, I am effectively growing each property into the open space. See the next slide for a visual representation of what I am doing here.

Before



Most properties increased by .02 acres. 5 of the .04 acre properties only increased by .01 acres. Those 5 are circled.

After



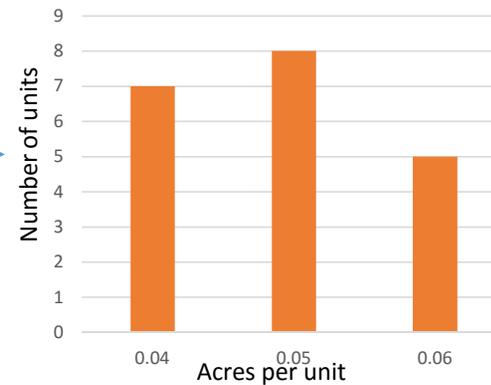
Why am I doing this.... So I can make a gross histogram!

Portal Estates			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03		0		0
0.04	7	0.28		0
0.05	8	0.4	5	0.25
0.06	5	0.3	2	0.12
0.07		0	8	0.56
0.08		0	5	0.4
0.09		0		0
total number of acres for housing		0.98		1.33
total number of acres of open space		0.35		
total number of units		20		20
total number of acres		1.33		1.33
units per acre for portal estates		15.03759398		15.03759398

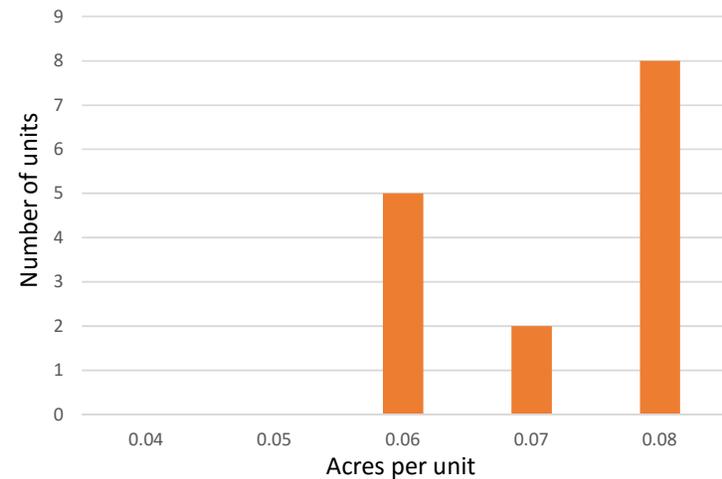
Does not include open space

Includes open space

Net Distribution for Portal Estates



Gross Distribution for Portal Estates



Gross distributions are more representative of a community since they account for all the space between houses.

Repeat this process for each community

Red Fox Hills

Shift down by $20.72/116 = .177$

Thus, shift all units by .18 and then decrease a few to .17

Red Fox Hills			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03		0		0
0.04		0		0
0.05		0		0
0.06		0		0
0.07		0		0
0.08		0		0
0.09		0		0
0.1		0		0
0.11		0		0
0.12		0		0
0.13		0		0
0.14		0		0
0.15	1	0.15		0
0.16	1	0.16		0
0.17	10	1.7		0
0.18	8	1.44		0
0.19	5	0.95		0
0.2	7	1.4		0
0.21	14	2.94		0
0.22	15	3.3		0
0.23	8	1.84		0
0.24	9	2.16		0
0.25	6	1.5		0
0.26	2	0.52		0
0.27	3	0.81		0
0.28	9	2.52		0
0.29	4	1.16		0
0.3	4	1.2		0
0.31	2	0.62		0
0.32	1	0.32	1	0.32
0.33	2	0.66	1	0.33
0.34	3	1.02	10	3.4
0.35	0	0	4	1.4
0.36	0	0	4	1.44
0.37	1	0.37	5	1.85
0.38	0	0	7	2.66
0.39	0	0	14	5.46
0.4	0	0	15	6
0.41	0	0	8	3.28
0.42	0.42	0.42	9	3.78
0.43	0	0	6	2.58
0.44	0	0	2	0.88
0.45	0	0	3	1.35
0.46	0	0	9	4.14
0.47	0	0	4	1.88
0.48	0	0	4	1.92
0.49	0	0	2	0.98
0.5	0	0	1	0.5
0.51	0	0	2	1.02
0.52	0	0	3	1.56
0.53	0	0		0
0.54	0	0		0
0.55	0	0	1	0.55
0.56	0	0		0
0.57	0	0		0
0.58	0	0		0
0.59	0	0		0
0.6	0	0	1	0.6
total number of acres for housing		27.16		47.88
total number of acres of open space		20.72		
total number of units		116		116
total number of acres		47.88		47.88
units per acre for Red Fox Hills		2.422723475		2.422723475

Shifted everything down by .18 (0.42 becomes 0.6)

Moved a few units back up (they only grew by .17)

All the open space has now been allocated to each unit and we have the same total area as before

Starboard

Shift down by $1.74/43 = .0404$

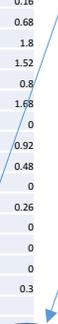
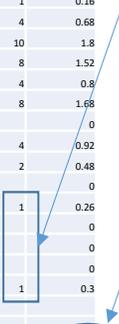
Thus, shift all units by .04 and then increase a few to .05

Starboard			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03		0		0
0.04		0		0
0.05		0		0
0.06		0		0
0.07		0		0
0.08		0		0
0.09		0		0
0.1		0		0
0.11		0		0
0.12	1	0.12		0
0.13	4	0.52		0
0.14	10	1.4		0
0.15	8	1.2		0
0.16	4	0.64	1	0.16
0.17	8	1.36	4	0.68
0.18		0	10	1.8
0.19	4	0.76	8	1.52
0.2	2	0.4	4	0.8
0.21	1	0.21	8	1.68
0.22		0		0
0.23		0	4	0.92
0.24		0	2	0.48
0.25	1	0.25		0
0.26		0	1	0.26
0.27		0		0
0.28		0		0
0.29		0		0
0.3		0	1	0.3
total number of acres for housing		6.86		8.6
total number of acres of open space		1.74		
total number of units		43		43
total number of acres		8.6		8.6
units per acre for Starboard		5		5

Shifted everything down by .04

Shifted these two units down by .05

Total area is the same as before



Portal Village
 Shift down by $.05/30 = .0016$
 Basically no shift.
 Increased these 5 units by $.01$.
 Total Area is the same as before

Portal Village			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03		0		0
0.04	5	0.2	5	0.2
0.05	10	0.5	10	0.5
0.06	9	0.54	9	0.54
0.07	6	0.42	1	0.07
0.08		0	5	0.4
total number of acres for housing		1.66		1.71
total number of acres of open space		0.05		
total number of units		30		30
total number of acres		1.71		1.71
units per acre for Portal Village		17.54385965		17.54385965

BCHA

Has no open space so weighted table is exactly the same as the unweighted table

BCHA			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03		0		0
0.04		0		0
0.05		0		0
0.06		0		0
0.07		0		0
0.08		0		0
0.09		0		0
0.1	3	0.3	3	0.3
0.11	9	0.99	9	0.99
total number of acres for housing		1.29		1.29
total number of acres of open space		0		
total number of units		12		12
total number of acres		1.29		1.29
units per acre for BCHA		9.30232558		9.3023256

Sagecrest			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03	2	0.06		0
0.04	4	0.16		0
0.05	8	0.4	2	0.1
0.06	3	0.18	4	0.24
0.07	3	0.21	8	0.56
0.08	1	0.08	3	0.24
0.09	1	0.09	3	0.27
0.1	1	0.1	1	0.1
0.11	1	0.11	1	0.11
0.12		0	1	0.12
0.13		0		0
0.14		0	1	0.14
0.15		0		0
total number of acres for housing		1.39		1.88
total number of acres of open space		0.49		
total number of units		24		24
total number of acres		1.88		1.88
units per acre for Sagecrest		12.76595745		12.76595745

Sagecrest
 Shift down by $.49/24 = .0204$
 So shift by $.02$ and then
 This one needed to be shifted one more.
 Total area is equal

1

1.88

1.88

Sandpiper Court			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03		0		0
0.04		0		0
0.05		0		0
0.06		0		0
0.07		0		0
0.08		0		0
0.09		0		0
0.1		0		0
0.11		0		0
0.12		0		0
0.13		0		0
0.14	1	0.14		0
0.15	4	0.6		0
0.16	2	0.32	1	0.16
0.17	1	0.17	3	0.51
0.18	1	0.18	1	0.18
0.19		0	2	0.38
0.2	1	0.2	1	0.2
0.21		0	1	0.21
0.22		0		0
0.23		0	1	0.23
total number of acres for housing		1.61		1.87
total number of acres of open space		0.26		
total number of units		10		10
total number of acres		1.87		1.87
units per acre for Sandpiper Court		5.34759358		5.347593583

Sandpiper Court

Shift down by $.26/10 = .026$

So shift by $.03$ and then make a few smaller

These were only shifted by $.02$

Total area before is equal to the total area now

1
3

1.87

1.87

Snug Harbor Village

No open space

Weighted table is exactly the same as the unweighted table

Snug Harbor Village			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03	0	0		0
0.04		0		0
0.05		0		0
0.06	24	1.44	24	1.44
0.07	16	1.12	16	1.12
total number of acres for housing		2.56		2.56
total number of acres of open space		0		
total number of units		40		40
total number of acres		2.56		2.56
units per acre for Snug Harbor Village		15.625		15.625

Twin Lakes (ALL)			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03		0		0
0.04		0		0
0.05		0		0
0.06	5	0.3		0
0.07	14	0.98		0
0.08	4	0.32		0
0.09	2	0.18		0
0.1	11	1.1		0
0.11	16	1.76		0
0.12	17	2.04		0
0.13	11	1.43		0
0.14	13	1.82		0
0.15	9	1.35		0
0.16	26	4.16		0
0.17	11	1.87		0
0.18	9	1.62		0
0.19	6	1.14		0
0.2	9	1.8	5	1
0.21	1	0.21	14	2.94
0.22	3	0.66	4	0.88
0.23	6	1.38	2	0.46
0.24	4	0.96	11	2.64
0.25		0	16	4
0.26	1	0.26	17	4.42
0.27	1	0.27	11	2.97
0.28	2	0.56	12	3.36
0.29		0	1	0.29
0.3		0	9	2.7
0.31		0	26	8.06
0.32		0	11	3.52
0.33		0	9	2.97
0.34		0	6	2.04
0.35		0	9	3.15
0.36		0	1	0.36
0.37	1	0.37	3	1.11
0.38		0	6	2.28
0.39		0	4	1.56
0.4		0		0
0.41		0	1	0.41
0.42		0	1	0.42
0.43		0	2	0.86
0.44		0		0
0.45		0		0
0.46		0		0
0.47		0		0
0.48		0		0
0.49		0		0
0.5		0		0
0.51		0		0
0.52		0	1	0.52
0.53		0		0
0.54		0		0
0.55		0		0
0.56		0		0
0.57		0		0
0.58		0		0
0.59		0		0
0.6		0		0
total number of acres for housing		26.54		52.92
total number of acres of open space		26.38		0
total number of units		182		182
total number of acres		52.92		52.92
units per acre for Twin Lakes	3.439153439			3.439153439

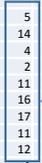
Twin Lakes (All)

Shift down by $26.38/182 = .1449$

So shift by .15 and then make a few smaller

These were only shifted by .14

Total area is still the same as before



Section 3: Show 3 methods to calculate the Average Density of the Entire Area

Now how do we roll up all the numbers for the entire area – 3 Methods

- Weighted average off the gross units / acre per community
- Roll up all the net numbers into a single table
- Roll up all the weighted numbers into a single table

Method 1 – Weighted average

Method 1: Weighted Average			
Location	Units/acre	Number of acres	
Portal Estates	15.03759398	1.33	20
Red Fox Hills	2.422723475	47.88	116
Starboard	5	8.6	43
Portal Village	17.54385965	1.71	30
BCHA	9.302325581	1.29	12
Sagecrest	12.76595745	1.88	24
Sandpiper Court	5.347593583	1.87	10
Snug Harbor Village	15.625	2.56	40
Twin Lakes (ALL)	3.439153439	52.92	182
total units			477
total acres		120.04	
units per acre for Entire Area		3.973675442	

Simply averaging the numbers circled in red would be incorrect. That would give Portal Estates an equal weighting as Red Fox Hills even though it is only 2.7% the size of Red Fox Hills. The correct way to do this is a weighted average as shown in the formula below:

$$\text{units/acre} \times \text{acres} + \text{units/acre} \times \text{acres} + \text{units/acre} \times \text{acres} + \dots$$

$$(\text{acres} + \text{acres} + \text{acres} + \dots)$$

Divide the Blue number by the Green number to get the average units per acre of the entire area.

Method 2 – Roll up the net numbers

Method 2: Rollup the Histogram

acres per unit	number of units	total acres
0.03	2	0.06
0.04	16	0.64
0.05	26	1.3
0.06	46	2.76
0.07	39	2.73
0.08	5	0.4
0.09	3	0.27
0.1	15	1.5
0.11	26	2.86
0.12	18	2.16
0.13	15	1.95
0.14	24	3.36
0.15	22	3.3
0.16	33	5.28
0.17	30	5.1
0.18	18	3.24
0.19	15	2.85
0.2	19	3.8
0.21	16	3.36
0.22	18	3.96
0.23	14	3.22
0.24	13	3.12
0.25	7	1.75
0.26	3	0.78
0.27	4	1.08
0.28	11	3.08
0.29	4	1.16
0.3	4	1.2
0.31	2	0.62
0.32	1	0.32
0.33	2	0.66
0.34	3	1.02
0.35	0	0
0.36	0	0
0.37	2	0.74
0.38	0	0
0.39	0	0
0.4	0	0
0.41	0	0
0.42	1	0.42
0.43	0	0
total number of acres for housing		70.05
total number of acres of open space		49.99
total number of units		477
total number of acres		120.04
units per acre for Entire Area		3.973675442

Add together all the histograms we created into a single histogram. This is exactly what you would get if you went through the entire area and created a global tally.

Add together the acres of open space from all the individual tables

Calculate the Units / Acre the same way you did for all the individual tables.

Notice that it is the same result as the other table

Method 3 – Roll up the weighted histograms

Method 3: Rollup the Weighted Histograms

acres per unit	number of units	total acres
0.03	0	0
0.04	5	0.2
0.05	17	0.85
0.06	39	2.34
0.07	33	2.31
0.08	13	1.04
0.09	3	0.27
0.1	4	0.4
0.11	10	1.1
0.12	1	0.12
0.13	0	0
0.14	1	0.14
0.15	0	0
0.16	2	0.32
0.17	7	1.19
0.18	11	1.98
0.19	10	1.9
0.2	10	2
0.21	23	4.83
0.22	4	0.88
0.23	7	1.61
0.24	13	3.12
0.25	16	4
0.26	18	4.68
0.27	11	2.97
0.28	12	3.36
0.29	1	0.29
0.3	10	3
0.31	26	8.06
0.32	12	3.84
0.33	10	3.3
0.34	16	5.44
0.35	13	4.55
0.36	5	1.8
0.37	8	2.96
0.38	13	4.94
0.39	18	7.02
0.4	15	6
0.41	9	3.69
0.42	10	4.2
0.43	8	3.44
0.44	2	0.88
0.45	3	1.35
0.46	9	4.14
0.47	4	1.88
0.48	4	1.92
0.49	2	0.98
0.5	1	0.5
0.51	2	1.02
0.52	4	2.08
0.53	0	0
0.54	0	0
0.55	1	0.55
0.56	0	0
0.57	0	0
0.58	0	0
0.59	0	0
0.6	1	0.6
total number of acres for housing		120.04
total number of acres of open space		0
total number of units		477
total number of acres		120.04
units per acre for Entire Area		3.97367544

Add together all the weighted histograms we created into a single histogram.

In this case there is no open space since it is all distributed to the individual units.

Calculate the Units / acre just like we did in all the previous tables.

Again, we see the same result

Section 4: How do I check my answer?

How do you know you're right?

If you correctly calculated an average units per acre for the entire area, you should be able to compute the total number of units by multiplying the average by the area.

Average Units / Acre * Number of Acres = Total number of units

$3.973 * 120.04 = 477$ units

If I took Staff's number of 8 units/acre, I would get the following:

$8 * 120.04 = 960$ units..... There are not 960 units in this neighborhood and that is how I know 8 units per acre is not correct.

Section 5: What if BCHA/BVSD properties were developed at 3,5,7,9,12 or 18 units per acre?

“What if BCHA/BVSD built @ 12 units / acre”

acres per unit	number of units	total acres
0.03	0	0
0.04	5	0.2
0.05	17	0.85
0.06	30	1.8
0.07	33	2.31
0.08	170	13.84
0.09	80	7.2
0.1	4	0.4
0.11	10	1.1
0.12	1	0.12
0.13	0	0
0.14	1	0.14
0.15	0	0
0.16	2	0.32
0.17	7	1.19
0.18	11	1.98
0.19	10	1.9
0.2	10	2
0.21	23	4.83
0.22	4	0.88
0.23	7	1.61
0.24	13	3.12
0.25	16	4
0.26	18	4.68
0.27	11	2.97
0.28	12	3.36
0.29	1	0.29
0.3	10	3
0.31	26	8.06
0.32	12	3.84
0.33	10	3.3
0.34	16	5.44
0.35	13	4.55
0.36	5	1.8
0.37	8	2.96
0.38	13	4.94
0.39	18	7.02
0.4	15	6
0.41	9	3.69
0.42	10	4.2
0.43	8	3.44
0.44	2	0.88
0.45	3	1.35
0.46	9	4.14
0.47	4	1.88
0.48	4	1.92
0.49	2	0.98
0.5	1	0.5
0.51	3	1.53
0.52	4	2.08
0.53	0	0
0.54	0	0
0.55	1	0.55
0.56	0	0
0.57	0	0
0.58	0	0
0.59	0	0
0.6	1	0.6
total number of acres for housing		140.04
total number of acres of open space		0
total number of units		717
total number of acres		140.04
units per acre for Entire Area		5.119907

BVSD / BCHA properties total 20 acres.

If developed at 12 units per acre, that would be $12 * 20 = 240$ new units

How many acres would each unit occupy?

$20 / 240 = .08333$ acres for each unit.

Thus, we need to split the 240 units between .08 and .09

I added 160 units to .08 and 80 units to .09.

Total number of acres will need to add up to 120.04 (existing) + 20 additional acres = 140.04 acres

Total number of units will need to add up to 477+240 = 717 (50% increase)

Calculate the Units resulting units / acre like normal.

“What if BCHA/BVSD built @ 9 units / acre”

What if 9 U/A?		
acres per unit	number of units	total acres
0.03	0	0
0.04	5	0.2
0.05	17	0.85
0.06	39	2.34
0.07	33	2.31
0.08	13	1.04
0.09	3	0.27
0.1	4	0.4
0.11	170	18.7
0.12	21	2.52
0.13	0	0
0.14	1	0.14
0.15	0	0
0.16	2	0.32
0.17	7	1.19
0.18	11	1.98
0.19	10	1.9
0.2	10	2
0.21	23	4.83
0.22	4	0.88
0.23	7	1.61
0.24	13	3.12
0.25	16	4
0.26	18	4.68
0.27	11	2.97
0.28	12	3.36
0.29	1	0.29
0.3	10	3
0.31	26	8.06
0.32	12	3.84
0.33	10	3.3
0.34	16	5.44
0.35	13	4.55
0.36	5	1.8
0.37	8	2.96
0.38	13	4.94
0.39	18	7.02
0.4	15	6
0.41	9	3.69
0.42	10	4.2
0.43	8	3.44
0.44	2	0.88
0.45	3	1.35
0.46	9	4.14
0.47	4	1.88
0.48	4	1.92
0.49	2	0.98
0.5	1	0.5
0.51	2	1.02
0.52	4	2.08
0.53	0	0
0.54	0	0
0.55	1	0.55
0.56	0	0
0.57	0	0
0.58	0	0
0.59	0	0
0.6	1	0.6
total number of acres for housing		140.04
total number of acres of open space		0
total number of units		657
total number of acres		140.04
units per acre for Entire Area		4.6915167

BVSD / BCHA properties total 20 acres.

If developed at 9 units per acre, that would be $9 * 20 = 180$ new units

How many acres would each unit occupy?

$20 / 180 = .1111$ acres for each unit.

Thus, we need to split the 180 units between .1 and .11.

I added 160 units to .1 and 20 units to .11.

Total number of acres will need to add up to 120.04 (existing) + 20 additional acres = 140.04 acres

Total number of units will need to add up to $477 + 180 = 657$ (38% increase)

Calculate the Units resulting units / acre like normal.

“What if BCHA/BVSD built @ 7 units / acre”

What if 7U/A?		
acres per unit	number of units	total acres
0.03	0	0
0.04	5	0.2
0.05	17	0.85
0.06	39	2.34
0.07	33	2.31
0.08	13	1.04
0.09	3	0.27
0.1	4	0.4
0.11	10	1.1
0.12	1	0.12
0.13	0	0
0.14	101	14.14
0.15	40	6
0.16	2	0.32
0.17	7	1.19
0.18	11	1.98
0.19	10	1.9
0.2	10	2
0.21	23	4.83
0.22	4	0.88
0.23	7	1.61
0.24	13	3.12
0.25	16	4
0.26	18	4.68
0.27	11	2.97
0.28	12	3.36
0.29	1	0.29
0.3	10	3
0.31	26	8.06
0.32	12	3.84
0.33	10	3.3
0.34	16	5.44
0.35	13	4.55
0.36	5	1.8
0.37	8	2.96
0.38	13	4.94
0.39	18	7.02
0.4	15	6
0.41	9	3.69
0.42	10	4.2
0.43	8	3.44
0.44	2	0.88
0.45	3	1.35
0.46	9	4.14
0.47	4	1.88
0.48	4	1.92
0.49	2	0.98
0.5	1	0.5
0.51	2	1.02
0.52	4	2.08
0.53	0	0
0.54	0	0
0.55	1	0.55
0.56	0	0
0.57	0	0
0.58	0	0
0.59	0	0
0.6	1	0.6
total number of acres for housing		140.04
total number of acres of open space		0
total number of units		617
total number of acres		140.04
units per acre for Entire Area		4.405884

BVSD / BCHA properties total 20 acres.

If developed at 7 units per acre, that would be $7 * 20 = 140$ new units

How many acres would each unit occupy?

$20 / 140 = .1428$ acres for each unit.

Thus, we need to split the 140 units between .14 and .15.

I added 100 units to .14 and 40 units to .15.

Total number of acres will need to add up to 120.04 (existing) + 20 additional acres = 140.04 acres

Total number of units will need to add up to $477 + 140 = 617$ (29% increase)

Calculate the Units resulting units / acre like normal.

“What if BCHA/BVSD built @ 5 units / acre”

What if 5U/A?		
acres per unit	number of units	total acres
0.03	0	0
0.04	5	0.2
0.05	17	0.85
0.06	39	2.34
0.07	33	2.31
0.08	13	1.04
0.09	3	0.27
0.1	4	0.4
0.11	10	1.1
0.12	1	0.12
0.13	0	0
0.14	1	0.14
0.15	0	0
0.16	2	0.32
0.17	7	1.19
0.18	11	1.98
0.19	10	1.9
0.2	110	22
0.21	23	4.63
0.22	4	0.88
0.23	7	1.61
0.24	13	3.12
0.25	16	4
0.26	18	4.68
0.27	11	2.97
0.28	12	3.36
0.29	1	0.29
0.3	10	3
0.31	26	8.06
0.32	12	3.84
0.33	10	3.3
0.34	16	5.44
0.35	13	4.55
0.36	5	1.8
0.37	8	2.96
0.38	13	4.94
0.39	18	7.02
0.4	15	6
0.41	9	3.69
0.42	10	4.2
0.43	8	3.44
0.44	2	0.88
0.45	3	1.35
0.46	9	4.14
0.47	4	1.88
0.48	4	1.92
0.49	2	0.98
0.5	1	0.5
0.51	2	1.02
0.52	4	2.08
0.53	0	0
0.54	0	0
0.55	1	0.55
0.56	0	0
0.57	0	0
0.58	0	0
0.59	0	0
0.6	1	0.6
total number of acres for housing		140.04
total number of acres of open space		0
total number of units		577
total number of acres		140.04
units per acre for Entire Area		4.1202514

BVSD / BCHA properties total 20 acres.

If developed at 5 units per acre, that would be $5 * 20 = 100$ new units

How many acres would each unit occupy?

$20 / 100 = .2$ acres for each unit.

Thus, we need can put 100 units at .2 acres per unit

Total number of acres will need to add up to 120.04 (existing) + 20 additional acres = 140.04 acres

Total number of units will need to add up to 477+100 = 577 (21% increase)

Calculate the Units resulting units / acre like normal.

“What if BCHA/BVSD built @ 3 units / acre”

What if 3U/A?		
acres per unit	number of units	total acres
0.03	0	0
0.04	5	0.2
0.05	17	0.85
0.06	39	2.34
0.07	33	2.31
0.08	13	1.04
0.09	3	0.27
0.1	4	0.4
0.11	10	1.1
0.12	1	0.12
0.13	0	0
0.14	1	0.14
0.15	0	0
0.16	2	0.32
0.17	7	1.19
0.18	11	1.98
0.19	10	1.9
0.2	10	2
0.21	23	4.83
0.22	4	0.88
0.23	7	1.61
0.24	13	3.12
0.25	16	4
0.26	18	4.68
0.27	11	2.97
0.28	12	3.36
0.29	1	0.29
0.3	10	3
0.31	26	8.06
0.32	12	3.84
0.33	50	16.5
0.34	36	12.24
0.35	13	4.55
0.36	5	1.8
0.37	8	2.96
0.38	13	4.94
0.39	18	7.02
0.4	15	6
0.41	9	3.69
0.42	10	4.2
0.43	8	3.44
0.44	2	0.88
0.45	3	1.35
0.46	9	4.14
0.47	4	1.88
0.48	4	1.92
0.49	2	0.98
0.5	1	0.5
0.51	2	1.02
0.52	4	2.08
0.53	0	0
0.54	0	0
0.55	1	0.55
0.56	0	0
0.57	0	0
0.58	0	0
0.59	0	0
0.6	1	0.6
total number of acres for housing		140.04
total number of acres of open space		0
total number of units		537
total number of acres		140.04
units per acre for Entire Area		3.8346187

BVSD / BCHA properties total 20 acres.

If developed at 3 units per acre, that would be $3 * 20 = 60$ new units

How many acres would each unit occupy?

$20 / 60 = .33333$ acres for each unit.

Thus, we need to split the 60 units between .33 and .34.

Total number of acres will need to add up to 120.04 (existing) + 20 additional acres = 140.04 acres

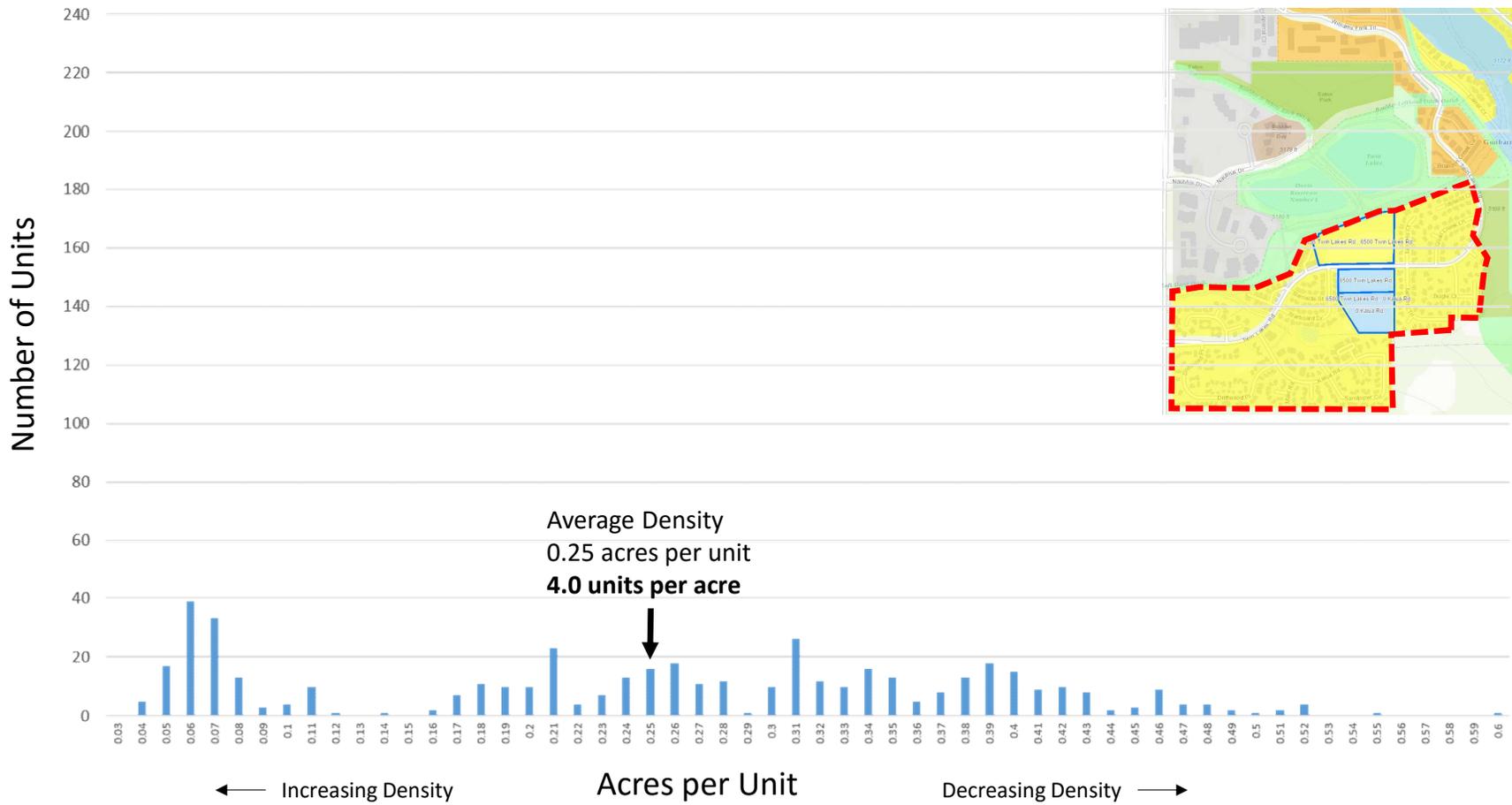
Total number of units will need to add up to 477+60 = 537 (13% increase)

Calculate the Units resulting units / acre like normal.

Section 6: The gross density histograms for the Entire Area

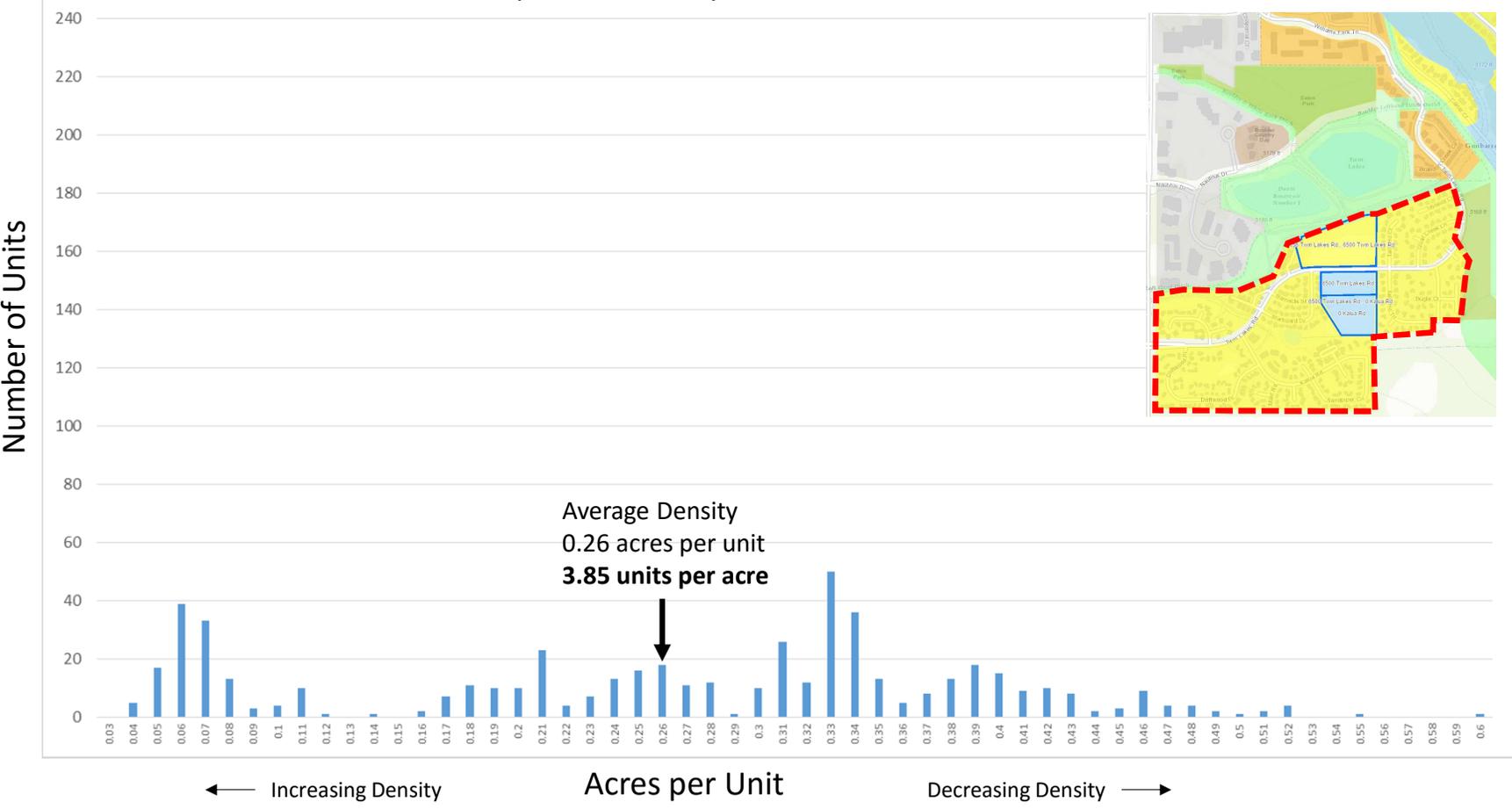
Existing neighborhood density histogram

Number of Units vs. Units per Acre
477 Units



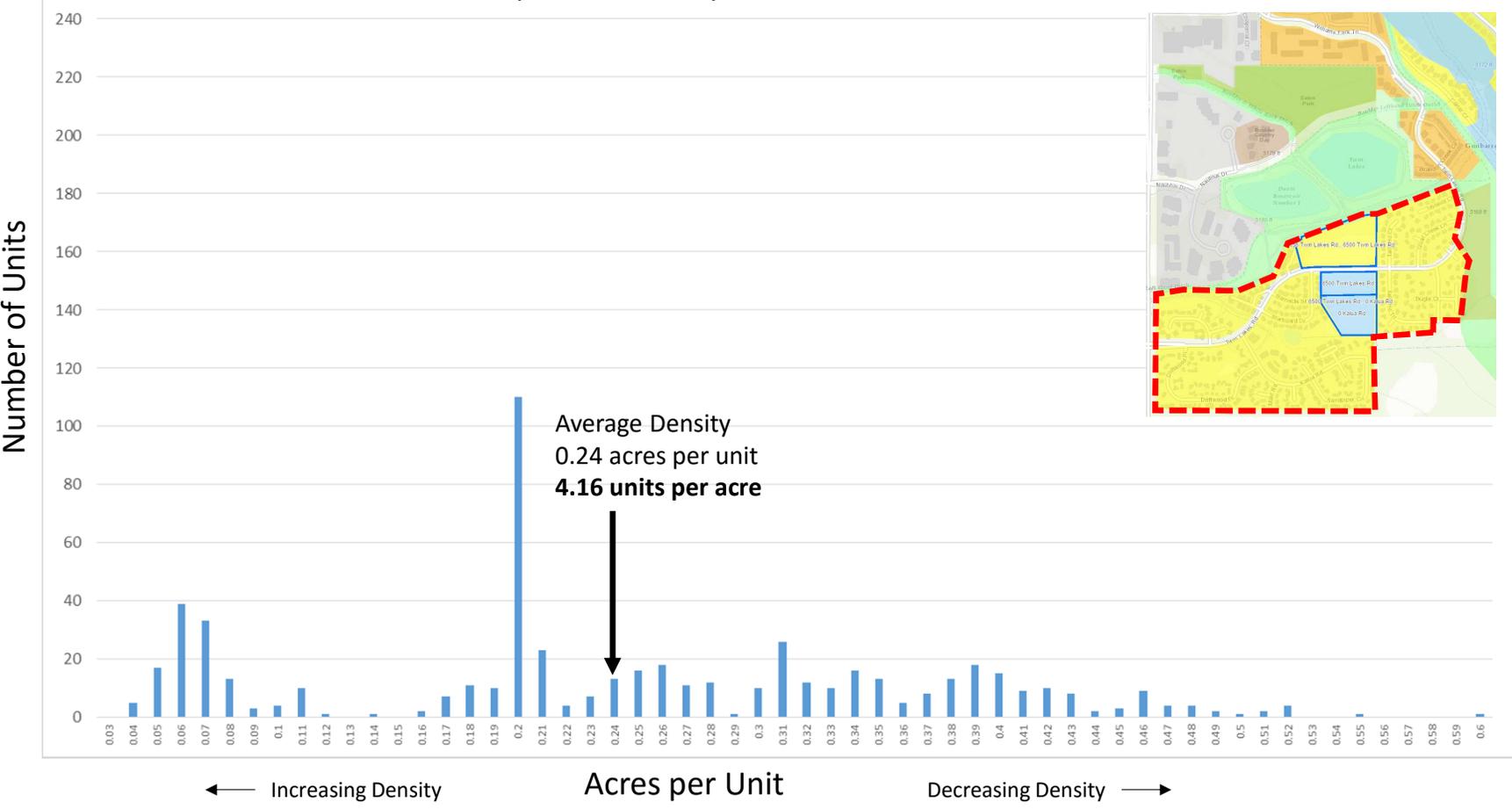
Assume all 3 properties developed at 3 units / acre

Number of Units vs. Units per Acre
 537 Units (**13% increase**)



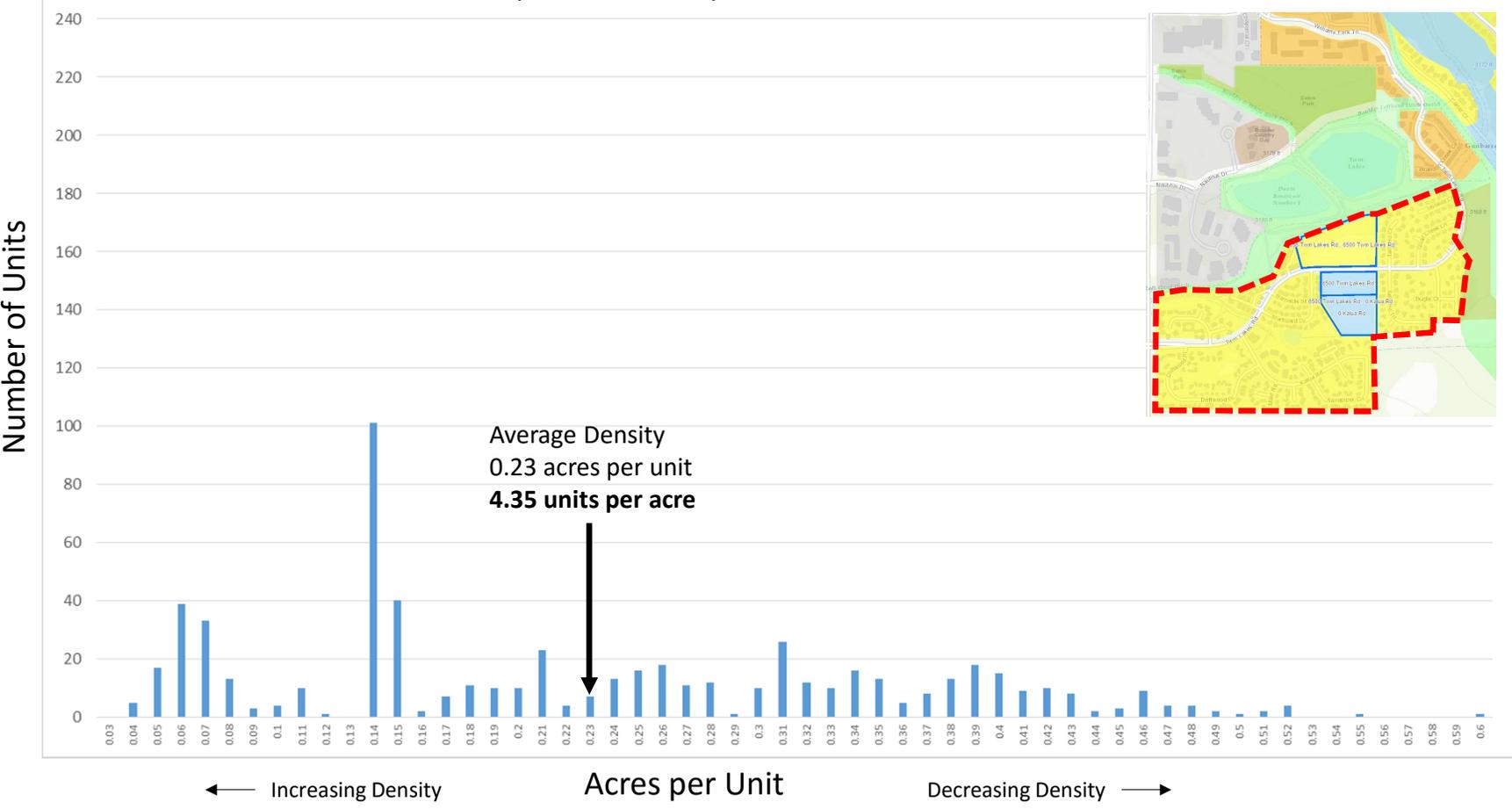
Assume all 3 properties developed at 5 units / acre

Number of Units vs. Units per Acre
 577 Units (**21% increase**)



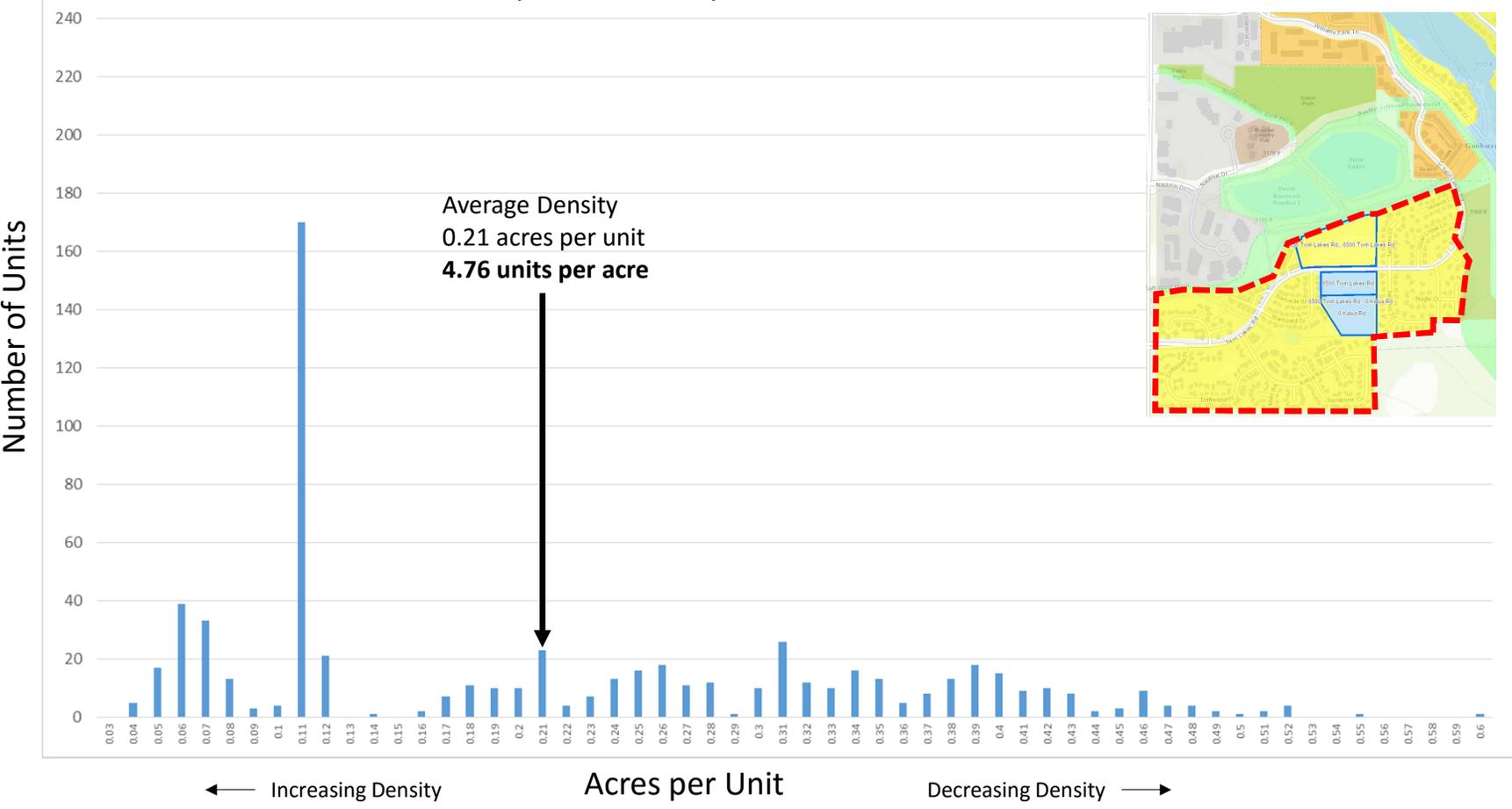
Assume all 3 properties developed at 7 units / acre

Number of Units vs. Units per Acre
 617 Units (**29% increase**)



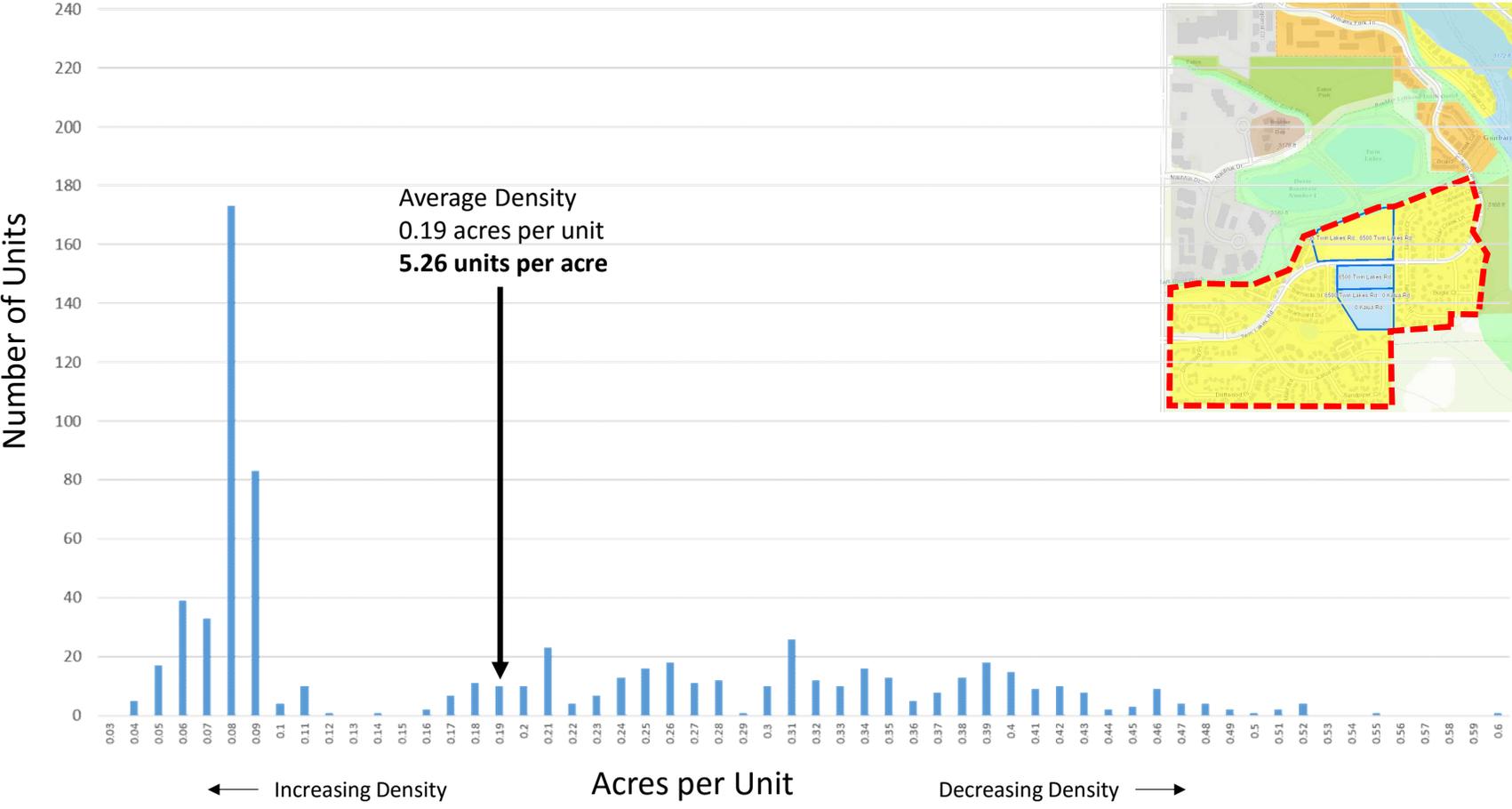
Assume all 3 properties developed at 9 units / acre

Number of Units vs. Units per Acre
 657 Units (**38% increase**)



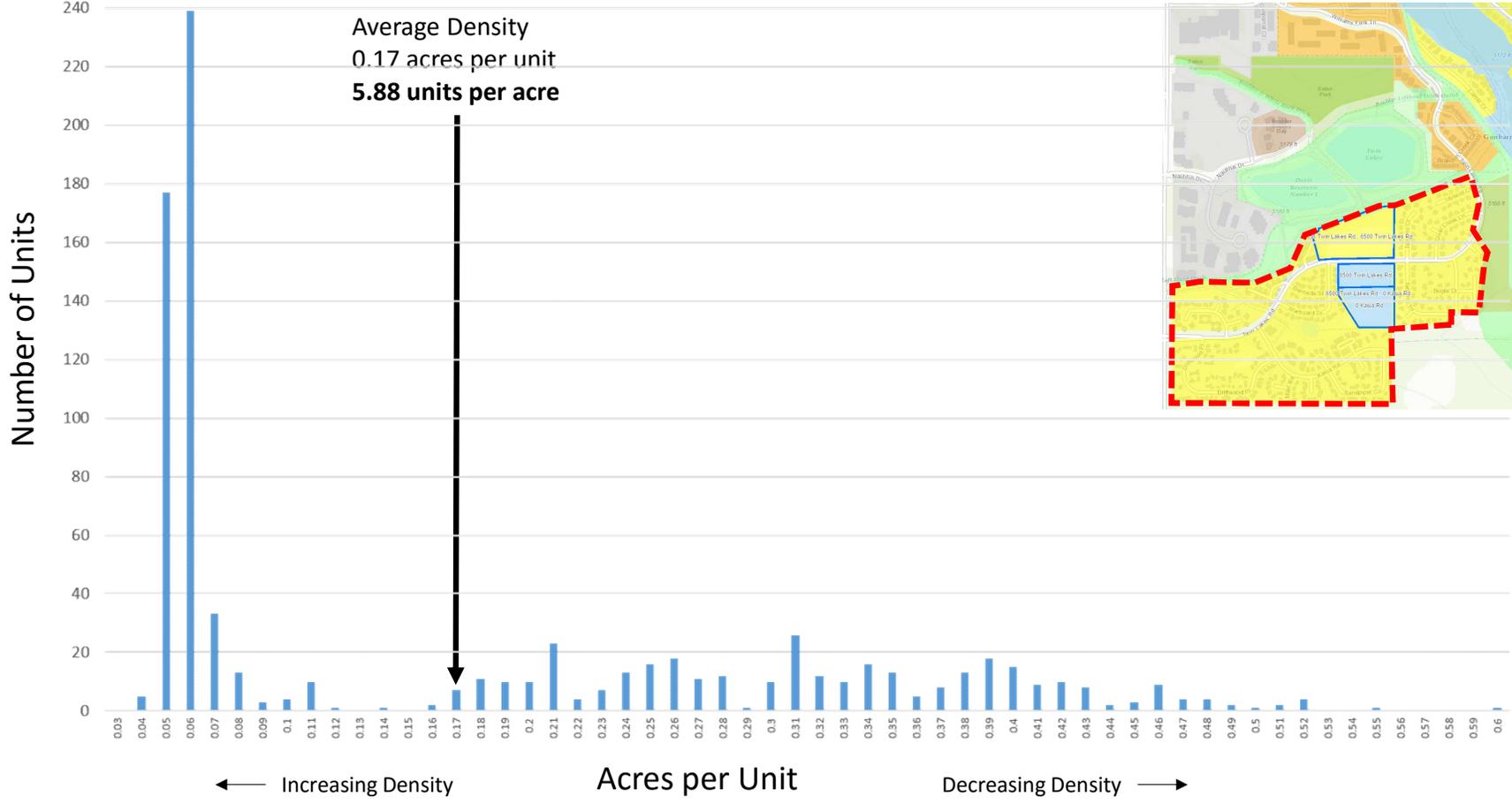
Assume all 3 properties developed at 12 units / acre

Number of Units vs. Units per Acre
 717 Units (**50% increase**)

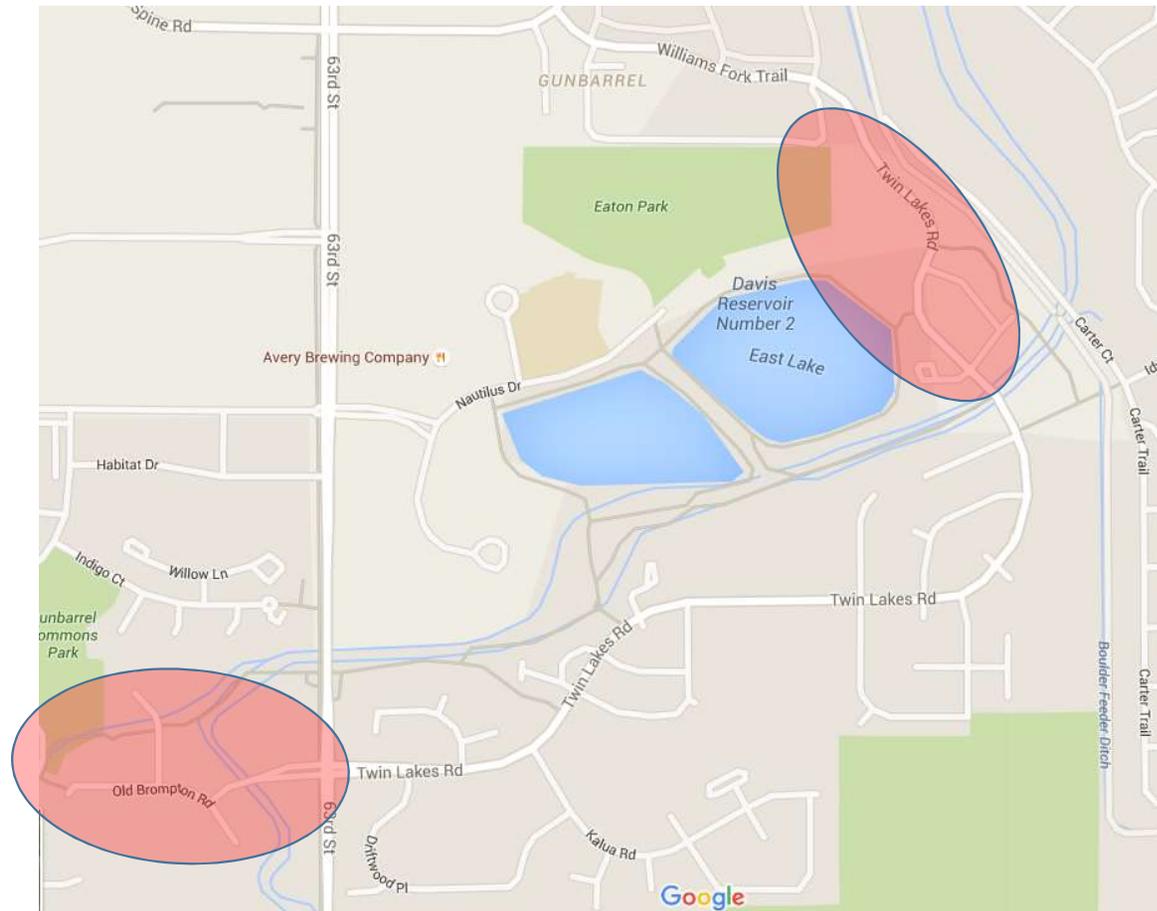


Assume all 3 properties developed at 18 units / acre

Number of Units vs. Units per Acre
 837 Units (**75% increase**)

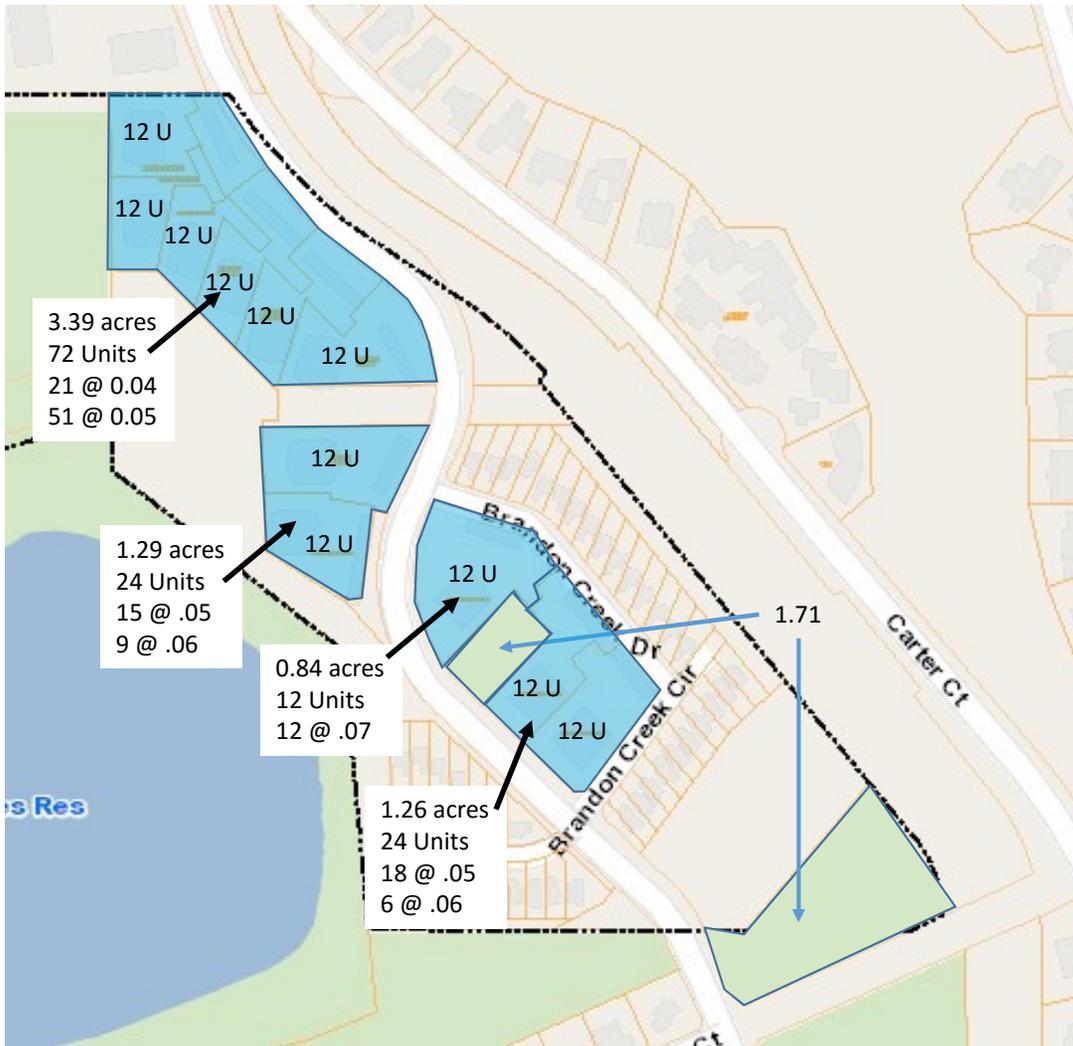


Section 7: Brandon Creek / Twin Lakes Condos / Willows



Twin Lakes Condos

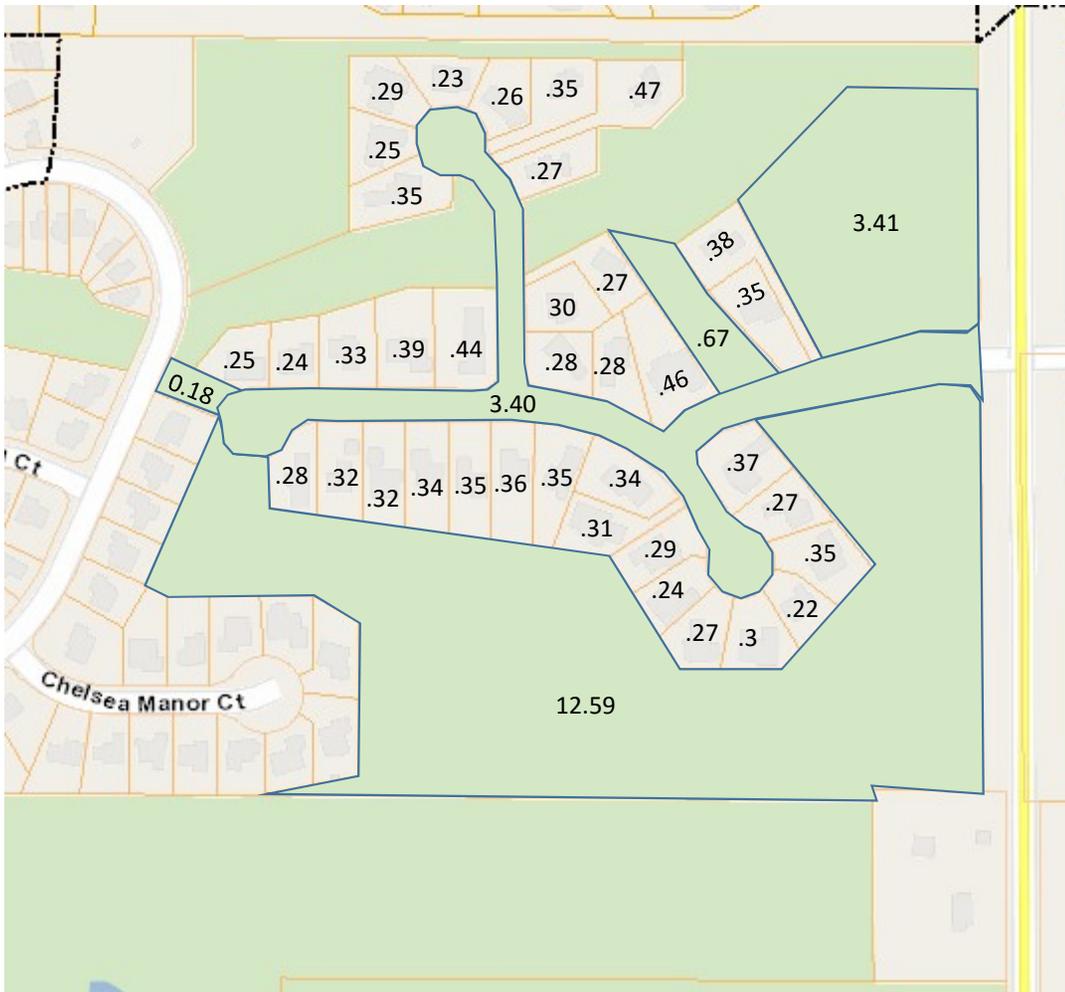
Work in 4 sections for the housing (see white boxes). Open space includes pool and tennis court (1.7 acres)



Twin Lakes Condos			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.03		0		0
0.04	21	0.84		0
0.05	84	4.2	21	1.05
0.06	15	0.9	72	4.32
0.07	12	0.84	12	0.84
0.08		0	15	1.2
0.09		0	12	1.08
0.1		0		0
total number of acres for housing		6.78		8.49
total number of acres of open space		1.71		
total number of units		132		132
total number of acres		8.49		8.49
units per acre for Twin Lakes Condos		15.547703		15.547703

The Willows

If you include Brandon Creek / Twin Lakes Condos, why not The Willows. This is still in Area 2, and just as far West as the other two area are East. Additionally, this falls into the same land use designation



Willows		
acres per unit	number of units	total acres
0.21		0
0.22	1	0.22
0.23	1	0.23
0.24	2	0.48
0.25	2	0.5
0.26	1	0.26
0.27	4	1.08
0.28	3	0.84
0.29	2	0.58
0.3	2	0.6
0.31	1	0.31
0.32	2	0.64
0.33	1	0.33
0.34	2	0.68
0.35	6	2.1
0.36	1	0.36
0.37	1	0.37
0.38	1	0.38
0.39	1	0.39
0.4		0
0.41		0
0.42		0
0.43		0
0.44	1	0.44
0.45		0
0.46	1	0.46
0.47	1	0.47
total number of acres for housing		11.72
total number of acres of open space		20.25
total number of units		37
total number of acres		31.97
units per acre for Willows		1.157335

Willows			weighted	
acres per unit	number of units	total acres	number of units	total acres
0.75		0		0
0.76		0	1	0.76
0.77		0	1	0.77
0.78		0	2	1.56
0.79		0	2	1.58
0.8		0	1	0.8
0.81		0	3	2.43
0.82		0	1	0.82
0.83		0	3	2.49
0.84		0	2	1.68
0.85		0	2	1.7
0.86		0	1	0.86
0.87		0	2	1.74
0.88		0	1	0.88
0.89		0	2	1.78
0.9		0	6	5.4
0.91		0	1	0.91
0.92		0	1	0.92
0.93		0	1	0.93
0.94		0	1	0.94
0.95		0		0
0.96		0		0
0.97		0		0
0.98		0		0
0.99		0	1	0.99
1		0		0
1.01		0	1	1.01
1.02		0	1	1.02
1.03		0		0
total number of acres for housing		11.72		31.97
total number of acres of open space		20.25		
total number of units		37		37
total number of acres		31.97		31.97
units per acre for Willows		1.157335		1.157335

Scales are so far off, two screen shots... left one for unweighted, right one for weighted

Weighted average (Method 1)

Adding Brandon Creek and Twin Lakes Condos

Method 1: Weighted Average			
Location	Units/acre	Number of acres	
Portal Estates	15.03759398	1.33	20
Red Fox Hills	2.422723475	47.88	116
Starboard	5	8.6	43
Portal Village	17.54385965	1.71	30
BCHA	9.302325581	1.29	12
Sagecrest	12.76595745	1.88	24
Sandpiper Court	5.347593583	1.87	10
Snug Harbor Village	15.625	2.56	40
Twin Lakes (ALL)	3.439153439	52.92	182
Brandon Creek	4.121687929	10.19	42
Twin Lakes Condos	15.54770318	8.49	132
BCHA	18	10	180
BVSD	18	10	180
total units wo BVSD / BCHA			651
total acres wo BVSD /BCHA		138.72	
units per acre for Entire Area wo BVSD / BCHA		4.692906574	
total units w BVSD / BCHA			1011
total acres w BVSD /BCHA		158.72	
units per acre for Entire Area w BVSD / BCHA		6.369707661	
percent increase of unites			55.29954
percent increase to overall density		35.73054482	

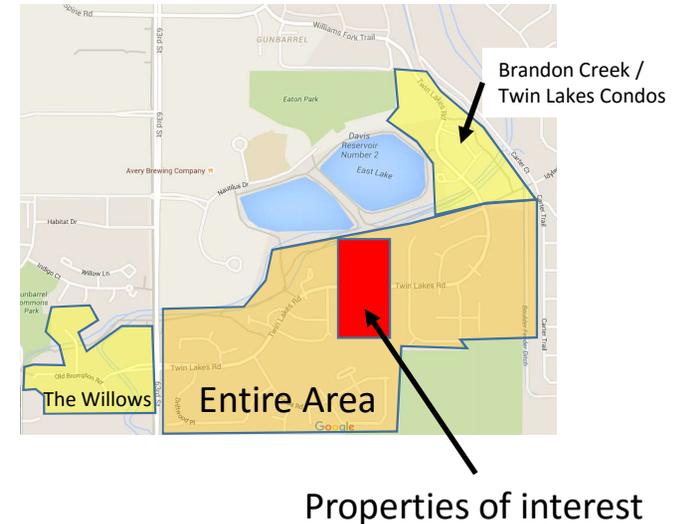
Weighted average (Method 1)

Adding Brandon Creek and Twin Lakes Condos and The Willows

Method 1: Weighted Average			
Location	Units/acre	Number of acres	
Portal Estates	15.03759398	1.33	20
Red Fox Hills	2.422723475	47.88	116
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Sandpiper Court	5.347593583	1.87	10
Snug Harbor Village	15.625	2.56	40
Twin Lakes (ALL)	3.439153439	52.92	182
Brandon Creek	4.121687929	10.19	42
Twin Lakes Condos	15.54770318	8.49	132
The Willows	1.157335002	31.97	37
BCHA	18	10	180
BVSD	18	10	180
total units wo BVSD / BCHA			688
total acres wo BVSD /BCHA		170.69	
units per acre for Entire Area wo BVSD / BCHA		4.030698928	
total units w BVSD / BCHA			1048
total acres w BVSD /BCHA		190.69	
units per acre for Entire Area w BVSD / BCHA		5.49583093	
percent increase			52.32558
percent increase to overall density		36.34932869	

Summary

- Average units / acre for **Entire Area*** is 3.97 U/A
- If you include Brandon Creek and Twin Lakes Condos this increases to 4.69 U/A
- If you include Brandon Creek, Twin Lakes Condos and The Willows, this again decreases to 4.03 U/A
- **A land use change to MXR for the BVSD/BCHA properties to 18 U/A under any of these scenarios is not compatible with the surrounding area**
- **The existing land use designation of 2-6 U/A is the correct land use designation**



* Entire area includes: Portal Estates, Red Fox Hills, Starboard, Portal Village, existing BCHA property, Sagecrest, Sandpiper Court, Snug Harbor Village, and Twin Lakes HOAs