

ACCESSORY DWELLING UNIT UPDATE

Share your ADU experience

The ADU Update project website is asking the community to share their experiences with ADUs in Boulder through the end of 2017. Below are the 200 submissions received between Nov. 10, 2017 – Mar. 21, 2018. The request for community submissions was sent through various means (City Planning email list, NextDoor notices, ads in the Daily Camera, postcards sent to 10,973 households living within 300 feet of existing legal ADUs, and a survey sent to 230 ADU owners). This is not intended as a statistical survey, rather it was an opportunity for the community the share their person experiences with ADUs.

Commons themes from the input received to date:

- Numerous neighbors of ADUs that received a postcard reported not being aware that one or more ADUs existed in their neighborhood.
- Overall strong support for ADUs as one tool to address Boulder’s housing affordability challenges.
- Numerous concerns with ADUs as rentals and rental housing in general. Many perceive rentals as a root problem of neighborhood nuisances (e.g., noise, parking, trash, etc.). Many believe the city is not doing enough to address these nuisances (see endnote for recent city actions regarding enforcement).¹
- Numerous stories illustrating how important ADUs are to households (e.g., housing for family members with special needs, additional income enabling them to stay in Boulder amid rising living costs, providing an option for aging in place, providing socio-economic diversity, etc.).

** staff responses to specific questions are shown in italics.*

Association to an ADU	Describe your ADU experience.
I own an ADU	My experience since early 2000s has been excellent with the ADU process. I bought the house in large part due to this option to cover part of the mortgage by obtaining the ADU license and income from the rent. I live upstairs, and have always screened for quiet, respectful tenant(s). I strongly support expanding the ADU presence in Boulder.
I own an ADU	My ADU enabled me to afford to live in my house downtown, and has provided unexpected flexibility as my children have grown up and moved out. Now I live in the smaller garage apartment, and rent out the larger home, so it has enabled me to downsize in place. I also prefer to walk the alleys downtown, as I think the ADU's that have been created are far more

	charming and interesting than the larger houses that face the streets. I strongly support loosening all parking, size, and density restrictions on ADU's. I think they are one of the best aspects of Boulder housing.
My neighbors have an ADU	Several of my neighbors have ADUs and OAU's. Several other neighbors are long-term rental properties. For the most part, the ADUs and OAU's are more well-kept up and maintained - with fewer nuisance issues (trash, noise, etc.), fewer parking issues and fewer impacts to the community. Many of these are used for short-term rentals and the revenue allows the owners to continually improve the properties. We all have an informal network of support for our neighbors' tenants and visitors to Boulder to make sure they are able to enjoy themselves while here.
I own an ADU	My ADU has truly changed mine and my husband's life. We [were] fortunate to buy our 1947 bungalow with ADU in 2014. The home had two other all cash offers that fell through before we got to go under contract. My husband and I put a lot of TLC into the main house and the ADU. We decided to live in the ADU and rent the main house long-term. Our tenants have been a small family for the last 4 years. The father works for CU grounds maintenance and his son walks to school. It's an amazing rental price for such a nice little house and neighborhood for them. BUT for us the extra rental income allows us to pay to upkeep the older home, and care for the amazing trees and yard. Without the ADU I doubt my husband and I would have been able to buy a single family home in Boulder. I LOVE ADUs! Small impact on the neighborhood, big impact on our life. I'd love to see more ADUs... possibly even an ADU grant program, (could work with a manufacturer like Studio SHed on kits) the grant recipient could repay at time o
Other or prefer not to answer	I'd like to see ADUs allowed in detached accessory structures (i.e. garages) in more residential zones. In many areas, the requirement that ADUs exist within the main house feels arbitrary and is certainly an inefficient use of space. Given Boulder's affordable housing challenge, making it easier to create ADUs in detached accessory buildings seems like a valuable way to create housing without increasing density.
Other or prefer not to answer	I am very supportive of increasing access to ADUs. They are a way for people to afford boulder and also for people to allow their parents to live with them and age in place...which is why we will be applying for an ADU per.it next month.
Other or prefer not to answer	What is the purpose of adding more ADUs? They may improve the financial situation for the current owners, since they bought their house without that possibility, but as soon as the ADU is added and the house goes on the market, the price will increase by whatever the capitalized value of the ADU rent is, making the affordability benefit effectively zero. So why are ADUs being pushed? <i>The project purpose statement is on the project web page and the origins of the project are described in the background section.</i>
Other or prefer not to answer	If the goal is to make some more affordable housing, then why not require that all ADUs be permanently affordable with deed restricted rents? Otherwise, once the house sells, they will be priced at the market, and will be unaffordable to the average person. As to the "diversity" goal, how ridiculous can you get? Are we going to have black and yellow

	<p>ADUs as well as white ADUs? Come on! Diversity is a social goal, not a term to apply to housing. Or is the real goal just to put it to the SF neighborhoods for liking how they live?</p> <p><i>Based on a December 2017 study, the rents of ADUs are relatively affordable when compared to other market rate units. The diversity comes from a rental option that is not in a multi-unit apartment complex, but in an established neighborhood with access to the neighborhood's services and amenities. In addition, staff is exploring options to ensure affordable rents for ADUs, either through a program to incentivize deed restrictions or market mechanisms.</i></p>
<p>My neighbors have an ADU</p>	<p>I am strongly in favor of all the proposed changes which allow adu and [oau] units to be much more prevalent throughout the city. I really appreciate living around a more diverse group of people which having adus enables.</p>
<p>My neighbors have an ADU</p>	<p>ADU's are one way, albeit a small one, to address Boulder's chronic and critical shortage of affordable housing. I hope the planning staff and the council will not succumb to the howls from our (semi-gated) neighborhoods and doom this important step toward a more inclusive city.</p>
<p>Other or prefer not to answer</p>	<p>In 1979 I bought a bi-level home in Table Mesa with a partner. I built a kitchen in the lower level and separated the two levels. A few years later I bought out the partner. This was how I entered the Boulder housing market. Eight years later I married and moved out, and rented the house. I don't recall with certainty, but I think I rented the two halves separately. When I sold the house the appraiser turned me in. I had to get a building permit, have the work inspected, and remove the stove. I had done all the work to code, and the building officials were courteous and reasonable, so it was straightforward to get the BP. The Zoning staff were more combative. Despite the fact that I had a sub-optimal relationship with one nextdoor neighbor, I don't recall ever hearing a complaint.</p>
<p>Other or prefer not to answer</p>	<p>I am concerned this is yet another situation that the city already has decision made and no feedback will be considered. Just like co ops. Ask for feedback check. Ignore feedback and do what city staff want to do check</p> <p><i>This project is different that the co-op process. To see the full extent of the community engagement that is planned, please view the community engagement plan at www.bouldercolorado.gov/housing/adu</i></p>
<p>Other or prefer not to answer</p>	<p>I have owned and lived in two different houses in Martin Acres, and have attempted to get legal approval for an ADU at each. Each time, I have been thwarted - and each time because of the parking requirement. At the first house, the city initially informed me that I could put two parking spaces in my back yard, but then backtracked and said that the planning staff "would be unlikely" to approve a driveway along Moorhead, as would have been required to access the back yard on my corner lot. Thus, there simply was no feasible way to construct an additional parking space outside of the landscape setback.</p> <p>At the second house, my home is 2 feet too close to the neighbor's lot line to allow a 9 foot wide parking space outside of the setback from the neighbor's property line. Thus, notwithstanding the fact that a car can easily and comfortably fit beside my home, and notwithstanding the fact that I have three total parking spaces on my property (one in the garage, one in the driveway, and one adjacent to the driveway), and notwithstanding the fact</p>

	<p>that a basement apartment is already constructed in my home complete with a separate heating system and egress windows throughout, the city would not approve my ADU.</p> <p>This result strikes me as absurd in Martin Acres. Although zoning restrictions are nominally in force in this neighborhood, they are not enforced. Countless homes have converted their garages, or simply choose to use them for storage rather than parking. In the meantime, there is plenty of on-street parking available. My neighbor has ten cars, which he parks along the street. My other neighbor has approximately 10 unrelated people living with him, and they park approximately 5 trucks on the street. There are several unregistered and unpermitted ADU's on our block as well. I have never seen the city try to enforce the code against any of these people.</p> <p>Long ago, the city council determined that it was in this city's best interest to allow a specific density of ADU's in order to provide an affordable housing option, to increase the quantity of available housing within our existing footprint, and to provide homeowners with an option for additional income. However, the requirements they adopted - and the parking requirement specifically - renders it almost impossible for the vast majority of homeowners to legally secure an ADU permit. The result is that illegal ADU's have proliferated - in Martin Acres in particular. Rather than keeping the ADU requirements so stringent that homeowners choose to forego the permitting process altogether, we should create ADU requirements that are actually achievable, and that will encourage homeowners to apply for permits, obtain inspections, and ensure the safety and habitability of the ADUs that, let's face it, they're going to build anyway. The city has already decided that ADU's are beneficial and should be permitted. City Council now should change the laws to make legal ADU's viable.</p>
<p>Other or prefer not to answer</p>	<p>There should be a better way for citizens to find out if an ADU is possible to add to a particular property. You can't check online if there is more than 10% saturation within 300 feet of a given address, and even if you go in person to the building department, you can't receive a definitive answer before proceeding with a purchase or planning process.</p> <p>I'm a Realtor and recently had a buyer under contract to purchase a home on University Hill. Before making an offer, I asked a building department project specialist about the ADU process and if this property met the requirements. Kevin looked up the address on his computer and said, "it's 0% saturation" of other ADUs in the 300-foot radius. I said, "That's surprising. Maybe it's because there are already so many properties that are grandfathered duplexes so they don't need an ADU." He didn't respond, but moved on to verifying that parking and lot size were okay and said, "this property meets all the objective requirements for an ADU." I asked if there were any subjective hurdles an applicant would have to get past, for example, if neighbors complained. He assured me that City staff would approve the ADU application if it met all the objective requirements.</p> <p>A week later, after my client spent \$2,500 on due diligence and the seller began moving out of the house, I returned to the building office to ask other questions about the kitchen plans. I got a different specialist, Matt, so I asked him to verify that the property met the 300-foot rule,</p>

	<p>"just in case." This time, he included the nonconforming duplexes and triplexes within 300 feet, which brought the saturation up to over 40%. So, there would be no way to add an ADU to this property.</p> <p>Thankfully, my client was still able to terminate the contract and have his \$50,000 earnest money returned. However, if I had trusted the first City employee, my client would have made a huge and expensive mistake. I always counsel my clients that purchasing a property with the hopes of future potential use is always a risk, but we try to eliminate stupid risks - like assuming an ADU can be added to a home without doing our homework.</p> <p><i>After the completion of the ADU Update process, staff will propose ways to improve how the city provides information to homeowners on the rules governing ADUs.</i></p>
<p>Other or prefer not to answer</p>	<p>While we do not have an ADU or OAU, we explored the possibility of building a small OAU a few years ago to house my aging in-laws, but found that the current code prohibited us from doing so legally. In our case, our property on Folsom St, is zoned RE, which allows for OAU's but does not meet "the min. lot size reqmts of the underlying zoning district" as required in 9-6-3(a)(4)(B)(i). Our lot is 11,684 sf, but the RE zoning's "Min. Lot Area" per Table 9-8-1 is 15,000 sf (we were apparently "up-zoned" after a previous zoning designation was retired). If we were zoned RL-1 (Min. Lot Area = 7,000 sf) then we would be allowed to have an OAU and the F.A.R. requirements, etc. would remain the same. It has been our hope that any updates to the ADU/OAU requirements would remedy this situation.</p> <p>Additionally, there were a few requirements of the code that significantly limited our ability to effectively create a livable OAU for my in-laws while minimizing the visual impacts for our neighbors.</p> <p>First, our house is intentionally small (980 sf) in order to maximize energy efficiency and minimize our environmental impact (our home is net-zero). As such, we are prohibited from having an OAU within the principal structure (min. 1,500 sf floor area) and a detached OAU - which was our intention - is limited to "1/3 of the total floor area of the principal structure", or 326 sf per 9-6-3(a)(4)(B)(ii) and (iii), respectively. While we are advocates of small homes, 326 sf feels unworkably small for the long-term housing of my in-laws in a wheelchair-accessible home. It seems contrary to the City's climate goals to effectively require that we increase the size of our principal structure to 1,500 sf in order to have a livable, efficient 450-500 sf accessory unit for my in-laws.</p> <p>Finally, the requirement that "All units shall be designed to have a pitched roof 6:12 or greater. No flat roofs or lower pitched roofs..." per 9-6-3(a)(4)(B)(v)(b) requires a single-story detached OAU to be tall, unnecessarily increasing the visible dominance of the structure as viewed from our neighbors' back yards. It seems obvious that a low-pitched, shorter structure is less detrimental to the character of our neighborhood than a steep-pitched shingle roof.</p> <p>Thank you for your consideration.</p>

<p>Other or prefer not to answer</p>	<p>My husband and I bought a 1400sf house on XXth St about a year ago and are hoping you will implement all of these changes to allow OAU's. We are building a 364 sf studio in our back yard, but have invested enough already that it could become a tiny house. We rented in England and had our landlord's son living over the garage at the end of the back yard. This is a good model to create affordable housing and preferable to seeing ever bigger single-family houses on these lots. We also need more people parking on 19th to help slow the traffic down, so ditching the parking requirements should be a no-brainer.</p>
<p>My neighbors have an ADU</p>	<p>My former neighbors constructed a 2-story 900 sq ft Studio that sits near my back yard fence. This looming structure impinged on my views and caused me to spend thousands on planting pine trees to obstruct this offensive view. The neighbors later rented out the structure, illegally, which accosted us with loud music from one tenant and then to an argumentative couple. The quiet, peaceful existence that my wife and I had enjoyed and had paid a premium price for was destroyed both visually and audibly. If this is what ADUs will bring to the City, then increasing their presence just to jam more people into low-density residential neighborhoods is an affront to existing zoning and should not be allowed. Let people rent out rooms in their homes instead.</p>
<p>Other or prefer not to answer</p>	<p>I'm very glad to see the rules regarding ADU's are being relaxed. Dispersing density widely & incrementally is a great way to create low-impact, privately funded & managed affordable housing, getting more use out of land & structures in place.</p> <p>The dual-use benefits the owner and the occupant, giving both a toe-hold in town as prices escalate beyond the reach of either independently.</p> <p>In the proposed changes I don't see accommodation for grandfathering in structures already built - but not licensed. We are just outside the zoning boundary where OAU's are currently allowed, however, we built a two story detached garage in the early 2000's expecting a rule change.</p> <p>The proposed changes focus on rental licenses - but it would also be helpful to be able to legally use the space to accommodate family/guests, or reside in the space while remodeling the main house, etc. (in other words - usable living space - not rented).</p> <p>When we built there was no code requirement for sprinklers. Retrofitting would be extremely costly and onerous.</p> <p>We work from home - so our spare bedrooms in the main house are used as offices. This shows that the way people work and live has definitely changed - with more telecommuting and more households with 3 generations under one roof.</p> <p>Many more children are opting to live at home while going to college, or attend college online, or return to the nest after college - especially ones with student loan debts. More families are opting to care for elderly parents/relatives at home.</p> <p>With that in mind we built the studio and used it for office space, storage, entertaining figuring</p>

	<p>that rules would eventually relax.</p> <p>Being able to use the structure for overnight stays would be very helpful.</p> <p>I hope that non-conforming structures already in place aren't left behind in these proposed changes by allowing only new construction to leapfrog and saturate license density.</p> <p>It may be worth considering existing structures as a separate case - or even as priority cases for obtaining licenses. This is a way of trying the new rules without triggering a wave of full-on construction / excavation.</p> <p>In my neighborhood there are increasingly more homes with owners who are gone for extended periods throughout the year. I see relaxing rules for ADUs as a way to normalize that seasonal flux - helping local businesses, keeping the area active, not fallow and vulnerable.</p>
<p>Other or prefer not to answer</p>	<p>Regarding Short Term Rental Restrictions on ADU's... I am considering building an OAU on an allowable lot. First and foremost, I am in favor of most of the proposed changes to regulations. Thanks for addressing these. Nice work. I would ask that you reconsider the short-term rental limitation. Here's why: Ideally, I would use my OAU in various ways - a place for my kids (and eventually their families) to stay when returning to visit (or try to live in) Boulder, ditto friends and relatives. Eventually the OAU would be a residence for a caregiver. Since our front house is small, we also envision using the OAU - from time to time - as a simple expansion of our own space. Given these needs would shift and change from month to month and year to year, it would be very beneficial for us to have the option of occasionally doing short term rentals. Moreover, having income from short term rentals may simply be required in order for us to age in place in Boulder. I understand that the objective is to foster more long term rentals; that makes sense. But in our case its not a question of short-term vs long term rental (we'd periodically do long-term rentals when that sort of block of time made sense). Rather, most of the time, it would be more of a question of short term vs. no rental at all. Perhaps a compromise would be to limit the number of short term rental days each year. This would prevent the hotelization of our neighborhoods while also allowing residents the tremendous benefits associated with hosting short term rentals. Thanks. And again, thanks for taking this topic on.</p>
<p>Other or prefer not to answer</p>	<p>I managed a rental property which had a tiny apartment for owner's use. That one did not need a rental license. Will the adu's have rental licenses and will they meet energy requirements.</p> <p><i>If a homeowner is renting a room in a house, a rental license is not required. An ADU is always required to have a rental license (even if it is not being actively rented). The city's new energy requirements will be required for all ADUs in December 2018.</i></p>
<p>Other or prefer not to answer</p>	<p>When building a new home, 4500 sq ft w/daylight-walkout basement, on a corner I wanted to include an ADU in part of the basement. My project met all the current requirements (square footage, parking requirement, etc) however my project was "new" so didn't meet the "5 year old requirement". In a city that needs and wants higher density housing having a 5 year old requirement seems out of date. Now that my home is built I can no longer afford to make the space into an ADU. It would have been a minimal cost during building.</p>

Other or prefer not to answer	I live next door to a legal duplex and down the street from a large duplex that has a rental license, but likely has more occupants than legal allowed. In general I do not support ADUs, unless there is strict consideration for parking and other neighborhood impacts. I definitely think that there are some neighborhoods where ADUs might be appropriate, but in general Boulder neighborhoods have a lack of parking and ADUs only serve to exacerbate this issue.
My neighbors have an ADU	The ADU changes need to reflect the other uses of the residential property. A neighbor has a home-based business that has up to three additional vehicles associated with it. With the two renters and teenage children, I have seen eight vehicles total on the driveway (5) and street (3).
My neighbors have an ADU	There are several ADU's in my neighborhood and I have not experienced any negative impacts from them. I believe we should make it much simpler to get approval for ADU's. Most of the current conditions that must be met are fairly straight forward, but the one that should be eliminated is the 10% rule. Even if every one of my neighbors had an ADU (which is unlikely), I don't think it would be cause for concern. As long as the conditions concerning unit size, ownership, rental term, occupancy, parking, etc. were met. My concerns are more about VRBO and AIR B&B short term rentals. ADU's can provide very affordable housing opportunities and do so without greatly impacting the neighborhood.
Other or prefer not to answer	<p>ADU's and OAU's are appropriate where the lot sizes are large enough to accommodate a second residential unit without impacting the neighborhood. The 4 blocks of the East side of 9th and West side of Lincoln from Baseline to College are substandard in size, with most being less than 3,500 sq ft. These additional living units should not be permitted on lots that are under the normal 7,500 minimum square ft requirement for R1 low density neighborhoods. Based on your maps, there are already existing at least 2 illegal ADU/OAU's in the 700 blocks of these streets that I know of, one being on the NE corner of 9th and Euclid (788 9th) currently with renters, and the other in the middle of the 700 block of Lincoln on the west side (755 Lincoln) which has been rented in the past. I suspect there are also a number of illegal units in the 800 - 1000 blocks of these two streets. Why don't you at least investigate the ones that I have identified above before deciding on new regulations? Regardless, in any new regulations, there should be a lot size standard below which these secondary living units should not be permitted. They impact the health, safety and peaceful enjoyment of a single family low density neighborhood property when second rental units are allowed on these extremely small lots.</p> <p><i>Illegal ADUs would not be reflected in the city map of legal accessory units. Recognizing that some feel the city's enforcement actions against illegal rentals and ADUs may be insufficient, the city has dedicated significant resources and has made progress on the issue over the past two years (see endnote for more details).</i></p>
My neighbors have an ADU	My next door neighbor has an ADU which she rents to one person at a time. Very little impact. No complaints!
Other or prefer not to answer	I live in Majestic Heights in Boulder. There are no ADUs or ODUs listed nearby. There are many rental properties that cater to college students. These rental properties generate more parking, traffic, noise and transient neighbors than the surrounding single family, owner occupied

	<p>properties. My concern is that development of additional ADU/ODU housing and the probable new COOPS in our low density neighborhood will exacerbate these problems. For this reason I do not support ordinance changes that encourage increases in housing density (eg. ADUs/ODUs) in Majestic Heights.</p>
<p>My neighbors have an ADU</p>	<p>I fully support the potential changes in the ADU regulations. In my neighborhood - Mapleton Hill - there are several ADUs. This additional housing brings a young and vibrant population into the downtown community. In some cases they are rented out and in some cases the adult children of the owners or the elderly parents of the owners live there. The additional ADU units in my neighborhood could help those with less income live in the downtown area. I do not worry about parking - as one Mapleton Hill resident said, "We don't have a parking problem, we have a walking problem."</p>
<p>Other or prefer not to answer</p>	<p>ADUs are an incredible opportunity for improving Boulder's financial *accessibility* for the shrinking middle earners ... I use the term "accessible" not "affordable" because the public debate is always about Affordable Housing Programs; which are certainly very important. But what about the *very many* Boulder residents who don't qualify for Affordable Housing, but are not cozy trust funders either?? ADUs offer a fantastic option for current home owners to create a very helpful income stream. ADUs improve the numbers for people who would like to buy in Boulder. More ADUs means more "middle income" folks will be able to afford a home in this town, AND rental inventory is increased. The added density will be tastefully scattered about in a very low-impact way; rather than the huge and often controversial development projects. Give your mom and pops a change to earn some income -- rather than always the big developers. There is no valid argument not to do this. Our story: we were fortunate enough to buy a modest 1940s vinyl box house in the Newlands about 16 years ago. We lived in our house and saved for 13 years. We finally renovated in 2014 and very much wanted to build an ADU at that time. Of course the ridiculously low # of ADU permits/licenses was already at capacity ... so we would be on a wait list for years. Why bother?? So we just gave up. It's kinda crazy that the extremely comfortable families in the Newlands can build insanely huge, high end homes... double, even triple the size of our home. But we cannot add a smart/efficient ADU to our backyard. The parking argument is silly in today's culture where so many folks telecommute and ride bikes around town. My husband and I own one car; we have no kids; parking is not an issue. And for what it's worth: the "no more than 3 unrelated individuals" in a house is also a very outdated rule... that rule caters to a very traditional family, and ignores current lifestyle/housing/economic trends. Furthermore, it does not always achieve the assumed outcome of quiet, peaceful neighborhood. For example, our neighbors (who we love!) have 4 kids... teenagers are constantly driving to/from their house to hang out; that house is the noisiest and most vehicle-intense on our block. It does not bother us one bit... but the idea that "related individuals" are "less impact" than "non-related" is a joke. It's 2018, City Council... Boulder can't claim to be truly vested in eco leadership; or continue to attract young, bright minds unless the city becomes more forward-thinking. Take a look at how new households are forming in today's world. Rules need to reflect today's norms. Please actively increase/approve ADUs. Encourage diversity and vibrancy in our single family neighborhoods. Address the problems (ie, noise or trash, etc) without assuming ADUs or non-relatives will cause those</p>

	problems/impacts. Maybe rental licenses get revoked on 3rd violation... Or steep fines, etc. Be open minded.
My neighbors have an ADU	The only difficulty we experienced was the lack of parking, the house with the ADU (not marked on your map) had no off-street parking. This sometimes caused problems, especially for the garbage truck which was unable to get through on occasion. I think all ADUs should have a designated parking place to avoid problems for the neighbors.
My neighbors have an ADU	I have not had any problems with the near by ADU or its occupants. However, if regulations are changed in relation to ADUs, I strongly urge that any installed driveways to the rear of a lot not be permitted closer than 3 feet from the lot edge.
My neighbors have an ADU	I live in Martin Acres - I assume there are several ADUs in the vicinity. I've never felt bothered by them. To me, the prospect of the city loosening the requirements to make ADUs easier is a good thing. I think it makes sense, as a way to generate more units in the city that would theoretically be lower priced (bc they aren't like fancy units, built onto an existing house as they are). So I would support the measure.
My neighbors have an ADU	I think the ADU's have completely ruined the neighborhood I live in. They create over crowding, more people packed in one area, more noise, and more buildings on a property. What used to be a beautiful neighborhood, with yards, trees and some space between houses, is now living with building after building packed in, just like living in a crowded city.
Other or prefer not to answer	<p>I have had an empty studio/1-1/2 car garage for 17 yrs. Seems like a waste with a housing crisis in BO. But I would rather it remain empty another 17 yrs. than support corporate densification with minuscule "affordable" housing matching funds from federal programs supporting growth at no cost in a sweeping takeover of housing in the USA reducing ownership to high price rental at the behest of the development shareholders. The 3 X 1 ratio of new jobs to housing available in Boulder is unspeakably wasteful, abhorrent and drives the cost of housing far higher proportionally through mass production of apartments than single family densification. The push for jobs also upvalues single family residence to compound the problem in the demographic of pre-existing homeowners. Case in point is the scraping of Eastpointe for older and Waterview for newer housing creation.</p> <p>Densification with OAU/ADU in Boulder should be uniform in owner occupied or single ownership homes with a clause that if sold with OAU/ADU rights this could only be sold to another individual, not developers or property managers and should be equally available throughout all neighborhoods in Boulder. Yesterday. That benefit to the community should be traded off against the REAL costs of growth from the corporate/real estate/TOD/densification/absentee property management speculators invading the fair market. In the housing working group I recall hearing from someone familiar in Boulder that said when he lived in Aspen they subsidized OAU/ADU to keep the feel. I think also that community land investment trusts with large organized communal housing may be more encouraging to property investors than home grown multi-person households. It is discriminatory to hold people to an age group or blood or marriage relation, to use those parameters to restrict who lives where. It is not OK to restrict 3 unrelated's to a 10K sf. home. Likewise, it is not reasonable to subsidize expensive high embodied energy/telecom. rates/unit tiny apartments.</p>

	<p>Walls cause increased energy use. The occupancy rule should be eliminated in Boulder.</p>
My neighbors have an ADU	<p>I got mail asking for feedback because I live near an ADU. I did not previously know that I lived near one.</p>
My neighbors have an ADU	<p>Changing the city code to allow more ADUs is a fantastic idea and I and my family fully support the idea. ADUs are economical for renters, convenient for owners, and don't significantly impact traffic, the environment, or cause overdevelopment, but still provide affordable housing. The benefits are significant and outweigh the demerits.</p>
Other or prefer not to answer	<p>Now why would you restrain my freedom of speech to 400 words? You missed something important. You will have to sort out where it is in the 3 submissions I sent as a result. I want a receipt and copy of this document sent to me. All three, that is, and confirmation you are in receipt of all three.</p> <p>"While here I am by myself in an 1820 sf. house with a 300 sf. studio. I am restricted to long term OR short term with Airbnb since 2017. Because I can't afford to keep up with the costs of construction for simple repairs, I am compelled to choose short term only. \$47,000 bill alone in 1-1/2 mos. to paint the interior of my garage studio, move a hot water heater from the main house to the outbuilding (incomplete), install an on-demand hot water heater on the exterior of the main house (without enclosure), oil the garage door, paint some trim (half the windows are painted shut as a result), replace one piece of trim on the garage, put up a 9 ft. wall in a room, electric for a hall light, installation of a bathroom fan and supply for a mini-split in the studio, install a unit heater in the garage to keep the pipes from freezing (incomplete) install LED cans, fix poor electrical work from 4 yrs ago from Excel Electric in the studio and pour the foundation for a 6X18 ft. bike shed.</p> <p>The occupancy rule should be eliminated in Boulder. Likewise, it is not reasonable to subsidize expensive high embodied energy/telecommunication rates-per-unit micro-apartments. Walls cause increased energy use.</p>
My neighbors have an ADU	<p>I generally like the idea of ADUs. In a town like Boulder where home ownership is incredibly expensive, renting an ADU is often the only way for regular people to be able to live in the city. Most homeowners in Boulder are old and white. ADUs increase diversity in neighborhoods.</p>
I own an ADU	<p>My partner and I lived in one unit, and my son and his family lived in the other (not sure which one is the ADU and which is the Main). Life was good.</p>
My neighbors have an ADU	<p>My neighbor has an ADU and rents it out. I have no issue with this as a neighbor. Overall I feel that it helps provide home owners with more options to use their lot and potentially keep income at a level where they can afford to keep up with the cost of living in Boulder. If ADUs are used by investors - those who have no intention of living in the main home - then I don't feel like it should be easier for them to build as there's usually less community thought around this impact (noise, parking, etc.).</p> <p><i>There is currently a requirement for the owner to live in the main house or the accessory unit. There is no proposal to change this requirement.</i></p>

<p>My neighbors have an ADU</p>	<p>I am happy to have neighbours with an ADU, and I wish the regulations were less onerous so that there could be more ADUs in my neighbourhood. More ADUs would allow more diversity: only rich people can afford to buy houses nowadays in my neighbourhood, so my neighbours are all either rich or old or both. More ADUs would allow more people who work in Boulder to live in Boulder, rather than commuting. And more ADUs would mean more environmentally-friendly, efficient use of the big houses in my neighbourhood, some of which are very under-utilized.</p>
<p>My neighbors have an ADU</p>	<p>We own and live in our home next door to a single family home with a small detached garage that has been converted into a small second dwelling. There's not been the slightest problem with their carriage house; the renters have been delightful people, single adults or the occasional young couple. No problem comes from such a small uptick in density.</p> <p>This conversion happened long ago, before the ADU regulations and other codes restricting the use of detached buildings for bedrooms or preventing them from having full bathrooms. Our neighborhood grew up organically, and it is mostly the better for it.</p> <p>By contrast, the large mansions on the far end of the street that were built out into 7 to 10 unit apartment/condo complexes with 20+ bedrooms--well those do cause noise, trash, parking and other quality of life impacts. Carriage houses/duplexes/ADUs don't have the same impact.</p> <p>I understand the outrage some people feel about larger co-ops coming into single family neighborhoods, and I think previous councils (and staff) made a mistake in not reforming the ADU code first. Smaller increases in density like more ADUs are more appropriate for our neighborhoods and would be smart housing policy.</p> <p>We should allow more ADUs in Boulder in almost all zoning districts, even in RMX districts and on smaller lots than the large (6000+ sf) lots where I've seen previous city white papers suggest allowing them. In my opinion, even the city's proposed reforms don't go far enough to address the need for the kind of housing people want--the city's housing survey showed people want small houses (or duplexes) with a little bit of green space to grill, have a dog, or have kids play. The duplexes and carriage houses in our neighborhood are an example of low-impact changes in housing density that works.</p> <p>I would much rather see a gradual, distributed solution to our housing shortage than the sort of abrupt, centralized density changes to our neighborhoods that happen when large "affordable housing" complexes are built on nearby "in-fill" sites.</p> <p>Offer people chance to slowly change their own neighborhoods, and they will change it for the better. Martin Acres, for example, has slowly reinvented itself from a car-centric, 50s ranch "little boxes" neighborhood to a pleasant, walkable, front-porch neighborhood of larger family homes set amidst duplexes with converted garages and carports--and this was accomplished without centralized city planning.</p>

	<p>A distributed housing policy solution (e.g. encouraging ADUs) will not only result in fewer quality of life issues, but it is inherently more democratic than housing policies that only spawn more centralized, large-scale housing projects. This is because such projects have so many repetitive planning meetings that only the paid agents of the developers ever have the tenacity to attend time and time again.</p> <p>Trust the people to make small decisions for themselves, and the greater good will emerge organically.</p>
My neighbors have an ADU	<p>I got a mailing saying that there is at least one ADU in my neighborhood. I was not aware of this, and it's certainly not a problem.</p>
My neighbors have an ADU	<p>The accessory housing unit in our neighborhood is in the basement of a house that was built on two lots. Consequently, I don't think it makes any difference in this particular case as that double lot could have been two houses in the first place.</p> <p>I would gladly support adu in the city of Boulder and in my neighborhood if and only if the city of Boulder creates an ecosystem bus-pass for all buses within the city to be free. The parked cars and slow transit times due to too many cars have a greater negative impact than the number of people in the city.</p>
My neighbors have an ADU	<p>I live on a cul-de-sac circle where the houses were permitted to be built with zero setback, so the circle is already high density for single family units. Having an ADU on the circle with additional cars requiring parking has created additional parking congestion where the limited curb area already severely limits parking. I recommend that ADU permits require the owner to accommodate the need for additional parking w/o impacting neighbors ... or else not be allowed to develop an ADU on their property. Parking congestion on residential streets tends to decrease the property value.</p>
I rent an ADU	<p>I currently live in an ADU. I am a single (divorced) 37 year old woman. I work full time in Boulder, as well as a boulder native.</p> <p>If it wasn't for the ADU I found to live in I would not be able to afford to live by myself in this town. With rent and cost of living increasing it is becoming challenging to be able to afford to live here. I am all for ADU living.</p>
My neighbors have an ADU	<p>It is not clear which of the neighbors have an ADU. 4 of my immediate neighbors rent out part of their house but they do not share under what program. It has changed our neighborhood from single family where we knew our neighbors. Now there are people coming and going at all hours we do not know. More cars parked on the street. If we have a visitor there is nowhere to park. When we can afford it we will move. No one seems to be monitoring what is happening. Yard work is neglected. The neighborhood is going down.</p>
Other or prefer not to answer	<p>I do not have an ADU experience but I do have an experience with a detached accessory structure that was built 35 ft from my house. It is closer to my house than to that of the owner. My quality of life was impacted when the renters of the property used the structure for a business workshop. There was noise, smell, and light pollution at all hours of the day & night.</p>

	<p>We tried all avenues to resolve these issues-calling & writing both the landlord and the tenants, calling the appropriate city officials-nothing worked. I can see how this same situation would happen with an ADU. The attached image shows the light condition that was 35 ft from the back of our house. There was no way to escape it. It was like living next to a gas station. The fumes, noise, & light came into our bedroom. I will also add that there are several rental houses on our street that do not have rental licenses. If you can't control that, how can you effectively manage ADU issues?</p>
<p>Other or prefer not to answer</p>	<p>My home does not currently have an ADU, but it's clear it did in the past. After I bought my home I had a garage built. During the planning process for that, I was told by the person at the building permit office that I am not allowed to have an ADU. I don't know why not, and would like to know. The city's rules about ADUs seem schizophrenic - we want higher density housing, but not really. ADUs seem like a great choice since the structures already exist. I'd like to understand the policy.</p> <p>To answer some of the other questions you asked - I do have a neighbor with and ADU. His renters are quiet and considerate. I've had no problems with them being there.</p>
<p>My neighbors have an ADU</p>	<p>My neighbors have ADUs/OAUs and the occupancy of those ADUS has no impact on me - in fact I didn't even realize some were occupied until they told me. Why wouldn't a livable space be available to occupy if wanted? I believe the rules are too restrictive. We have a room over a detached garage and can't convert to an OAU as it is 550 sq.ft. footprint and the parking space in front of the garage is not long enough. I support the proposed changes and don't see it having any noticeable impact on density of neighborhoods. I suspect others are like me, in that I would like to add a shower, but this required an OAU which I can't currently get, even though I don't plan to rent out the unit at this time, I just want a livable space for guest and the ability to use as an OAU in the future if desired.</p>
<p>My neighbors have an ADU</p>	<p>My neighbor has an ADU and I have no complaints at all about the situation. I think it's a great way to increase housing options in the city of Boulder. He generally rents to a single person or a couple so it doesn't add significantly to the number of cars on the street.</p>
<p>Other or prefer not to answer</p>	<p>ADU's create less cohesive neighborhoods by bringing in rentals to an established settled community. The renters park on the street and create safety hazards by narrowing the drive portion of a street. ADU's do not belong in single family residential areas.</p> <p>We are already dealing with the littering of streets by cars not parked in their available driveways.</p> <p>City of Boulder chose to ring itself with Open Space - now live with it but not at the expense of single family residential neighborhoods.</p>
<p>I own an ADU</p>	<p>I went through the permitting and approval process about 4 years ago. It was somewhat time-consuming, but the staff was helpful. I recall quite a few back and forths with the planning office as I worked through construction changes and sign-offs. But, after it was done, it has all been smooth sailing.</p>

	<p>We talk with our neighbors a fair amount and no concerns about another person (in our basement ADU) have been raised. Considering our 3 kids are now out of the house, it's still a lower impact than it used to be (fewer cars, less noise, etc).</p> <p>I fully support simplification of the process as long as safety and population limits are not exceeded. Boulder is a desirable place and students, lower income folks, and interns need affordable places to live. And, at the same time, folks like us have room in our houses and appreciate the extra income.</p>
<p>My neighbors have an ADU</p>	<p>While I figured out a neighbor had an ADU, it has been no problem at all for us or, as far as I can tell, anyone on the street. As with anything, I think it's the diligence of getting a good tenant (no matter how/what they rent) that makes all the difference.</p>
<p>My neighbors have an ADU</p>	<p>My neighbors have an ADU and I am not affected in the least by it. I would like to see more - and would also like to have one myself. My husband and I are in our mid-50's and would like to have the attached space for family to visit (we don't have kids of our own) - friends to stay and also space for a potential caretaker when we are older. thanks!</p>
<p>My neighbors have an ADU</p>	<p>Me neighbor has had an ADU since 2000 and we have never had a negative experience. I find ADUs as being a great solution to Boulder's Traffic Issues and Housing Shortage problems. I suggest that the city make it easier for owners to obtain ADU permits.</p>
<p>I own an ADU</p>	<p>We established the ADU (in our unfinished basement) as temporary housing for our daughter when she was at CU and wanted to live "away from home". We had planned to subsequently use it for a rec room/video room/ office and designed it as such.</p> <p>Upon our daughter's graduation, we decided we did not need the extra living space and modified the space to become an apartment, meeting the ADU requirements. With this modification, we realized that it could be eventually used for our care-giver's living.</p> <p>Our experience has been good, with young professionals as renters. The location is close to downtown and the renters' employment - a benefit to the renter and Boulder's traffic situation. Our renters prefer to park on the street and not in the off-street parking space.</p>
<p>My neighbors have an ADU</p>	<p>I know of one ADU within 300 feet. I have no problem with ADUs. There are 5 other "semi-ADUs" in that radius (perhaps not fully outfitted and all are built over garages.) I believe the "semi-ADUs" could use some regulation, because of health and safety issues.</p>
<p>My neighbors have an ADU</p>	<p>We received Boulder's reach-out because we are near an ADU unit. We appreciate the outreach. I personally like the concept, but based on my experience with our neighbor- the following occurs.</p> <ol style="list-style-type: none"> 1. the designated parking spot in the driveway is not available to the Tenant. 2. The tenant always has two cars and sometimes more and the owner has asked them to park on our adjacent Lakebriar street- so they do and they do not park in front of the ADU House. <p>I think this is about rental income to owners as much as "affordable alternative Housing</p>

	<p>options" - persons act in their best interests and the rules will be broken- I would expect this but it is not fair to everyone.</p> <p>No street parking for ADU units would be a nice start.</p>
<p>My neighbors have an ADU</p>	<p>my husband and I have owned since 2006. It was a functional duplex when we purchased it and we have kept it that way ever since. The ability to rent out half of our living space for additional income is the only way we have been able to thrive in Boulder. We could not have financially afforded to remain in our home with the ups and downs of life without the additional income. We were able to live in the small unit and rent out the big unit when times were tough, and switch to living to the "big" unit again when we decided to start a family (scale is relative. The "big" unit is 950 sf). I love that we have a mix of people and schedules on our property so that our house isn't just sitting there vacant most of the day. In fact, I would absolutely love to build a garage with an additional dwelling unit on top. I would use this unit for a variety of purposes depending on my personal finances. It would be a guest house for relatives, and the eventual home of aging parents. Before that happens I might also choose to rent it out temporarily or long term. Though we currently have a driveway that we park in where the garage would go, I believe current city code will not allow us to build a garage due to setbacks. Since our house is one of the oldest houses in Boulder (built pre 1900), and we are in such a mixed use part of town, with a humongous apartment complex right next door, I strongly feel we should be able to build a garage apartment in taste and scale to the current size of our modest 1300 sf house, basically by extending the existing footprint into the current driveway for the garage with an apartment on top. I would be beyond thrilled should the planning department make a decision that would allow this. It would mean so much to my family.</p> <p>Thank you for the opportunity to share my story, and I am happy to answer any additional questions or follow up clarifications you may have.</p>
<p>My neighbors have an ADU</p>	<p>My next door neighbor has an ADU and it is no problem at all.</p>
<p>My neighbors have an ADU</p>	<p>There are 2 rentals on our street. One is on the basement of the house, with own entry. The other is a separate building like a garage. both are self contained. They are no problem to us, maybe because they are mature folks. Living near an adu would depend on the people and noise etc. we are old and in our house, so if time comes may go to assisted living. Adu might not work for us at this age--80s.</p>
<p>My neighbors have an ADU</p>	<p>I've not kept up on proposed changes, but I received a postcard in the mail, and wanted take the time to just say that generally speaking, I strongly support the expansion of ADUs in Boulder.</p> <p>As we all know there are no perfect solutions to our housing issues, but as a 40 year on and off (much more on than off) Boulder resident, I believe that bringing ADUs out of the shadows, and in fact, encouraging this sort of infill is desirable.</p>

	<p>I support stand alone ADUs, basement ADUs, garage ADUs, etc. Why we don't allow a full second kitchen inside an existing home is beyond my comprehension.</p> <p>Thank you for your consideration.</p>
My neighbors have an ADU	<p><i>Phone conversation summarized by staff ...</i></p> <p>I have mixed reactions to ADUs in my neighborhood. We need more affordable housing in Boulder, but the city should be taking more responsibility properly managing the current legal ADUs. While it is a tragedy that young families cannot live in Boulder due to the explosion in home values, we need to hit the pause button on new development in our community to think through the implications of growth.</p>
My neighbors have an ADU	<p>I received a notice from the City that there is one or more ADUs in our neighborhood. I was not aware of this, so obviously It has not been an issue. I strongly support allowing more ADUs, both to provide more affordable rental options and to provide additional income for the owners of homes.</p>
My neighbors have an ADU	<p>One of my neighbors had to recently remodel a space since they did not meet ADU requirements. That seemed to be a waste for both them and the city. There had been no issues when they had people using the space. It blends right into the neighborhood, helps a young family, and meets a need for affordable housing. As long as the scale is appropriate, I think ADUs are a great way to address both housing cost and availability issues.</p>
My neighbors have an ADU	<p>ADU construction began without notice or due process (public hearings). The observed impact since completion: Increased traffic on street already impacted by limited parking, blind corners; four additional cars, five additional drivers (7 for 1 house); increased stresses on infrastructure designed for single family homes, including water, sewer, transportation. (Decreased water pressure, increased sewer issues, increased road damage---perhaps attributable, in part, to construction traffic--increase in trash and trash strewn by raccoons et al.) Arrogant and ill-conceived micro management end run to state and local zoning law. Hope to see it constitutionally challenged.</p>
My neighbors have an ADU	<p>Hello...my next door neighbor has an ADU. She rents it out to long-term tenants. We've always had nice experiences with them (one a preschool teacher, the other a contractor). We looked into also creating an ADU a few months ago and found out that we are right on the border of the city limit and are not permitted to have an ADU (there are more ADUs right across the alley from us--again, no problems at all).</p> <p>We are a family of 4, with 2 children under 5. Our house is 1700 square feet and we are quickly starting to outgrow it. Cost is prohibitive in moving to a larger house in the area (we love our neighborhood!) and we'd prefer not to give up the majority of our backyard for an addition to our main residence. Mostly, we'd use the ADU for extra living space, especially when we have out-of-town relatives visit, as they are not able to stay with us now. We're hopefully that the City will loosen the restrictions and we'll be able to add onto our 2-car garage in the years to come.</p>
My neighbors	<p>ADUs are a sensible niche and desirable housing option for certain identifiable population groups seeking affordability, accessibility, work space at home, or support for neighbors or relatives. They also increase land use efficiency, esp. in a tight market. I have not experienced</p>

have an ADU	any negative impacts from ADUs in my neighborhood. I strongly encourage the City of Boulder to ease regulatory restrictions on ADU construction. There are possibly lessons to be learned from other cities, like Portland and Seattle. For a good and recent study, see http://turnercenter.berkeley.edu/uploads/ADU_report_4.18.pdf
My neighbors have an ADU	My neighbors on my street have ADUs attached to their houses. One of these is the house across the street from me. I have never had an issue with the ADU's existence or use. It does not noticeably add to parking shortages along the street, and the renters seem to be responsible adults. I think encouraging these is one of the steps Boulder can take to increase affordable housing.
Other or prefer not to answer	My pregnant daughter and her husband have low paying jobs in Boulder and don't make enough money to qualify for the City's moderate hsg program - which has a waiting list anyhow. I own a second house in Boulder that has paying tenants to cover costs. The house is perfectly set up for an ADU in the bottom floor which is the same size as the top floor and exceeds 1000 sq ft. The rules are set against this as a viable option, so my daughter - to whom I could give part ownership of the house - may live in the ground floor but MUST share the house with the tenants. Seems punitive and undermines City's nominal wish to make housing affordable for local workers. I would love to have ADUs everywhere with rules aimed at keeping peace, quiet and parking, not based on assumptions of bad behavior that will exclude the very people we want to live in Boulder.
My neighbors have an ADU	I like the idea that ADU's provide diverse housing options in my increasingly expensive neighborhood. I would be interested in creating an ADU at my residence, in the future, assuming it is not logistically and cost prohibitive. This would give us the option of providing additional income in the event one of us losses our job and would allow us to comfortably retire in our current location. I have no objection to the ADU's located near me.
Other or prefer not to answer	In our neighborhood there are zero problems with ADU's. Everything is so good that i don't even know who has and who does not have one! The way i see it, it is a chance to house more folks without destroying our city as the last city council tried to do, by only listening to developers who are voracious and greedy and don't give a damn about keeping our city beautiful and livable. ADUs have my full support. They also help older folks pay their taxes and bills. That's my 2 cents.
My neighbors have an ADU	I am generally in support of ADUs in the city. I look forward to leaning more about the newly proposed rules but from what I've read at this point they sound reasonable. I especially support the changes in parking. They seem to strike a balance between not over impacting neighborhoods with additional cars from ADUs and recognizing that wider driveways can indeed accommodate more cars. We have one ADU nearby that I know of and it is no problem at all. If there are others, I don't know about them which is obviously a good thing in terms of negative impact. Many middle-income, long-term homeowners will be challenged by the recent increase in property taxes, especially in retirement. The opportunity to add an ADU should be available to all property owners, irregardless of where they live. It's a win-win for the homeowner and those who want to rent in Boulder. Thanks for your work on this issue.
My neighbors	My neighbors have an ADU, and it ruins the neighborhood. Night after night, my family is kept awake with their drunken bacchanalia. Once they slaughtered a goat, and the neighborhood

<p>have an ADU</p>	<p>gutters are still stained with the blood. They keep chickens behind the ADU. As a result, my children have contracted bird flu. And also syphilis.</p> <p>How can Boulder be thinking of allowing additional ADUs? It will drive my property values down, just like the co-ops!</p>
<p>My neighbors have an ADU</p>	<p>My neighborhood (Martin Acres) already has density issues that cause parking and noise challenges.</p> <p>With 75% of ADUs going to tenants, these are not "inlaw apartments" or "granny flats" as you so quaintly call them. These are parking and plumbing challenges to compound the challenges already being laid out through new co-op laws.</p> <p>A change from 10% in 300 feet to 20% is not incremental- - it's a doubling. And increasing maximum size to 1000 feet essentially allows 2 houses per property. These are drastic changes that will absolutely impact my property value.</p>
<p>My neighbors have an ADU</p>	<p>I have several neighbors with ADUs, and I'm a huge fan! I love that it not only provides more affordable housing in our community, but it also helps my beloved neighbors stay in the neighborhood as the cost of living continues to go up in Boulder. Plus it cuts down on traffic/emissions because people can actually live where they work (and therefore bike/bus/walk to work). ADUs are a no-brainer: they are a climate solution, a cost of living solution, and make our community stronger and more diverse. I only wish there were additional allowances for ADUs in my neighborhood so that more of us could benefit from sharing our homes to help cover our ungodly Boulder mortgages. We need only look to California for the best progressive solutions to climate, growth and density. I'm a strong proponent of following their lead (and other progressive cities like Boulder: we're far behind Bend and Portland, for example) by expanding ADUs.</p>
<p>I own an ADU</p>	<p>ADUs are a vital part of what makes our neighborhood (Newlands) a great place to live. It gives the opportunity to have an economically and age-diverse neighborhood, where families can live among grad students. There's a place for all of us. Also, it offers young families who aren't multi-millionaires a way to afford their mortgages in our neighborhood, where home prices are sky-rocketing. Most importantly, i believe strongly in the environmental benefits of intelligent density.</p>
<p>My neighbors have an ADU</p>	<p>I was sent notice that a neighbor has an adu. I have no idea which neighbor that is, as it has had no visible impact on the neighborhood. My home is a perfect candidate for an ADU since it has a separate back entrance to a middle level with its own bedroom, bath and living space. The only thing prohibiting me from adding an adu (thereby making Boulder more affordable for me, my wife and our 7 month old son, and for a renting couple who is probably having a hard time finding a reasonable apartment in town) is the lack of off street parking. Like many houses built in the early 60's, ours has a 1 car garage. That means I technically have 1 parking space and can't legally add another. On street parking is plentiful in my neighborhood. I park every single night on the street immediately in front of my house, so this restriction seems unnecessary for my neighborhood. I believe parking mitigation should be allowed through some other system.</p>

	<p>Can I be charged a fee to help build parking elsewhere in Boulder perhaps? Thanks for your kind attention.</p>
<p>I own an ADU</p>	<p>I've lived in my 2000 sq ft home in south Boulder since 1985. Currently a portion my home is used as a home office. I have often thought that as i move into retirement that portion of the house, with it's separate entrance, could be converted to a beautiful studio with the addition of an efficient kitchen to the existing space. It would be a way to downsize without having to move and provide more finical security as my income becomes fixed.</p> <p>Under the current regulations creating this would not be possible due to the parking requirement.</p> <p>Now I've heard a neighbor is being told she needs to remove a kitchen in a part of her home that has been rented as a separate unit for many years because she cannot create the required off street parking.</p> <p>I feel this is unfair- especially considering that a 12 to 16 person co-op is now able to occupy a residential home in the same neighborhood. The co-op parking will be far more impactful on the neighborhood than an ADU residence that complies with the 3 unrelated person regulation.</p>
<p>My neighbors have an ADU</p>	<p>We strongly support new regulations to encourage ADU usage in our neighborhood downtown.</p> <p>On our block, there are multiple carriage house and studios that just sit empty because they cannot be legally lived in. We have one such studio but we were not allowed to install a shower or kitchenette, making the space unlivable.</p> <p>With housing so tight and so expensive in the City of Boulder, we would encourage the City to allow property owners to rent out extra ADU space. It helps pay the taxes for sure!</p>
<p>My neighbors have an ADU</p>	<p>We have a legal ADU. Everyone talks about the need for affordable housing. People like us can't afford our mortgage without renters, AND an ADU in nice neighborhoods allows people an affordable smaller space rental in a nice, upscale neighborhood, in a good location, with good schools, off the Hill. It's a win-win, and ridiculous that the city has made it so difficult for full-time, resident home-owners, living on their property (and able to supervise tenants and maintenance) to rent out a portion or unit within or adjacent on the property of their homes. This is not just a good idea, it's essential to keep those of us soon to be retiring, able to afford to stay in our homes. And, it's essential in providing lower cost housing via an ADU to young couples, elderly, etc.</p> <p>If the homeowner is living on the property and the ADU is up to code, the city should no allow restrictions, other than to revoke the ADU if multiple problems are noted by the neighbors, etc. We're not talking VRBO here. We're talking about long-term leases with the home-owner living there.</p> <p>Thanks!</p>
<p>My neighbors have an ADU</p>	<p>I received a notice asking for comments about ADU's in my neighborhood. I think ADU's are a very valuable addition to a property. They can allow an older family member to live close by and avoid assisted living; they can bring friends together and create community; they can subsidize income - something particularly necessary as we grow older. I would whole heartedly approve</p>

	<p>of any measure that encourages family and friends to come together and share resources and community.</p>
<p>My neighbors have an ADU</p>	<p>I think ADUs should be allowed for homeowners who also live on the property; not just as a pure rental and the homeowner does not live on the property. It's important that the homeowner be around to monitor any activities that could negatively impact neighbors (loud noise, partying, etc.) I think it's especially important to allow senior homeowners to have ADUs, as it's an important source of income for them, as many are retired and no longer able to work.</p>
<p>Other or prefer not to answer</p>	<p>I have a comment on the size restriction options:</p> <p>Currently size limit is stated as: "...1000 sq ft or 1/3 of the size of the principal dwelling unit (whichever is less)".</p> <p>One of the options on the web pages suggests a new wording: "...1,000 sq. ft. or 50 percent of the principal dwelling unit, whichever is less".</p> <p>I would suggest a better new wording would be: "The size of an ADU is limited to either less than 1000 sq ft or 1/3 of the size of the principal dwelling unit, but cannot be more than 50% of the total area of dwelling unit".</p> <p>This new wording would cover all three goals:</p> <ol style="list-style-type: none"> 1. It would maintain the intent to provide additional flexibility, particularly for smaller homes. For example: if house is 2000 sq ft, ADU could be 50% of the dwelling unit (same as proposed option on the web page). 2. Would maintain the original intent to ensure that the accessory unit is always smaller in size and therefore subordinate to the main home. 3. In addition, it would address the issue mentioned in the preamble that the current wording of the size restriction can also lead to unnecessary remodel work, such as walling off portions of a basement to meet the size regulation. For example, if a basement of a slightly larger house is within the 1/3 limit of the size of the principal dwelling unit, but the house is greater than 3000sq ft in total, the new wording would not longer require unnecessary remodel work walling off portions of a basement to meet the size regulations.
<p>My neighbors have an ADU</p>	<p>There are significantly more ADUs on my street than are indicated in the current maps. ADUs seem to be a good way to increase density in my neighborhood - but it's unfortunate that some (many?) existing ADUs across the city aren't registered and approved. In considering changes to the ADU regulation here in Boulder, it seems important to know how many ADUs actually exist.</p> <p>One specific request would be to consider how ADUs and their rental can be used by some to gain access to Boulder and neighborhood schools.</p>
<p>My neighbors have an ADU</p>	<p>While I generally favor the use of ADUs to ameliorate the housing affordability crisis, my experience with my neighbor's ADU, which sits right up to the property line between us, has been problematic.</p> <p>The neighbor-owner rented the ADU to an undesirable person from out-of-state who came here</p>

	<p>to smoke pot. That person was mentally ill so it was quite excruciating to have him living right at the property line and therefore very close to my home. Next, the neighbor-owner rented to someone who burns noxious incense which wafts from open windows at the ADU facing my home. This would be much less of a problem if the ADU were not abutting the property line and therefore very close to my home.</p> <p>Also, the neighbor-owner has taken a number of liberties due to the fact that the ADU abuts the property line. The neighbor, their ADU renters, and the neighbor-owner's contractors have come onto my property unannounced and without seeking permission to put up screens and do regular maintenance work on the side of the ADU abutting the property line. One time, I found the neighbor pouring concrete on my property to create a permanent drainway off of their ADU. Again, they did not ask permission.</p> <p>Based on the above, I would highly recommend that the new rules prohibit ADUs from being built in a way that abuts property lines. Even better, the ADUs should be required to be constructed as far away as possible from adjoining neighbors' property lines.</p>
<p>My neighbors have an ADU</p>	<p>ADUs are a great way of providing affordable housing to workers and retirees.</p> <p>Regulations should be eased to allow residents of ADUs to park on streets. Residents living in single family homes who own more cars than their garages can hold, already park on the streets all day and/or overnight.</p>
<p>My neighbors have an ADU</p>	<p>All ADUs should be required to have off street parking pads for every vehicle using the ADU. It's the CARS that are the greatest nuisance, followed by poor upkeep of the ADU and its yard. I have watched large homes on my street go from well-kept single family houses to over-grown yards, almost blighted houses with numerous un-garaged cars parked all over. It all boils down to parking, upkeep, and noise.</p> <p>suggest: all new development be small single family homes of 2000 sq. ft., mixed with some apartments, mini grocery store and small park. All vehicles required to be parked off-street or in defined lot. Dream on, right?</p>
<p>Other or prefer not to answer</p>	<p>I am in support of more relaxed rules about ADU's.</p> <p>I have lived in the table mesa area for 20 years and recently many homeowners have done a near tear down and then built McMansions which have maximized the building height and footprint while doing nothing to promote the goals of affordable housing and a diversity of living arrangements. Best I can tell they did not have to jump through the many hoops required of ADU aspirants.</p> <p>With so few ADU's in existence I am not sure why there need to be any concentration rules at all, assuming the property owner is living on the premises. Is there any data on how many property owners would plan on building an ADU if they were allowed to? The few that are in my neighborhood have absolutely zero impact as far as I can tell. I appreciate the city's effort to re-examine its policies, but why so incrementally? It seems like such an obvious and easy way to alleviate (to some degree) the housing pressures in Boulder.</p>

	<p>Several years ago I went to talk to the city planners and they told me that ADU's were not allowed in my neighborhood, period. And now I see the map on your site shows that there are two within a stone's throw of my house.</p> <p>I guess I just don't understand why a 4000 sq ft house is ok, but an 1800 sq ft house with a 400 sq ft ADU is not allowed. In Hawaii they have the concept of an Ohana house, a small house on the property for extended family members. They are prevalent, even the norm in many neighborhoods, and not discouraged at all. It is a system that works well. It provides for many different living arrangements, and also sometimes a source of income for retirees.</p> <p>My parents are getting older and it would be ideal for me to take care of them if they were next door. My adult children cannot yet afford the housing costs in Boulder and I would love to give them the chance to save up for a down payment. Both would enjoy the dignity (and illusion!) of being independent, but close by.</p>
<p>My neighbors have an ADU</p>	<p>I think that all ADUs should have to provide off street parking for tenants. Also because of the many problems with Airbnb and VRBO I think that there should be a limit to how many ADUs can be on each block. An ADU should not be allowed on any subdivided property as well as Airbnb or VRBO.</p> <p>(Please consider that the Airbnb and VRBOs on my one block alone have completely changed the neighborhood. Many times I do not see a familiar face in the neighborhood. There are times when I do not have any idea who is in my neighbor's homes. The feeling of living in a neighborhood has disappeared. I now call my block Hotel Mapleton. The Hotel Mapleton visitors treat the neighborhood like a hotel. They take no responsibility for being in a nice neighborhood. They have no respect for other neighbors.)</p> <p>So please, consider stricter regulations for all neighborhoods or the charm of living in Boulder will continue to disappear. When I watch the city council meetings and I hear people trying to tell you their concerns I wonder if you are really listening. How about protecting owners? The tax payers? It's just an idea. Thanks for your consideration</p>
<p>My neighbors have an ADU</p>	<p>There are two ADU's on our block. We live near Columbine Elementary, a neighborhood that is already dense with housing and the houses sit on small lots. Most homes were built in the 1950's and only have one car (very small) garages. Many of the cars must park on the street. The added ADU units increase the population in a small neighborhood but also increase the car traffic. I believe that ADU's should be limited. Perhaps a max of 3 per neighborhood should be considered.</p>
<p>My neighbors have an ADU</p>	<p>I love the idea of an accessory dwelling unit. It makes sense for the homeowner and as an occupant. I would love to live in one.</p>
<p>Other or prefer not to answer</p>	<p>ADU or OAU provide an option to buy into the neighborhood and therefore the benefits of that neighborhood, that otherwise one would not be able to afford. Given the current condition of our market here in Boulder, and inability of majority of middle class to afford such property,</p>

	<p>being able to get into this market is of great value. Renting out the unit OR having your family members from across the globe come and live with you over an extended period of time provides several benefits. One, it gets affordable to share the cost of mortgage with the renter. Two, visiting family or friend support the tourist economy that otherwise would not be supported by locals.</p>
<p>Other or prefer not to answer</p>	<p>My husband and I are in our mid 70's and we have a bungalow on a "substandard" 131'x46' lot close to the university and downtown. We have 4 off street parking spaces and bus stop 2 doors away. We have a housemate who rents a bedroom, a kitchenette and a bath in our garden level for \$200/mo in exchange for yard work, snow shoveling and house sitting when we travel. We all share the downstairs washer/dryer and a guest room.</p> <p>It would be nice to be able to upgrade the downstairs space into a real legal ADU. We could get more income which would be a great help.</p> <p>Before we bought our house there were 5 students living in it each with their own bedroom. Your proposed revisions would make a world of difference to us. We support them</p> <p>We just wish the ADU could be more than half the size of our existing house. We have 1100sq ft on the main floor and 900 sq ft downstairs We would have to wall off 350 sq ft of the downstairs if the ADU is required to be 1/2 the size of our living space. I guess we could call it a storage room but it would make a great living room for the ADU. Also, how do you calculate the space in the shared furnace room and the laundry room?</p> <p><i>The furnace room is not considered habitable space and would not be included in the total allowed square footage. A laundry room is considered habitable space, but sharing laundry space would typically not be allowed as the ADU is intended to be complete and separate housekeeping unit.</i></p>
<p>My neighbors have an ADU</p>	<p>They are several ADU's and OAU's in my neighborhood on the alley, some legal and others are not. I am in favor of them. It brings a diversity of people to my neighborhood who otherwise couldn't afford to live here. We have a mix of young couples, and older seniors and it really adds a positive feel to the community. I hope the city allows more of these and it certainly would help with the affordable housing. It should not be used as airbnb type rentals.</p>
<p>My neighbors have an ADU</p>	<p>There is an ADU on my street. They do not have enough off street parking. As a result, they often park one of the cars on the street in front of the fire hydrant. It doesn't make me a fan of potentially adding more ADUs in my neighborhood.</p>
<p>My neighbors have an ADU</p>	<p>Our next-door neighbors have had an ADU for 4 or 5 years. They are assiduous in selecting their renters and do not allow large parties or loud noise. We had only 1 unpleasant incident early in their rental history (large party, drinking and noise), and they were as upset as we were when they found out about it. Since then they have been even more careful whom they choose to rent to. They have a large driveway, so we never have parking problems with their renters.</p> <p>In short, we are very happy to have them as neighbors and support what they are doing in regards to their ADU. This can work as long as the neighbors maintain their communication.</p>
<p>My neighbors</p>	<p>I have an ADU neighbor (city website doesn't tell whether it is licensed or not) that also has an AirBnB and a home business. Boulder allows anything! Complaints go unanswered due to lax rules and enforcement.</p>

have an ADU	
Other or prefer not to answer	As the price of rents continue to rise, along with tuition, we are keen to turn our carriage house into a full-fledged ADU, so we can offer reasonable rent to CU grad students... and/or to folks who wish to live affordably within walking distance of downtown.
My neighbors have an ADU	The most southern ADU is one block away, and I have now problem with that at all.
I own an ADU	Our OAU has been a great asset. It rents easily, and renters typically stay for extended lengths of time, and we come to know them. After living with it for a long time, I would suggest increasing the size of the unit from 450 Sq. Ft. to 750 sq. ft. My house is too big as my kids go to college, and the OAU is too small for 2 people to live in comfortably for an extended period of time. It is good for ONE person, but this property would be ideal if the OAU was larger and my primary house smaller. But hey, I voted for the train to Boulder, so what do I know?
Other or prefer not to answer	<p>On your ADU website/page you state "establishing an accessory unit on a property does not increase the occupancy limits for a property." Will you please explain how this is possible by giving me a specific example or 2?</p> <p><i>The occupancy limit does not change with the addition of an ADU. Typically, no more than 3 unrelated persons may occupy a home. Two unrelated people could live in the ADU and a family in the main house. Or a family could live in the ADU and 2 unrelated people could live in the main house (BRC 9-8-5. - Occupancy of Dwelling Units). In addition, the ADU limited to 2 people.</i></p>
My neighbors have an ADU	<p>My neighbors have an ADU - I think its great. Many of my neighbors are interested - they have walkout basements. Many are often older, on fixed incomes and need another income source (to keep up with skyrocketing Boulder property tax - mine went up \$250/mo in the past 3 years). There's plenty of on-street parking and overall its nice to not have some of these walkout basements just sit empty. It also offers another housing option for the often tight Boulder housing market.</p> <p>Some folks are probably doing this with their current basements - and it would be nice to have them "legal" - or offer them an amnesty to get "into the system".</p> <p>As long as the total car count is less than 3 on street for the entire house I think its a non-issue. My neighborhood (Table Mesa) is well suited to this - plenty of parking, large basements with separate entrances.</p>
My neighbors have an ADU	My issue is that neighbors create the ADU on their property, could be an old garage that they renovated into a ADU or something along those line. Then they illegally rent it out as a short term rental with Airbnb or VRBO, etc. This creates all sorts of problems for their neighbors and reduces the quality of life in the neighborhood. Parking problems on the streets. These guests don't care about the neighborhood where they are staying and there is a steady stream of strangers who inhabit they street. This needs to change.
My neighbors	We need more affordable housing in Boulder. My next door neighbor when through a major remodel to conform to Boulder requirements which were extreme and costly. We should make

<p>have an ADU</p>	<p>it much easier for homeowners to set up an ADU. I work with people with disabilities and this kind of housing option is critical to prevent homelessness. More ADUs! Less burdensome regulations!</p>
<p>Other or prefer not to answer</p>	<p>A high number I know who had ADUs for years turned them into AirBnBs when that trend caught on and because of new rules restricting AirBnBs (owner must live on property which is a great rule), there are now fewer AirBnBs (good for long term rentals as more rental inventory is now on the market in Boulder) but it also means less competition for AirBnBs and often higher asking prices. Allowing more ADUs will likely increase AirBnBs because profit is 2 - 3 times more than a long term rental and overall less hassle. I wouldn't want to restrict what an owner wants to do with the rental, however, I'd like to require off street parking for an ADU or AirBnB and post the landlord or property agent's full name and # for any issues re: noise, trash, etc. on the city website. Also this form should be on the FRONT Page of the City Website.</p>
<p>My neighbors have an ADU</p>	<p>Experience is mixed. One nearby adu is ok and has been fine for a long time. Other not legal units have been a significant problem. The fundamental trouble is that there is no practical recourse to deal with a problem whether it is legal or not legal. There might be much less opposition if there was a straightforward way of dealing with problem ADUs. Having a method of evicting a continuing problem renter would be very useful. The owner of the property should have some responsibility for this, and should be held accountable in some way for a renter who presents an long-standing problem. In addition to this, the number of people allowed in an adu under the current rules is much too large, especially if the system decides that children do not contribute to the total. The size of the unit certainly matters, but allowing more than 5 or 6 people makes the Adu into something that is just not consistent with single-family neighborhoods even if they do not present a problem. It is hard to specify an exact limit, but having a rooming house in a single family neighborhood is just not appropriate.</p>
<p>My neighbors have an ADU</p>	<p>ADUs allow us to, in the European mode, have a high-density core (which means more walking, fewer cars) while preserving open space around the city for everyone to enjoy. I am in favor!</p>
<p>My neighbors have an ADU</p>	<p>Two of my close neighboring households have an ADU. I am happy that more people can enjoy my neighborhood and afford to live here as a result, (both owners and renters). I have only had positive, friendly interactions with all of these folks and they are all very considerate and seem to have a very low user impact on the area. I hope that Boulder increases its allowance of more living arrangements and especially of more cooperative and sustainable styles of living. Thanks for this chance to express my experience and opinion.</p>
<p>My neighbors have an ADU</p>	<p>There 2 ADU's in my neighborhood. Per the owners, both are used to house family members, and are not rentals. I recommend a go-slow approach to changes including: Retain the 5-year owner requirement, retain current parking rules, retain current zoning restrictions for OAU's, Retain current size expansion restrictions for both ADU's and OAU's, Permit only long-term rentals of ADU's and OAU's.</p>
<p>My neighbors</p>	<p>[A house on] 9th was converted to a giant accessory dwelling issue. The house has 3 bedrooms and a basement apartment. The garage was converted to an apartment many years ago but has had at least one bedroom added in the last 5 years. For years, it has always been over occupied</p>

<p>have an ADU</p>	<p>with more people living in all apartments than are allowed. Because the correct number are listed on the lease, enforcement people have not been able to verify the permitted occupants and ticket the others.</p> <p>There are ongoing issues with trash, overturned cans, bears visiting regularly, excessive noise, up to 11 cars parking on the street (there is one parking spot). Every semester new tenants move in and violate the noise and trash regulations. The city has stopped inspecting for trash violations and is very slow to respond to my calls- hence the students aren't held accountable (and do not learn the rules that apply). The units charge high rent.</p> <p>From watching this property over the many years I have lived across the alley from it, I can say that ADU is a difficult concept to add to a neighborhood. There are too many people who are more transient than most of the neighbors. The ADU is another version of the in-fill policy implemented in the 1980's . Neither can be successful as too many people of disparate age groups and interests are allowed to live in a small area. Noise, trash, parking and general disregard for living in close proximity are constant issues that cannot be resolved.</p>
<p>Other or prefer not to answer</p>	<p>ADU's are an important part of creating a healthy and diverse community. They provide an affordable housing option for people in many different life stages, for example seniors, young people, people dealing with an illness or divorce, as well as potential interim housing when needed. They create symbiotic relationships between different parts of the community rather than segregating people into one affordable housing area, as well as dispersing the impact of increased density. Homeowners can create additional income by providing this service to the community. ADU's decrease absentee landlords in VRBO rental situations and allow private equity investment in additional housing units, vs. city funded projects. This is an untapped resource for housing in Boulder with 30,000 lots that could qualify. It is a traditional form of dwelling that has been widely used historically. Thank you.</p>
<p>Other or prefer not to answer</p>	<p>I had an ADU in Seattle for years and it worked out really well for us, for the folks who rented it, and for the neighborhood. Our long-time renter flew back to Seattle from Santa Fe to take part in the neighborhood block party last year. It was great.</p> <p>More generally, ADUs are an exceptional way to reduce the squeeze on house prices and keep the neighborhood feel intact - renters are integrated into the neighborhood, they become part of the fabric, and they support a more diverse community.</p>
<p>I own an ADU</p>	<p>I purchased a property on the University Hill in 2017 that was formerly an ADU. It had 2br & 2 bath garden apartment that was grad student rental for the former owners. I rent the house out, and so I had to remove the ADU. I wish I could have used it as a duplex, with 2br separate garden level student rental, and 4br/2bath on separate floors above for family. This would be higher density and provide lower cost student rental.</p>
<p>My neighbors have an ADU</p>	<p>ADU is an easy way to increase density and it should be a much easier process than it is now. I'm also a proponent of one person per room for rentals which would allow for hundreds more grad students and young people to rent in Boulder.</p>
<p>My neighbors</p>	<p>at least one of the ADU's on my street are rented out as a VRBO, and that really stinks. I don't think its safe when somebody can rent short term in a residential neighborhood. The other issue is the size. 500sq feet is NOT a two car garage. Well, maybe if you drive clown cars! I had</p>

<p>have an ADU</p>	<p>a permit all ready to go to build a ADU on my property but it is not economical to build a 460 sq foot apartment. I have these restrictions, but google can build a 350,000 sq/ft facility. Level the field and stop screwing your residents.</p>
<p>Other or prefer not to answer</p>	<p>We have lived in the same home in North Boulder for 34 years, raised our kids here and still work. I would love to have a granny flat in our back yard and let our married with one child daughter move in to the main home. She and her husband cannot afford to live in Boulder we want to continue to help our family, raise our grandchild and be active in the Boulder community.</p> <p>Many of the homes in our neighborhood have huge back yards with little activity, trees and could easily accommodate another dwelling. There is no where for us to "down size" without moving to Kansas!!!</p> <p>The parking accommodation is the hardest for us....basically 1" is needed according to recent survey.</p> <p>Cherry Creek did a wonderful joy in the past 20 years by allowing very nice townhomes. Many of these 1960 homes (which I have in Melody Heights) are not very attractive and have a lot of buildable land.</p> <p>I'll be at the N. Bolder meeting. Thanks for listening.</p>
<p>My neighbors have an ADU</p>	<p>It's been fine...I live at Kalmia Ave. with my family and my neighbors with the ADU live directly south of my home. The impact on our neighborhood has been minimal if not even noticeable. Thank you for asking</p>
<p>Other or prefer not to answer</p>	<p>The claim that the purpose of these proposed changes is to help seniors age in place is total and deliberate baloney. The purpose and the effect is to allow more student rentals in family-oriented residential neighborhoods, particularly by investors who have already infiltrated such neighborhoods with student rental properties. Not only do I oppose the proposal, I decry - decry, I say - the hypocritical way it's being presented.</p> <p><i>Aging in place is one purpose behind the project and is supported by stories from Boulder residents told in this document. Additionally, the creation of an ADU requires the owner to live in the main house or the ADU – which would preclude “investors”.</i></p>
<p>My neighbors have an ADU</p>	<p>I believe there are multiple ADUs in my neighborhood but there is no impact to me on their current use. I am unaware of any increase in noise, traffic or nuisances due to the increased density ADUs create. I am a proponent of their approval with city permitting, taxation to pay for increases in city services and infrastructure, and compliance with all other requirements for noise, traffic, etc. Hospitality services in ADUs should be addressed and possibly taxed.</p>
<p>My neighbors have an ADU</p>	<p>Having 8 people living in a what was designed to be a single family dwelling is difficult for the neighbors. It can be noisy, and when the tenants aren't nice, I lose sleep. Landlords don't care as long as the rent is paid. The hardest thing, though, is that I cannot use my back yard because of smokers. There is a ditch that runs through my property and so the prevailing wind currents</p>

	<p>draw the air to the water. This means, that, through no fault of my own, I can no longer garden, sit and read or even barbecue because it is full of cigarette and mmj smoke. In the summer, I must keep my windows closed. In addition, the eight cars parked have changed the character of the neighborhood -- it is now a commercial parking lot with increased traffic because, of course, they allow their friends to park here! This particular unit is in the X00 block of 20th Street. It is a nightmare.</p>
<p>My neighbors have an ADU</p>	<p>My neighbors behind us and across the street have an adu which they rent out or live in and rent out the upstairs. I don't like them because the homeowner doesn't always live there and we end up with strange people coming and going and lots of cars. We don't know who lives there and who is a stranger. The owners I think generally aren't obeying the law so aren't always transparent on who will be living near us. It might be better if they tried to be legal and would let us know what the housing situation there is.</p>
<p>Other or prefer not to answer</p>	<p>We are a young professional family who looked into creating a legal ADU in our home to help with our mortgage. We would need to tear up our entire backyard to create the necessary parking space when there is no parking issue on our street. We have a young child and a dog, so losing our backyard was not an option. We would be incredibly supportive of a rule change that would make Boulder more affordable to us and others.</p>
<p>My neighbors have an ADU</p>	<p>I am quite happy with the ADU units on my block, the larger homes are better utilized, the neighborhood is more diverse, and the older owner can off set their expenses by collecting rent. It's win win for everyone.</p>
<p>Other or prefer not to answer</p>	<p>I would just like to remark that I was appalled by the recent newspaper story about the woman who has to kick out her long time tenants because she lacks a couple of feet of parking space. There seems to be no evidence that her neighbors are bothered by the current situation and this action by the city seems cruel, heartless and unnecessary.</p> <p>I agree with others who ask that this whole process be halted until the new ADU rules have been decided on and I would appreciate it if you could pass my feelings on to whomever makes decisions in this case.</p> <p><i>The property owner, in this case, built the unit without receiving a permit from the city, nor did they apply for a rental license. However, in an effort to balance issues related to life-safety, habitability, quality of life requirements with the ongoing policy discussion around providing housing in the community, staff intends to use the following principles to guide its efforts in enforcement:</i></p> <ul style="list-style-type: none"> • <i>Staff will continue to conduct enforcement activities as it has done in the past</i> • <i>When violations are found, enforcement staff will work with property owners to bring illegally created dwelling units into compliance with the city's regulations (including the zoning/land use, rental housing and building code regulations).</i> • <i>For units that cannot be brought into compliance, staff would use professional judgement to ensure that waste would not occur by suspending demolition work while the council has the policy conversation. As part of this, the enforcement staff will consider life-safety, existing</i>

	<p><i>leases for tenants, and other relevant factors when determining enforcement action. To the extent warranted by safety and practicality, staff will make an effort to get the unit unoccupied while the council has its policy discussion.</i></p> <ul style="list-style-type: none"> • <i>For units that have leases with occupants, staff will minimize the displacement of tenants for remaining lease terms, provided that the owner can demonstrate that the unit is safe and habitable under city life safety and rental license habitability standards.</i>
<p>My neighbors have an ADU</p>	<p>Thank you for being interested in the neighborhood.</p> <p>We love how the ADU's complement our community. We have a delightful mix of people, allowing for diverse and respectful exchanges. Our neighbors are just that; neighbors. When people come and go, we learn their stories and share in their lives. It is warm and welcoming.</p> <p>I believe that these unit create great additional property value. In these days, with home ownership being expensive and lending difficult, to have the option of having family and friends share a space, especially in as beautiful a place as Boulder increases the desirability and interests in our homes hugely. Not to mention, adds a lot of fun.</p> <p>I do believe that those without ADU's are confused about the value they bring. I have lived in many places domestically and abroad, and I give my word that this is exactly the type of environment that people around the country and world covet, both in the quality of life they afford and financially.</p> <p>Please be an advocate for these unit's. They are good for all.</p>
<p>My neighbors have an ADU</p>	<p>When ADUs first appeared in Boulder they were also known as mother in law units. There were quite a few of them in the Uni Hill area, mostly attached and mostly for students. I believe most of us supported them as it helped older people in many ways and didn't interfere with SF zoning designation.</p> <p>As you know many of us in the community are very concerned about the present trend to rezone SF neighborhoods in the name of affordable housing as happened in my neighborhood. I am not familiar with ADUs presently, but very concerned about the recent BVCP land use changes, followed by the rezoning of SF neighborhoods to comply with developers' plans to avoid building their inclusionary housing in their projects.</p>
<p>My neighbors have an ADU</p>	<p>I received the postcard about ADUs in my neighborhood. I was unaware that there were any, as was a neighbor I talked with. When I looked at the map I was very surprised at the number in my neighborhood, especially a concentration on Vassar Drive. I think they are a good idea, especially for ageing parents, other family members or friends with need to be close to family. They are a good idea if done well and correctly, without then getting exemptions (like 12 resident co-ops now going for 16).</p>
<p>My neighbors</p>	<p>We sent a letter to city council regarding our previous positive experience with our neighbor's ADU, see attached.</p>

<p>have an ADU</p>	
<p>My neighbors have an ADU</p>	<p>I've lived in my house for 22 years and I've noticed some ADU's that fit right into the property on Forest and some that don't at all. If they are made to fit into the structure already on the property, I think they are ok. If they are like the monstrosity that is being built on the corner of Forest and Folsom, that's ridiculous. That ADU is nicer than the house. A MIL house or studio, ok, but a building that is better shape than the house on the property? The owners can live in the new ADU and rent out their house.</p> <p>Those are the only ones that I can think off right off the top of my head in my neighborhood.</p>
<p>Other or prefer not to answer</p>	<p>I live on Old Tale road which was annexed into the city in the last year. My neighborhood is made up of homes with at least an acre lot. There is a lot of maintenance than many of us perform on our homes and almost everyone has at least one storage shed and/or an over-sized garage. I have two sheds as do many of my neighbors. My sheds were built years ago (1970's) by previous owners and sustained no damage or water penetration during the flood. Our home was also spared.</p> <p>Some personal items:</p> <ul style="list-style-type: none"> • Without the sheds, I would have to park my cars outside and fill up two garages. • The neighborhood is older and very suspicious of city rules as "over reach." I moved here in 2007 and am considered one of the newest. • My flood insurance premium increased over 50% to \$4300 per year and my house didn't sustain any flooding in the worst flood in history. I'd rather have this money go to property taxes, but instead it feels like a stick in the eye. • There are no apparent ADU "eye sores" that I am aware of on our street. The home owners want to maintain the value of their homes and have taken upon themselves to build tasteful units that are to code and match the flavor of the neighborhood. • There is a large Zocolo development going up across the street on land that has been deemed unsuitable for development by the city in the past. The flooding issues, traffic concerns and overall disconnect from past policy has frustrated many neighbors. <p>In conclusion, please be careful with any regulations that are not absolutely necessary and public safety oriented. The general public in this area is not happy with recent development activities and potential regulations that attempt to alter an area that has been fully developed for over 40 years. Recent activities are not perceived as in the best public interest or the interest of our neighborhood.</p>
<p>My neighbors have an ADU</p>	<p>I received the postcard about ADU. I have no problem with ADU especially if the ADU are owner occupied and if they have allowed for parking. I much prefer them to the big houses built on what used to be a single house lot.</p> <p>I would not like a house with 16 occupants in the neighborhood.</p>

<p>My neighbors have an ADU</p>	<p>Wanted to add my 2 cents on ADUs, being a resident of Folsom St where many ADUs are. I think ADUs are great! There is ample parking for such additional occupants on our street, and the lots are so large that the additional structures do not limit outdoor space. The extra housing provided allows ADU residents to enjoy living a single family-style existence (without adjoining walls) and it allows folks access to semi-private outdoor space (typically with a shared or private yard). The extra potential income or multigenerational living (help with child care!) also makes living in Boulder more affordable for the person living in the primary residence. There is also a nice neighborly arrangement with ADUs, whereby the two units can look after one another, often including one another pets and even children and especially the property.</p> <p>Hope it goes through. It's a nice addition to the housing stock.</p>
<p>My neighbors have an ADU</p>	<p>This is in response to the Share Your ADU Story postcard we received recently.</p> <p>Rental housing in my area is often identifiable by the unkempt appearance of the house and yard. This includes poor roof condition, peeling paint, unfinished painting, dirty windows, sheets and junk in windows, broken concrete, dirt and weeds instead of lawn, broken tree limbs, garbage containers on display, unmaintained food gardens in front and so on. Nobody welcomes this visual pollution. The other primary identifying feature is 3 or more cars or trucks parked on the street, in the driveway and on the lawn.</p> <p>Story 1: One night in late winter/early spring this year it was very windy. It was a howling, gusting chinook bending trees, breaking branches and throwing debris around. As I walked through my house I looked at the backyard and noticed flames through the spaces in my fence. As I looked closer I realized that the rental neighbors had a fire pit going. Again. We had informed them before that open fire pits are illegal. I called the code violation number and a fire truck was sent along with 2 firemen. They walked into the neighbor's backyard and the fire went out instantly. They talked to the neighbors and then left. We have not had a fire problem since.</p> <p>Story 2: In August 2014, we had relatives visiting from Washington state, North Carolina, Maryland and Rhode Island for a memorial service for my father. One warm evening, we were gathered on the patio in the backyard and one of my cousins who was facing the neighbor's house noticed that there were 4 people on the roof looking at the sunset. They had climbed a ladder which was propped against the house.</p> <p>Item: There is a very large white camper on a side yard on Moorhead. It has modifications that make it obvious that it's an ADU. It's not a charming tiny house and is obviously illegal.</p> <p>Item: It appears that the property at 27th way and Moorhead has been sold to an Austin, Texas company that develops student housing. If that 3-acre plot of land is developed for CU housing then Martin Acres has more than fulfilled any obligation for more rental housing and ADUs.</p> <p>Martin Acres is exploited for profit. Code violations such as more than 3 unrelated people living</p>

	<p>in one house are rampant. I suggest a limit of 2 or 3 on the number of houses that can be owned by individuals or corporations who rent them. We will not welcome another 4662 Ingram Court fiasco. The modifications that were made to that house can't have been to code.</p> <p>To conclude, as the City considers minor changes governing where and how new ADUs can be built, I suggest targeting neighborhoods that are not overburdened with rental properties, highway noise, excessive vehicle parking and stressed homeowners.</p>
<p>My neighbors have an ADU</p>	<p>I have not been aware that there was an ADU near me. So no problems from it.</p> <p>I do want to add my thoughts. I am strongly in favor of AUD's. We need affordable housing in this city as I'm sure you are aware. AUD's allow the home owner to have their home be a little less expensive and give a home to someone who might otherwise have to commute. I might like to create one in my home in the future.</p> <p>A space in the basement or over a garage, or a little house in the backyard is not offensive to the neighborhood. What is offensive are the huge square buildings, ugly, built right up to the sidewalk all over town. And even these are too expensive for many who work here.</p> <p>I urge you to to allow and support AUD's. I am also in favor of co-ops. We have laws about noise and trash. Enforcing these will take care of any nuisance. Let's make a Boulder a place where more than millionaires can live.</p>
<p>My neighbors have an ADU</p>	<p>We have an ADU on our street, we live in Four Mile Creek. There is a big parking problem in that part of the street. The sidewalks have a bump out toward the street so the street narrows at that point. The owner of the ADU has 4 vehicles, one of which has been parked in the street for long periods of time (the driver is in college out of state), they usually have 2 cars parked in the street. I can't imagine any more cars parked in the street in that area. It's basically a one lane road most of the time because of the fact that many people on that part of the street also use street parking. When it snows things get pretty difficult at that part of the street. I'm not sure that large emergency vehicles could get through at times. Please don't allow ADU's when parking is already an issue. We bought homes in a suburban neighborhood, not downtown where parking issues are a given. Thank you for your consideration.</p>
<p>My neighbors have an ADU</p>	<p>I got a postcard from the city asking for feedback, and this seems to be the best way to give it.</p> <p>We have a legitimate ADU across the street from us, as well as several other illegitimate/illegal ADUs on our street/in our neighborhood. We also had two illegitimate/illegal ADUs across the street from us in our prior neighborhood (also in south boulder on Squires Circle).</p> <p>I remember getting a notice when the prior owners of the house across the street were looking to sell... and had applied for an ADU permit. I believe that this notice stated that the ADU was required to have off-street parking for its occupants. The ADU across the street from us clearly does not have off-street parking. I would recommend that the city make ADU applicants</p>

	<p>specifically state where the off-street parking is for the unit-and consider requiring that this off-street parking be in close proximity to the ADU and/or contiguous with driveways/walkways that service the ADU. Maybe this is already part of the process and the former owners simply lied (e.g. designating one of their existing driveway spots as ADU parking). Again, the prior owners were getting ready to put their house on the market, so there was heavy financial pressure to get the ADU approved.</p> <p>Otherwise, the occupants of the current across-the-street ADU have been perfectly good neighbors: quiet, friendly, and unobtrusive. In fact, they have been much better neighbors than the prior owners and the renters THEY had living in the same space (presumably illegally)-who not-infrequently had late-night parties and drunken front lawn fisticuffs. As noted above, for the past 14 years we have always lived in close proximity to ADUs-most of them illegitimate/illegal. These units have never had off-street parking.</p> <p>I support affordable housing options in Boulder... and approve of legitimate ADU's. I think the city could improve its process of verifying the availability of off-street parking, and could also open up new ways to report illegal ADUs so that legitimate ADU's can be properly supported. I would support some kind of tax or other above-board financial incentive for legitimate ADU owners to encourage them to become legitimate in the first place-which then assists with enforcement of regulations.</p> <p>Happy to talk in more detail if that is helpful. Thanks.</p>
<p>My neighbors have an ADU</p>	<p>Our neighborhood is Highland Park and my family lives on what should be a quiet, dead end street. In the past few years, our neighborhood has seen an influx of ADUs and short-term rental properties. The owners are converting their homes to ADUs or short-term rental properties to take advantage of the increased cost of living in Boulder and the housing shortage for the rental market. While I understand that these neighbors are trying to capitalize on the Boulder rental market, there is significant downside to the ADUs and short-term rentals.</p> <p>We have seen increased construction in our neighborhood and a significant increase in traffic. As a father, it is concerning to see vehicles speeding up and down our street (and the adjoining streets). I believe the increased traffic is from tenants (and their friends/family), as well as the construction vehicles. The additional drivers in our neighborhood do not necessarily live or own property in Highland Park, and in my view are less likely to be diligent in obeying the traffic laws and watching for children.</p> <p>Additionally, I believe the ADUs and short term rentals are a detriment to the property value of my home. We purchased our home in an established neighborhood, that was far enough away from the CU campus to avoid rentals and the associating problems with tenants. Now, the increase in ADUs and short-term rentals in our neighborhood may bring additional problems that tend to happen with renters, such as noise issues, vandalism, lack of care/respect for the property (and the neighborhood), etc. In the past year alone, there is a significant increase in theft and vandalism in our neighborhood, which the Boulder Police Department can attest to.</p>

	<p>Possibly the increase in random tenants in our neighborhood is the reason for the increase in crime? Another example is a short-term rental on Dartmouth Ave., where the tenants did not use the bear-proof garbage cans correctly and trash and recycling were strewn all over the street. It's frustrating. An owner of the property has much more accountability than a tenant to their neighbors.</p> <p>Additionally, I do not think many of the owners are in full compliance with all rules and regulations regarding the ADUs and short-term rental properties. This includes paying all fees, taxes, etc. I think if the rules and regulations were enforced, many owners would rethink using their property as an ADU or short-term rental, because the monetary benefits would be significantly less.</p> <p>In sum, I am frustrated with the increase in ADUs and short-term rental properties in the Highland Park neighborhood. I hope the city of Boulder will begin stricter enforcement of the rules and regulations imposed on owners of these properties, because if it is no longer cost effective to rent your property, most owners will choose not to. I'd recommend a visit to AirBnB.com or VRBO.com (or craigslist) to locate owners who are avoiding payment of fees and taxes.</p>
<p>Other or prefer not to answer</p>	<p>Regarding 9-6-3 a) 2) C) (v): If there is an interior connection between the accessory dwelling unit and the principal dwelling prior to the creation of the accessory dwelling unit, the connection shall be maintained during the life of the accessory dwelling unit.</p> <p>Why is this requirement necessary? What was the intent? If I am converting part of my house into an ADU, what's the purpose of maintaining a connection?</p> <p>It should be reviewed or taken out. <i>The intent of this regulation is to allow the conversion of single-family home into a home with an ADU and the conversion <u>back</u> to a single-family home by the homeowner or future homeowner easily. The regulation simply requires an existing connection to be maintained. The owner would likely keep the door locked.</i></p>
<p>I own an ADU</p>	<p>Hi Jay, thank you for the survey, evening meetings, and excellent web site on ADUs - all very helpful. My personal experience in applying and getting an approved ADU is that the biggest problem is the city planning process, language, requirements, and daytime hours which are almost impossible for working single parents. The process is so difficult people do not want to apply and go illegal. Suggest: 1) simplifying, streamlining, shortening the application process - make is customer friendly 2) keeping the air B & B short term rentals as an option 3) have a grace period and amnesty for illegals for safety considerations. My daughter enjoyed and valued the ADU meeting last night - Thank you for excellent analysis and review.</p>
<p>My neighbors have an ADU</p>	<p>I've lived in my home for 20 years. Several neighbors have ADU's. They are wonderful. They do not harm the neighborhood at all - quite the opposite. They allow gentle, invisible affordable housing to the renters and an extra income to the homeowners. The renters enrich our community. PLEASE make it easier to create ADU's and please allow them everywhere. We</p>

	<p>need them now! As many as we can make. Eliminate all restrictions including parking. Grandfather in existing ones. Incentive them in every way you can. Thanks.</p>
My neighbors have an ADU	<p>My neighbor has an ADU in the basement of his Martin Acres ranch - across the street and two doors down. I am absolutely in favor of them! And definitely think the rules need to be greatly eased to favor in them in all kinds of situations. I am not super keen on the neighbor - but that has bearing on my opinion of ADUs.... The Missing Middle has gained a lot of attention -- and ADUs are one element in easing some of the costs associated with living in Boulder.</p>
My neighbors have an ADU	<p>The ADU down the Albion block we live in is fine -- as typically 1 person has lived in it. The owners of the house live there, and have always rented to respectful folks who treat the neighborhood as one they value.</p> <p>However, the rental house next to it has had at times 5 adults (plus dogs) living in it, with equal number of cars parked along the block and often noise. I wish the city would enforce the "three-adult" rule for rental housing. Thank you.</p>
My neighbors have an ADU	<p>I am a single full time mother of two daughters and have lived in an 1100 square foot home on approximately one half acre on Orchard Ave in North Boulder since 1993. I work two jobs in Boulder and currently assist my two children with their college tuition through loans and monthly payments. An ADU on my property would enable me to provide additional space for either my children or aging parents, or provide an additional source of much needed income. I would like to continue to reside in Boulder, keep my house a modest size and provide space for my family in the future. An ADU on my property would not impact my neighbors. It would though, increase the value of my property. I support creating ADU's as a housing option making Boulder open and viable to those of us in the lower middle class bracket, who pay taxes and would like to continue living, working and raising our children in this amazing city called home!</p>
My neighbors have an ADU	<p>Please stop trying to remake our neighborhoods. If you want to change zoning then put it to a vote in a proper election. The city should not be arbitrarily deciding what changes to make that impact neighborhoods. The city has NO IDEA what they have done to make residents anxious, unfriendly, and disgusted with the Planning Department and their lack of concern for residents. NO on any increase or change to the ADU policy.</p>
My neighbors have an ADU	<p>We have a private suite in our house that's rented out to visiting grad students for a few months at a time, and does not require an ADU license due to having no full kitchen and being accessible to our entire house. It's been a fantastic experience for our family, similar to having exchange students, plus providing addition income toward the upkeep of our home. The students typically have no car and are very low-impact in our neighborhood. We're also able to use this space for guests when it is not rented.</p>
My neighbors have an ADU	<p>We have a neighbor who was granted the last available ADU license in our neighborhood over a year ago. It was unfinished at the time, and remains as such. It is unfortunate that other neighbors were blocked from applying while this license went unused - I would suggest a minimum "use by" date in order to accommodate housing needs and keep the option open for other applicants if the license is not going to be used for some reasonable time period (say 1-2 months to use it or postpone it?) Also, the "available parking spaces" should really be verified. This home had so much stuff in it's driveway and numerous other vehicles all parked along the</p>

	<p>street, that there is no way a renter would have a dedicated spot. I believe this is the kind of parking situation neighbors would be concerned about.</p>
<p>My neighbors have an ADU</p>	<p>Our friends converted their walk-out basement to an ADU so they could afford to stay in their home with a growing family and reduced income. Their first renter worked as a nanny for several families in the area, and was grateful to find an affordable unit in Boulder. A win-win for our neighborhood.</p>
<p>My neighbors have an ADU</p>	<p>I think supporting this type of housing is important for a growing community but as a neighbor of and ADU I am unclear on the rules and believe my neighbor isn't following them which is adding stress to a relatively calm local community. For example, I believe the rentals are required to be long term but the neighbor is renting short term (AirBnB Style). Given the additional cars, traffic, issues, etc. is a downside, so on a purely financial basis this arrangement is just reducing my property value and quality of life. The city required a remodel before the owner could rent but the "look" of the remodel made the dwelling look hodgepodge.</p> <p>As a longtime resident I would make the following adjustments to the regulations under the logic that for the community to fully embrace this change, the direct and indirect costs and benefits have to be distributed amongst everyone in the localized vicinity. The renters should have some additional rules explicated stated that in general good neighbors have learned over time. For example; renter's cars should have to be parked in the driveway (if spots are available), not in the street.</p> <p>Any income/fees collected by the city for the ADUs should be split with the neighbors in the form of property tax credits. New homes / communities could have a % of new homes prebuilt with this style of housing so it can be designed professionally.</p>
<p>My neighbors have an ADU</p>	<p>We do not need higher density housing on University Hill. Already a very big problem with overcrowding, over renting and very lax code enforcement. Would you want to live in an area where cigarette butts are thrown on your lawn, beer cans and much worse, noise, lights at all hours, and too many cars everywhere? We do not have time to constantly complain to the Planning Dept which is very slow to react. Thanks for at least asking us before the City arbitrarily decides to change things.</p>
<p>My neighbors have an ADU</p>	<p>I own a house adjacent to an ADU and my input is that as long as there is a single tenant and a single car or motorcycle, we get along fine. I lived there for awhile while there were tenants there and then moved to another location in Boulder. My x-neighbor is also very good to work with. I actually believe there is another ADU at the corner and I don't have any interaction with them, but there always seems to be a Lot of cars parked there. Since that home is on a rounded corner, that impacts the sight line for traffic.</p>
<p>My neighbors</p>	<p>Of the four houses in a row on my street, we have been the only house without an ADU for most of the 30 years we have lived here. Not a single renter in all that time in 3 houses used the required off street parking. We park in the alley so it is not a major inconvenience for us on a</p>

<p>have an ADU</p>	<p>day-to-day basis, however, we are in the new Chautauqua NPP and weekends get pretty busy so if guests wish to park near us on weekends, it gets challenging. If all the renters were parked at any given time, the street parking is pretty full. My policy has been to ask neighbors with ADU's and their renters to not have renters park in front of our house since off-street parking is required. They should at least park in front of the house that is getting the financial benefit from their presence. I have had to remind many renters to not park in front of my house many times.</p> <p>Additionally, the one house that no longer has an ADU, had several rental units within her house over the years, well beyond the allowed amount. We never reported it because she was a good neighbor. The new owner rented the entire house prior to planned construction. The new renters took advantage of the prior owners' configuration changes and turned the place into a flophouse renting rooms for days and/or weeks. At times there were over 20 people living there with some sleeping on the front lawn. The new owner is from out of town and had a rental agency 'managing' the place for him.</p> <p>ADUs do have negative impact on neighbors. The impact is greater when 3 of 4 in a row have ADUs.</p>
<p>Other or prefer not to answer</p>	<p>The current rules and regulations for ADU/ODU do everyone a disservice. They limit the affordable housing options, they are currently a onesize fits all approach, they assume everyone needs a car to live in a home, and they seem to be controlled by rules that plan for a future of more large vehicles instead of smaller cars and better public transit and biking paths. I own a home that has a huge attached two car garage, but I can't renovate for an ODU because code says we need 2 off-street parking 25 feet from the inside of the sidewalk. 25 feet seems like a lot of cars. I currently have >720 square feet of off street parking and if I convert the garage to an ADU I could still park off street. Also, there is only one ADU aloud on the block. We live on a cul de sac with few cars (~3) parked on the wide street. This too seems absurd.</p> <p>The ADU gives homeowners diverse income streams, allowing some folks to enter the market, that otherwise is too expensive. It also diversifies the neighborhood (in many ways). It would give us an alternative to a nursing home for my mother.</p> <p>I feel like the reasons preventing the changes ADU regulations in our own neighborhood (chautauqua) are unfounded and rooted in fears more than solution oriented.</p>
<p>My neighbors have an ADU</p>	<p>We have lived at on 9th Street for over 27 years and have 3 ADU units nearby. 2 units have never been a problem as they are managed by the owners of the property. However, one has a 'grandfathered in' situation. Neither of these properties are owner occupied, but managed by Four Star for an out of town property owner. There have been continuous over-occupancy issues during the last 10 plus years causing over 7 to 10 unrelated occupants on a normal basis at the combined properties. Add there have been continuous trash & bear issues for both properties, as well as noise/party problems. In my experience to relax any codes in ADU's that do not have an owner occupying one of the units would likely create similar experiences. While reviewing codes for ADU's, it would be helpful if you review these grandfathered in situations at the same time.</p>

<p>My neighbors have an ADU</p>	<p>I have not had any negative experiences in this neighborhood (Melody Catalpa). As someone dealing with the challenges of housing an aging parent right now, this would be a very attractive option to us. In general, it seems like a way to help people afford housing here - way better than massive multi-family buildings to me.</p>
<p>My neighbors have an ADU</p>	<p>The city should be more flexible with ADUs; they are an important way to increase the amount of available housing in the city, which is an urgent matter of social and economic justice.</p>
<p>I own an ADU</p>	<p>We were contacted by the city to let us know our ADU was not legal. My late husband built the ADU and he died in 2007 and I inherited the property. The city representative was very helpful. They came out and inspected the ADU and helped us understand the process to make it a legal ADU. We thoroughly read the application, gathered all the data, met with a planner (twice), we're told we satisfied all the requirements on paper and paid our \$410. We were denied based on a requirement to meet a 450 sq ft interior limit (not mentioned in the application or by the planner) but the exterior dimensions of the house (which is allowed to be 500 sq ft) were used to calculate the interior sq ft minus the utility closet and laundry. Plus, even though we have major personal outdoor space for the ADU, we were not told we had to draw the outline on the paperwork. We were denied and had to resubmit and pay another \$410. As a part of the new application, they required us to build another utility closet to consume the extra sq ft. for no useful reason, seriously impacting the integrity of the unit. This problem could be avoided if your rule was based on interior sq footage which accounts for the useless floor space of the walls and planners who are well informed of the requirements. What is the purpose of limiting interior space to an arbitrary 450 sq ft using the exterior dimensions of a legal 500 sq ft building footprint? A simple call we would have avoided spending another \$410 and putting ourselves and the city through another full process. A waste of time and resource. It was a very poor and expensive experience.</p>
<p>My neighbors have an ADU</p>	<p>My neighbors have an ADU, it did not have the proper permits. I know this because they rent out their main house and ADU on a short-term basis, and because of the nuisance it was causing (excessive noise, parties, parking), we filed a complaint with the city of Boulder. When the City investigated, they determined that it was not permitted and required them to remove the illegal bathroom that was installed. Our neighbors still rent their house on a short-term basis, and still have people stay in the ADU, and are still a nuisance.</p> <p>Under the proposed planning changes, ADUs will not be allowed to be rented on a short-term basis. This makes sense and I am very supportive of this rule. HOWEVER, based on my experience, the rule will not be followed and enforcement will be difficult.</p> <p>My experience with enforcement of the short-term rental rules has been very frustrating. Most of the rentals and parties (i.e., noise) occurs on weekends. And, as I have learned the enforcement personnel in the City do not work on weekends.</p> <p>My view of any proposed changes to the ADU rules is that they should NOT be relaxed in any</p>

	<p>manner, unless the City gets serious about enforcement. The current enforcement resources are inadequate and make a mockery of the rules.</p>
I rent an ADU	<p>My husband & I are young professionals and moved to Boulder in May. We consider ourselves incredibly lucky to have found the rental ADU that we live in. Many people complain of prohibitively high housing costs in Boulder, but we are able to live in a quiet family neighborhood, with a backyard for our dog (finally!! a dream come true!), close enough to amenities that we don't even need to own a car - all for a very reasonable rate. We have spent years trapped in over-priced apartment complexes with predatory property managers that deliberately scam their residents, commuting long distances to jobs that we couldn't afford to live near. The cycle of unaffordability feeds itself.</p> <p>The ADU has set us free from that cycle. It is a very efficient use of space and it promotes an environment of shared resources. It has strengthened our relationships with our neighbors and has vastly improved our quality of life. It is a win for our landlord, a win for us, and I think ultimately a win for Boulder because we are now able to make meaningful contributions as citizens, and participate in the local community without being preoccupied by suffocating debt or clogging up roadways with excessive commuting. There is another way to live, and we have found it!</p>
My neighbors have an ADU	<p>My next door neighbors have an ADU "house" in their backyard (though it is not shown on your map). They also rent out their basement apartment (also not on your map) and as well as a room in their house where they also live. Our biggest problem is parking. So many people live next door, it is virtually impossible for us to park in front of our own house. There is a constant flow of different people banging the gate open and shut, coming and going. The renters change out every few weeks/months, so we do not get to know them as neighbors who care about our neighborhood. It feels like we live next to an apartment building. That was not what we wanted or anticipated when we bought our house.</p> <p>I appreciated the idea of making housing affordable in Boulder, and rental income available to home owners, but you do need to protect the neighbors. Thank you.</p>
My neighbors have an ADU	<p>Thumbs down. We live in the Highland Lawn Historic District. The neighbor's property is a revolving (visualize "saloon") door of tenancy because there is so much turnover in their various rentals. They have a separate house in the back yard, a rental unit in their basement, and now rent out a room in their main house. Turnover is every few months to every few weeks. While they choose nice tenants, it gets to be a bit much with all of the foot traffic, parking problems, and general instability in the neighborhood. From our experience, with no policing of these ADUs, even the most respected community members will abuse the regulations.</p>
My neighbors have an ADU	<p>Any changes in the ADU's or OAU's should be accompanied by a significant "community benefit" such as agreement on rents or contributions to the city's affordable housing program. Be careful about expansion to non-standard lots -- significant view, parking, noise problems will result.</p>
My neighbors have an ADU	<p>I live near the North Boulder Rec Center, and haven't been adversely affected by any ADUs in my neighborhood.</p> <p>But a recent story in the Daily Camera made me wonder why owners of ADUs are required to</p>

	<p>provide off-street parking, when co-ops aren't, especially since a co-op is likely to have many more vehicles than a homeowner renting to one person or family. And the city allows developers to add more units the fewer parking spaces they provide. (The development at Washington School comes to mind; I don't believe there is any off-street parking whatever, it all spills into the surrounding neighborhood.)</p> <p>It seems to me that an owner-occupied dwelling with an ADU, where the owner has a financial stake in what happens to the property, is far more desirable as a neighbor than a rental co-op of a dozen people or more where no one really has any stake in the property.</p> <p>And if the occupancy limit is still three non-related adults, that's no more cars on the street than many families with teenagers.</p> <p>I was not able to tell from your website the median number of people (owners plus renters) per property with an ADU. Is the typical ADU owner a single person or couple with more space than they need due to divorce or the kids leaving home? Is the number significantly higher than single-family dwellings, or about the same?</p> <p>Are the setbacks from the street and property lines still in force if an ADU is detached from the main dwelling? If not, this could make the neighborhood feel cramped.</p> <p>If parking is the primary issue (not noise or trash), maybe instead of regulating the number of people that can live in a house, the city should put limits on the number of cars they can own.</p> <p>Because really the overriding concern is whether the increase in the number of residents in a neighborhood encroaches on the residents who are already there; which is why parking, noise, and blocking the view usually top the list of complaints about new buildings.</p> <p>My son ran across a statistic recently that Boulder is the second densest city in Colorado, as far as people per square mile. I believe most people who own property in a residential area bought it because of the lower density and that the city should be very careful of allowing density to encroach on low-density areas.</p>
<p>My neighbors have an ADU</p>	<p>In general I believe homeowners should have some flexibility to have renters in the home. However, it should be limited to one additional car above and beyond what can be accommodated in the driveway/garage (but not lawn). I live on a cul-de-sac and at one point there were 5-6 extra cars on the block when one of the homes rented to six adult men. So, yes to ADUs. Don't make people rip out kitchens in the basement. But enforce noise, trash and parking regulations.</p>
<p>My neighbors have an ADU</p>	<p>I received your postcard concerning ADUs in Boulder. I just wanted to say that if there is an ADU near where I live, I have no knowledge of it and hence it has not been a bother.</p> <p>I am very much in support of ways for lower income people to afford to live in Boulder. I think ADUs is a great way to facilitate that and I encourage the city to lean in that direction. As an</p>

	<p>elder, I could not live in Boulder without a roommate who shares the cost of my 2-bedroom apartment, and I have a comfortable income. The number of Baby Boomers is going to be steadily increasing over the next 20 years until we start dying. More and more will be needing a place to live, a need that ADUs might fill. In addition, homeowners, especially younger ones, often need the additional income. If they have room in their backyard for a small dwelling, more power to them. This is true for my son and his family, who have exorbitant childcare expenses until my granddaughter is in school. I was strongly in support of the new rules around cooperative living as well.</p>
<p>My neighbors have an ADU</p>	<p>My husband and I got a notice about sharing our experiences with regards to living next to an ADU.</p> <p>Our neighbor with an ADU uses it to rent the property through AirBnB. As a result, our neighborhood has regular, transient traffic (e.g. multiple 1-2 night guests at least weekly). We do notice more noise and density as a result of the rental.</p> <p>While we have not had any major problems to date, it is worth noting the "consequences" of ADUs, namely the additional rental opportunity.</p> <p>Happy to provide more details as needed.</p>
<p>My neighbors have an ADU</p>	<p>I want to throw my support fully behind ADUs. This is a much better idea to accommodate additional residences than co-ops which will swamp low density residential areas with people, making them no longer low density residential areas. (There is a reason why most families choose to live in low density residential areas vs apartment buildings.) In addition to that, I guarantee you that property values will go down if you own property either beside or close to a co-op of 12 or 16 people. Perhaps that is part of the City of Boulder's plan to reduce housing costs to make Boulder more affordable.</p> <p>ADUs result in fewer additional people, fewer vehicles, less noise than co-ops, and an ADU will not significantly impact the values of neighboring homes. This is a much better way to accommodate the growing population and not change the character of Boulder's low density residential neighborhoods.</p>
<p>I own an ADU</p>	<p>Our ADU benefits us in several ways. It is a semi-private living area where our friends, children and grand-children can stay comfortably when they come to visit. We have a rental license so that when it is not being used by our relatives, we are able to rent it. It provides us with a small extra income that has been helpful to us in our retirement. We have enjoyed meeting a variety of people who are visiting Boulder for a variety of reasons. Our immediate neighbors are aware of the ADU (and on occasion, some have asked to rent it). We have never had a problem with noise, unruly guests, or parking. Because we live right next to our renters, we are able to respond to their needs and monitor their behavior.</p>
<p>My neighbors have an ADU</p>	<p>A neighbor built an ADU about 10 years ago. It has been an excellent addition to our block. He has provided a nice place for CU students to live and everyone who has lived there has been friendly and neighborly. A nice addition to the neighborhood.</p>

<p>My neighbors have an ADU</p>	<p>I think ADUs are a way to accommodate lower-income and elderly housing needs with less impact than high-density multi-story units. In my neighborhood, the ADUs have sufficient off-street parking and provide more age- and income-diverse neighbors which contributes to the rich social network of my neighborhood. I have lived in ADUs when I needed an affordable pet-friendly home, and I would love to find an ADU as I age and am less able to maintain my single family home. Carefully done, they could be a positive step toward keeping Boulder a desirable place to live.</p>
<p>My neighbors have an ADU</p>	<p>An ADU can work well but depends on the renter and owner. My experience has been rapid turn-over of renters that can be disruptive. Renter can be noisy and homeowner in one of two cases is frequently out of town so no help with the tenant should there be noise. my immediate neighborhood cannot sustain more than currently in place (2 directly across from my house).</p>
<p>My neighbors have an ADU</p>	<p>Even though I live in the southern part of Martin Acres, it is clear that not only are most of my neighbors renters, but that there are (illegal?) ADUs. There is a huge bus parked in the driveway of a neighbor down a few homes south of me; there is a walk out apartment caddy-corner; and there is a 'comune' which houses a multitude of people. AND, the owner across the street regularly rents to more than 3 unrelated people. (I have registered complaints about her but to no avail. I have been told that she is a 'regular' violator at other rents of hers.) It is very difficult to find parking spaces on my street. All of the homes have single car driveways, so minimal off street parking. I am not in favor of granting additional ADUs in Martin Acres as it is already busting at the seams. Thank you for this opportunity to share.</p>
<p>Other or prefer not to answer</p>	<p>This note is addressing the "first-come-first-served" plan for deciding who may build an ADU on their property.</p> <p>I don't think this is a good mechanism for deciding when and where ADU's may be built. The reason is that it is static in time. Once permits are issued and caps are met future homeowners are locked out of the process. Even if a property is ideally suited for an ADU, it may not be allowed....not for any lack of design or cohesiveness with the neighborhood or use as a dwelling for an aging parent, but simply because the owner was not in the right place at the right time. The needs of the city, the neighborhood and the homeowner will change over time. It seems peculiar to base the city ADU plan on exactly where everybody stands in March of 2018 (Or whenever the rollout is).</p> <p>Also it is imprecise (as far as I know). Is first come measured by the first meeting with the planner? The date the permit is applied for? the date it is granted? Does this give an advantage to builders and speculators over homeowners?</p> <p>I think the ADU approval should be based on other metrics, not "first-come-first-served". How about something that looks at the collective footprint of the main house and the ADU as a percentage of the lot size? There could be some threshold percentage and if the house qualifies, then the ADU is permitted when the time is right for the homeowner. Or, how about looking at the intended use - AIRBNB vs. long term rental vs. dwelling for extended family members? Are all these equally desirable from a city planning perspective? If not, then the ADU permitting process could be adjusted to give priority to the most beneficial use. Maybe</p>

	<p>ADUs that are rent controlled might be given a priority (I'm not actually in favor of that, for the record...but it is an idea).</p> <p>But by using first-come first-served as the deciding mechanism the city is losing an opportunity to "give shape" to what ADU's will look like in our city. <i>The waiting list is "first come, first served" for property owners that submit an application for an ADU. The ADU Update process is exploring options to change this requirement to address some of the current inequities.</i></p>
<p>My neighbors have an ADU</p>	<p>I got the flyer to share my ADU experience. Apparently, I have neighbors with an ADU-- I do not see this is a problem at all. I don't know who has an ADU, but I know some neighbors rent part of their home long term or short term and I think a lot of the regulations surrounding ADUs are overblown. My spouse and I in fact are in the category of having a short term rental license-- we have the lower portion of our home on AirBnB. We were pretty disappointed during the license inspection that the only things that mattered were arbitrary rules unrelated to health or safety-- we had to change the sink and door locks so our basement wouldn't count as an ADU. Granted, I'm not complaining that we didn't have to change our windows or something more challenging, but it seemed like the city had many unnecessary rules for homeowners that exist more to limit what a person can do or who they can have in their own home, rather than promote health or safety. I think it should be easier for people to get ADU licenses. More ADUs should be allowed in a neighborhood and it should be easier to convert part of your home into an ADU.</p>
<p>My neighbors have an ADU</p>	<p>I really enjoy the fact that several of my neighbors have an ADU because it adds to the class diversity. Boulder real estate is notoriously expensive and most people can't afford to own a home without a few tenants. For the most part, tenants want their own space with a kitchen/bathroom/etc. and the restrictions on ADUs make that unnecessarily difficult. The people that I know living in the ADUs in my neighborhood are kind and courteous and don't make our area feel crowded, rather, they add to the neighborly atmosphere. In more wealthy neighborhoods in Boulder where no one needs to rent part of their home, people can be hostile and there is no neighborly atmosphere whatsoever. If people want to avoid tall apartment buildings to house the growing population of Boulder, then ADU licenses must be much easier to obtain so that the vacant spaces in our homes can be filled. I can attest to the fact that, far from causing all the problems people like to voice, more ADUs would add to the neighborhood cohesion and bring everyone closer together.</p>
<p>Other or prefer not to answer</p>	<p>My wife and I support the idea of ADUs. We have direct experience. We like the idea of folks having their parents living in the granny pod. In theory, we'd support this density more if they were along bus routes, and city conduits that support travel options.</p>
<p>My neighbors have an ADU</p>	<p>Hello, From what I know of the ADU rules, they seem to be well thought out. I think that it is important to maintain the stipulation that the owner must occupy either the ADU or main residence in order to be allowed to maintain an ADU. It should not be a back door to creating two unit rental properties. I believe that ADUs are a good thing in order to provide additional short and long term housing in Boulder or for overflow of one's own guests. Of course, any ADU should be added with appropriate design approvals so as not to negatively impact a neighborhood's aesthetics.</p>

<p>My neighbors have an ADU</p>	<p>I am against an ADU since it can make houses huge if the ADU is detached. It changes the neighborhood. Table mesa has mainly smaller one story houses. If the ADU is part of the house I am against it also, since it brings more cars to the neighborhood and cars parked on the road. I know Boulder had a limit of how many people are allowed to stay in a house and I now cases where that is not obeyed. With ADU's that will even get worse.</p>
<p>My neighbors have an ADU</p>	<p>My initial experience with living next to an ADU was with an out of state homeowner who received her permit from the City of Boulder to remodel her basement as an ADU claiming she was using it for family. Instead, she advertised her home for short-term rental on VRBO for large groups. We suffered through parties. noise and congestion from rental cars. It was challenging to contact her with any of our concerns. Unfortunately, although I reported her to the City Code Enforcement, it was difficult to prevent her from the practice. I was told I needed to call the police to get her house listed as a nuisance. It does not seem to me a good use of police resources.</p> <p>She has since sold the home and our new neighbor took the correct channels to permit her downstairs ADU and rents the main floor home to long-term renters. Although she does not reside in the ADU full-time, the house is well maintained and integrates with the neighborhood setting. Our area is zoned for 3 unrelated occupants.</p> <p>I personally feel ADU's can be a benefit, providing various housing options for the community such as local employees, seniors or residents with more space than they need or can continue to afford on their own. I strongly feel owner occupied and licensing is a necessity for ADU's. Investors who do not live in the home often do not have the neighborhood as a priority.</p>
<p>My neighbors have an ADU</p>	<p>I did a study some 10 plus years ago, and of the 200 ADUs registered, half were renewals. If all of the illegal ADUs in Boulder disappeared at that time, there would have been an immediate housing crisis.</p> <p>CHANGES I SUPPORT:</p> <ol style="list-style-type: none"> 1 - Separate the ADU/ODU difference. 2- Define an ADU as an additional smaller living unit on a single family home lot. 3- SIZE: While ADUs should be smaller than the main unit, there are existing spaces one would want to include (second floor garages etc) so you want to make it big enough so unnatural gymnastics don't have to be performed to accommodate the new use. 4- The owner should be able to live in the small unit and rent the larger. 5- Deed restrictions on cooking and bathing in accessory buildings need to be declared moot and void. 6- NO CONTRACT RESTRICTIONS - Yes, it is Boulder so the rent on a one bedroom ADU will be high, but the addition of units will alleviate the market rents as they will be available. (cf. Zubrow Econ 201 202 for 30+ years in Chem140) Restrictions would have to be monitored and that would decrease the supply of ADUs and increase rents. 7- Short Term rental -Some older folks will need the income just to pay their tax bill. Suggest percentage of lots in 300ft to 10 % to Short Term rental availability for ADUs. 8- NO restrictions on ADU density. Remember, there are a heck of a lot of them out there that are now illegal. If you do, raise it to 30 -50%.
<p>My neighbors</p>	<p>Too many cars on my street. ADU does not call for off-street parking. Neighborhood zoned single-family dwellings. Heavy traffic not safe for children, seniors, pets. Family and friends</p>

<p>have an ADU</p>	<p>cannot find parking nearby when visiting. City needs to provide more low-income housing! ADU should not be expected to make up for the deficiency.</p>
<p>My neighbors have an ADU</p>	<p>It is all about parking and now with the multiple containers for trash/recycle/compost it gets to be a challenge to provide space for all without crowding the alley. I live between a split lot home and an expanded duplex with minimal issues. ADU's are a better option then the split lots with full size homes.</p>
<p>I own an ADU</p>	<p>I remodeled my newly purchased home back in 1985 to create a very nice ADU in my walk out basement. I didn't mind the restrictions, which kept it single family like in Newlands. The rent helped me during the years I raised my son as a single mom, and provided good housing for another single person working in Boulder, several over the years. Now it's empty, but I keep my rental license current. I desperately want to remodel the ADU to accommodate my later years. I want to make it accessible for me to age in place and to remodel my home so my son would enjoy living in the main part. The code doesn't allow this and it needs to be changed. Soon. Thank you</p>
<p>My neighbors have an ADU</p>	<p>I got a postcard saying I lived near one or more ADUs.</p> <p>I'd like you to know that I have NEVER been at all bothered or inconvenienced.</p> <p>Further, I'd be delighted to have MORE ADUs in my neighborhood. ADUs and Co-ops are the most IDEAL way to make living in Boulder more affordable without building new apartments and condo complexes. ADUs do not change the neighborhood atmosphere the way apartment buildings do. In fact, they enhance and blend into the neighborhood character far more than the gigantic houses that hold a couple of people who tend to stick to themselves and not add anything to the neighborhood.</p> <p>For example, someone from a new mega-house in the neighborhood drove by and stopped to criticize me for spoiling the neighborhood character by putting a chair out for people to pick up for free. This is something we have all been doing in the neighborhood for 20 years and is a good way of recycling instead of putting things in the trash.</p> <p>I like neighborhoods that have a rich variety of life styles and incomes! I want ordinary people to be able to live in Boulder, in current neighborhoods, not ghettoed into affordable housing units. ADUS and co-ops are just the solution.</p> <p>I feel strongly about this because there is an inequity in how decisions about ADUs and CO-ops are made. That is that the people who get the strongest input into the decision are the ones that already live there and tend to not want more people or people with different life-styles. The ones who want and need to live in our neighborhoods don't get a strong voice because they don't live there yet. Very subtle but powerful issue.</p> <p>I saw some research Jill Grano has done about housing restrictions historically, nationally, and internationally and she has found that Boulder has some of the strongest restrictions anywhere and that strong restrictions result in more isolation and less community feeling.</p>

	I would be happy to be included in conversations about this issue.
My neighbors have an ADU	I was contacted to share my story about living next door to an adu. The main impact that has affected us is the parking problem. Instead of two cars being there, sometimes there up to six cars and that impacts our ability to get up our driveway. (Our driveway shares a small area with the neighbor). They cannot park across the street because of a two hour limit.
I own an ADU	You have already allowed too many apartment buildings. Stop trying to change the nature, neighborhoods of single family zoning areas in the city! There are already many vacancies. Boulder does not need more social engineering. Take care of what the city is supposed to take care of.....
Other or prefer not to answer	I live at in Majestic Heights in Boulder. There are no ADUs or ODUs listed nearby. There are many rental properties that cater to college students. These rental properties generate more parking, traffic, noise and transient neighbors than the surrounding single family, owner occupied properties. My concern is that development of additional ADU/ODU housing and the probable new COOPS in our low-density neighborhood will exacerbate these problems. For this reason, I do not support ordinance changes that encourage increases in housing density (eg. ADUs/ODUs) in Majestic Heights.
My neighbors have an ADU	A house on 9th was converted to a giant accessory dwelling issue. The house has 3 bedrooms and a basement apartment. The garage was converted to an apartment many years ago but has had at least one bedroom added in the last 5 years. For years, it has always been over occupied with more people living in all apartments than are allowed. Because the correct number are listed on the lease, enforcement people have not been able to verify the permitted occupants and ticket the others. There are ongoing issues with trash, overturned cans, bears visiting regularly, excessive noise, up to 11 cars parking on the street (there is one parking spot). Every semester new tenants move in and violate the noise and trash regulations. The city has stopped inspecting for trash violations and is very slow to respond to my calls- hence the students aren't held accountable (and do not learn the rules that apply). The units charge high rent. From watching this property over the many years, I have lived across the alley from it, I can say that ADU is a difficult concept to add to a neighborhood. There are too many people who are more transient than most of the neighbors. The ADU is another version of the in-fill policy implemented in the 1980's. Neither can be successful as too many people of disparate age groups and interests are allowed to live in a small area. Noise, trash, parking and general disregard for living in close proximity are constant issues that cannot be resolved

<p>My neighbors have an ADU</p>	<p>Having 8 people living in a what was designed to be a single-family dwelling is difficult for the neighbors. It can be noisy, and when the tenants aren't nice, I lose sleep. Landlords don't care as long as the rent is paid. The hardest thing, though, is that I cannot use my back yard because of smokers. There is a ditch that runs through my property and so the prevailing wind currents draw the air to the water. This means, that, through no fault of my own, I can no longer garden, sit and read or even barbecue because it is full of cigarette and mmj smoke. In the summer, I must keep my windows closed. In addition, the eight cars parked have changed the character of the neighborhood -- it is now a commercial parking lot with increased traffic because, of course, they allow their friends to park here! This particular unit is in the *** block of 20th Street. It is a nightmare.</p>
<p>Other or prefer not to answer</p>	<p>Rental housing in my area is often identifiable by the unkempt appearance of the house and yard. This includes poor roof condition, peeling paint, unfinished painting, dirty windows, sheets and junk in windows, broken concrete, dirt and weeds instead of lawn, broken tree limbs, garbage containers on display, unmaintained food gardens in front and so on. Nobody welcomes this visual pollution. The other primary identifying feature is 3 or more cars or trucks parked on the street, in the driveway and on the lawn.</p> <p>Story 1: One night in late winter/early spring this year it was very windy. It was a howling, gusting chinook bending trees, breaking branches and throwing debris around. As I walked through my house I looked at the backyard and noticed flames through the spaces in my fence. As I looked closer I realized that the rental neighbors had a fire pit going. Again. We had informed them before that open fire pits are illegal. I called the code violation number and a fire truck was sent along with 2 firemen. They walked into the neighbor's backyard and the fire went out instantly. They talked to the neighbors and then left. We have not had a fire problem since.</p> <p>Story 2: In August 2014, we had relatives visiting from Washington state, North Carolina, Maryland and Rhode Island for a memorial service for my father. One warm evening, we were gathered on the patio in the backyard and one of my cousins who was facing the neighbor's house noticed that there were 4 people on the roof looking at the sunset. They had climbed a ladder which was propped against the house.</p> <p>Item: There is a very large white camper on a side yard on Moorhead. It has modifications that make it obvious that it's an ADU. It's not a charming tiny house and is obviously illegal.</p> <p>Item: It appears that the property at **th way and Moorhead has been sold to an Austin, Texas company that develops student housing. If that 3-acre plot of land is developed for CU housing then Martin Acres has more than fulfilled any obligation for more rental housing and ADUs. Martin Acres is exploited for profit. Code violations such as more than 3 unrelated people living in one house are rampant. I suggest a limit of 2 or 3 on the number of houses that can be owned by individuals or corporations who rent them. We will not welcome another Ingram Court fiasco. The modifications that were made to that house can't have been to code. To conclude, as the City considers minor changes governing where and how new ADUs can be built, I suggest targeting neighborhoods that are not overburdened with rental properties, highway noise, excessive vehicle parking and stressed homeowners.</p>

<p>My neighbors have an ADU</p>	<p>we already have a very congested alleyway. we have a school in the block with that traffic, plus a couple ADU's which appear to be rented out to people constantly looking for a place to park because they are visitors to the area with cars- plus a couple of the lots have the 2 houses on them with one facing the street and the other entering through the alley- in addition we have 3 multifamily housing units- if the city would permit more housing on a block like ours where will it end!? you can only have a limited number of people in an area! Is the city going to look at the fact that there must be other blocks like ours that have MAXED out with congestion of people and vehicles!?</p>
<p>My neighbors have an ADU</p>	<p>Our neighborhood was zoned for single-family residential. We made an investment in our homes and in the neighborhood based on expectations around our zoning, density, and the associated neighborhood traffic and safety for our families.</p> <p>There are some ADUs in our neighborhood which I would assume are legal/permitted and some that are not (eg a garage being rented).</p> <p>In the last couple years there have been at least a half of a dozen calls to the police/paramedic between 1am and 5am from the people who rent one of our neighbor's garages. All calls appear to be related to substance abuse/overdosing.</p> <p>We have also woke up to hearing those who live in the garage fighting loudly on several occasion in the middle of the night.</p> <p>My wife and I now get nervous every time our children are walking on the street close to that rented garage.</p> <p>We are strongly against increasing density in the north rural Boulder neighborhood. Increase traffic and density will put neighborhood children at greater risk. The current zoning and density of our neighborhood and the safety of the neighborhood was the main reason most of us chose to buy and live in the north rural neighborhood.</p>
<p>My neighbors have an ADU</p>	<p>I have two ADU's nearby. One the new homeowner constructed an ADU then rented it out illegally as an airbnb. Then the owner tried to rent the unit as a regular rental unit without registering as a rental with the city. Not what I'd call a good citizen.</p> <p>The second unit was recently put in as part of total remodel of a home. The only complaint I have about that is that the homeowners are dog owners who rent out to other dog owners so I get two dogs barking at 10:30 pm to wake me up now.</p> <p>The worst scenario for us as homeowners is our immediate neighbor. The original house had a shed in back that the owner used for her pottery making. The next owner turned it into a unit with a kitchen but no toilet facilities. This owner lived in that structure (illegally as we were to later learn) while renovating the main house. Every night he went through the side gate, which is 20 feet from my bedroom, with his girlfriend and dog, to get to the back unit. Since I have no air conditioning and don't want it, my windows are open 5 months out of the year, so I got woken up regularly.</p> <p>When he flipped the house, the first words to our new neighbors were "Welcome, and by the way, you can't live in the back structure." Their son immediately said, "Well I'll live in the basement." It's not like the realtor selling the house tells them they can't live back there - they want the sale. The owners buy the place thinking "Cool. I have a place for guests to stay."</p>

	<p>Those neighbors clearly were going to have their son stay back there illegally. We couldn't help but notice that when they eventually moved out, they moved a large mattress out of there, so they were using it illegally.</p> <p>When our newest neighbors moved in (three unrelated males) the first words out of our mouths were to tell them they couldn't live in the back unit. That's not a pleasant conversation with new neighbors. Yet if we don't say that, we know we're going to end up having to file an enforcement complaint, which isn't going to make anyone happy.</p> <p>More density means more noise. I bought a home in a single-family neighborhood for a reason. If I wanted to live by rental units, I'd have done so. Separate ADU's mean more noise. The renters don't go through the main house then out the back door, they go through the side gates, which means they wake people like me up. If I have to get up at 4 a.m., which I do, I don't need to be woken up at night constantly.</p>
<p>Other or prefer not to answer</p>	<p>I am sad because I believe firmly that City Council only holds these meetings to make the community think they have a say, when City council really does what it wants to do and does not care about people who currently live in Boulder and would like their single-family homes to remain single family homes... a relative or caregiver is fine, but not 4-5 more people in a house that are not related... and the Coops are another bad idea... even worse.</p>
<p>My neighbors have an ADU</p>	<p>We have four ADU's near our home in Martin Acres. They are all used to add additional rental units to the home. One has an old man living in the basement of the home he owns while he rents out the upstairs. I have no problem with this one. The other three are all split into duplexes by the landlords and have a separate rental unit on the main level and one in the basement. It is a way to get around the three unrelated occupants per unit rule so they usually have around seven students in the house each. This has a significant effect on noise, parking, traffic, and rental prices for people who don't cheat. Thanks.</p>
<p>Other or prefer not to answer</p>	<p>ADU's are a violation of single family zoning. If the city wants to cram more people into single family neighborhoods they should re-zone them to multi-family neighborhoods. What an outrage the ADU's are. We have enough rental units in these neighborhoods that are over-occupied. The city does nothing to enforce over-occupancy of rental units. The city staff should quit trying to cram more people into Boulder. I would bet that very few of the 1400 plus city staff even live in Boulder. The slow-growth city council election should mean something.</p>

<p>Other or prefer not to answer</p>	<p>Please stop trying to remake our neighborhoods. You are not able to adequately police and monitor the situations so stop making them worse. It only makes the homeowners so frustrated trying to get you to do your job.</p>
<p>Other or prefer not to answer</p>	<p>As far as I know there is only 1 ADU amongst my nearby neighbors. If the unit is located in a present home I think it is manageable. I am against building separate/additional units in this neighborhood. The lots are small enough as it is. The area has beautiful views of open space and the mountains and additional structures could negatively impact this area.</p>
<p>Other or prefer not to answer</p>	<p>I think the ADU expansion is a good progressive concept, but I would like ADUs to be limited to zones that are not already suffering from high-density housing related problems such as lack of on-street parking, high-occupancy units, nearly daily trash pickups and other such issues. For example, my neighborhood, near *th and Marine Streets still suffers from the unfortunate over-building when up-zoning allowed many SFHs to build a 6-plex or other multi-unit in their backyard. Even though, the neighborhood was subsequently downzoned, it continues to suffer from the unfortunate after-effects of up zoning. The last thing we need is any more DENSITY disguised as an innocuous ADU clause.</p>
<p>Other or prefer not to answer</p>	<p>ADU' s are a disaster. they create unsightly density, result in huge houses in tiny yards, block neighbor views, create parking and traffic problems, destroy neighborhood ambiance, negatively impact schools expected to handle increased enrollments, disturb the peace and quiet with noisy construction followed by increased noise and disturbances in the neighbor due to so many people being crammed in such a small area. the only people who are benefited are the owners who create the ADU and make hundreds of thousands of dollars, and the boulder county assessor and treasurer thru massive new property taxes on the existing owners in the area.</p>
<p>Other or prefer not to answer</p>	<p>Problem with parking and changing tenants. ADUs do not fit the neighborhood itself. Unfair to have ADUs when we already have over occupied (unregulated) houses in the area.</p>
<p>Other or prefer not to answer</p>	<p>I am strongly in favor of all the proposed changes which allow ADU and ADU units to be much more prevalent throughout the city. I really appreciate living around a more diverse group of people which having ADU enables.</p>

<p>Other or prefer not to answer</p>	<p>When building a new home, 4500 sq. ft. w/daylight-walkout basement, on a corner I wanted to include an ADU in part of the basement. My project meets all the current requirements (square footage, parking requirement, etc) however my project was "new" so didn't meet the "5-year-old requirement". In a city that needs and wants higher density housing having a 5-year-old requirement seems out of date. Now that my home is built I can no longer afford to make the space into an ADU. It would have been a minimal cost during building.</p>
<p>Other or prefer not to answer</p>	<p>I'd like you to know that I have NEVER been at all bothered or inconvenienced. Further, I'd be delighted to have MORE ADUs in my neighborhood. ADUs and Co-ops are the most IDEAL way to make living in Boulder more affordable without building new apartments and condo complexes. ADUs do not change the neighborhood atmosphere the way apartment buildings do. In fact, they enhance and blend into the neighborhood character far more than the gigantic houses that hold a couple of people who tend to stick to themselves and not add anything to the neighborhood. For example, someone from a new mega-house in the neighborhood drove by and stopped to criticize me for spoiling the neighborhood character by putting a chair out for people to pick up for free. This is something we have all been doing in the neighborhood for 20 years and is a good way of recycling instead of putting things in the trash.</p> <p>I like neighborhoods that have a rich variety of life styles and incomes! I want ordinary people to be able to live in Boulder, in current neighborhoods, not ghettoed into affordable housing units. ADUS and co-ops are just the solution. I feel strongly about this because there is an inequity in how decisions about ADUs and Co-ops are made. That is that the people who get the strongest input into the decision are the ones that already live there and tend to not want more people or people with different life-styles. The ones who want and need to live in our neighborhoods don't get a strong voice because they don't live there yet. Very subtle but powerful issue.</p> <p>I saw some research Jill Grano has done about housing restrictions historically, nationally, and internationally and she has found that Boulder has some of the strongest restrictions anywhere and that strong restrictions result in more isolation and less community feeling.</p> <p>I would be happy to be included in conversations about this issue</p>
<p>Other or prefer not to answer</p>	<p>I got a flyer about ADUs, so I thought I'd leave you a few comments. I approve of ADUs. It is a good way to slightly increase density in single family neighborhoods without any rebuilding. I own a home in lower Chautauqua. The neighborhood has plenty of room for ADUs, I think, as people in this area are generally older folks who have already raised families and may be considering downsizing. ADUs are a good way to raise a little money of one's home equity. I also have a grown-up son who lives in Boulder and I do not want to price him out of living in his hometown. So, I'm in favor of most measures that can increase density and thus lower housing costs a bit. I also think that there are many homes in Boulder that would support more than 3 unrelated people in a household and I also urge the city to remove this rule. There are other rules and regulations that can work with unruly tenants, and the 3-person rule unfairly hits people who just want a break in costs, but who are perfectly law-abiding citizens.</p>

<p>My neighbor has an ADU</p>	<p>My neighbor has an ADU, with a nice occupant that has no car. ADUs as well as Co-Ops are only as good as the tenants and their involvement in the neighborhood. I have a rental next door, which has had both great and not so great tenants and a car or two up to several cars. I feel further imposed density in existing neighborhoods will not solve a housing crisis, but may create ill will. Thank you for asking for feedback.</p>
<p>Other or prefer not to answer</p>	<p>I have lived here 56 years and have had no problem with ADU. The city does whatever it wants and my input is useless. However, I am happy with my neighborhood. Thanks for asking. But I hate in-fill and all the potential slum areas the city creates.</p>
<p>Other or prefer not to answer</p>	<p>Boulder has a long tradition of making ordinances which are excessively complicated, restrictive, and unworkable. The current ADU ordinance is one such, and you should learn from your mistakes on this past ADU ordinance. Keep It Simple Sister! Get rid of all the current restrictions and just allow ADU's throughout the City. Other cities have done so and the sky has not fallen there. There is no reason to believe that the sky will fall if ADU's are allowed throughout Boulder neighborhoods. There is broad public support for ADU's, and they will go a long way to easing Boulder's housing crisis.</p>
<p>Other or prefer not to answer.</p>	<p>My lot size is 5200sf, so under current zoning I'm not allowed to add an OAU. My primary structure is 1900 sf, so I have a decent sized backyard and 4 off-street parking street parking spaces. I think I'd be a perfect candidate for adding an OAU and helping offer more housing in the downtown core. By the looks of it, I have the most buildable area of any of my neighbors, (see attached pic). More supply = more and more affordable housing. I encourage the City to: 1) combine ADU/OAU designations to simplify; 2) remove or reduce lot size restrictions or create a variance for folks like me to gain approval if the space exists; 3) agree with limiting OAU/ADU to long term tenants only (or owners for OAU). To allow short term rentals would defeat the purpose of these proposed changes. Encourage density and people will build the supply Boulder needs! Thanks for your consideration.</p>
<p>Other or prefer not to answer</p>	<p>In April 2016, I went to the Planning Department located on the corner of Arapahoe and Broadway. Over a number of weeks I spoke to two City Employees, one who sat in the main room and one who had an office behind the scenes. I was interested in two projects. One was to put in a driveway that could hold two vehicles side by side and the other was to add a 400 sq ft addition to the back of my home to create an ADU. My hope was to have three people living in a divided home that has a total of 4 bedrooms and two bathrooms. My house (**** Elm Avenue) is on a large corner lot. I was hopeful there was a way to move forward on both projects. A year and a half later, I have a driveway that only holds one vehicle and have permanently shelved the idea of creating an ADU. I knew I needed two legal parking spaces to even consider creating an ADU. I was thwarted at every turn. There are three houses near my house (one next door to my house and two directly across the street) that have double driveways. All of them have driveways that are partially in front of their homes and/or have driveways that are not seven feet from their property line. When I brought up this point I was told that it was not appropriate to talk about what already existed on my block. The only solutions offered were to cut five feet from the side of my home (destroying a bathroom and two bedrooms) or to pick up the entire house, move the</p>

	<p>foundation over five feet and reposition the house on the lot. When I said the first proposal would destroy the main bathroom and two bedrooms I was told I could add them to the other side of the house. When I said I was going to put in an application for a variance, I was told not to bother. I will say that both of the gentlemen I spoke to were very nice to me. I understand that they were working within the City's rules and regulations. That said, a few miles away in South Martin Acres, the City is considering allowing 16 people to live in one home and have three vehicles parked on the street. The irony of that does not escape me. Thank you for your work on this matter. Hopefully in the future, well-meaning, responsible property owners will be able to create ADUs without so many road blocks.</p>
<p>I own an ADU</p>	<p>In 2001 I turned the single-car garage attached to my house into a mother-in-law apartment with the idea my mother might stay there. She never did, but I have rented it out since then. It is small - about 460 square feet - but is self-contained. Originally it only had plug-in options for cooking, but people wanted a stove and cooktop, so I added them. Single people have rented it for several years at a time. I tried to work with the city to make it a legal living space. The biggest problem is that there is a requirement to be able to park a car the same amount of feet from the street as you would if you had a garage. This is not possible. There is not enough room on either side of the house to drive to the back yard, and there is no ally access. There are two driveways for off-street parking. The house (as all of the original houses in the neighborhood) is only 1600 square feet, so most people converted the garage into something else; few people have ever been able to park their car in the garage. Since there is an actual cooking area it does not meet the requirements for a mother-in-law apartment. The apartment has had little impact on the neighborhood, has provide a cozy living space for a single person and has generated enough income that I have been able to stay in my home of 40 years.</p>
<p>My neighbor has an ADU</p>	<p>The city notified me that there is and ADU in the neighborhood. I was unaware that there were any ADUs nearby.</p> <p>I'm in favor or permitting more ADUs. this will allow current residents to stay in their homes longer, instead of moving out when they retire to lower the cost of living here.</p> <p>The house across the street from me was sold (by the son of his deceased mother, since he couldn't afford to live there) to an out of state couple (from Pennsylvania). They bought the lot for over \$1 but million, tore down the existing house, and are building a huge edifice, which they plan to visit as a second home (they told me).</p> <p>If we don't allow ADUs, Boulder will be further Aspen-ized - the playground of the rich, and resort for second home owners.</p> <p>My son and his girlfriend moved from Portland Oregon to Boulder last month, and are living with me. We'd all be happy if they had their own kitchen. We have 4 bedrooms - so enough space, but a second kitchen would be nice.</p> <p>I think that ADUs are a better alternative than selling to rich second home owners.</p>

<p>My neighbor has an ADU</p>	<p>We have lived at our current house in Southwest Boulder for almost 18 years during which the house across the street (two different owners over the years) rented out an ADU. The tenants have always been great neighbors, no noise or parking issues, truly enjoyable members of our neighborhood. For quite a while, the tenant in the ADU assisted the elderly owner which allowed her to live in her home well into her 80s. I think it's too bad that many people in Boulder assume that allowing ADUs will automatically be a negative for the neighborhood.</p>
<p>My neighbor has an ADU</p>	<p>I believe there is ADU adjacent to my backyard (3300 block of 14th) and poses no problem. But if it is an approved ADU, then I can't have one, and that's unfair and unneighborly. Also, it's unneighborly to enforce against neighbors, so please don't use this information against other owners. Many illegal ADUs exist all over the City because regulations make new ADU's almost impossible. It's unfair to have many illegal ADUs with little enforcement. One reason ADUs are quiet, because otherwise neighbors will squeal to the City. I would like to make an ADU in my basement, as we age in place. But I believe I can't have one because another neighbor has an ADU already (I think it's actually a triplex/ADU old house). Some knotty questions: How many ADUs can be in an area? (300' seems very low). Our street is already congested parking from Boulder County offices at Iris & Broadway. A waiting list? how long? how to ensure affordable rents over time, as homes are sold are new (wealthier) owners. It breaks my heart that ordinary workers can't live here, unless they get lucky. How to prioritize? Old people staying in place? Middle-class folks who lived here for at least 10 years? People with disabilities? People who work in Boulder? Other cities around us have no such ADU restrictions at all; what's their experience? <i>The upcoming staff report that analyzes possible changes to the regulations will address many of the questions raised.</i></p>
<p>Other or prefer not to answer</p>	<p>It looks like staff already has the answers! See the wording from staff below. I am all for additional ADUs in Boulder, but to state that there are no changes in the need for parking, without facts, is wrong. Did staff perform a survey of existing properties to support their conclusion? Did they consider that the demographics of an ADU will be different that a household and may have different parking requirements? Staff wrote: Furthermore, establishing an accessory unit on a property does not increase the occupancy limits for a property. In other words, the parking needs for the parcel are comparable to a home without an accessory unit. If there is a parking impact, it is minimal, given the tradeoff of providing more smaller units in the city. <i>The point is well taken. The ADU survey conducted in Dec. 2017 found that the average ADU tenant has 1.1 cars. The majority have 1, but 9% have no car and the rest have 2.</i></p>
	<p>Years ago, my wife and I bought a house with another house on the lot which we rent out. Initially we thought in time we would do the all-American thing and buy another house on its own lot. A small lot, two houses but it's worked out well. This makes me very much in favor of ADUs. Good income for owners and affordable housing (in our case) for people who couldn't otherwise afford to live in the city.</p>

<p>My neighbor has an ADU</p>	<p>Thank you for your postcard in the mail asking to share our story living near an ADU. We wholeheartedly support the approval of ADUs in Boulder for the following reasons:</p> <ul style="list-style-type: none"> •The size is perfectly suited for individuals and couples. •They are financially viable for people on a budget. •It's a great adjunct for homeowners to earn supplemental income. •It can provide space for friends, family or those in need. •ADUs within the City Limits increases business for shops and restaurants. •ADUs are progressive, quaint and environmentally responsible. <p>Thank you for allowing us to voice our opinion.</p>
<p>Other or prefer not to answer</p>	<p>My wife and I are interested in adding an ODU above our garage at **** Grove Street, but as our site is 4000 sf, we were told that we couldn't because our site was too small. From our perspective, the only real problem in the neighborhood are the homes that rent several rooms to college kids where they have loud parties. We believe that the single room renters in the neighborhood are decent and it would be nice to be creating more housing close to Campus and offices downtown to help ease congestion.</p>
<p>Other or prefer not to answer</p>	<p>My property has a free-standing, self-contained "office studio" on it, over 800 sq ft. Built in 1980m, it suited the times. Now it's a shame it can't be used to provide housing to someone in need.</p>
<p>Other or prefer not to answer</p>	<p>I would like to express my full support for ADUs in my East Boulder (Keewaydin) neighborhood. I believe Boulder should double the allowable number of ADUs allowable in neighborhoods such as ours. I welcome ADUs in my neighborhood because they offer several benefits including a potential means for my family make ends meet by renting it, offer possible housing for my aging parents (or myself one day), and are a means for those less affluent to live within city limits thereby helping to increase Boulder's economic diversity, reduce commuting traffic, and reduce Boulder's per capita CO2 emissions by reducing the number of houses. I believe we, as a community, can successfully manage any parking challenges with ADUs with good policy and education and applaud Boulder's efforts to solicit input and consider relaxing current ADU restrictions and regulations.</p>
<p>My neighbor has an ADU</p>	<p>I recently received a note in mail that there is an ADU in my neighborhood in South Boulder. I was not aware of its presence. Since that time, I learned more about the ADU program on the web page. Overall, I am very supportive of the proposed changes that relax the current ADU rules.</p> <p>In particular, it seems like ADUs are occupied mostly by the adults, so there is no increased noise or other possible inconveniences to the neighbors. Also, in such residential neighborhoods as South Boulder, there is no lack of parking, and the population density if too sparse in my opinion. Furthermore, I think ADUs are good because they increase the population diversity in our neighborhood, by allowing to live her for the people that otherwise won't be able to do it for financial or other reasons. It is my opinion that some parts of Boulder like for example its South and North sorely lack the diversity that ADUs potentially can bring to our community.</p>

	<p>In summary, I would be very supportive if Boulder officials were to increase the number of ADUs by making the ADU policy less restrictive. In particular I think allowing the ADUs to be 1000 sq. ft. or 50% of the property would be beneficial because it would likely remove an important barrier for creating ADUs for many existing homeowners. The same applied to increasing the saturation rule to 20%. Other suggested changes aimed and increasing the number of ADUs also sound good to me</p>
<p>I own an ADU</p>	<p>We have a permitted detached accessory unit, half garage and half (550 sq ft) gym/office studio, with a bathroom. My aunt is getting older and we'd like to bring her into our home while still giving her privacy and the experience of living on her own. We would invest in building a small kitchen space to complete the space. In the interim, since I am taking a new job that will cut my salary in half, the added income from rental unit will help us to make ends meet. I strongly encourage you to consider making ADUs/OAUs available for short term or long-term rental, with short term rentals being limited by a city-wide STR cap.</p>
<p>I own an ADU</p>	<p>I bought my house with and ADU and would love to utilize it legally, it's out of the way, doesn't block any views and offers some extra space for inlaws</p>
<p>Other or prefer not to answer</p>	<p>I am a big fan of ADU's. At the right scale, they are a great way to increase the density and economic diversity of a neighborhood without much impact visually or otherwise. In my opinion, the right scale is something in the range of 400-500 sq. ft. like you would see in a well-designed "carriage house" with a living unit above the garage.</p> <p>I heard an idea once related to ADU's and Landmarking historic homes that I really liked. The idea being that if a homeowner had Landmarked their home or was willing to Landmark their home they would obtain the right to add an ADU. This would be a great way to incentivize more Landmarking and preservation of historic homes. Of course, I'm in favor of all homeowners having the right to incorporate ADU's on their property but if that were determined to be too much density then the incentive of Landmarking might be a nice way to encourage preservation and increase density in a thoughtful way.</p>
<p>My neighbor has an ADU</p>	<p>Several of my neighbors have ADUs or OAUs (5 or 6 within a block of me) and I LOVE them. They have fewer nuisance (noise, trash, weeds, parking, loose dogs, etc.) issues than those neighbors who are in long-term rentals. Their properties are better kept up and improved over time.</p> <p>While I know it may seem that from the city's perspective people renting their homes through the STR program are making a killing (\$-wise), most of my neighbors use this as a way to maintain work-life balance, avoid having to move out of Boulder and/or are doing it as a way to house their immediate and extended family in a way that makes sense financially. We all watch out for each other's homes, relatives, guests, and are a local resource when visitors come to make sure folks have a good experience while here in Boulder.</p>

<p>Other or prefer not to answer</p>	<p>My property at **** Pine Street is a perfect example of how the proposed changes to ADU rules will better serve the City of Boulder.</p> <p>The property, in the Whittier neighborhood, was given a local historic landmark designation in 2011 (known as the Bell-Bass House). It has an existing detached garage/studio that would be an excellent candidate for an ADU. (Note that the property immediately to the West is a 5-unit apartment structure and the property immediately to the East is a 3-unit condo structure.) Although an OAU is permitted at this address, the garage/studio does not conform to current rules. The footprint of the structure is 800 SF but only a 500 SF footprint is allowed. An application for a variance is not allowed either.</p> <p>The garage/studio was designed to be in harmony with the original house as an accessory building in the style of a small barn. It has two garage doors off the alley for two separate covered parking spaces. (One garage could be used by the main house occupant and the used by the OAU occupant.)</p> <p>The garage/studio has a steep roof line that mirrors the main house and makes the structure less imposing. Under current design rules an OAU structure must be a two-story box to accommodate the 500 SF footprint and the OAU, which is less aesthetically pleasing than the existing garage/studio with a larger footprint.</p> <p>Under the proposed rule changes this garage/studio would be allowed.</p> <p>Thanks for this opportunity to comment on the proposed rule changes.</p>
<p>My neighbor has an ADU</p>	<p>In our neighborhood, we have many illegal ADU's. For example, there is a block with 20 houses 9 of which have ADU's. This is not a problem on this specific block because all the houses are owner occupied - this is very important. Owners insure all the problems with rentals are kept to a minimum including noise, trash and parking etiquette. This part of the ordinance must be kept. Secondly if you are to change the ordinance you must have a way of grandfathering in any existing ADU's. This process must of course ensure that they are owner occupied.</p>
<p>Other or prefer not to answer</p>	<p>AS the city is well aware but the public is not, the portions of the city that have Home Owner Associations are often (if not universally) not able to have ADU's. To really address the problem of housing within the city limits the city must tackle the exclusivity of HOA's. Saying nothing can be done is not a solution. What percentage of our housing cost is bound by HOA's. Let us know on this web site and what can be done about it.</p> <p><i>By purchasing a home with an HOA, a homeowner agrees to covenant of that association. That is a relationship between the homeowner and the HOA. However, members of the HOA can organize the member of the association to change the covenants.</i></p>
<p>Other or prefer not to answer</p>	<p>I have a home on the hill, and do not have a problem with ADU's. However, the student population is an issue for noise, vandalism, and theft. I don't think ADU's are the issue there. Most houses seem to be occupied beyond their approved limit. Many have 4 or more renters and many overnight "guests". I think ADU's are a PLUS for homeowners, for more living/hobby/office space, guest space, elderly parents, grown children not ready to go out on their own yet, disabled family members, and for retirement income. I believe homeowners should be able to expand their homes more freely in almost all cases.</p>

Other or prefer not to answer	If your strategy for paying the mortgage on your house in Boulder is to rent out an ADU, you probably shouldn't be buying a house in Boulder.
Other or prefer not to answer	Don't forget about parking. Will Toor is wrong about that as it regards Whittier. We had our development opportunities taken away because of parking issues. One bedroom equals one car and in dense areas that is a problem. In more outlying areas on street parking may suffice to a point. I clearly remember the backlash in the 90's which is why we also have parking permit programs. Or maybe ADU renters have to swear off cars and use bicycles and Uber etc.
My neighbor has an ADU	<p>My adjacent neighbor has an OAU. It is attached to an historic (non landmarked) two car garage and there is also an undersized parking space. It is not over the existing garage. There is no set back from the alley, which is an historic pattern where this is located. Renters of the OAU have not always had cars.</p> <p>There is approximately 800 sq. ft. of coverage on the alley (500 sq. ft. is now allowed) due to the existing 400 sq. ft. garage and the 400-sq. ft. OAU which is a one level structure.</p> <p>The reason the one-story garage and one story OAU work well is It preserves the historic garage and doesn't create privacy issues to neighbors that have a second story OAU looking down to their yard. The zero-alley set back preserves the yard space for the OAU and since this is a corner lot the garage has access from the street.</p> <p>Over the last ten years many garage/office structures have been built in RL-1 zones and the office illegally converted to a living unit. These do not have fire suppression that are required of OAU.</p>
Other or prefer not to answer	<p>I was unable to attend either of the 2 open houses.</p> <p>Here is my input on the Options presented for Code Changes:</p> <ul style="list-style-type: none"> • Simplify Rules - I support having gone thru this. • Concentration - I support this to achieve more density to meet our housing needs. • Size - Bigger isn't always better! However, for existing structures there should be exceptions so people don't have to be remodeling and putting up walls to meet the rules. • Roof pitches - Existing pitches obscure views and may not match the design of the primary structure. • Character - I have an issue with "Character". With popups and demos everywhere, character of a neighborhood doesn't exist in most areas of town (e.g. whittier, old north boulder, martin acres, etc) • Parking - Remove requirements for all. Parking on the street is public. • Location / Allowed Zones - I agree with the words Explore location-specific implementation. However, I got confused on the difference between location-specific and Allowed zones given the option under Allowed zones it says - Allow ADUs and OAUs in the same zones. I say look at the location (alleys, not character) and allow ADU/OAU in all zones. • Lot Size - Agreed, Remove • Short Term Rentals - To meet housing goals, only allow the primary residence to be rented short term. <p>Thanks for your time</p>

<p>Other or prefer not to answer</p>	<p>Problem with parking and changing tenants. ADUs do not fit the neighborhood itself. Unfair to have ADUs when we already have over occupied (unregulated) houses in the area.</p>
<p>Other or prefer not to answer</p>	<p>My property at **** Pine Street is a perfect example of how the proposed changes to ADU rules will better serve the City of Boulder.</p> <p>The property, in the Whittier neighborhood, was given a local historic landmark designation in 2011 (known as the Bell-Bass House). It has an existing detached garage/studio that would be an excellent candidate for an ADU. (Note that the property immediately to the West is a 5-unit apartment structure and the property immediately to the East is a 3 unit condo structure.)</p> <p>Although an OAU is permitted at this address, the garage/studio does not conform to current rules. The footprint of the structure is 800 SF but only a 500 SF footprint is allowed. An application for a variance is not allowed either.</p> <p>The garage/studio was designed to be in harmony with the original house as an accessory building in the style of a small barn. It has two garage doors off the alley for two separate covered parking spaces. (One garage could be used by the main house occupant and the used by the OAU occupant.)</p> <p>The garage/studio has a steep roof line that mirrors the main house and makes the structure less imposing. Under current design rules an OAU structure must be a two-story box to accommodate the 500 SF footprint and the OAU, which is less aesthetically pleasing than the existing garage/studio with a larger footprint.</p> <p>Under the proposed rule changes this garage/studio would be allowed.</p> <p>Thanks for this opportunity to comment on the proposed rule changes.</p>
<p>I own an ADU</p>	<p>In our neighborhood we have many illegal ADU's. For example, there is a block with 20 houses 9 of which have ADU's. This is not a problem on this specific block because all the houses are owner occupied - this is very important. Owners insure all the problems with rentals are kept to a minimum including noise, trash and parking etiquette. This part of the ordinance must be kept. Secondly if you are to change the ordinance you must have a way of grandfathering in any existing ADU's. This process must of course ensure that they are owner occupied.</p>

<p>I own an ADU</p>	<p>AS the city is well aware but the public is not, the portions of the city that have Home Owner Associations are often (if not universally) not able to have ADU's. To really address the problem of housing within the city limits the city must tackle the exclusivity of HOA's. Saying nothing can be done is not a solution. What percentage of our housing cost is bound by HOA's. Let us know on this web site and what can be done about it.</p>
<p>Other or prefer not to answer</p>	<p>I have a home on the hill, and do not have a problem with ADU's. However, the student population is an issue for noise, vandalism, and theft. I don't think ADU's are the issue there. Most houses seem to be occupied beyond their approved limit. Many have 4 or more renters and many overnight "guests". I think ADU's are a PLUS for homeowners, for more living/hobby/office space, guest space, elderly parents, grown children not ready to go out on their own yet, disabled family members, and for retirement income. I believe homeowners should be able to expand their homes more freely in almost all cases.</p>
<p>Other or prefer not to answer</p>	<p>I am in support of ADUs, as I support higher density, more affordable housing. I think it is none of my business if my neighbor chooses to have an ADU.</p>
<p>Other or prefer not to answer</p>	<p>Please keep the off-street parking and 5-year requirement for ADUs. Parking impacts everyone and will likely be an annoyance at the least or become an intense issue between neighbors that could involve code enforcement, police or the courts. Also, the 5 year requirement keeps the ADU options open for long term residents (Seniors, etc.) rather than income revenue for a new buyer of likely a much higher priced home. I'm disappointed more residents don't realize they can split up a house to share a kitchen to accommodate aging parents or room rentals much easier and cheaper than building an OAU with a new foundation, sewer line, etc. or an ADU that requires a rental license and strict guidelines. Splitting a house for aging parents on one side foregoes even the need for the parking requirement since it's still one family. I am amazed how many say they need the income in order to stay in Boulder yet apparently have an extra \$25K or more to finish a basement or \$100K to build an OAU.</p>
<p>Other or prefer not to answer</p>	<p>I am in support of increasing our housing stock through the use of ADU without conditions. As long as the units do not negatively impact the neighbors (real impacts not fabricated impacts) and they don't harm the general character of the neighborhood the City needs the additional housing opportunity. This is a great way to increase opportunity and affordability and should be encouraged as much as possible with no barriers to entry. I am also in support of increasing our housing opportunity through temporary living accommodation. Both of these strategies help residents afford the incredibly high cost of housing in Boulder and allows people to stay in their homes.</p>
<p>My neighbor has an ADU</p>	<p>My neighbors--3 of them--have ADUs. I barely notice them, they are very well done and almost invisible from the street--two are basement entrances, the 3rd is above a garage. The renters are all quiet, I've never had a parking issue. I think ADUs help boost income and age diversity while preserving the beautiful character of our friendly 1960s ranch neighborhood (HyView). As a homeowner with ample street parking, but not enough setback for a 2nd parking spot on our lot (we inquired years ago), I hope the parking space restriction could be lifted--we are a young family who would like to create an ADU for extra income, but can't under the current regulations. We have rented rooms in the past (so our neighbors are used to the extra car), but</p>

	<p>sharing a kitchen and living area with young children makes us a less desirable housing choice for most prospective tenants, and has been challenging for us as well. I think ADUs are a good way for us to meet our housing goals, and also help lower and middle income people to stay in Boulder. Thank you for looking into this.</p>
<p>Other or prefer not to answer</p>	<p>I am in favor of approving ADU's for properties that have the additional bedrooms and space. There is not enough rental stock in the city and that will diminish as the market heats back up again. We need to plan for the future. Incomes are not rising at the same rates as rents.</p> <p>Owners of properties should also be able to use what bedrooms and rooms that they safely have available to supplement their incomes or help decrease their mortgage costs.</p> <p>Extra cars might be a claim of an issue but this should be deemed irrelevant as parking can be permitted. We are a walking community. And streets are expected to be used for parking. The main point is additional affordable housing will be added to the stock without anyone needing to pay for it.</p>
<p>My neighbor has an ADU</p>	<p>In general, I support the idea of ADU if it helps Boulder become more affordable for more people - students, teachers and other important service professionals who cannot afford to live in Boulder -but have to drive to work here. Boulder is becoming exclusive With the current rents and property value. But as part of this ADU issue, we need to be holistic and the City leaders should consider parking, traffic and public transport as we increase the housing density in Boulder.</p>
<p>My neighbor has an ADU</p>	<p>So staff says there are no sight, sound, odor, or sound impacts to an ADU. Even more cars is not true according to staff. Why do they recommend any limitations? Their recommendations are inconsistent as they even recommend no notification to surrounding properties.</p>
<p>My neighbor has an ADU</p>	<p>I live at **** Jay St. my mixed-use neighborhood has multiple ADUs (owner occupied) plus renters. Some houses are two distinct living units both rented. Some properties are multi-unit rentals (town home-like apartments). Most if not all of these are grandfathered in based on the changes made in BRC1981 timeframe.</p> <p>Since changing zoning "creates value changes" to properties (potential= future value, or perceived value by the tax assessor), the only (Only) way forward is with no restrictions on who could have them, how many per neighborhood (w or w/o existing density conditions). Otherwise it is not a fair (Fair) application of the zoning change.</p> <p>Either we go all in, or leave the existing process in place. Do not create restrictions where only 10% (or whatever) in a given locale can have them... how you dish those out will be inherently unfair to the 90% remaining that were not selected. The logic with the COOPs is significantly different (and that was crazy-unfair too).</p> <p>Or should I just sign my title over to the City as co-owner of the property right now with all these Gov't takings that are being contemplated? It would save the city condemnation litigation costs.</p>

<p>My neighbors have an ADU</p>	<p>I have also lived in ADU's in Boulder</p> <p>I'm generally in favor of ADU's. My overall concern is making them an affordable housing option in perpetuity. I fear as restrictions are loosened we will get an influx of initially and relatively affordable housing that will lose its affordability over time to the speculative real estate market. We already have some pretty expensive small condominiums in Boulder we can also expect to have expensive ADU's in the future. Limiting the size of an ADU will not be enough to maintain its future affordability. Since we are looking to increase density in Boulder neighborhoods to allow for ADU development which is in some ways a taking from the community we should find a way to retain their permanent affordability over time as an ongoing community benefit. Otherwise we are providing an incentive for new development without gaining a lasting form of affordable housing.</p>
<p>My neighbors have an ADU</p>	<p>I live on one of the best family-friendly streets in all of South Boulder. We all let our kids play games in the street and hang out in our front yards with minimal adult supervision. Our street feels safe, welcoming, low-traffic, and neighborly. I think we have maybe 20% of the curb taken up by parked cars. My neighborhood has unparalleled "neighborhood character". And until I looked at the city's licensed ADU/OAU map, I didn't realize there are two licensed ADUs on my street, within 10 homes of my house. In my view, these ADUs probably enhance and certainly don't detract from my neighborhood. Maybe the ADU helps someone make their mortgage, or provide housing for someone dear to them, so they can remain my neighbors. I love my neighborhood, ADUs and all.</p>
<p>I own an ADU</p>	<p>The ADU existed before we bought it and didn't know until recently that it was illegal. It was built by previous owners during a remodel/addition to the main house which has three bedrooms and two baths. It sits off the side of the garage and has a separate entrance and is above ground. Two of my elderly aunts have lived there (not always at the same time) and provided us with much needed childcare. It's a studio apartment. They love living there as they are able to get away from the kids in the evening and love independently on the weekends. One has diabetes so we check on her when we haven't seen here for a while. Once we discovered her in really bad shape and had to get her immediate medical assistance. We help her and she helps us. Our house is filled with love because of our ADU. Having a multigenerational household is great. Please help us by making it/us legal. PS no one in our neighborhood seems to know we have it!</p>
<p>My neighbors have an ADU</p>	<p>I'm in favor of ADUs for accommodating family and rental to up to two people. I share many of the concerns about avoiding high-traffic rental (i.e., AirBnB) in terms of parking and traffic issues that would result; and think City should have a moratorium on ADU 'prosecutions' until more favorable rules are in place. Stop wasting \$ going after people for violations that may no longer be violating any laws. Spend the \$ to hammer out a good arrangement for ADUs and please consider neighborhood input early and throughout the process. &Thanks for asking for input here.</p>

<p>Other or prefer not to answer</p>	<p>I have had members express the concern that they could not have an ADU even though they would be living in the primary residence because the home was owned by a trust. I would ask that you consider adding language for trust ownership, similar to what you did with short term rentals. Thank you for your consideration.</p>
<p>My neighbors have an ADU</p>	<p>There is a legal ADU on my street - the other owner-occupied houses with ADU's can't get licensed because of the spacing requirement. It's a really a thin distinction that as long as the 1 or 2 basement residents have to come upstairs to cook it's a "roommate" but if they can cook downstairs it's an illegal ADU vs 6-8 students crammed into the houses along Table Mesa between Martin and Broadway that are chronic problem houses for many years.</p> <p>Those owner-occupied houses with ADU's are preferable any day of the week vs the over-occupied rentals and defacto short term rooming houses on the street. And most of them will still rent out their basements - even if they have to remove the stove. So nothing actually changes in terms of residency and parking - which points out how ridiculous the ADU restrictions are.</p> <p>There has never been an issue with ADU neighbors in an owner-occupied house. The same can't be said about the rental houses where the basements have been crammed with bedrooms but there's "only" a single kitchen and a less than responsive landlord or property management company.</p> <p>Personally - the goal is to age in place after retiring in 20 years - but taxes and expenses are going up faster than income and after 2 recessions in 10 years - a basement rental may be needed. The prospect that the present ADU up the street has to turn over (and assuming other people on my street aren't higher on the ADU list) - likely means eventually moving out of Boulder and turning the house into another rental to generate the needed retirement income. Because I am not going to share a kitchen with anyone I'm not related to after finally getting to have my own.</p>
<p>My neighbors have an ADU</p>	<p>I think A.D.U. Modifications should be on a ballot, not arbitrarily made by the Boulder City Council, or Housing or Planning Committees. Such decisions greatly impact a neighborhood. I am not in favor of changes to the current A.D.U. Policy, at this time. We just approved a substantial increase in the number and size of Coops, and already there have been requests to loosen or modify the agreed upon rules. The City of Boulder has not even had time to oversee new coops and determine the success of the revisions and new Coop plan. We certainly do not need another major impact and experiment in neighborhoods going on at the same time!</p>
<p>My neighbors have an ADU</p>	<p>The purpose of this letter is to express my disagreement with relaxing the requirements associated with establishing or maintaining ADUs in the City of Boulder. It has been clear to me since I first learned of Boulder's Open Space plan, even before I moved here in 1976, that this action, in the long term, will most likely drive real estate prices up. I strongly support the Open Space purchases, but not because of driving the prices up. That is a recognized and unfortunate byproduct of creating a desirable place to live. Fast forward to the current time. The desirability of the town for many reasons, coupled with the (very thankful) inability to expand</p>

	<p>its boundaries further into the Front Range megalopolis produces a recognized, but largely insolvable housing issue.</p> <p>I moved into my neighborhood with an expectation that the quality of life would be maintained by the existing City zoning rules, and the neighborhood covenants. It is my strong desire to see this retained. I believe that ADUs contribute to the degradation of this quality. I do not agree with the concept of artificially expanding the available housing by the addition of ADUs. I am aware of many both legal and illegal ADUs in my own neighborhood, as well as others in various neighborhoods in the city. While such units are successful of providing more beds in the city, as a whole, these units degrade the quality of life in the neighborhood. There is, and probably will forever be, a code enforcement issue which pits one neighbor against another. This is a loss of quality. The off-street parking requirements are a good idea (and should NOT be relaxed), but they detract from the aesthetics of the neighborhood, another loss of quality. More neighbors means more of various behaviors which must be accommodated for peaceful coexistence. My single-family neighborhood is not an apartment house, and more people is a step toward this environment that I do not appreciate. Another loss of quality.</p> <p>I could go on, but the bottom line is the same: the negatives outweigh the positives. Please do not relax the current requirements, nor encourage further ADU developments in the city.</p>
<p>Other or prefer not to answer</p>	<p>I have made this suggestion many times. Allowing any form of ADU's , attached or unattached, should be restricted to lot sizes that are not substandard to the required minimum square footage for lots in the zoning codes. On the Hill, lots that do not meet the 7,600 sq ft minimum requirement for Residential Low-Density neighborhoods should not be allowed as many lots within that zoning district are already creating a "squeezed" neighborhood that affect the health, safety and wellbeing of the residents in the neighborhoods. It creates conflicts due to the close proximity of homes built in earlier times that were allowed to be built on non-conforming lots. You will do a disservice to neighborhoods if you lower the current restriction on lot size for applications for ADU's or OAU's.</p>
<p>I own an ADU</p>	<p>Our family has a single-family home with an ADU, licensed as a rental, on a residential street in Boulder.</p> <p>We list the apartment for rent in various ways, and also find renters through the university, NCAR, arts organizations, and other contacts in the community. We provide an affordable alternative to visitors who may not care to stay in a hotel. We interact with our visitors and give them a personal introduction to Boulder. We have had visitors from France, the Netherlands, Canada, all over the US, young, old, artists, scientists, athletes, and all the variety of visitors that are attracted to our city.</p> <p>We also provide some flex housing for neighbors. We have hosted expectant grandparents, and wedding guests, parents at graduation, and also offered our place to a flood victim. We are part of the neighborhood.</p> <p>We use the apartment for our own adult children, relatives, and visiting friends.</p> <p>We are two people living on a 10,000 SF lot, and we certainly have space for visitor's part time. There is no issue of overcrowding or adversely impacting the neighborhood.</p>

	<p>The trickle of income from this rental helps my wife and me pay our property taxes and stay in our home, and gives us a better chance of maintaining our place in the community as we get older. We look forward to "aging in place" in Boulder.</p> <p>We feel we are part of a trend in creative new economic models that people are devising across the economy - from co-housing to car-sharing, crowd-sourcing to community-supported-agriculture, people are finding ways to connect more directly to meet their needs.</p> <p>We are also joining many Boulder residents in having an income-producing activity in a home. Boulder is full of home-based art studios, home businesses, music studios, small performance venues, and care providers. These are productive uses of a home, and so is a small rental. We have a clean, safe facility, a rental license, the owners living on site, and a complete absence of neighbor problems.</p>
<p>I own an ADU</p>	<p>When we bought our house 14 years ago, we had to stretch to afford the mortgage as we were in our early 30s and not yet married. We finished out an ADU in the basement, and for several years rented it out to teachers, personal care providers, and other people who worked in the neighborhood. After we had our children, our nanny (who just graduated from CU) lived with us. Now it is vacant and a guest room for our family. Someday it will allow us to take care of our parents when they are no longer able to live on their own. Our neighbors (who have all lived in the neighborhood 20+ years) were supportive and happy to see a young family be able to start out in this established SF neighborhood on a cul de sac. Having this opportunity allowed us to afford Boulder, help others just starting out, and support our young children, as we were both working full time. ADUs should really be called something else, as they are not necessarily another dwelling unit. In our experience, they were a way to share our home, afford to live in Boulder, meet new people and support our family. All of our family lives far away - this is a way to build community and please keep in mind extended families take many different forms.</p>
<p>My neighbors have an ADU</p>	<p>My very elderly neighbors own the original farm house that was built before the neighborhood was subdivided and built by Markel in the 1980s. I don't know when they converted the space above the garage to an ADU, but as long as we have lived here (15 years), they have had a very nice tenant living above the garage. I am sure it helps them afford to age in place in Boulder and provides them an extra set of eyes and hands to help if things are difficult (snow removal, landscaping, pet care, emergencies). I don't know if their ADU is "legal", and I do not care. They are wonderful people who make our neighborhood diverse, welcoming and multi-generational. There is absolutely no impact on us, and we do not care if they park on the street as there isn't a parking problem.</p> <p>This is a wonderful, stoic, independent couple, who raised their children in Boulder, taught many people to play piano, and deserve the support this extra income provides them - they have been in this town for over 70 years. Many people are choosing to live in smaller houses at all stages of life. It is sustainable, cost saving, community building and promotes diversity. By providing an easy path to ADUs, that isn't entirely reliant on off street parking requirements or saturation, we will ensure that many of the existing unpermitted ADUs can continue and others can comfortably follow suit with an investment that supports our community values and integrity. Please consider this as an unsubsidized solution for our housing crisis that continues a</p>

	<p>tradition of shared housing and multi-generational, communal living that has been around for thousands of years. If parking is the issue (which is shouldn't be), use city subsidy to provide Eco passes, car share and bike share in more neighborhoods. Some/Many of the people living in these neighborhoods with ADUs might prefer to also save thousands of dollars annually of associated car costs by being able to utilize other neighborhood focused transportation options.</p>
<p>My neighbors have an ADU</p>	<p>One can't construct a new building to include an ADU, 5-year rule. Why? Whether building old/new, doesn't change ADU density increase.</p> <p>I own underdeveloped property old town: 725 sq ' cabin, detached 2 car garages, studio above garage (light, heat, carpet, no water.) It'd make a great OAU, but this isn't allowed in my zone. The cabin can only rent for so much, property taxes go way up - the City wants this kind of housing but its rules force a scrape?</p>
<p>Other or prefer not to answer</p>	<p>I love the idea of ADUs, it gives the ability for landlords to have an extra unit usable for rental income or for family and friends. As a renter it provides more affordable housing and can provide and attractive dwelling for singles or couples. They also allow for parents, grandparents or divorced parents to live close to each other. Instead of having to commute into the city people actually can live in the city.</p>
<p>My neighbors have an ADU</p>	<p>I have two city-wide concerns that I don't believe many are considering so far.</p> <p>1. If an additional separate building or an extension to a current building is allowed on a property, one foreseeable loss to the community is the mature trees that will be cut down to allow for the construction, at least on some lots. Mature trees provide many values to an urban environment:</p> <ul style="list-style-type: none"> • shade during hot summer days, • reduction of the home's cooling load and the heat island effect, and • habitat for animals and birds. <p>As a community, we need to consider whether we want more roof areas and fewer mature trees. We have a sign on eastbound Canyon Blvd just as one exits Boulder Canyon that proclaims Tree City USA. That has been a value for our city. Is it still a value? Why or why not? One possible way to balance the value of trees vs. the value of allowing ADUs/OAUs that cause tree removal is to provide an economic benefit to homeowners with mature trees, perhaps some subsidization of tree health services in Boulder for larger trees. Or reduction in water costs so that trees can be watered in the winter without a penalty. We do support "street trees," but I am talking about trees in back and side yards. Please see https://www.arborday.org/programs/treecityusa/standards.cfm</p> <p>2. How can Boulderites know that Boulderites would occupy the additional housing allowed by a change in the ADU/OAU allowances? By this I mean, how do we know that the change will reduce in-commuting? Or will people with jobs in Denver, for example, choose to live in the</p>

	<p>affordable housing, with little or no responsibility to the neighborhood and city, and the same amount of commuting would be the result?</p> <p>Thank you for considering these concerns. I personally would prefer very little additional development on lots in neighborhoods with existing houses, so if more dwelling units are allowed, I would like the footprint of the house not to increase. And I think that the requests to proceed slowly and monitor the effects are appropriate, as well as the requests for Subcommunity Planning as not all Boulder neighborhoods are the same.</p>
<p>My neighbors have an ADU</p>	<p>It is quite obvious where the ADUs are located due to the fact that there are many additional cars surrounding them. These extra cars make entrance and exits from driveways and alleys dangerous because of the sightline impediment they pose. Drivers and bicyclists are at risk because they are so difficult to see.</p> <p>The streets in this neighborhood-Columbine, 12th, 13th and 14th streets-are too narrow for cars to park on both sides, or even one side at some points, when snow plows are being used. The additional cars pose a serious danger during snowy weather.</p> <p>Our area is a Neighborhood Parking Permit area and most of the cars parked at ADUs do not have stickers showing that they paid to park there. We, as single-family residents, pay for our parking permits and it doesn't seem right that this program is not enforced for the ADU residents. This is a problem.</p> <p>There is a big concern that the city, in allowing ADUs in our neighborhood, would easily decide then to turn these dwellings into communal living spaces and that would be a total disruption of this neighborhood. This area is not one that is designed or equipped to handle a change such as that.</p> <p>I ask that you please be very thoughtful when considering making changes in this neighborhood. Thank you very much for your consideration.</p>
<p>Other or prefer not to answer</p>	<p>I am writing to express my concern over proposed ADU's in my neighborhood.</p> <p>Because of the closeness to Chautauqua this area has parking zone restrictions which are not are not well enforced now and I doubt this will improve with more individuals parking in the neighborhood. I am certainly aware that the city does not have the staff for any kind of consistent patrol. If the city can't patrol the parking how can they possibly control the influx and potential overuse of residential facilities?</p> <p>I used to own rental property in Boulder and I know from experience how easy it is to have a tenant swear they will obey the rules and how often they don't. To have more than four unrelated persons in a house seems to me to be the start of an apartment building and not a single-family home.</p>

	<p>12th St. goes to Chautauqua, 13th and 14th both dead end south of Baseline, &15th is also not a thru St. so this a quiet small area in the city that should not allow ADU's.</p> <p><i>The occupancy rules for a home with an accessory unit are the same for a home without. There is not a proposal to change this.</i></p>
<p>I own an ADU</p>	<p>In April 2017, I applied for a permit to construct an ADU in the rec-room wing of our home, and was delighted that we met all the requirements. We hired a contractor and by late October 2017 had completed construction with a small but complete kitchen, a new exterior door and window, wood floors refinished, fresh paint, new lighting, a W/D and mini-split heat/AC pump. We obtained our rental license, and within a week were pleased to have a young public school teacher living in our 416 square foot studio. Throughout the process, city planning staff were very helpful. *</p> <p>Building an ADU can be costly, but the rewards are already accruing--a happy tenant, income from unused space to defray the cost of our mortgage, options for the future in having a care giver or care taker live in the apartment. Or maybe my husband and I will live there and rent out the main house while we travel. Could be a good retirement plan, eventually!</p> <p>*Suggestions for staff: clarify and publicize what green or other code standards ADU owners need to meet for appliances, heat pumps, doors/windows, plumbing/electrical, smoke and CO2 detectors in the unit and the main house. The contractor and subs weren't sure about the requirements, and even after calling the city, we still weren't sure. We did get our CO.</p> <p>I agree with the proposed code changes, especially removing the off-street parking, five-year ownership, and neighborhood notice requirements. Relax the concentration limit, allow duplexes, triplexes, quads, and townhomes to have ADUs. Allow OAU's/detached cottages/garage units in RL-1 zones, and permit smaller lot sizes. Provide incentives for long-term leases to provide more affordable/attainable housing. Also, please consider instituting a moratorium on busting nonlegal ADUs and an amnesty program so owners can bring them into compliance. We need more legal ADUS, and it would help to know how many nonlegal ones we have first.</p>
<p>I own an ADU</p>	<p>I bought a house with a rental OAU in RMX-1 in 2000 (could not afford today!) which allowed my wife to be a full time Mom and us to provide modest rental housing to middle income people. A win-win for all!</p> <p>Now, let's make an opportunity for detached OAU's/ADU's to maintain the secondary size but: Be taller (30' ?) perhaps maintaining a smaller footprint (~500 sf footprint is a bit restrictive)</p> <p>Have an option not to provide off-street parking and vehicular access to the ADU/OAU for property owners who want to create an NPP or in other ways reduce use of cars (provide Eco passes/prove restricted car ownership by residents of the property).</p> <p>Let's make a town where the land is used for homes not cars!</p>

<p>My Neighbors have an ADU</p>	<p>The ADU approach to community housing is a far better solution than the CO-OP method approved by the city last year. At least there are fewer cars parked all over the place, usually a single car, if that. Also having a single tenant rather than a dozen or so unrelated folks brings more harmony to the community.</p>
<p>I own an ADU</p>	<p>We have an above garage unit in Goss-Gove that is a legally permitted studio/workspace. We added a shower and cooktop kitchen. My husband and I live in a 1000 square foot house with one bathroom and no spare bedroom. We added the shower because we needed space for when our kids and grandkids visit. Currently our son is living in this unit while he looks for work. However, that means we are now not legal and code enforcement wants us to remove the shower and kitchen.</p> <p>We meet all the requirements for a legal ADU/OAU, including space for parking. The exception is lot size. Currently lot size for an OAU needs to be 6000 square feet. We are 5100 square feet. Our lot size (roughly 50' by 100') is common in our area. What's more we are told that there is no way to get a variance for lot size.</p> <p>It seems strange that lot size determines how we use our above garage unit, not that we have an above garage unit on a smaller lot. Making us remove the shower and kitchen will not change anything about the size or position of this unit on our lot. It does mean that our son will have to move out. According to the code officer, we're not allowed to have a bed in that 450-square foot space or allow anyone to sleep there.</p> <p>This situation has larger ramifications. We live in a neighborhood where there are few owner occupants. We have student housing on both sides of us. There is Section 8 housing directly behind us. We live half a block from a Halfway House. We are the only owner-occupants on our block. There are none in the block west of us-two in the block east of us. Owner occupied properties make a difference in the stability of a neighborhood. Allowing ADU/OAUs on smaller lots in Goss-Grove, which required owners to live on the property, could entice others to become owner occupants here. It certainly would give us the flexibility we need.</p> <p>I hope Boulder will consider lot size in the current discussion of ADU/OAUs in Boulder.</p>
<p>My neighbors have an ADU</p>	<p>RE Short Term Rentals of ADUs: I believe that short term rentals should be allowed because some people use an ADU for different purposes throughout the year. Part of the year family members may stay there and prohibiting short term rentals would mean the rest of the year the unit is empty when an owner may need it for extra income. If anything, perhaps a maximum number of short term rental days could be imposed. e.g. no more than 90 days per year. This would discourage short term only usage while allowing flexibility for people who cannot rent it long term because of other uses for friends or family members during the year.</p> <p><i>Current rules limit the short-term rental of an accessory unit to 120 days each year. However, it is difficult to enforce.</i></p>

<p>My neighbors have an ADU</p>	<p>We have a studio out back that already has a full bathroom (grandfathered in) with a parking spot in our alley. However, we are not in a zone that allows OAU's.</p> <p>It is a perfect place for someone to rent (helping the housing shortage) and it would give us some income that would really help us out. There would be zero impact to the footprint of our neighborhood.</p> <p>We would very much appreciate the zoning for OAU's to be increased to allow them in more areas.</p>
<p>My neighbors have an ADU</p>	<p>I feel if there is already an EXISTING 2nd structure on a property that has the ability to be used as an ADU then the process should be one of ease to allow someone to rent it. If a building is already there and sits empty, it seems a waste of good living space for someone to live in in a more affordable way.</p> <p>Also, if there is a 2nd existing structure, that has mixed use, garage, studio etc, I find it unbelievable that you are not "allowed" to have a bed in it for guests to visit and spend a random night in etc.</p> <p><i>Life safety issues are very important to the city to ensure sleeping areas are safe (e.g., egress during a fire). The requirements for an office versus a bedroom are different as a result. The city will continue to require that spaces converted from a non-sleeping area to a sleeping meet all building code requirements related to life safety.</i></p>
<p>I own an ADU</p>	<p>Because of the parking restrictions on ADUs I am not eligible to apply for an existing apartment in my basement which is otherwise compliant. This is despite the fact that I currently have one space in my garage, one space in my wide driveway and a third option to use a neighbors unused space in the alley. So, to keep my home of 25 years I will now get a license to rent the whole thing and move into my sister's partially finished basement. Ironically, I can rent to a family of five who might have five cars. I thought the city wants to discourage the use of cars and promote affordable housing. ADU regs do the opposite. P.S. my financial problems are related to health costs - maybe the city could do something about that instead</p>

<p>Other or prefer not to answer</p>	<p>After methodically exploring all options, we came to conclusion that the cost/benefit of an OAU was not on our side. Our best option is to nix the ADU/OAU idea, rent out to families' short-term part of the year and travel and/or stay with family when our home is rented. If we stay in our home and have an ADU/OAU, we can only rent to 2 people, short or long term. Is this what the city wants to encourage? Why not instead encourage/incentivize owners of large homes/lots in Boulder to share their space long term w/families or at least more than 2 people?! We've decided against putting in an OAU for 2 reasons: renters restricted to 2 (basically ruling out a family of 2 parents and one child,) and square footage limited to 1000sf. We have space and a beautiful home/yard near schools for a family greater than 2, but the only way we can accommodate them under current regs is to NOT invest in a private kitchen for them. Instead, we must all cook in the same one. What is sense in that? If we share our kitchen, we can rent to a family greater than 2; if we invest in a separate kitchen for them though, we are "penalized" and told we can only rent to a family of 2 or less. I know this isn't really what is intended by the regs, but it is the result. We want to share our home, AND we want our own kitchen. What would turn the tide so we would avail ourselves of an ADU or OAU? If we could rent to a family of 4-5 and let them have up to half the house (perhaps one entire level (2000-2500 sf.)</p> <p>To those who say, "hey, we need to honor single family neighborhoods and combat increased density," consider this: our block had 10 kids on it K-12 a decade ago. It now has 2. Density is not a problem here: household size has shrunk - a lot! There is room for more and in my opinion, it would be great if some of those "more" could be kids. I don't know what it would be like to have a family not our own living in this house, but if I'm willing to try it (and perhaps others as well) let's make it not only possible, but also an honorable thing to do.</p>
<p>Other or prefer not to answer</p>	<p>I have owned my house in Newlands for 25 years. Now my kids are launched and I'd like to have an ADU - I researched this a few years ago. I'm in support of relaxing regulations- To comply with current regs, the main part of my house would need to be approx. 40 sq. ft. larger (or unit smaller) for the two thirds main dwelling size, and I'd need an additional parking spot. (about the parking, I have alley parking for one car. I actually use this space, as opposed to most of my neighbors who have 2-3 cars and park them on the street-or park 2 on the street and one in their alley space or garage)</p> <p>City could relax parking to off street space, rather than two and/or limit the amount of cars the renters could park on street to one car?</p> <p>I do worry that a couple renting an AUD could potentially own 2 or 3 cars between them and that would really clog up parking.</p> <p>PS I feel my small house (1,200 sq. ft.) which would be divided up 760 and 440 (ADU), is counting against me. This seems wrong. Hey, if I had the money, I could tear down my house and build a big obnoxious one- and include a ADU to generate income. This makes me wonder, who are these regs for?</p>

I own an ADU	We haven't rented out our ADU for over 15 years. It would be nice if we could stop paying for a rental license and inspections for this space w/o having to remove all of the kitchen space in there. We use that space and we don't plan on renting ever again.
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ⁱ In recent years, council has added resources to improve enforcement efforts and specifically address issues involving neighborhood impacts and equity. 8.6 FTE from the Planning, Housing + Sustainability and Public Works Departments work as one team to support code enforcement functions related to rental housing licensing enforcement, including short term rentals, zoning (including over-occupancy), marijuana and life-safety enforcement. Of these, 5.0 FTE perform field enforcement duties, with one of these positions being a working supervisor. The remaining 3.6 FTE are administrative positions primarily focused on licensing and administrative support. Two of these positions (1 field position and 1 administrative position) were added by the City Council in January 2016 in response to the implementation of Ordinance 8050 regulating short-term rentals. Two other positions (1 field position and 1 administrative position) were added by the City Council during the 2015 Budget process in order to provide additional resources for rental housing licensing enforcement. In summary, 4.0 of the 8.6 FTE in this area have been added since 2015. It is also important to note that there are other Code Enforcement resources in Public Works including 7 building inspectors (including a supervisor) and 4 right-of-way inspectors (including a supervisor). Additionally, the Code Enforcement Unit in the Boulder Police Department and the Parking Services Unit in the Community Vitality Department provide focused enforcement in their respective areas. All these city work units closely collaborate and coordinate efforts.