



# Land Use

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**BOULDER COUNTY PLANNING COMMISSION**  
**DRAFT**  
**MINUTES**  
**[AFFORDABLE HOUSING DISCUSSION EXCERPT]**

**August 16, 2017**

**AFTERNOON SESSION – 1:30 PM**

**Hearing Room, Third Floor,  
County Courthouse, Boulder**

**PUBLIC HEARING**

**CONSIDERATION OF PLANNING COMMISSION INPUT FOR DRAFT REGIONAL  
AFFORDABLE HOUSING PLAN**

Planning Commission (PC) was presented with an overview of the Draft Regional Affordable Housing Plan in May, 2017. At the August meeting PC considered whether to submit input as an entity and determined next steps.

Nicole Wobus, Long Range Planning Manager, provided a presentation and overview of the meeting objectives and goals. Nicole and Amy Oeth from the Land Use Long Range team both fielded questions from PC.

PC's questions and discussion regarding the draft Affordable Housing Plan focused on the following topics:

- ***Housing Subcommittee:*** A PC member proposed the idea of creating a subcommittee focused on preparing comments for the Draft Regional Affordable Housing Strategic Plan and the discussion of affordable housing in the broader context of Boulder County. PC decided to aim to hold a subcommittee meeting prior to the September PC meeting with the intent to bring the subcommittee outcomes back to PC and finalize comments for submittal prior to the September 29, 2017 Affordable Housing Summit. Planning Commissioners not able to attend would be able to provide comments for consideration by the subcommittee. The comments would be shared with fellow Planning Commissioners and added to the public record.
  - o ***Discussion Structure for Housing Subcommittee Meeting:*** A Planning Commissioner suggested using the five focus areas listed in the plan to frame the discussion, and having each Planning Commissioner provide thoughts on those five areas. A structure for the subcommittee meeting was not finalized.
- ***Potential conflict of interest:*** Sam Fitch disclosed that his wife is a part-time consultant of the Boulder Housing Partners and is working on the regional housing plan. He did not plan to recuse himself from the September 29 meeting unless he is requested to do so by an attorney.

- *Affordable housing priorities:* A PC member expressed interest in encouraging participation from all groups from around the county, especially those from low income and minority populations. It should be within a broad framework that allows communities to make actions based on their contextual needs. Other priorities expressed were highlighting the interconnection between jobs, housing, and workforce issues; noting the importance of different types of affordable housing, specifically the integration of affordable units within large neighborhoods; and a desire to integrate other services such as early childhood education in this discussion.
- *Draft Housing Plan:* A PC member pointed out that the draft plan lacks figures about the total number of rental units and ownership units in the county, and that this makes it hard to understand the actual size of the current inventory. A PC member also asked about the number of market-rate affordable units that have been lost due to price inflation. PC members also asked who would review and act upon comments submitted, the process for finalizing the plan, and who will ultimately approve the final plan. Staff noted that staff from the county and city offices responsible for developing the draft plan would review and act on comments, and that the members of the Consortium of Cities would be responsible for ultimate approval of the plan. Staff agreed to seek clarification and confirm responses.
- *Further Information:* A newer member of PC expressed a desire to receive a more in-depth briefing of the draft Regional Affordable Housing Strategic Plan. Staff suggested the Planning Commissioners view the video and minutes from the May 17 PC meeting to hear the full presentation and discussion.