



Survey: Housing Boulder

Question: How can we make Boulder housing more affordable and inclusive?

1) Increase areas of high density housing w/ a higher % of permanently affordable housing units. Identify areas that will be slated for high density housing, now (e.g. Boulder Junction) and in the future (e.g. Table Mesa Shopping Center when it gets redeveloped someday...). These higher density areas can also serve as public transportation anchors so ensure these are coordinated with public transportation plans to increase the use and frequency of public transit.

2) Increase the # of ADUs

- 1. Get rid of the ridiculous and unfair 3 un-related occupancy limit.**
- 2. Get rid of floor-area-ratio limits, which currently mandate low-density suburban style development.**
- 3. Remove the neighborhood compatibility regulations which force inefficient and monotonous land-use patterns.**
- 4. Allow adaptive reuse of existing structures to create micro-units and convert single family residences to house more people more efficiently.**
- 5. Remove current de-facto prohibition on accessory dwelling units**

- 1. Reduce limitations on building height to encourage denser, more economical housing complexes.**
- 2. Encourage redevelopment of existing trailer parks to enable higher density.**

all of the above. Also focus on excellent public transit, make streets narrow to make walking more feasible. If there must be multi-lane roads, make them bypasses around Boulder and other cities, not highways thru the center. Add more regional park-n-rides.

Allow community homes -- shared by multiple unrelated adults. Is there a space for Tiny Homes? Promote mobile home parks as affordable options -- however wouldn't it be great if the trailer owners could buy out the out-of-state park owners and become owner-managed parks? Similar to Mapleton, I think that would be awesome!! And then the common spaces could be used for communal uses such as vegetable gardens or building green houses upon.

Allow infill in established central Boulder neighborhood: Newlands in particular has a number of carriage houses, garage apartments, and finished



basements that could be affordable housing units.

Allow more density on the major roads. Broadway South, Table Mesa, Baseline, 28th, 30th, Folsom, Canyon, Pearl, Arapahoe, etc. South Broadway is probably wider than I70 if you include the frontage roads. Get rid of the frontage roads and rezone the lots that front Broadway to 4 stories with some occasional ground level retail.

allow more unrelated people to live together. allow urban farming. get a light rail system, not a bus system. change the construction defects law in Colorado.

Be more flexible. Incentivize (not just allow) developers to propose creative non-standard solutions like pocket neighborhoods with very small houses. The current development rules, fees and approval systems are so expensive, unpredictable and one (big) size fits all, that it encourages developers to propose the most expensive, large and conventional housing types.

Boulder almost entirely lacks a housing type that has made cities in other parts of the country affordable and walkable: duplex and triplex units that allow the residents to enjoy their own space, are between 1000 and 1700 sf and between \$300k and \$500k, which would fill a large market gap. Allowing and encouraging duplexes in single-family residential neighborhoods and encouraging more accessory dwelling units would help make housing more affordable without making the city feel dense (& tall).

Boulder already has an excellent affordable housing programs. The problem is that supply outstrips demand. Our city needs establish limits to growth and to learn to live within those limits so that the quality of life of all that live here is not destroyed. That said, employers and the city (tax payers) should be required to subsidize bus passes and mass transit options for those that work here, but must live elsewhere.

Builder smaller market rate affordable units that are attractive to seniors and thirty somethings. Create housing for people who work here on a daily basis but cannot afford to live here.

Can we share ideas about the negative effects of Supersizing Boulder that is going on? Who is running this site, HousingBoulder . net ?

All the ideas got shot down this year, but they are all still being pushed by this site.

All the "Working Groups" are filled by pro-growth advocates. How do we get



a better balance that actually reflects the opinions of the current citizens of Boulder?

No talk about limiting the Supersized Office developments. Reve, Pearl Place, Daily Camera site, The James,

cars are expensive to operate, by filling in missing links in bike paths and sidewalks like the east side of 9th street between Baseline and Euclid

Consider surrounding areas as reasonable housing alternatives. The City of Boulder does not need to be all things to all people, it doesn't make sense to limit housing solutions to such a restricted geographic area. Commuting a few minutes within Boulder County isn't a big deal. More flexibility for homeowners to renovate and expand their existing homes for growing families, and build ADUs/basement apartments to rent out would help.

Create car-free neighborhoods. There are lots of people in Boulder who do not own a car and many more who would gladly part with their car if they had viable alternatives. If housing did not need to include the square footage devoted to garages, parking and streets, reduced land would be needed and the cost savings would increase affordability of the house itself. Start small-one block at a time. Yes, it would be challenging. But not impossible. Just need the vision and the will to do it.

Don't seek or incentivize more high-paying jobs; we need more affordable living space for existing lower wage employees. Strengthen FARs to reduce the number of very large houses.

expand housing zoning.

For the same budget, I'd prefer subsidized jobs instead of subsidized housing.

But even better, raise the minimum wage so people who work in Boulder can afford to live in Boulder.

Why do we instead indirectly subsidize business owners who underpay their workers by providing low-cost housing at the expense of other taxpayers?

From a pragmatic point of view the only way to provide affordable for lower income folks would seem to be city owned and controlled housing with income qualification. Very tricky to implement because of the arbitrariness and inflexibility of any imposed income threshold.



Give priority to those who work in Boulder. Work with the university to provide affordable housing to students and employees. Please, do not relax occupancy maximums. More people = more cars. That can ruin a neighborhood.

I do not think housing is more expensive in Boulder, proportionately, than it was 40 years ago, when I first moved here and rented. First home was in Lafayette. Why is this a problem? Boulder's land available for home's is limited - by law- many who choose to live here could move to Denver if they want sprawl, density and lumbering busses.

I think this is Boulder's #1 issue because the lack has chased so many of our kids, service workers, and retirees out of their hometown in favor of wealthy people who don't get the history of our town and our values. Build more permanently affordable units for rent and purchase, and require developers to do so, too. Consider some kind of rent control on a fraction of units which are then designated for lower-income people.

I was at your meeting on that mid week . I represent the homeless and much more also the housing and program s that is being used in this world. Im also a law writter and much more and sit on mayors and trustees table in this 50 states been there .

Ideal would be to set a minimum wage of \$15 per hour. Apparently, that is not allowed, but the city could set that minimum wage for its employees and all business that the city does business with.

Make developers really pay their way and actually provide a greater percentage of affordable units than they are currently required to provide...without sacrificing quality or open space.

Mitigate growth of city staff, stop raising fees and taxes, update our woefully suburban zoning and land use rules, increase density, get out of the muni business, provide incentives for market-rate, micro-housing communities that are affordable and energy neutral.

Probably the best way without drastically changing Boulder is to designate a certain percentage of housing as affordable. They can't be sold for a profit.

Provide rent assistance especially for seniors and disabled. Work to repeal the statewide ban on rent caps to rein in out of control housing costs



Raise the minimum wage! This will lift wages from the bottom up making housing more affordable. Then, DISTRIBUTE affordable housing. No more than 20% on any given city block should be affordable. This both maintains property values and integrates socioeconomically our community.

Rent caps relative to square footage

Non subsidy-related rent caps lower for those receiving SSDI/disability (Subsidized housing currently discriminates against medical cannabis users)

Rent controls and incentive for cooperative housing organizations.

Section 8

The city needs to find a way to set some affordable housing aside, and define criteria for who is eligible. This needs to NOT be available only for low income families. Middle income households need help, too. My household is an 80k a year household, and we cannot afford to live in Boulder even though my husband & I both work in Boulder. In my opinion, too many people moving to Boulder from out of state have driven up the cost of living in Boulder to the point that it's on par with Hawaii.

The only way is to use existing space more efficiently. The tricks will be 1) enforcement of development commitments, 2) preservation of Boulder's "natural" feel, and 3) creation of viable and complementary transportation and commercial improvements. i.e., Boulder Junction is cold, ugly and unwelcoming, without the amenities that one might find in a comparably dense European city. Perhaps landscaping is still in the works that will soften the edges.

This is a supply and demand, econ 101 issue. The green belt around the city is beautiful, but it constrains land where housing can be developed. Add to that years of anti-development city policy and you have today's housing climate. More new housing product at all price points needs to be developed to bring down the cost. Demand isn't going to change, so supply must to bring more affordable housing options for more people. Don't simply try to make housing for the ultra-poor. Make it for all!

We simply need to increase the units. I don't fear taller buildings in certain districts. Far too many unmarried young people are living in chopped up single family homes or with roommates in single family homes when they



could easily live in a taller apartment building and probably wouldn't mind. It makes it harder for actual families to compete for affordable single family homes. I don't think subsidies are a great option since we still have limited units.

Work with developers and designers that can build #housing products 30% below market rates without housing reform.

You've required developers of multifamily units to include affordable housing in their design or pay a penalty into the affordable housing fund. Many choose to pay the penalty, which tells you that the dollar amount is way too low. Second, you should apply the same principle to all property. When someone in the Newlines wants to scrape or pop their top and build a house over X square feet (a number you should determine) then that person should also pay some sort of fee into the fund.

Question: Why does housing matter in Boulder?

A community should provide living space to all economic levels.

Affordable housing matters because Boulder will be a better place if it is available to more young adults than the relatively few with financial endowments.

Affordable rental housing is key to maintaining economic diversity

Average price for single family home in Boulder is now \$650+ and rising about 10% per year. With no change in policy Boulder will become an exclusive retirement home for wealthy white people, encircling the CU campus (this transition is well under way already). Economic, ethnic, and lifestyle diversity are disappearing rapidly from Boulder. Housing choice is fundamental to keeping Boulder an open and accepting community. Fix suburban regulations causing problem, not affordable housing bandaid.

Because it impacts urban sprawl elsewhere. The fields of Erie are being paved over for the homes of Boulder commuters. We don't see it when we go on walks in Boulder, but an unbroken chain of development will form on I25. It's growth everywhere driving it not just Boulder, but Boulder has a chance to showcase denser (but still livable) development patterns that don't destroy farmland and ideally allow the density necessary to pay for consistent, speedy public transit.



because mitigating job growth is silly, there will always be demand for this beautiful place to live, the 60,000 plus single occupancy servant class commuting here each day for work is a social and environmental disaster!

because people live in houses, otherwise they are known as homeless people

Boulder is losing its soul and becoming a rich enclave. It would be a better place if everyone had a poor friend! We can't mandate that, but economically diverse neighborhoods increase the odds that you or your kids will. The people who serve us every day should be able to afford to live among us. At this point affordable housing is more vital than open space, muni energy, or green initiatives because without our soul we'll become just another playground for the rich with no moral authority.

Boulder residents drive far less than people working in Boulder and living outside. Many of those people would prefer to live in Boulder, but cannot afford to do so. High housing prices lead to a uniformly wealthy population that no longer benefits from the rich interactions that take place among people from all income levels, races and professions and misses out on innovation and creativity that is fueled by those interactions. Only a diverse city can be a healthy city in the long run.

Boulder residents had a vision in the '60's for protecting open space, wildlife and nature. The citizens of Boulder supported this vision both financially and philosophically. Now, we have embraced a new vision for curbing carbon emissions and owning our power supply. Included in that vision is the knowledge that too many people have to drive into Boulder every day because they cannot afford to live here so we have to address affordable housing. We need to face the facts about population.

Boulder, faster the US in general, is seeing a huge income gap and corresponding housing gap. We don't need more \$1 million condos downtown for the wealthy who might not even live in them full time.

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Everyone of all races and socioeconomic status deserve a roof over their heads.

Housing for humans should be a fundamental right. It is already backwards that money is required for basic living needs, it is even more backwards when those simple needs cost double what would be a reasonable amount. Boulder is a unique area offering unusual access to clean healthy foods and medicinal herbs which are vital, especially for those who are already sick and disabled. It's simply unethical to push out the people who need this area's advantages the most.

Housing is critical to maintaining community. More than working to build "projects" we need to have housing that fits the diversity of needs distributed throughout the city. This will allow for people who work here to live here and not be shunted into slums.

Housing matters because economic diversity is seemingly non-existent in Boulder. For example, I am a 6th generation Coloradoan and a native Boulderite who works in Boulder but cannot afford to live there. I'm really angry that I cannot afford to live in my hometown where was born and work for a living. My pay is generous by industry standards, but it doesn't afford me the ability to live where I work. I feel that this is a huge injustice

I am disabled. I get \$7000/year to survive on and the cheapest, smallest place I could find in Boulder is \$1500/month. You do the math

I think you spend too much time worrying about homeownership when you should be spending more time on the rental market, where a ton of the middle class and low income households reside. Homeownership in this country is only ~60%, so focus more time and energy on that 40 who are renting.

I'm not sure it does matter all that much. It's not in my top 10 of things to improve in Boulder.

In my opinion, the long term sustainability of people, of all ages and abilities, and the places they can easily connect to, is worth putting time and energy towards.



In theory, it's so that people who work in Boulder can afford to live in Boulder so that we can keep traffic under control. But here's what I witnessed while driving into Boulder from Lafayette 5:10 pm on Arapahoe: a steady stream of not quite bumper-to-bumper single occupancy SUVs and luxury cars heading east to their single family detached homes with large yards. East bound Arapahoe was fully loaded from Hwy 42 to 63rd St. Affordable units in town will not affect those commuters.

It has everything to do with maintaining quality of life. Do NOT compromise what we love about Boulder by building bigger buildings or allowing apartment complexes in established neighborhoods.

It matters because we need to decrease our carbon footprint and decrease traffic congestion. The more housing in Boulder, especially the more affordable housing, the less people that need to commute into Boulder and the better we can make public transportation work within the city. If you have an energy efficient home, I'm guessing that commuting into Boulder is the highest % of one's carbon footprint.

It matters. The city should also provide real housing (not just shelters) for all of the homeless who want it. How do we pay for that? Tax the rich.

It only has to be adequate, not great, since the amenities of the city make up for lack of housing choice. If people strongly feel they need single family detached homes, then they are probably in the wrong place.

many more will drop when the money falls more and we need robert marbut here to met with us and take alook at his plans please . he works all over the usa and countries making a difference . let do something . bring him here. please he is a friend of mine .highly educated in this field .

Need to maintain economic diversity in the city. Need a city that is affordadable to our children.

One huge taker of housing is the student rental problem. CU should provide a much greater portion of student housing. Residential neighborhoods like University Hill and Goss Grove should be available for residents/owners/property tax payers/workforce renters. The student slums are a very unattractive part of the City.

People need safe, clean, affordable housing to create a successful



community.

People with modest incomes should not be pushed out of Boulder.

The mix of resources are in place for Boulder to continue growing as an innovation hotbed. But if Boulder is to continue growing in workers, it will be necessary to create more housing or to create very effective and efficient commuting. Additional housing probably needs to be designed with and in conjunction with the county surrounds, including the surrounding municipalities and unincorporated areas.

The quality of housing matters. Design attractive, affordable housing which conforms to existing height and setback rules and is close to mass transit. But the current building trends are not only ugly and totally out of character with Boulder, but are contributing to the overcrowding our streets, trails and neighborhoods. In effect, destroying the quality of life of all the socioeconomic statuses that live here.

This great city already suffers from urban ills-traffic, homelessness, centralized poverty, etc. Changing the face of housing can help make Boulder a true innovator and urban utopia.

Traffic in and out of Boulder each day could be reduced. Also, the people who serve the community (teachers, police, fire, nurses, etc.) ought to be able to afford living in the community that they serve. Further, there are so many homeless people in Boulder I believe it is worth the City's investing in homes for them -- similar to how Salt Lake City is addressing homelessness: <http://www.thenation.com/article/184017/city-came-simple-solution-homelessness-housing>

we have lots of jobs here. everyone who works here should be able to live here. affordable housing might make that ideal come somewhat closer to reality.

we need all income groups to make the city more balanced.

We need to understand what is doable. Lots of people say they want to live here, but finding room for all of them might change Boulder's appeal.

We're making it more expensive every year by restricting housing development too much.



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Question: How can we measure progress towards meeting Boulder's housing goals?

Affordability of market-rate housing. Diversity of resident income. Reduction in in-commute traffic volume. Successful pedestrian and bike environments. Energy and land-efficient urban design. Low per-capita carbon emissions.

Average rental prices. Stop focusing on ownership.

**bring in robert marbut i gave the information of him to nick . 303-441-3005 call him to have him and the other s to bring him in . please . he does it all shelters and housing , homeless and much more etc .
www.robertmarbut and also his contact to nick . he is waiting to come and talk to boulder and 3 counties . all i have to do is have a place for him to speak and met people .**

By how we serve our middle class.

**count the number of cars coming into Boulder on weekdays each month.
count the number of housing units in Boulder each month. if the number of cars goes down and the number of housing units goes up, you are making progress toward meeting Boulder's housing goals.**

count the number of cars entering boulder everyday

Demographic data.

Distribution of resident commuting time and distance in conjunction with incoming worker commuting time and distance. The distribution of incomes versus the distribution of housing costs, both in city and in the surrounding communities.

Housing diversity.

How many homeless people are being arrested weekly/monthly/yearly? How is traffic in & out of the city impacted each day?

I do not understand the goals. It is critical for Boulder to have a vibrant business community, expectations that all who work here, live here, are



unrealistic and would create a very boring environment.

I'm concerned about the stated goals.

What are "Diverse Housing Choices"? Homeowners are concerned about diminished property values, and increased crime when low-income/no-income housing is built in their neighborhood. Let's get people working and able to afford housing.

i've been here over 25 years and our policies have largely remained the same, yet the problem continues to get worse. progress should be measured by how many market-rate homes are available to working people.

Listen to the people who live here. Don't ignore the voices of those who already love this place. Don't make Boulder something it's not -- an overcrowded, apartment-ridden suburb. Don't turn the medical/dental building at Bluebell and Broadway into an apartment complex. It will change the character of that lower Chautauqua neighborhood into what the 700 block of Marine has become -- loud, filled with cars, uninhabitable for families.

Look at how many people are becoming homeless simply because housing costs are ridiculous and soaring past the rate at which wages are increasing. Talk to the people who are struggling not to lose their homes because of unrealistic costs (I'd be glad to chat!)

Measure things like: how many rental units cost under 30% of the income of someone who earns \$10/hour? \$15/hour? \$20/hour? Are there always some affordable low- and middle-income homes for sale in Boulder's program, or is the inventory depleted? Is the inventory of affordable rentals and homes for sale significantly increasing? It needs to!

Traditional measures like occupancy rates of rental market, survey demographics of renters, but also there could be many creative ways to tap the data.

Traffic flow at rush hours?

We have a small community with a large demand for housing, and commercial real estate, not everyone will be able to afford to live in their ideal location, and you can never make everyone happy. So be it! I think we need to adjust to the idea that Boulder is not all things to all people, and not everyone can afford to live in an expensive neighborhood.



We should consider the wage balance among employed people in Boulder. From that, we should then set goals that better align wages with housing. A portion of this is maintaining a diverse and distributed stock of permanently affordable housing. The other side of the equation, however, is raising the minimum wage (and other low-wage jobs) to make housing more affordable.

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Comments

Number of Comments 0