



DOWNTOWN BOULDER, INC. 2014 INPUT ON CITY COUNCIL GOALS

2013 was a strong year for downtown Boulder as both office and retail vacancies remained the lowest in Colorado. However, downtown was not spared the impact of the devastating flood. Sales tax receipts for the district are down 1.3% through October (latest available) due partly to lost revenue during September.

However, with new development in the pipeline, public streetscape improvements and a strong partnership with the City, downtown will continue get stronger and serve as a critical economic engine for Boulder as well as the cultural heart of our community.

We applaud the previous Council for their support of our 2013 priorities, including Civic Area planning, the smoking ban and a reasonable approach to downtown alcohol and marijuana regulation. We also want to recognize your professional and dedicated staff. Without the strong partnership of the Parks, Planning, Police and Downtown Management Division teams, our district would not be the model of success that it has become. Finally, we commend the City on proactive flood mitigation efforts that spared downtown from the devastating impacts felt in Lyons, Jamestown and other parts of Boulder County.

As you plan for 2014 and beyond, we ask you to consider the following four priorities to further strengthen the economic and cultural vitality of downtown and all of Boulder:

- 1) **Focus on Problem Behavior.** Dangerous, unlawful behavior is the biggest problem facing downtown. It is time for community stakeholders, including the City, to come together and agree on a strong approach to take back the library, Central Park, creek path and other key areas downtown for ALL to enjoy peacefully. We look forward to working with the police, service providers, Council and staff to craft a comprehensive approach that offers help to those in need while ending Boulder's reputation as an "easy" choice for those who pursue a destructive and dangerous lifestyle. Public safety must be a top priority and we hope you will commit to work toward real progress before the summer of 2014.
- 2) **Support Infill Development in Key Areas Including Downtown.** Replacing wasteful and obsolete land uses with higher density, green projects is the most effective way to reduce emissions. With superb access to transit, bike paths, services and jobs, downtown is the logical place to encourage sustainable and walkable redevelopment. Projects such as 1707 Walnut and 1750 14th Street continue to strengthen downtown's status as a model live/work neighborhood. Other key areas including Boulder Junction, Gunbarrel and East Arapahoe also hold great potential as high energy and pedestrian friendly mixed use neighborhoods.
- 3) **Move Forward on the Civic Pad.** After 15 years and four task forces, there is finally a proposal for the Civic Pad that is both positive and realistic. This new effort, in partnership with the St. Julien, offers public space, additional downtown lodging and an economic model that seems logical and sustainable. While refinement is needed, we urge Council to encourage the Task Force to continue in this positive direction toward a partnership.
- 4) **Consider the Need for a Community Events Center.** Boulder continues to lose millions of dollars annually in conference and event revenue. While there are multiple sites in Boulder that may prove suitable, the proposal for the Civic Area as presented during the 2013 Rocky Mountain Real Estate Challenge is an intriguing option. We urge both Council and staff to keep the Civic Area on the table as a potential site for a new hotel/events center to serve this unmet and important need in Boulder.

To: Boulder City Council
Jane Brautigam, City Manager

From: Boulder Library Commission

Subject: Library Commission 2014 Priorities and Input for City Council Retreat

On Wednesday, December 4, 2013, the Library Commission agreed to recommend the following suggestions as input for the January 2014 City Council retreat.

- **Library Operations Funding.** As Boulder voters demonstrated a clear interest in reallocating tax revenues and further investing in core services, we ask that you keep in mind the many service reductions sustained by the library in the last decade - when the demands for library services including restored hours, technology diversity, educational and cultural services, and multi-formatted collections are continuing to increase.
- **Civic Area Plan.** The Library Commission is enthusiastic about many of the ideas and opportunities to improve the Civic Area space and are pleased that the main library will serve as an important cornerstone. As many of the proposed ideas will have significant impacts on the library and our patrons, we hope to be an integral part of this planning discussion. In particular, both in the short and long-terms, we encourage Council to focus on the complex issues of security. As a public space in the civic campus, the library struggles with the challenges of providing an open, safe, and comfortable environment for *all* our patrons. By addressing this topic for the larger encompassing area, Council can help increase the impacts of our efforts.
- **Homelessness.** The Library Commission would like to see the Council expand day services to the homeless population in accordance with its Homelessness priority. In particular, sufficient day services for the homeless population, including those who have drug and alcohol dependencies, could relieve pressure from the library and its environs, allowing more focus on mission critical services.
- **Charter Amendments.** The 1917 Charter of the City of Boulder defined duties and rules of the Library Commission that are outdated and not reflective of today's city governance. Appointed by City Council, the Library Commission then operates under the direction of the City Manager - unlike other City Boards and Commissions. Both of these issues contribute to significant confusion every year. We request that City Council consider proposing amendments to the City Charter, Article IX, Sections 132-136 to better align our prescribed duties and relationship with City Council.

Prior to receiving the City Clerk's request for input to your City Council Retreat, the Library Commission defined its 2014 priorities and identified ways that we require assistance from City Council in completing them. We hope these will be a part of our ongoing discussions with City Council in 2014.

- **Hiring and Transition of a new Library Director.** Working with Bradbury Associates, the City of Boulder is in the process of hiring a new library director, who is expected to be on board in late March 2014. As we hope to attract and hire a great new director, we want to make sure we do our part in making the transition to the BPL and Boulder successful.

★ Help request for City Council: As we schedule BPL meetings and community events, we hope City Council members will join us in welcoming our Director and helping him/her get to know our community.

- **Main Library Renovations.** After a busy 2013 working with studiotrope Design Collective (sDC) on the plans for renovating the Main Boulder Library, we're excited to start construction in January 2014 and look forward to completion in late 2014. Our groundbreaking ceremony is currently planned for mid-January and we'll invite you all to join us.

However, there's still significant work to be done. After our community input process and design iterations with the library's Design Advisory Group (DAG), the Studiotrope design presented to the community came back at a cost \$869,370 over the total project budget of \$3,454,287. We were obviously disappointed as the budget was a requirement of the project. As a result, the DAG worked with Studiotrope to scale back components to be included in the renovation and reduce finishes to fit the project within the budget. Unfortunately, this eliminated important elements of the renovation plan and diminishes the final outcome in significant ways that will impact our community and does not adequately reflect their input. While these items are being presented to contractors as "alternates" to the bid process, within the climate of the current construction climate, we have been advised not to expect a favorable outcome. The affected items include:

- Café /Bridge renovation - finishes, furniture, lighting and casework
- Technology lab adjacent to Teen space
- Energy efficient and improved lighting to main stairway, children's area, and fiction
- Audio-visual enhancements to meeting rooms, children's and teen areas
- Second children's restroom (empty room included)
- Furniture for patron seating (other than children's and teen areas)
- New meeting room casework
- Flexible, configurable shelving to improve access to collections

While staff and the commission are anticipating our December 13, 2013 bid opening date to understand the precise impact of the cost overages, we are starting to plan strategies to cover the cost of these important improvements. As our community is investing \$3.4M in this renovation, we want to make sure the environment, comfort, services, and potential of our new library spaces, along with the promises we made to the public, can be realized now as a part of this renovation.

★ Help request for City Council: We will need City Council's help in finding the monies required to finish this project in the way that Boulder deserves.

- **NoBo Corner Library.** Thanks to the approval of additional 2014 budget by City Council, we look forward to opening the newest library branch in North Boulder in March 2014. The *NoBo Corner Library* will be a new library model for Boulder and we hope to work with the community to shape the library services offered in this 570 square foot space. We invite City Council to visit this library and communicate with commission any ideas and feedback you receive from the neighborhood.

- **Virtual Library Branch.** Current society demands a library which embraces and evolves with the best technologies and supports all patrons in their use of, education about, and access to these technologies. With increased budgetary demands for our collection to exist in multiple formats and on-demand, it is essential that we expand our concept of the library's website into a true virtual branch with its own collections, events, assets, community, services, and possible digital collection platform. We will continue to work with staff to define goals, opportunities, and costs associated with building our Virtual Library Branch.

- **Library District Consideration.** As the commission is completing a review of the goals outlined in our 2007 Library Master Plan, in preparation of a new Master Plan to be completed in 2015, we continue our evaluation of expenditures, revenues, and performance measures as well as options to stabilize funding. We will continue our exploration of alternative funding and governance options including creation of a library district.

- **Library and Arts Divisions.** As a result of the City's Arts and Cultural Assessment and critical positions remaining unfilled within the department for planning library and arts programming, many concerns arose from both the Library and Arts communities in Boulder (including the commissions) regarding the distinctions and shared management of these divisions. The Library and Arts Commissions have begun joint discussions and are planning a joint meeting/retreat in 2014 to clarify roles and discover opportunities for collaboration.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Sawyer", with a long horizontal flourish extending to the right.

Anne Sawyer
Chair, Boulder Library Commission

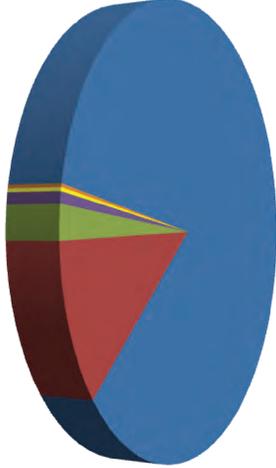


City of Boulder

Library & Arts

2012 Annual Report

LIBRARY & ARTS REVENUES



- General Fund Support: \$6,825,608
 - Property Tax: \$818,838
 - Fines, Fees, and Rental Charges: \$169,501
 - Grants: \$56,500
 - Investment Earnings: \$18,291
 - Library Consortium Contributions: \$17,425
- Total: \$7,906,161**

LIBRARY & ARTS EXPENDITURES



- Main Library Circulation/Shelving: \$1,466,567
 - eServices: \$997,027
 - Administration: \$926,693
 - Acquisitions: \$894,782
 - Reference Services: \$834,973
 - Branch Libraries: \$780,106
 - Facilities and Maintenance: \$565,140
 - Library Programs: \$531,232
 - Youth Services: \$391,906
 - Arts: \$353,929
- Total: \$7,722,355**

The Boulder Public Library is busier than ever!

In 2012, the Boulder Public Library (BPL) reached out to inspire, invite and include our community. This past year, BPL offered an array of inspiring new programs and services for patrons of all ages, from the "Ready, Set, Read!" volunteer outreach early literacy program, to the Northern Colorado Common Read, featuring community-wide dialog surrounding the compelling best-seller, *Unbroken* by Laura Hillenbrand. The Boulder Public Library also invited the community to the first annual children's book sale (to benefit the children's collection), and we invited best-selling children's author, Eric Litwin, to perform for standing-room only audiences, as part of the annual Summer Reading Program, sponsored by the Boulder Library Foundation. BPL also included new and innovative resources for patrons to choose from, such as Fregal, a free downloadable music service; Nooks pre-loaded with bestsellers to check out; and Invest-a-Kits, our popular take-home storytime kits. The Boulder Arts Commission, in their continued efforts to forward their mission of furthering the development of a dynamic arts community, awarded \$224,000 in community arts grants, supporting over 50 creative and community-focused programs and projects. The Boulder Public Library is proud to be included in the visioning for the new civic heart of our city with the Civic Area Master Plan project, and we are inspired to be moving forward – thanks to input from the community – with the Capital Improvement Bond's remodel and renovation of the Main Library's children's and teen spaces. There is so much more to share in 2013, and, the Boulder Public Library invites you to come and check us out!

Sincerely,
Valerie Maginnis
 Library & Arts Director

Noteworthy Stories

Main Library Renovation Project



Studiotrope Design Collective was chosen as the architect for the renovation of the Main Library in November 2012 after a five-month selection process. The renovation is funded by the 2011 voter-approved Capital Improvement Bond. The design process is occurring in 2013 with a lot of community engagement. Construction is anticipated to begin in early 2014, with completion anticipated in late 2014.



Americans for the Arts Scholarships

The Boulder Arts Commission implemented an annual scholarship program to fund the travel of five local arts leaders to the Americans for the Arts annual convention. Four scholarships awarded in 2012 sent recipients to the convention in San Antonio, TX in June. Two staff members and three arts commissioners also attended, and then presented what they learned at a public presentation.

Resume & Job Search Advice Workshops

BPL hosted two popular “Free Resume & Job Search Advice” workshops in 2012, at which 52 people had resumes reviewed and received valuable advice for their job searches. These workshops are conducted in collaboration with the Colorado Career Development Association, University of Colorado Career Services, YWCA and local, freelance career counselors.

National History Day

What makes a reference librarian happy? Helping students with National History Day research, of course! BPL reference librarians help schools “make the grade” with tailored help to classrooms and individuals during NHD, as well as serving as judges during the competitive phase. It makes us proud to see many of these students move on to win in the regional, state, and even the national competition! Congratulations!



Library & Arts by the numbers in 2012

Library Usage

Visits to BPL's four libraries 894,073
 Visits to library website 748,917
 Materials circulation 1,446,816
 Collection total 333,432 items
 New items added 36,934
 Total new patrons added 12,738
 Total e-books 94,352

Reference & Reader's Advisory

Reference questions answered 105,454
 Book-a-Librarian 108 sessions

Energy Efficiency Improvements

Energy efficiency improvements at BPL locations included air handling improvements; a new, more efficient boiler at the Main Library; water conservation measures; and lighting upgrades at all libraries for a total cost of \$257,532 which generated \$24,272 in savings already.

Volunteers

Volunteers 580
 Volunteer hours 26,673
 BPL volunteers contributed \$581,200 (\$21.79/hour) of in-kind service in 2012!

Children's

Storytime attendance 21,224
 Ready, Set, Read attendance 832
 Summer Reading Program participants 2,126

Social Media

BPL Facebook page In 2012, BPL had 600 new "likes," for a total of just over 1,400 total page fans. 43% of fan base added in 2012.

BPL Now e-newsletter

2012 subscribers 10,742 (e-newsletter introduced January 2012)

BoulderReads!

GED subtests administered 508
ONE-ON-ONE ADULT LITERACY
 Students 114
 Volunteer tutors 124
 Volunteer hours (tutoring and planning) 6,648

READING BUDDIES

(CU students tutoring children)
 Little Buddies tutored 64
 Big Buddies trained 71
 Big Buddies tutoring hours 1,404

Carnegie Branch

Library for Local History

Patron visits 4,105
 Reference questions answered 2,042 (including 188 from outside Boulder)
 Requests for historic photographs 252
 Programs 178 attendees to 4 programs

An average of 16 volunteers spent a total of 1,693 hours identifying and scanning 1,580 photos.

MARIA ROGERS

ORAL HISTORY PROGRAM

New interviews recorded 63
 New interviews in digital archive 69
 Interviews in the collection 1,826
 Items viewed online 12,065
 Volunteers 38 volunteers; 1,132 hours

Arts & Programs

Boulder Arts Resource 768 artist members; 1,005 e-newsletter subscribers; 49,024 user sessions at boulderarts.org
 Canyon Gallery art exhibitions 10 exhibitions viewed by over 157,000
 Dance Bridge co-sponsored 10 events with 1,700 attendees and over 400 dancers participating
 Concert Series 45 performances experienced by nearly 6,000
 Cinema Program 64 screenings viewed by over 3,800

Boulder Arts

Commission Grants

Major Grants 24 awarded; \$77,494
 Mini-grants 18 awarded; \$16,922
 Arts in Education Grants 13 awarded; \$38,045
 Theater Rental/Marketing Assistance Grants 12 awarded; \$27,190
 Arts and Business Collaborative Grants 2 awarded; \$45,000
 Americans for the Arts Convention Scholarships 4 awarded; \$4,000

The BAC provided \$105,940 in support to the Dairy Center for the Arts and the Boulder Museum of Contemporary Art.

In addition, a \$15,000 collaboration with the Boulder County Arts Alliance facilitated monthly "business of arts" workshops and leadership forum series, both free for local artists.



Patron Feedback

We have been to over 9 libraries in the past 9 years and never seen one where we could get a Nook! Yay! -T.B.F.

Thank you for having such a great 'Holds' service. Both the Reference Dept. and the Circulation Dept. have provided exceptional service. I especially like the fact that I can place a 'hold' online and in just a matter of day, I am notified to come pick it up. – E.F.J.

We thoroughly enjoyed this summer's reading program! It was wonderful that both my 8-yr.-old and 2-yr.-old could participate. What a tremendous idea, to tie in reading with art and bind it all with a beautifully crafted scavenger hunt—huge hit! The art clues were open-ended and quite thought provoking. We loved the whole experience, read a lot, and were hungry for more! Melanie is an extraordinary resource, warm and inspiring, the relationship glue which keeps us coming back. – J.J.

As a low-income single parent, the free screenings at the library have meant so much to me by leaving me money to pay a babysitter, or go out to eat with a friend afterwards. Thank you for this amazing, engaging and intelligent program! – Anonymous

Experiencing the Music and Meditation was a blessing. Taking time out from my busy day to 'be still' and become one with the music led to a blissful state of peace and calm. My body began to move in a healing way, and I found myself on the floor stretching out the kinks and balled up energy, releasing resistance and opening myself up to the universal flow of love and well being. – K.G.

A thousand thanks! I love the classics, and you have opened many new doors for me; I printed out the directions and will try it right away. I love librarians!! – Anonymous



2012-13 Library & Arts Leadership

Valerie Maginnis, Library & Arts Director
Jennifer Miles, Deputy Library Director
Terri Lewis, Technical Services Supervisor
Antonia Gaona, Access Services Manager
Aimee Schumm, eServices Manager
Laura Hankins, Acting Collection Development Manager
and Reference & Acquisitions Librarian

Melinda Mattingly, Reference & Collections Manager (retired 2/2013)
Diana Sherry, Community Literacy & Learning Manager (retired 11/2012)

2012-13 Library Commission

Anne Sawyer, chair; Celeste Landry, vice-chair
Donna O'Brien, secretary; Dan King, Anna Lull

Annette Mitchell, 2008-2013

2012-13 Arts Commission

Richard Turbiak, chair; Anna Salim, Linda Haertling, Ann Moss

Brandy LeMae, 2009-2013



BRANCH LOCATIONS

Main Library

1001 Arapahoe Avenue, Boulder, CO, 80302
303-441-3100

Carnegie Branch Library for Local History

1125 Pine Street, Boulder, CO, 80302
303-441-3110

George Reynolds Branch Library

3595 Table Mesa Drive, Boulder, CO, 80305
303-441-3120

Meadows Branch Library

4800 Baseline Road, Boulder, CO, 80303 (located behind Safeway)
303-441-4390

boulderlibrary.org

www.boulderarts.org
www.boulderreads.org

From: The Boulder Community Housing Association

To: Boulder City Council in advance of their 2014 retreat

Re: Increasing occupancy limits for unrelated persons and facilitating the creation of housing cooperatives in Boulder

Background:

Why Support Co-ops?

Housing cooperatives provide community oriented living spaces that are significantly more affordable and sustainable than most housing arrangements in Boulder today. Their lower cost of living and modest resource use both have the same root cause: cooperatives allow people to live comfortably in close quarters, with broader sharing of fixed household expenses than in a typical American home. For example, in the Boulder Housing Coalition's Masala and Chrysalis Co-ops, household per-capita energy use and car ownership are each only one-third the regional average. At the same time, overall living expenses are low enough that someone working full time at minimum wage can pay for their rent, food, utilities, cell-phone, and health insurance, and still have just enough money left over to fully fund a Roth IRA. Affordable housing can be created without subsidies. Sustainability need not be expensive.

Despite these concrete benefits of living in community, Boulder's occupancy limits (with very few exceptions) outlaw it as an affordable housing and sustainability strategy. Allowing higher occupancy more generally (outside the co-op context) would have smaller but much broader affordability and sustainability benefits.

Limitations of the Existing Cooperative Housing Land Use:

BRC section 9-6-3(b) defines Cooperative Housing Units as a conditional land use. Since being put on the books in the late 1990s this overly complex and restrictive section of code has never been used to create a co-op. There are many reasons the code has failed, including:

- It applies only to equity cooperatives, in which residents own shares of the property they occupy.
- It usually caps the number of residents at 6, while our experience is a cooperative household needs about 10 members to function well.
- It requires all members of the household to maintain an unlimited use transit pass, which is not economical outside of neighborhood EcoPass districts.
- It requires an excessive amount of off-street parking and floor space per inhabitant, precluding the use of most existing residential properties, and increasing costs.

Tellingly, even if the Boulder Housing Coalition (BHC) properties were equity co-ops, none of them could be made legal under the current co-op land use. They all have more people, less parking, and less floor area per resident than would be allowed. Instead, the BHC co-ops all take advantage of grandfathered non-conforming properties that have more dwelling units per acre than permitted by today's zoning. Today this is effectively the only type of property that can be used in Boulder to create legal affordable housing cooperatives, and they are very limited in supply. The use of non-conforming properties raises another issue: even if the limitations of the existing co-op ordinance are addressed, we would be unable to take advantage of it, since changing a non-conforming property's land use causes it to revert to underlying zoning.

Potential Solutions:

We see three possible ways to address the issues above. In order of preference:

1. Remove or increase the occupancy limits for unrelated persons.
2. Re-define "family" to include households that operate as a single housekeeping unit.
3. Re-write the Cooperative Housing Unit conditional land use to be easily usable.

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Excessive off street parking requirements might seem unrelated to these issues, but they often act as de facto occupancy limits, and should also be addressed.

Pilot Increasing Boulder's Occupancy Limits:

Boulder's occupancy limits make living in rental housing more expensive and resource intensive than it needs to be. We feel that discrimination on the basis of blood or legal family ties is unjust, and note that similar laws have been struck down as unconstitutional in California and elsewhere (e.g. *City of Santa Barbara v. Adamson* (1980)). The ability to choose with whom you live with seems to us to be a very fundamental right. In striking down restrictions on occupancy by unrelated persons, the California Supreme Court held that it was impermissible to have different zoning rules for related individuals than for those unrelated, writing "In general, zoning ordinances are much less suspect when they focus on the use than when they command inquiry into who are the users."

We believe that Boulder should move toward removing or significantly increasing its occupancy limits. This would normalize a huge number of currently illicit rentals and increase legal housing availability, which would be good not just for co-ops, but for the renting population as a whole. A pilot program area that already contains a significant number of rental properties, but that does not have the quality of life issues associated with University Hill would be ideal. The Aurora neighborhoods bounded by Colorado, Foothills, 28th St. and Baseline are one option. Changing the legal occupancy within the area to allow at least one person per bedroom or the current 3 or 4 unrelated people per dwelling unit (whichever is greater) would let us see how changing these rules affects a neighborhood.

In addition, Boulder's off-street parking requirements often act as de facto occupancy limits, economically prohibiting a theoretically permitted land use. The assumption that each adult will own a motor vehicle is increasingly untrue in the general population, and far from the norm in co-ops. Cooperative households should be exempted from existing parking minimums, or allowed to address overflow parking through restrictions on vehicle ownership or on-site storage in their leases.

Redefine "Family" to Include Common Housekeeping Units:

Another relatively straightforward but less sweeping remedy would be to revise the city's definition of "family" in BRC 9-16-1 to include members of a common housekeeping unit. This approach is widely used by cities in the state of New York (see <http://www.dos.ny.gov/cnsl/lu05.htm>), where courts have struck down laws differentiating between related and unrelated households. Instead, the New York General Counsel advises cities to treat as a "family" any household that:

1. shares its entire dwelling,
2. cooks and prepares food together,
3. pools resources to pay for food, utilities, maintenance, and other household expenses, and
4. is relatively stable and permanent.

Making this change to Boulder's definition of family would allow cooperative households to occupy dwellings up to the health and safety limits specified in Chapter 4 of the International Property Maintenance Code, which is incorporated into the BRC by reference.

Allow Non-profit Housing Developers to Oversee Cooperative Households:

In the case of rental co-ops (defined below) the requirement that the household be "relatively stable and permanent" is likely not to be satisfied. In that case, we suggest allowing a persistent, responsible organization act as an intermediary between a cooperative household, the neighborhood, and the city, in exchange for allowing a higher than normal level of occupancy. This wouldn't be so different from the way that Thistle Community Housing, Boulder Housing Partners or the BHC are responsible for some aspects of their developments, including implementing Transportation Demand Management plans. In cases where a cooperative exists within a rental property, this organization could potentially act through a management

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agreement between the household and the landlord, providing governance and organizational support to the cooperative, ensuring that lease provisions like parking restrictions are adhered to, and addressing neighborhood impacts before they become an issue. If the household were unable to uphold its responsibilities under the lease and management agreement, eviction proceedings could be initiated, effectively revoking the permission for higher occupancy.

Three Types of Co-ops:

In various combinations, the above strategies should be used to facilitate the development of three different types of housing co-ops:

1. **Equity Cooperatives**, in which co-op members own the property together.
2. **Shared/Group Equity Cooperatives**, in which a persistent legal entity, usually a non-profit, owns the property and leases it to co-op members.
3. **Rental Cooperatives**, in which a group of people who wish to live cooperatively rent a property from a landlord who is amenable to the arrangement.

Equity Cooperatives are the most challenging type of co-op to create. They require members to invest substantial capital, and to commit to the community for significantly longer than a one year lease. Securing this level of commitment from potential co-op members usually requires at least some of them to have previously lived together in cooperative circumstances. Equity co-ops would easily satisfy our proposed definition of family. If we instead choose to revise the Cooperative Housing Unit definition, we would like to see no restrictions on occupancy beyond the health and safety limits, for members holding a modest (e.g. 5%) equity stake.

Shared or Group Equity Cooperatives are the development model used by the Boulder Housing Coalition (BHC). This type of co-op requires a modest commitment from co-op members (typically a one year lease), but a significant amount of institutional capital and organization. Shared equity co-ops that are 100% owned by a non-profit housing developer are also likely to easily satisfy the proposed definition of family above. It would also be useful if existing non-conforming buildings being used by non-profit organizations with high occupancy limits could be converted from one use to another. For example, this would have allowed the SPAN Safehouse once located at 972 Pleasant St., or the Anam Chara elder group home at 1795 Quince to be converted into permanently affordable housing cooperatives.

Rental Cooperatives are by far the easiest type of cooperative housing to create. All you need is a group of people who want to live cooperatively, and a landlord that is willing to rent to them. This means the model could be applied relatively widely. Rental co-ops are often the first exposure that people have to living in community, and can help create a pool of experienced co-op members capable of organizing more challenging and committed equity cooperatives and co-housing communities. However, because of their often ephemeral nature, they may not satisfy the “relatively stable and permanent” requirement under the suggested re-definition of family. We believe that a combination of lease-based parking restrictions and a management/oversight agreement with a sponsoring non-profit should be able to address most neighborhood concerns.

Thank you for your time and attention,

The Boulder Community Housing Association, represented by Christina Gosnell, Jim Harrington, Jordan Mann, Lincoln Miller, Skye Rios, Zane Selvans, Emily Sigman, Cha Cha Spinrad, and Steven Winter.

Our Home Letter to Boulder City Council
Emailed to council@bouldercolorado.gov

To: Boulder City Council
From: Mary Kirk, Founder, Our Home
Re: Boulder Revised Code (BRC) section 9-8-5(a) re increasing Unrelated Persons Living under one Roof
Date: January 9, 2014

I write to you as a professional geriatric care provider and founder/owner of Dignity Care, (www.DignityCare.com), a private business based in Boulder that provides compassionate senior home care and aging-in-place solutions for elderly residents in Boulder and along the Front Range. Over the past 17 years, we have seen first-hand by providing personal care, geriatric care management, nursing services, end-of-life care, medication management and respite care, how difficult and unsafe it is for people to age alone.

According to an AARP study 90% of people age 65 and older don't want to enter a nursing home no matter the state of their health. However, many elderly citizens do not have family living nearby to help when they get older and living alone in our elder years poses serious risks. Older residents by themselves forget to take medication. They may fall and no one is there to help. They are often lonely and depressed by not having social connections with others, and may not have the mobility or a means of transportation to go out of the home for companionship and social activities. Elders alone are also the target for scams and robberies. These and other problems of our aging population being alone in their home will only escalate as our population ages.

There are a number of innovative and affordable home-based solutions for our older residents that could be tested in Boulder if it was lawful for more unrelated people to live together under one roof. This letter is to ask you to consider increasing the lawful occupancy number of unrelated adults from 3 to 4 people to 8 to 10 people to provide the opportunity for creative, caring and affordable housing solutions for elders to live out their life in a neighborhood home-based environment.

Here's one vision that we have been exploring through a project called Our Home (www.OurHome-Colorado.com) that we are looking to model in Boulder for residents age 65 and older.

* Retrofit an existing house to accommodate a group of older adults to live affordably together and enjoy the social connection and companionship of other elders while receiving good nutrition and have their basic needs met affordably.

* Provide a "Concierge Service" (please see Beacon Hill model in Boston, MA <http://www.beaconhillvillage.org/>) where basic needs, such as food, health care, social activities, mobility, home repairs, etc. are coordinated by a paid staff person and met through either free volunteer support through a local Neighbor's Network or at a reduced rate through vetted contractors.

* Offer affordable housing through the end-of-life for older residents to enable a person to stay in a caring home environment and to stay in their neighborhood rather than be warehoused in a facility.

* Include a garden or greenhouse with raised beds that can be easily reached by older residents where healthy food is grown on site. As you know, good nutrition is a key factor in helping people age well and reduce medical costs. (Link to [U.S. Senate Committee Hearing on Integrative Care: A Pathway to a Healthier Nation](#) (Feb. 26, 2009) where it's reported that 80 to 90 percent of chronic diseases are preventable with good nutrition.

Several examples of permaculture gardens incorporated with housing have been created by Nice-World.org (www.Nice-World.org) a private Front Range, Colorado company that brings permaculture and honeybee keeping to residential environments. They and Living Systems Institute designed and built the vegetable garden that was at the Boulder Homeless Shelter at North Broadway & Yarmouth, and created a 2,000 sq. ft. garden currently in operation at Mary Crest Assisted Living Facility in Denver (52nd & Federal) which has provided hundreds of pounds of fresh and inexpensive vegetables to the older residents who regularly help in the garden.

It is our experience that between eight to 10 people is a good range to allow a diversity of solutions to be tested for elder housing. For example, the successful [Green House model](#) developed by geriatrician Dr. Bill Thomas is based on 10 elder occupants living under the same roof with private bedrooms, bathrooms and a shared central space for living and dining.

We ask that during the January 2014 City Council retreat that you please put on the Council agenda during this coming year a revision to Boulder Revised Code (BRC) section 9-8-5(a) to increase the number of unrelated people who can lawfully live together in the same home from three or four to **eight to 10 unrelated persons**. While our focus is to benefit Boulder's older adult population, we support an increase in the number of unrelated persons **of all ages** being able to occupy the same dwelling unit.

Thank you for considering this request. I would welcome meeting with you in person to discuss the benefits of increasing the allowable residents under one roof and the Our Home demonstration project.

Sincerely,

Mary Kirk, MS, RD, CNA (Certified Nursing Assistant), NACCM (National Association for Certified Care Managers), GCMC (Certified Geriatric Care Manager)

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