



Land Use

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**BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS
BOULDER COUNTY PLANNING COMMISSION**

Thursday May 30, 2019, at 2:00 p.m.

**Commissioners' Hearing Room, Third Floor
Boulder County Courthouse, 1325 Pearl Street, Boulder, CO**

STUDY SESSION, Discussion item only. Public testimony will be taken.

Dockets BCCP-18-0004 & BCCP-18-0005: Boulder County Comprehensive Plan Housing & Economics Elements Update

Staff: Land Use Department
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AGENDA

1. Staff presentation
2. Public testimony
3. Board of County Commissioners and Planning Commission discussion

INTRODUCTION

The Land Use Department is updating both the Housing and Economics elements of the Boulder County Comprehensive Plan (BCCP) in dockets BCCP-18-0004 and BCCP-18-0005. The existing Housing and Economics elements of the BCCP are from 1983 and 1987, respectively. Both elements benefit from a review and update to reflect the county's policy vision in light of current development conditions as well as demographic forecasts. Given the interdependent nature of housing and economic trends in the region, staff is updating the two elements in tandem. The purpose of this study session is to obtain direction from the Board of County Commissioners (BOCC) and Planning Commission (PC) on housing and economic topics and to gather feedback on initial draft content.

This staff report includes background information, an overview of objectives for the dual update, a summary of public outreach efforts to date, a summary of proposed goals and policies, and focus questions for the study session discussion. For simplicity, this staff report refers to changes under consideration as "proposed" or "draft" changes. No specific content is proposed for official recommendation at this study session. BOCC and PC input at this study session will inform final preparation of the proposed updates to the Housing and Economics elements.

ACTION REQUESTED

Staff requests BOCC's and PC's feedback and direction related to proposed updates to the Housing and Economics elements of the Boulder County Comprehensive Plan.

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I. BACKGROUND

Staff, the BOCC, and the PC identified the need for an update to the Housing element within the last few years in light of current development conditions. Housing was the focus of a PC [sub-committee](#) convened in the fall of 2017 following completion of the 2015 update to the Boulder Valley Comprehensive Plan. Staff has researched and gathered information to support the BCCP Housing element update since that time.¹ Given the integral relationship between housing and the local economy, the Housing and Economics element updates are proceeding in tandem.

The existing Housing element was created in 1975 and last updated in 1983. The element focuses heavily on the role and responsibilities of the Boulder County Housing Authority

¹ The Boulder Valley Comprehensive Plan (BVCP) is a separate document from the Boulder County Comprehensive Plan. The BVCP (<https://bouldercolorado.gov/bvcp>) is a joint cooperative planning document between the City of Boulder and Boulder County that sets forth a vision for development in the Boulder Valley, which is limited to the City of Boulder and its immediate environs. In contrast, the scope of the Boulder County Comprehensive Plan is the entirety of Boulder County.

(BCHA) as a developer and manager of affordable housing. The existing Housing element is centered around three primary goals:

D.1 A diversity of housing types and densities should be encouraged in order to assure decent housing for all persons.

D.2 Quality residential areas, which function as integral neighborhood units with schools, parks and other similar facilities as centers, should be encouraged.

D.3 Rehabilitation of existing residential structures should be promoted where feasible.

These three goals touch on key policy considerations (e.g., diversity of housing and preservation of existing housing stock) that staff is integrating into the updated Housing element. However, the existing element does not provide policy guidance for housing topics at the forefront of current discussion in our region, such as accessory dwelling units (ADUs), short-term rentals (STRs), and agricultural worker housing. In addition, language related to Fair Housing and Equal Opportunity housing laws (existing policy HO 1.06) is somewhat outdated and in need of revision. Overall, the Housing element does not accurately recognize current development patterns and pressures in the county. Staff intends to reframe the element from its existing function (directives for BCHA's activities) to a land-use focused set of goals and policies that speak to today's most pressing housing and affordable living-related issues in accordance with the Guiding Principles of the BCCP.

The existing Economics element was created in 1987; it focuses on the relationship between unincorporated Boulder County and the municipalities. The element also recognizes the importance of the University of Colorado as well as the tourism and recreation industries. The draft updated element clarifies that the county is seeking to meet the economic needs of the community in a sustainable manner. The county seeks to strike a balance in its approach to the local economy. The county supports agricultural and small businesses that can operate within the rural character and infrastructure of the unincorporated area of the county; these businesses complement the economic activity of the local municipalities that serve as hubs for the regional economy. The updated element also recognizes the important role of the agricultural economy and the need to provide adequate services to support the health and safety of the county's existing rural and remote communities.

Objectives

Staff's dual BCCP element update process embraces a few important policy frameworks and data sources in mind.

First, updated goals and policies in both elements must align with the Guiding Principles of the BCCP. The Guiding Principles, adopted in 2012, serve as an overarching framework for the BCCP. Several of the Guiding Principles directly relate to housing and economic topics. The Principles call for the county to preserve our natural systems and the environment; maintain the distinction between urban and rural areas; support a dynamic, stable, and flexible local economy; and support social equity in policymaking. The Guiding Principles are included as Attachment F of this staff report.

Second, staff's update integrates knowledge of best planning practices as well as examples of policies from progressive peer jurisdictions across the country. Staff is also integrating regional planning efforts, such as the Boulder County Regional Partnership's [Regional Housing Plan](#).

Third, staff is actively engaging residents of Boulder County to ensure that public input is integrated throughout the updated housing and economic goals and policies.

Public Outreach Efforts

Staff took a multi-pronged approach to collect public input on housing and economics topics for the BCCP Housing and Economics elements update process.

Beginning in November 2018, staff hosted four open houses in different locations throughout the county (Boulder, Nederland, Allenspark, and Longmont). The open houses presented an opportunity for the public to learn about the BCCP update process, read relevant data and research materials on posters, talk to staff, and provide initial feedback on housing and economics topics.

Staff also employed an outreach strategy that involved leveraging regularly scheduled meetings of local stakeholder groups. Rather than asking housing and economic-minded community members to attend a separate meeting focused solely on our BCCP updates, staff took relevant focus questions to audiences that were already meeting to discuss related topics. During these meetings, one or two Land Use staff members provided an overview of the BCCP and the update process and engaged in discussions to help clarify priority topics to address as part of the update. Staff sent over 25 meeting requests in November 2018. Eleven groups responded to staff's requests and chose to host a BCCP Housing and Economics elements update discussion:

- Peak to Peak Housing and Human Services Alliance
- Boulder County Regional Housing Partnership Regulatory Subcommittee
- Boulder County Area Agency on Aging Advisory Council
- Better Boulder
- Homeless Solutions for Boulder County
- Mad Agriculture
- Boulder Regional Business Partnership
- PLAN-Boulder County
- Niwot Local Improvement District
- Boulder County Local Coordinating Council
- Hygiene Community Association

In addition to the in-person meetings noted above, staff continues to collect public input on housing and economics topics via an online [comment form](#). See Attachment C of this staff report for a summary of public comment themes from the open houses and community group meetings as well as all comments staff has received through the online form thus far.

Figure 1. Timeline of BCCP Housing and Economics Elements Update Activity

Activity	Timeframe
PC Authorization to Update Housing and Economics Elements	Fall 2017
Research of Peer Jurisdictions’ Policies and Best Practices	August – November 2018
Open House in Boulder (at Boulder Main Public Library)	November 13, 2018
Open House in Nederland (at Nederland Community Center)	November 27, 2018
Open House in Allenspark (at The Old Gallery)	November 29, 2018
Open House in Longmont (at St. Vrain Community Hub)	December 3, 2018
Individual Group Meetings	December 2018 – February 2019
Drafting Updated Housing and Economics Content	March – May 2019
Joint BOCC/PC Study Session	May 30, 2019
Internal County Stakeholder Referral	June 2019
Public Referral	June – July 2019
Further Revision of Draft Content	Summer 2019
PC Public Hearing and Decision	Late Summer or Early Fall 2019

II. SUMMARY OF PROPOSED GOALS AND POLICIES

The draft Housing and Economic elements generally follow the following format:

1. Introduction and Purpose
2. Background
3. Goals and Associated Policies
 - a. Goal 1: Values statements
 - b. Goal 2: Role of Boulder County and others in facilitating actions related to the values
 - c. Goal 3: How Boulder County will specifically act on the values
 - d. Goal 4: Stakeholder engagement and public participation

Housing Element

Goal 1. Boulder County is an inclusive, culturally responsive community that values, respects, and seeks to support the housing needs of all individuals while adhering to the Guiding Principles of the Comprehensive Plan.

- Policy 1.01 Diverse Housing Types
- Policy 1.02 Preservation of Existing Housing
- Policy 1.03 Definition of Family
- Policy 1.04 Limited Increases in Density
- Policy 1.05 Fair Housing and Equal Opportunity Laws

Policy 1.06 Innovation and Evolution of Housing Solutions.

Goal 2. Boulder County supports strategic and collaborative interventions at the local, regional, state, and federal levels to address the accessibility and preservation of affordable housing.

- Policy 2.01 County Regulations
- Policy 2.02 Tools and Programs
- Policy 2.03 Advocate for Housing
- Policy 2.04 Boulder County Housing Authority
- Policy 2.05 Regional Collaboration
- Policy 2.06 Tax Assessment

Goal 3. Boulder County's housing-related regulations and decisions reflect the county's values and the Guiding Principles of the Comprehensive Plan.

- Policy 3.01 Structure Rehabilitation
- Policy 3.02 Building Safety
- Policy 3.03 Location of Affordable Housing
- Policy 3.04 Agricultural Worker Housing
- Policy 3.05 Accessory Dwelling Units
- Policy 3.06 Prioritize Housing for Residents
- Policy 3.07 Mobile Homes and Manufactured Housing
- Policy 3.08 Reasonable Accommodation for Disabilities
- Policy 3.09 Utilize Existing Housing
- Policy 3.10 Energy and Resource Efficiency
- Policy 3.11 Remote Areas

Goal 4. Boulder County actively engages and collaborates with stakeholders and partners to promote the values of affordable living and address the community's housing needs.

- Policy 4.01 On the Ground Engagement
- Policy 4.02 Targeted Outreach
- Policy 4.03 Represent all Residents

Economics Element

Goal 1. Balance. Boulder County values a balanced approach to achieve a vital regional economy that aligns with the Guiding Principles of the Comprehensive Plan.

- Policy 1.01 Social Equity
- Policy 1.02 Inclusiveness and Diversity
- Policy 1.03 Agriculture
- Policy 1.04 Tourism and Recreation
- Policy 1.05 Arts and Culture, and Historic Preservation
- Policy 1.06 Climate Change
- Policy 1.07 Needs of Remote Residents
- Policy 1.08 Regional Economy

Goal 2. Steward. Boulder County stewards its economy through sound regulations and collaboration.

- Policy 2.01 County Regulations and Decision Making
- Policy 2.02 Regional Economic Collaboration
- Policy 2.03 Equitable Economic Development
- Policy 2.04 Federal Institutions and Higher Education
- Policy 2.05 Public/Private Cooperation
- Policy 2.06 Support for Local Assets
- Policy 2.07 Data-Informed Decision Making

Goal 3. Preserve and Enhance Local Assets. Boulder County purposefully preserves and enhances its major assets in promoting a vital regional economy.

- Policy 3.01 Local Partnerships and Linkages
- Policy 3.02 Agricultural and Small Businesses
- Policy 3.03 Transit Oriented Development
- Policy 3.04 Services for Existing Remote Communities

Goal 4. Engage. Boulder County proactively engages the public and public/private organizations and entities in fostering a vital regional economy.

- Policy 4.01 Diverse Stakeholder Engagement
- Policy 4.02 Public Participation
- Policy 4.03 Transparency and Collaboration
- Policy 4.04 Equitable Engagement Best Practices

III. STUDY SESSION DISCUSSION QUESTIONS

Housing Element

- Draft policy 3.03 Location of Affordable Housing
 - Are the proposed considerations for new development appropriate?
 - What services are most important to consider when siting new development?
 - How can the policy recognize long term costs of development (e.g., road maintenance, impact on school system, etc.)?
- Intergovernmental Agreements (IGAs)
 - Should the county pursue housing affordability and community benefit annexation considerations (e.g., inclusionary zoning) when updating or amending IGAs?
- Draft policy 3.11 Remote Areas
 - Staff requests further feedback on this policy relating to development in especially remote areas.

Economics Element

- Does BOCC or Planning Commission have suggested changes for the draft Economics element content?
- How do you feel about adding a policy that recognizes the importance of ‘buying local’ to reduce environmental impacts and support local economic vitality?

IV. CONCLUSION AND NEXT STEPS

Staff will revise proposed content based on outcomes from this study session. Staff will then share updated drafts with internal county stakeholders and the public for comment. Staff will make further revisions as appropriate and present proposed drafts to Planning Commission with a recommendation for approval, anticipated for late summer or early fall 2019.

V. LIST OF HYPERLINKS

- September 2017 Planning Commission Subcommittee Meeting:
<https://assets.bouldercounty.org/wp-content/uploads/2017/09/planning-commission-affordable-housing-subcommittee-agenda-objectives-20170907.pdf>
- Boulder County Regional Partnership's Regional Housing Plan:
<https://housingourcommunity.org/plan-goals/>
- BCCP-18-0004 / BCCP-18-0005 Project Webpage and Online Comment Form:
<http://bit.ly/bccp-housing-economics>

BCCP Housing Element – DRAFT

For May 30, 2019 Joint BOCC and Planning Commission Study Session

Disclaimer: This document is a draft and is provided for information and discussion purposes only. The information contained herein is subject to change and does not commit the County of Boulder to adopt or act upon any particular language or policies now or in the future.

I. Introduction and Purpose

This Housing element provides an overview of the diversity of housing needs in the county. It sets forth goals and policies that reflect the county's values and character and will guide housing-related decision making for the county.

Section II provides an overview of the housing types in the county, as well as the evolving housing needs of the Boulder County community. Section III presents the county's goals and policies related to housing.

Other Comprehensive Plan elements also include content related to housing. For example, the Public Health element highlights that safe, affordable housing is one of the social determinants of health. [Note any additional areas of overlap with other elements...]

II. Background

In unincorporated Boulder County, homes are found in historic townsites, semi-rural communities, forested mountain properties, neighborhood subdivisions, and expansive agricultural properties on the plains. This range of residential property types and various development patterns are an imprint of the county's rich history. However, the county's residential areas face challenges as the region's population evolves and new development pressures arise.

Each townsite (e.g., Allenspark, Eldora, Eldorado Springs, Gold Hill) and semi-rural community (e.g., Hygiene and Niwot) has a unique story and a community that wishes to see its history preserved, while allowing for adaptation to accommodate current needs. Historically, homes on agricultural properties were built to house a farmer or rancher's family so they could work the land. Today, many agriculturally zoned properties are no longer used for agricultural purposes, but rather for larger single family homes. Given high property values and shifts in the agricultural industry, those properties serving agricultural purposes have a need to house more workers on-site.

In addition to the diversity of property types, the county's population is also diverse. Residents span a wide spectrum of socio-economic, cultural, and racial backgrounds, as well as a range of physical abilities and lifestyles. In particular, there are significant income disparities among Boulder County residents. This diversity, coupled with an increasingly aging population, means there is a need for a wide range of housing types in the county. As a welcoming and inclusive community, Boulder County values and seeks to deepen the diversity of housing choice to serve its population while maintaining the rural and semi-rural land use pattern that gives unincorporated Boulder County a unique character distinct from the local municipalities.

Regional issues related to population growth and housing affordability affect those who call unincorporated Boulder County home. The county is committed to working collaboratively with the local municipalities to meet adopted regional housing goals through comprehensive planning that

aligns with the Guiding Principles of the Boulder County Comprehensive Plan. The Comprehensive Plan encourages growth to occur in compact development patterns within or adjacent to municipalities. This land use planning philosophy creates buffer zones between more densely developed communities, helps preserve open space, and maintains the county’s rural character. In order to meet the housing needs of county residents while maintaining its historic function as a rural county, Boulder County must preserve existing housing stock to the extent practicable. Any new development in unincorporated Boulder County should serve the needs of the community while preserving distinct boundaries between urban and rural environments.

Definitions

Affordable Housing¹: Any housing that is subsidized by the federal, state and local government, or any housing where units are subject to long-term covenants or deed restrictions which require that the units be sold or rented at levels that preserve them as affordable housing for a specific period of time.

Placeholder: text box highlighting the [Regional Affordable Housing Plan](#).

Placeholder: text box highlighting the role of the Boulder County Housing Authority.

Text from current Housing element about BCHA:

The primary purpose of the Boulder County Housing Authority is to encourage and support housing of good quality and adequate size for all families in the communities and rural areas where they presently live and work. If the private sector of the economy, alone, is unable to provide such housing at a reasonable cost to low and moderate income families, then it is the duty of the Boulder County Housing Authority to secure the necessary housing through available federal, state, local government and/or a combination of public-private sector cooperative projects where workable and in the best interest of low income housing needs.

II. Goals and Policies

Goal 1. Boulder County is an inclusive, culturally responsive community that values, respects, and seeks to support the housing needs of all individuals while adhering to the Guiding Principles of the Comprehensive Plan.

Policies

- 1.01 ***Diverse Housing Types.*** The county encourages a range of housing types and densities that serve the diverse needs of county residents.
- 1.02 ***Preservation of Existing Housing.*** The county values preservation of existing housing stock and discourages redevelopment of existing homes into larger homes that are generally more expensive and consume more resources.
- 1.03 ***Definition of Family.*** The county takes an expansive view of what constitutes a ‘family’ and supports varied living arrangements that reflect the county’s inclusive and welcoming values and commitment to public safety and welfare.
- 1.04 ***Limited Increases in Density.*** In circumscribed situations, the county may enable increased residential density which meets affordability needs, is integrated within or adjacent to existing developed areas, is capable of being served by adequate public

¹ Definition taken from the Boulder County Regional Partnership’s Regional Housing Plan.

facilities, is considerate of long-term cost impacts on public facilities, and has strong transportation connections.

- 1.05 *Fair Housing and Equal Opportunity Laws*. The county encourages and supports housing for all resident populations and adheres to all applicable local, state, and federal Fair Housing and Equal Opportunity laws and ordinances.
- 1.06 *Innovation and Evolution of Housing Solutions*. The county allows for innovation and creativity in policies and regulations as demographic conditions, building typologies, and new housing strategies evolve and shift over time.

Goal 2. Boulder County supports strategic and collaborative interventions at the local, regional, state, and federal levels to address the accessibility and preservation of affordable housing.

Policies

- 2.01 *County Regulations*. The county adopts and maintains housing-related regulations (e.g., Land Use Code and Building Code) that align with its values.
- 2.02 *Tools and Programs*. Where possible, the county should provide regulatory mechanisms, tools, or programs that ensure affordability, including setting affordability targets for unincorporated Boulder County that are regularly monitored.
- 2.03 *Advocate for Housing*. The county furthers its values by participating in regional and statewide housing-related activities and planning efforts.
- 2.04 *Boulder County Housing Authority*. The county supports the role of Boulder County Housing Authority and other organizations in building and maintaining affordable housing units throughout the county.
- 2.05 *Regional Collaboration*. The county collaborates with other jurisdictions to set regional housing goals and coordinate informational, programmatic, and regulatory strategies to meet those goals.
- 2.06 *Tax Assessment*. Boulder county supports the development of programs to provide tax relief to low income families and low income senior citizens.

Goal 3. Boulder County's housing-related regulations and decisions reflect the county's values and the Guiding Principles of the Comprehensive Plan.

Policies

- 3.01 *Structure Rehabilitation*. The county enables rehabilitation of existing residential structures to meet current health and safety standards and regulations.
- 3.02 *Building Safety*. The county works to ensure the structural integrity and safety of existing and new residential structures.
- 3.03 *Location of Affordable Housing*. The county considers a range of factors when identifying appropriate locations for affordable housing, including the relationship between housing and transportation; proximity to services; trails and open space; project development costs; and long term impacts on public facilities.
- 3.04 *Agricultural Worker Housing*. The county encourages both permanent and temporary agricultural worker housing that supports agricultural operations contributing to the county's economy and local food system.
- 3.05 *Accessory Dwelling Units*. The county will consider accommodating more housing on existing developed parcels in defined areas and circumstances by providing

- opportunities for well-designed attached and detached accessory dwelling units with limited impacts on the county's natural resources and transportation infrastructure.
- 3.06 *Prioritize Housing for Residents.* The county prioritizes preserving housing units for Boulder County residents and workers and limits visitor- and tourism-serving uses such as short-term rentals.
- 3.07 *Mobile Homes and Manufactured Housing.* The county recognizes the importance of existing mobile home parks and manufactured housing communities in providing affordable housing options.
- 3.07.1 Boulder County seeks to preserve these communities and support resident-ownership.
- 3.07.2 Boulder County ensures that all proposed and existing mobile home parks and manufactured housing communities are zoned accordingly to facilitate preservation of that housing opportunity in the locations where they currently exist.
- 3.07.3 Boulder County explores opportunities for allowing a range of small-scale, low-impact manufactured housing products that may be more energy efficient and resilient to natural hazards than traditional mobile homes.
- 3.07.4 If an existing mobile home park and manufactured housing community is found to have health or safety issues, every reasonable effort will be made to reduce or eliminate the issues, when feasible, or to help mitigate for the loss of housing through re-housing of affected households.
- 3.08 *Reasonable Accommodation for Disabilities.* The county shall have a clear process for requesting reasonable accommodation.
- 3.09 *Utilize Existing Housing.* Existing housing stock should be efficiently utilized to accommodate as many people as the structure was intended to house, in accordance with health and safety considerations and water and wastewater capacities.
- 3.10 *Energy and Resource Efficiency.* The county encourages the use of energy efficient, low resource impact, and innovative home building techniques. When appropriate, the revision or adoption of building codes will be encouraged to meet this objective.
- 3.11 *Remote Areas.* The county recognizes the unique challenges and development constraints of residences in geographically isolated areas, especially in the mountains.

Goal 4. Boulder County actively engages and collaborates with stakeholders and partners to promote the values of affordable living and address the community's housing needs.

Policies

- 4.01 *On the Ground Engagement.* In addition to digital and remote public outreach methods, Boulder County conducts in-person public outreach activities in varied geographic locations to promote public participation from a diverse range of communities in the unincorporated county.

- 4.02 *Targeted Outreach*. The county supports efforts to engage with traditionally underserved and marginalized populations, such as residents living in mobile home parks and manufactured housing communities.
- 4.03 *Represent all Residents*. The county seeks public input from all socioeconomic and special needs segments of the community when amending housing-related programs or regulations.

Existing Housing Element Goal or Policy		Proposed Change
D.1	A diversity of housing types and densities should be encouraged to assure decent housing for all persons.	Diversity component reworded in 1.01.
D.2	Quality residential areas, which function as integral neighborhood units with schools, parks and other similar facilities as centers, should be encouraged.	Proposed to be removed. This policy mainly addresses subdivisions and other PUDs. Proposed location- and services-related language is in 3.03.
D.3	Rehabilitation of existing residential structures should be promoted where feasible.	New language in 3.01 addresses this more effectively.
HO 1.01	The housing needs for low and moderate income families and senior citizens in Boulder County shall be determined periodically.	Proposed to be removed. This needs assessment process is effectively required by various HUD programs that the county participates in (via HHS and BCHA).
HO 1.02	Federal, state, local government and/or public cooperative effort housing programs should be utilized to meet the housing needs of low and moderate income families and senior citizens. These programs should include the construction of new units, utilization of existing units, and the renovation of substandard units.	Reworded in 2.02 and 2.04.
HO 1.03	Standard housing should be maintained at that level and substandard housing should be improved to standard condition if it appears economically feasible. If housing units are dilapidated and unsuitable for rehabilitation, the units should be removed from the housing stock.	Reworded into more generalized building safety policy for existing housing in 3.01.
HO 1.04	Special attention should be directed to providing for dispersal of housing for low and moderate income families and low income senior citizens throughout the residential areas of the county with due consideration to other elements of the county Comprehensive Plan and the availability of water and sewer service, fire protection, public transportation, employment, shopping, schools, social services, and recreational activities.	Proposed to be removed. This policy touches on multiple areas; the main theme is reframed in 3.03 to address siting of new affordable housing.
HO 1.05	The enactment of state enabling legislation should be encouraged allowing counties to adopt a housing code and/or Warranty of Habitability, and other legislation	County's advocacy role is reframed in 2.03 and 2.05.

	enabling the Housing Authority to achieve its long range goals.	
HO 1.06	<p>Legislation and policies that enhance equal housing opportunities shall be encouraged and supported, including but not limited to:</p> <p>HO 1.06.01 The elimination of discrimination against any person because of sex, race, color, religion, marital status, or national origin with regard to the sale, financing or rental of housing.</p> <p>HO 1.06.02 The elimination of exclusionary or discriminatory practices in zoning, development, and construction.</p> <p>HO 1.06.03 The development of programs to provide tax relief to low income families and low income senior citizens.</p> <p>HO 1.06.04 The provision of adequate public transportation service for low and moderate income families and senior citizens.</p>	<p>Main policy theme reworded to generalized Fair Housing related language in 1.05.</p> <p>Tax relief related language pulled out as a separate policy in 2.06.</p> <p>Transportation related language proposed to be removed (as adequate public transportation service should be available for all residents, not just low and moderate income families and senior citizens) and the topic is addressed in the Transportation element.</p>
HO 1.07	The use of energy conservation and innovative home building techniques in order to reduce construction and/or operating costs without sacrificing safety or desirability of the housing shall be encouraged and supported. When appropriate, the revision or adoption of building and housing codes will be encouraged to meet this objective. For county Housing Authority projects, a preference will be given to developers and contractors that utilize such techniques.	<p>Energy component reworded in 3.10.</p> <p>BCHA component proposed to be removed as BCHA has separate policies about project bidding procedures.</p>
HO 1.08	Zoning, planned unit development regulations, and building codes should be promoted to provide quality residential developments of innovative design that offer a good social and economic mix of families through a broad range of prices and rents.	Broken and reframed into diversity component (1.01) and regulatory component (2.01).
HO 1.09	The efficient and effective management of housing units owned by the Housing Authority, and proper administration of the Housing Assistance programs should be ensured.	Proposed to be removed. The BCCP does not need such specific language about BCHA's function.
HO 1.10	Housing counseling services, advice, and assistance concerning housing problems to consumers shall be provided.	Proposed to be removed. This is a service provided by Boulder County HHS, BCHA, and other local/regional organizations.

BCCP Economics Element – DRAFT

For May 30, 2019 Joint BOCC and Planning Commission Study Session

Disclaimer: This document is a draft and is provided for information and discussion purposes only. The information contained herein is subject to change and does not commit the County of Boulder to adopt or act upon any particular language or policies now or in the future.

I. Introduction and Purpose

This Economics element provides an overview of the role of unincorporated Boulder County within the context of the regional economy, and the county's relationship with local municipalities. The element presents economic-related goals and policies that reflect the county's values and character and will guide the county's decision making.

Section II provides background information and context. Section III presents the county's goals and policies related to economics.

Other Comprehensive Plan elements also include content related to economics. For example, the Agriculture element highlights the important role of agriculture to the county economy, and the Housing element provides a framework for supporting the diverse housing needs of the unincorporated county's predominantly rural population.

II. Background

Boulder County channels urban development to the municipalities and existing communities that are equipped to provide public services in a cost-efficient manner. This approach minimizes sprawl and the environmental impacts of development, and it is consistent with the Guiding Principles of the Comprehensive Plan and the county's intergovernmental agreements (IGAs) with municipalities. Municipalities are the population centers and host the bulk of the economic activity within the county. Development and economic activity in the unincorporated area of Boulder County is predominantly made up of agricultural-based businesses, and small businesses compatible with the county's predominantly rural character. Some existing rural communities, such as Niwot, Hygiene, and the historic townsites, have a semi-rural character and serve as smaller-scale hubs for services and other economic activity within the unincorporated county. Other limited exceptions to the county's rural, small business environment include the office parks developed in the unincorporated area in the 80s and 90s. The county is no longer building new office parks, but existing office parks may undergo redevelopment.

The *Boulder County Comprehensive Plan* recognizes that each municipality has developed its own goals concerning such issues as rate of growth, desirable land use types and patterns of development, service financing mechanisms, and economic development activities. The municipalities recognize the value of seeking a balance between housing and job opportunities within their boundaries, the importance of environmental conservation, and the provision of natural and cultural amenities to the "quality of life" of residents and the health of the regional economy.

While the *Boulder County Comprehensive Plan* primarily focuses on the unincorporated areas of Boulder County, the county's longstanding history of cooperative planning with other local governments is central to the compact development pattern, open space preservation, and health of the regional

economy that make Boulder County unique. Boulder County ensures that regulations in the Land Use Code reflect the county’s values through comprehensive planning that supports social equity and a vital regional economy.

This element demonstrates the county’s support for a “vital regional economy.” This means a regional economy where economic activity in the rural, unincorporated areas of the county complements urban-level economic development and activity within the municipalities. The rural and urban economic activity can support one another and result in a thriving regional economy. Given the natural attributes, quality of life and desirability of the county (including its municipalities) for both businesses and residences, the county does not engage in substantial economic development efforts. Rather, the county focuses on striking a balance between supporting a healthy economy and limiting growth in a manner that works to preserve and protect the natural resources and amenities that make Boulder County such a special place.

III. Goals and Policies

Goal 1. Balance. Boulder County values a balanced approach to achieve a vital regional economy that aligns with the Guiding Principles of the Comprehensive Plan.

Policies

- 1.01 *Social Equity.* Boulder County strives to ensure that all persons have access to meaningful employment with fair compensation, adequate benefits, security in the workplace, and social protection.
- 1.02 *Inclusiveness and Diversity.* Boulder County recognizes the intersectionality of identities and shall continue to welcome and promote greater inclusiveness and diversity in the workplace.
- 1.03 *Agriculture.* Boulder County acknowledges the importance of agriculture and its cultural, environmental, health, economic and resilience-related benefits to the community.
- 1.04 *Tourism and Recreation.* Boulder County acknowledges and values the tourism and recreation industries for the diversity and vitality they bring to the local economy. The county seeks to provide opportunities for these industries to thrive without placing an undue burden on the county’s resources or compromising its rural character.
- 1.05 *Arts and Culture, and Historic Preservation.* Boulder County recognizes that arts, culture and historic amenities are important contributors to the local economy and quality of life.
- 1.06 *Climate Change.* Boulder County values businesses and activities that promote or develop technologies to mitigate and adapt to climate change.
- 1.07 *Needs of Remote Residents.* Boulder County recognizes the unique service and economic-related needs of existing communities in the more remote areas of the county.
- 1.08 *Regional Economy.* Municipalities serve as the economic hubs for the county. Businesses within unincorporated Boulder County complement and support urban-centered businesses, and operate at a scale that does not place an undue burden on rural infrastructure and resources.

Goal 2. Steward. Boulder County stewards its economy through sound regulations and collaboration.

Policies

- 2.01 *County Regulations and Decision Making.* Boulder County will develop and implement economic-related regulations and decision making that aligns with the county's values.
- 2.02 *Regional Economic Collaboration.* Boulder County collaborates with and supports the economic vision of municipalities by fostering well-planned development efforts that contribute to economic vitality for the region, without placing an undue burden on resources and infrastructure available within the county.
- 2.03 *Equitable Economic Development.* Boulder County works with municipalities, public, non-profit, and private sector organizations to ensure that all individuals, including economically disadvantaged residents, have equitable employment and income opportunities within the county.
- 2.04 *Federal Institutions and Higher Education.* Boulder County understands the important role that federally funded labs, the University of Colorado and other institutes of higher education play in the regional economy, and will continue to work with state and federal elected officials to foster their important economic contribution.
- 2.05 *Public/Private Cooperation.* Boulder County encourages public/private cooperation in addressing the county's economic goals and objectives.
- 2.06 *Support for Local Assets.* Boulder County encourages and supports programs, economic activity and appropriately-scaled development that preserves and enhances the county's local assets, including its rural and natural landscapes, agricultural economy, open space, arts, cultural and historic resources, and its tourism and recreation industries. The county supports this activity in a manner that does not compromise the integrity of the assets and is consistent with the Guiding Principles of the Comprehensive Plan.
- 2.07 *Data-Informed Decision Making.* Boulder County considers available data in its economic-related decision making.

Goal 3. Preserve and Enhance Local Assets. Boulder County purposefully preserves and enhances its major assets in promoting a vital regional economy.

Policies

- 3.01 *Local Partnerships and Linkages.* Boulder County encourages local economic partnerships and linkages in which products are sustainably sourced or produced within unincorporated Boulder County in a manner compatible with the rural character, and are sold in local rural and urban markets.
- 3.02 *Agricultural and Small Businesses.* Boulder County seeks to help agricultural and small businesses thrive within the context of existing community character and infrastructure, as these businesses are important contributors to regional economic vitality.
- 3.03 *Transit Oriented Development.* Boulder County works with local cities and towns to encourage patterns of commercial and residential development that support use of public transit, including modifying development regulations to facilitate commercial or mixed-use projects at sites near transit stops.

- 3.04 *Services for Existing Remote Communities.* Boulder County supports the location of adequate commercial and utility services in appropriate locations for the purpose of protecting the health and safety of the community at its current level of density. Appropriate locations include more remote locations with existing neighborhoods where a gap in services currently exists. The service facilities shall be compatible with the local character and avoid, minimize, and mitigate impacts.

Goal 4. Engage. Boulder County proactively engages the public and public/private organizations and entities in fostering a vital regional economy.

Policies

- 4.01 *Diverse Stakeholder Engagement.* Boulder County ensures robust community participation in economic activities through a variety of channels.
- 4.02 *Public Participation.* Boulder County considers the various barriers that may hinder public participation, including, but not limited to, language and communication, time and location, and socio-economic factors.
- 4.03 *Transparency and Collaboration.* Boulder County encourages transparency and collaboration between community and government.
- 4.04 *Equitable Engagement Best Practices.* Boulder County implements equitable engagement best practices in seeking input on economic activities.

Existing Economics Element Policy		Proposed Change
EC 1.01	The county shall obtain and retain current and relevant economic statistics and other information, including data on major industries and employers county-wide, and in the unincorporated area, data on the agricultural, forestry and tourism industries, for the purpose of assessing the employment and economic status of the county and success in moving in the direction of Goal A.4 and the Plan’s “economic conditions” goal statements	Unless we would identify compelling county need for collecting this data, as opposed to just accessing it from other sources when we need to, or a service or services that we can provide with this data, I wouldn’t recommend that we keep the policy. Reworded in 2.01; consider trends and statistics in shaping activities.
EC 1.02	The county shall promote the preservation and enhancement of its major assets in attracting new employers: special features of the natural environment, high quality educational and scientific resources, low levels of environmental pollution, sound land use planning and a strong sense of community and neighborhood identity.	Proposed looking at language in BVCP and pulling from that with regard to a policy statement about maintaining the county’s assets. Reworded as Goal 3.
EC 1.03	The county shall encourage economic development activities which will help provide additional employment opportunities and adequate incomes for Boulder County residents. The county shall work with the municipalities, public, non-profit, and private sector organizations to insure that economically disadvantaged residents of the county participate in the additional employment and	Proposed qualify this with something to make it clear we don’t want an Amazon building a new HQ in one of the BC municipalities Reworded in 2.04; “Equitable Economic Development...which will

	income opportunities resulting from its economic development activities.	not place an undue burden on resources and infrastructure available within the county”
EC 1.04	The county shall function as a resource of land use information for the municipalities within its borders and other entities concerned with its economic health, stability and development	Proposed to be removed; There are so many different resources available for LU information and we don’t have the resources to act as this type of clearinghouse for this purpose
EC 1.05	The county shall assist municipalities with their economic development efforts upon request and in keeping with the other goals and policies of the Boulder County Comprehensive Plan	Same; 2.05
EC 1.06	In its economic development efforts, including support or assistance to municipalities, the county shall recognize the importance of retaining and expanding existing businesses and industries, the significance of small firms and both the benefits and potential drawbacks of attracting new support businesses and industries	Reworded with a focus on small businesses and impacts of new support businesses; 3.07
EC 1.07	The county shall recognize the importance of tourism and recreation to the local economy and shall encourage the provision of urban and non-urban services and facilities necessary for the continuation and expansion of these activities, consistent with other goals and policies of the Boulder County Comprehensive Plan.	Proposed to reconsider whether this is something the county still supports- urban-level facilities in unincorporated BoCo to support tourism? Removed “urban and non-urban services”; added “...where appropriate”; 3.02
EC 1.08	The county shall support the University of Colorado as a catalyst for economic activity within the area.	Makes it seem like we depend on UC Colorado. Reworded to include recognition of state and federal institutions and their contribution to the economy; 2.06
EC 1.09	The county shall encourage public/private cooperation in addressing the County’s economic goals and objectives	Same; 2.07

Economic related policies in the current BCCP overarching goals section:

F1. A balanced, diversified economy should be encouraged in order to maintain and enhance the quality of life of Boulder County citizens by assuring desirable local employment opportunities and strengthening and stabilizing the tax base.

F2. Adequate regional, community and neighborhood commercial facilities should be encouraged while avoiding conflicting land uses and unnecessary duplication of new commercial areas.

F3. New major commercial and industrial facilities should be located within incorporated areas.

F4. Commercial and industrial development should provide an attractive safe and healthy environment which does not have an adverse impact upon the surrounding areas.

F5. Rehabilitation of existing commercial and industrial facilities should be promoted where feasible.

F6. A climate for industry which is consistent with community growth desires and the ability of the community to absorb growth should be encouraged.

Summary of Public Comment Content as of May 23, 2019

Boulder County Comprehensive Plan Housing & Economics Update - BCCP-18-0004 / BCCP-18-0005

Note: Words in quotes represent direct comments; all other statements are paraphrased, summarized, etc.

Topics	Main Themes
Housing	
Preservation of Existing Housing Stock	<ul style="list-style-type: none"> • Relax Building Code/Public Health requirements to allow for more affordable transfer of properties. • “Current building codes are cost prohibitive...” • Support protection and expansion of mobile home parks as low income housing. <ul style="list-style-type: none"> ○ “Be prepared to either work w/ owners to limit [rising] lot rents, or help parks own the park...” • “Explore grants to repair and upgrade existing housing in low income areas. Make owners of rentals take responsible for maintaining their properties both inside and out.” • Offer tax credits for historic renovations. • The county needs an incentive program so that older houses are not torn down. • Short Term Rentals <ul style="list-style-type: none"> ○ “Add owner occupied only” with licensing. ○ Limitation on number of nights rented per month, per year. ○ “If tiny houses are approved as accessory dwelling units, or as mini neighbourhoods of their own, please make sure that they cannot be used as short term rentals or as bed and breakfasts.” ○ “Base approvals on occupancy by owner-occupants, encourage making the most of property's potential.” ○ “Short term rentals do not help our housing situation.” ○ “Allow renters who live in the property full time to manage a short term rental as a property manager for the owner, to help pay rent.”
Diversity of Housing Choices	<ul style="list-style-type: none"> • Affordable housing is necessary to attract and maintain a labor pool. • “[Need] affordable smaller units (400-800 sqft) built to be fireproof and off the grid power.” Especially in the mountains. • Offer less traditional housing opportunities, like ADUs. <ul style="list-style-type: none"> ○ Family care unit ADU “...process should be straightforward and not overly regulated.” ○ “...using ADUs for short term rentals can help offset the cost of expensive property and should be allowed (with some regulation).” ○ ADUs are an excellent idea for senior housing. ○ “ADUs facilitate affordable housing needed in the county.”

	<ul style="list-style-type: none"> ○ “Shorten, simplify + facilitate applications for ADU status.” ○ “ADU’s do increase density + traffic. They should be limited to square footage and on a foundation.” ○ Regarding Family Care ADUs: “Having to justify and classify someone as requiring special care... should not be required. If a family has the space and desire to help an aging citizen... this should be allowed without 'reporting' on a person's private struggles in a public setting.” ● Allow tiny houses both on wheels and on permanent foundations. ● Explore higher-end mobile home parks with extra amenities for middle income families or seniors. ● The county is missing middle income neighborhoods. ● “Don’t just talk about the need for affordable housing, actually build it!”
<p>Housing for Seniors and Vulnerable Populations</p>	<ul style="list-style-type: none"> ● “Promote group home use for aging + people w/ disabilities.” ● Support aging in community rather than aging in place. Aging in place can result in isolation and loneliness. ● Need assisted living options (especially home-like small assisted living residences) in the county. ● Tiny homes are highly customizable and can meet varied needs of disabled and elderly residents. ● ADUs allow for aging in place. ● We need to plan ahead for the rising aging population and provide more ADA compliant housing options. ● “These populations should be closer to existing communities. They need reliable transportation and services that towns offer and the County does not.” ● “Require that new development be made smart home friendly (access to voice-based services to inform of medical issues and arrange for transportation and food delivery).” ● Allow co-housing options between seniors and with programs such as Silver Nest. ● “Senior parents/family often move quickly within 6-mos.”
<p>Farm Worker Housing</p>	<ul style="list-style-type: none"> ● “Current housing code doesn’t fit well w/ reality of farm labor housing in county.” ● Keep farm land and housing together. “It is very difficult for farmers to manage land that they don’t live on. The connection is vital to the life of the farm.” ● Need to recognize seasonality of the farming schedule and actively address role of migrant labor. ● Possibilities for temporary structures (tiny houses, trailers, RVs, yurts, etc.) to help with seasonal labor/WOOFing. <ul style="list-style-type: none"> ○ Integrate composting toilets and solar showers. ○ Use graywater systems. ○ Not intended for people who commute to work in Boulder. ● Active working farms should be allowed to provide seasonal farm worker housing. ● Explore option for co-op housing on farms with communal bathing/cooking facilities (bunkhouse/hostel model). <ul style="list-style-type: none"> ○ Integrate shuttle or give employees RTD Ecopasses. ● “Supporting farm worker housing supports [BCCP] guiding principles #2, #4, #5.”

	<ul style="list-style-type: none"> • Assist farmers with acquiring houses on properties adjacent to their leases. • Short term rentals can help with agritourism/farm stays. • Farm land can be so expensive, owners need to rent the main house to stay afloat. • Need to define what is ‘farm worker housing’ and who does it apply to. • “Undocumented workers [have] a lot of fear to speak up about quality & conditions of housing.” • Increase number of residents per household. [Relates to definition of family.] • Don’t want unsafe housing; illegal dwellings can create unsafe conditions. <ul style="list-style-type: none"> ○ “Not enforcing HOA-type cleanliness/aesthetic stuff.” • An ag greenbelt requires farmer housing. • Deed restrictions on houses to limit them to agricultural operations. • Convert silos and old farm buildings into housing. • Worker transportation/housing costs directly relate to farms’ labor costs.
<p>Healthy Housing</p>	<ul style="list-style-type: none"> • “Align building codes with carbon-neutral design.”
<p>Transportation-Jobs-Housing-Services Nexus</p>	<ul style="list-style-type: none"> • “Transportation is essential for aging in place/aging in community.” • “RTD still is not meeting people’s needs. Have smaller buses run more often.” • “City Center to City Center transit that is frequent, and reliable would be very helpful. Also, willingness to allow housing to be built above commercial structures.” • “[Need] diverse range of housing options located near transit routes (bus, light rail, car-share). Services available for those who do not or cannot bike.”
<p>Other Creative Ideas</p>	<ul style="list-style-type: none"> • “We need more affordable housing in the habitat for humanity spirit. The peak to peak region is full of builders. Give them material and ask for their help and we might see some affordable housing projects... Ideally we look into new technology like biogas digesters and pool multiple houses together wherever possible.” • “...a rent-to-own tiny house community would serve a great many disadvantaged people, allowing working homeless and working poor people to achieve homeownership.” • TDCs need to be adjusted for inflation in the mountains; “...amounts offered are too low to have any impact on ‘buying out’ development... The elimination of questionable building sites, affected by visibility concerns or environmental degradation, should be pursued with great vigor.” • Incentives for ADA-compliant housing. • “Policies that allow creativity, that regulate the outcomes rather than the protocols... Do this by thinking about how farms can make money here... processing animals on farm, educational classes, Air BnB, adding value to there food help the farms and the community. Try not to separate these processes based on what we have deemed is appropriate to that land, rather look at whether these processes are helping or not... let there be an ability to try new ideas.”

	<ul style="list-style-type: none"> • “More case-by-case approvals of innovative planning & design.” • “I would like to see Boulder CO be the catalyst that helps towns + cities assess present availability & future needs. The county might sponsor forums + have experts in the field address the participants.”
Economics	
Agriculture	<ul style="list-style-type: none"> • “We need an ombudsman/advocate for agriculture and family farms to actively promote their applications & interests...” • “Helping community to value our farmers create a robust food producing system not just the ‘views’.” • There is a clash between wealthy landowners and working farmers. Does it have to be this way? • “Open space is for local food.”
Maintaining Rural Character	<ul style="list-style-type: none"> • “Stop subdivisions beyond existing levels, oppose corporate mega-development.” • “Small scale, family farms and residences to be favored over generic development.” • “Maintain lack of/low density.” • “Open space is nice, but people need homes and we have a finite amount of land. Growth is important, but overgrowth can't be reversed.”
Public / Private Partnerships	<ul style="list-style-type: none"> • “Boulder County could adopt an approach that helps those towns to help itself... I'm thinking of public/private partnerships that strongly benefit Ward and other towns in the mountains. The towns are currently losing businesses due to restrictive regulations or a lack of overall support... The fact that 100k people visit Brainard Lake each month during the peak season without the ability to spend any dollars in the area (food, equipment rental/purchase, guided tours, etc) really sticks out to me. The mountain communities are willing to closely work together with the county to work on a plan.”
Preservation	<ul style="list-style-type: none"> • “Represent people of all income levels not just the wealthy.” • “...perpetuate geographic-specific policies per community (Hygiene vs. Allenspark).” • “The mountain communities have special needs, skills and requirements. All of those warrant a separate comprehensive plan from the one for the plains.”
Economic Viability	<ul style="list-style-type: none"> • “Invest in climate change mitigation related economic development...” • Affordable housing is necessary to support labor for small businesses. • “Providing infrastructure for econ. development is key. Mass transit is important; continued dedication to natural + cultural amenities.” • “The mountain communities have assets that are not being utilized properly. Let's focus on generating more revenue (without sacrificing our ecosystem) in order to do more for the communities. I'm not talking about an amusement park on top of the mountains. I'm talking about setting up test areas for new technologies (wind/solar, etc.) and other innovative approaches with a small environmental footprint.”

BCCP-18-0004 / BCCP-18-0005

**Written Comments
(from Open Houses and
Community Group Meetings)**

Received as of May 23, 2019

Focus Questions (Please Print Clearly)

Attachment C: Public Comments and Feedback from Public Outreach

How can Boulder County help to preserve existing housing stock for current and future residents?

What types of housing are missing from unincorporated Boulder County?

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

Code changes that allow some alternatives as you'd below

How can Boulder County work with neighboring cities and towns to address housing issues?

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

All of these alternatives in tiny houses can address our challenges. It behooves land planning to establish codes that allow these change procedures that are requirements

What economic goals and policies should Boulder County prioritize?

Do you have any other general comments?

Strongly support protection & expansion of mobile home parks as they really are the low income housing. Need to recognize this housing stock. Be prepared to either work w/owners to limit rents, or help park own the park or city purchase them

Focus Questions (Please Print Clearly)

Attachment C: Public Comments and Feedback from Public Outreach

How can Boulder County help to preserve existing housing stock for current and future residents?

What types of housing are missing from unincorporated Boulder County?

Smaller homes - not concerned luxury - ranch
Small apt. - not luxury
Smaller yards

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

How can Boulder County work with neighboring cities and towns to address housing issues?

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

ADU - excellent ideas

What economic goals and policies should Boulder County prioritize?

Do you have any other general comments?

my 90 yr old father would like to move out of his tri-level home but is afraid of apt that constantly rising. The unknown scares him. Also doesn't want to live alone. Wife died 2 yrs ago.
RTD still is not meeting people's needs. Have smaller buses run more often.

Focus Questions (Please Print Clearly)

Attachment C | Public Comments and Feedback from Public Outreach

How can Boulder County help to preserve existing housing stock for current and future residents?

Plan ahead for aging population - all one level, ADA compliant
Allow ADUs, multifamily units, co-housing.

What types of housing are missing from unincorporated Boulder County?

Senior housing with ADA-compliant features, small, affordable, accessible, near services / transit / personal / medical care

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

As above.

How can Boulder County work with neighboring cities and towns to address housing issues?

Participate in regional housing partnership.

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

As above.

What economic goals and policies should Boulder County prioritize?

Need to ensure there is an increased stock of middle and low income housing.

Do you have any other general comments?

Allow a streamlined process for permitting especially for ADUs (senior parents / family may need to move quickly within 6 mos.)

Incentives for new ADA-compliant housing.

Focus Questions (Please Print Clearly)

Attachment C: Public Comments and Feedback from Public Outreach

How can Boulder County help to preserve existing housing stock for current and future residents?

What types of housing are missing from unincorporated Boulder County?

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

How can Boulder County work with neighboring cities and towns to address housing issues?

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

What economic goals and policies should Boulder County prioritize?

Do you have any other general comments?

Saw article in Time about higher end, ^{gated} mobile home parks
w/ extra amenities for middle income & choice option for
seniors
Why so few duplexes in Boulder which could be mult-family

Focus Questions (Please Print Clearly)

Attachment C: Public Comments and Feedback from Public Outreach

How can Boulder County help to preserve existing housing stock for current and future residents?

What types of housing are missing from unincorporated Boulder County?

deficient numbers of ADUs

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

promote ADUs

How can Boulder County work with neighboring cities and towns to address housing issues?

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

ADUs facilitate affordable housing needs in the county

What economic goals and policies should Boulder County prioritize?

affordable housing

Do you have any other general comments?

shorten, simplify & facilitate applications for ADU status



1/23/19

Farm Forum discussion

1) What are your ideas for farm housing: Labor specific?

- Transportation on farm housing
- temporary structures
- tiny houses
- Yurts

- How do we define verifiable farm?
- What's a farm?
- Legitimate farming needs for onsite housing

- Affordable housing
- Hempcrete allowing more density
- Leasing sovereignty to the farmers

- Zoning restriction issues
- Housing for 3+ people

Integrating community farming community

2) How does ^{can} building density help solve your labor needs.

temporary vs permanent

Helping community to value our farmers

acquiring property next to their leases.

create a robust food producing system not just the "view"

Geneva New York -

Ithaca research farms

co-op housing greater density by membership

dwelling licenses

Language + awareness of local food system

Farmers "hotel" hotel

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1. DEFINING
 - DIFF. BETW. RURAL V. URBAN IN BOCO
2. PERM. V. TEMP.
 - REVISING TEMP. HOUSING CODES
3. ~~HISTORIC~~ BOCO'S VISION RE. AG LAND
 - AESTHETIC OR PRACTICAL
 - WEASAY V. WORKING
 - DOES IT HAVE TO CLASH
4. ALLOWING MULT. USES FOR FARMS TO MAKE \$
 - AGRICULTURISM / FARM STAYS

Q1: IDEAS FOR SOLVING FARM LABOR HOUSING

Attachment C: Public Comments and Feedback from Public Outreach

- CURRENT HOUSING CODE DOESN'T FIT WELL W/ REALITY OF FARM LABOR HOUSING IN COUNTY
- COOP. HOUSING? CITY OF BOULDER
- A.U.D.'S, LIVEABLE DWELLINGS ON PROPERTIES
- DEFINING WHAT IS A FARM? 1
 - WHO DOES THIS APPLY TO?
 - DEFINE WHAT IS FARMWORKER HOUSING
- PERMANENT V. TEMP. HOUSING
 - TEMP HOUSING FOR SUMMER (SEASONAL) LABOR
 - NEED HOT WATER?
- NEED TO DIFFERENTIATE BETW. RURAL BOLO + URBAN
 - WANT BROAD DEFINITION OF WHAT A FARM LABORER IS
- COTTAGE FOODS?
- HISTORIC PRECEDENT?
- "AGURBURBAN" ARTICLE - ~~THE~~ INTEGRATED AG/URBAN INTERFACE
 - LOCALIZED AG STRUCTURE
- AG ZONED LAND - SOME NOT ALLOWED TO HAVE HOUSING
(TEMP OR PERM)
- *KIBBUTZ PHILOSOPHY
- SINGLE FAM RESIDENCE (ZONING) ON SINGLE FAM PROP. 2
 - TEMP. HOUSING CODES
 - BUILDING DEPT WANTS HC TO COMPLY W/ SNOW/WIND/SEWER REG'S - BECOMES INFEASIBLE
 - WAYS TO MAKE TEMP. HOUSING FUNCTION
 - COMMUNAL BATHING / COOKING FACILITY
 - ~~ARROW~~ TRAILERS / YURTS
 - MINING CLAIMS - RELATIVELY UNDEVELOPABLE
- APPLYING FOR BUILDING PERMITS - "USED TO CHEAT"
 - OTHER Q'S ARISE ABOUT PROP.

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Fears:

- AIRBNB - FEES
- V.F.U. - SELLING FARM PRODUCTS - LIMITED DEFINITION
- ALLOW DUPLEXES
 - MULT. KITCHENS
 - LOOSEN REGS, ABUSED BY LANDOWNERS
- MAIN HOUSE / MANAGER'S HOUSE / BUNKHOUSE

PARADIGM

- "NEW URBANISM"
 - ~~SHOULD~~ NEED SAME for rural areas
 - CAN'T SEP. BUSINESS FROM RESIDENCE
 - MAKE \$ FROM FARM
- AGRITOURISM / FARM STAYS

CLASH BETWEEN
 WEALTHY LANDOWNERS + REAL FARMERS
 - ALLOW AG. BREWING UNIT
 - HOW TO MAINTAIN AG STATUS

Q2: How CAN BOLO HELP WITH LARSEN NEEDS?

- COMPROMISE
 - COMMERCIAL ENTERPRISE V. AG.
- DESIRE TO ALLOW MESHING OF USES
 - INDUSTRIAL V. AG.

- QUESTION of MILLING GRAINS
- SHARING of EQUIPMENT / PROCESSING
- VISION - DOES BOULDER ACTUALLY CARE ABOUT FARMS
 - DO THEY JUST ENJOY THE AESTHETIC
- COLLAB. BETW. LAND OWNER + FARMERS
 - DOES LANDOWNER NEED TO BE INVOLVED IN THE AG.

- LINE BETW. WORKING AG + QUANT IDEALIZED AG LANDSCAPE BUT ALSO LINE BETW. WORKING AG AND INDUSTRIAL CAFO?

Q2 —

- meeting labor needs?
 - internships through schools
- composting toilets & ~~composting~~ solar showers
- mobile home parks in the summer
- undocumented workers
 - a lot of fear to speak up about quality & conditions of housing
- hubs are too isolated?
- on the city side, bicultural & bilingual supporting undocumented workers and their family.
 - food, schooling & head start
 - need more access to support in all respects.
 - public advocacy to get people's experiences & stories on the table and in the open
 - ↳ maintain sanctuary status
 - ↳ a small step in alleviating some of the constant fear migrant workers feel
- what do we do with housing in the winter?
 - tax benefit?

- make new winter community in the mountains, for example
- Intervale, Burlington, VT → good example of out-of-box housing solution
 - live in town / urban areas

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- Community hub w/ added housing
 - potential for sprawl
 - ex. gunn barrel → reserve some for farm labor
 - centrally planned enough for smart planning
- before talking about housing → how can we ensure longevity
- short-term viability
 - flexibility
 - temporary infrastructure
 - ie showers
 - migrant workers (esp. undocumented)
- greywater
 - ↳ outdoor showers → have more access to water
 - irrigation & toilet flushing
- Seasonal housing
 - mobile tiny houses
 - people with their own trailers have issues with code
 - service to rent trailers & place on farm for short-term
 - shed into tiny house
 - Why can't we do ADU on that shed?
 - Need to protect the workers from taking advantage of code

- large codes don't always apply to ind. needs
- cement pallets + tents + wash house,
 - simple but seasonal
 - yurts
- how woofing program manage code?
- increase residents per household
- maintaining houses that can support more people
- property is so expensive, owners need to rent the main house to stay afloat.
- rules around hobby farm?

IDEAS FOR SOLVING BOLO HOUSING

- BUNKHOUSE FOR LABORERS (WOOD OR OTHERWISE)
- PORTABLE TINY HOUSING
- "TEMPORARY" HOUSING
- NO UNSAFE HOUSING
 - ↳ ILLEGAL DWELLINGS CAN CREATE UNSAFE CONDITIONS
- AN AG GREEN BELT REQUIRES FARMER HOUSING
- STANDARDS NOT DEPENDENT ON SF
- OFF FARM "COMMUNAL HOUSING"
 - ↳ MUST MAINTAIN QUALITY & SAFETY
- "HOSTEL"-LIKE HOUSING TO ENABLE COMMUNITY OF FARM WORKERS
 - ↳ SHUTTLE SYSTEM? ELD ^{FTD} PASSES FOR FARM WORKERS
- POCKET NEIGHBORHOODS OF TINY HOMES AROUND COMMUNITY SPACE
- INCLUDE CONTRACT THAT DISALLAWS AG HOUSING IF DEED IS TRANSFERRED TO NON-AG USE ??
- CONVERT SILOS & OLD FARM BUILDINGS INTO HOUSING
- BOULDER COUNTY (OR PRIVATE ENTERPRISE) BUILDS FARM WORKER COMMUNITY (MOTEL-LIKE HOUSING, COMMUNITY CAFÉ/KITCHEN)
- UNIVERSITY/DORM ROOM STYLE
- LINK THIS TO AFFORDABLE HOUSING
- CODE: TENANTS OF HOME MUST BE FARM WORKERS
- COMMUNITY (OFF-FARM) ENABLES IDEAS HAVING / WORKLOAD SHIFTING TO FARMS WITH HIGHEST PRESENT NEED
- RENOVATE OLD MIGRANT HOUSING, ALREADY EXISTING (SCHAEFEL? POOR FARM?)

IDEAS FOR BOULDER COUNTY FARM HOUSING

Attachment C: Public Comments and Feedback from Public Outreach

- NOT ENFORCING "HOA-TYPE" CLEANLINESS / AESTHETIC STUFF

TRANSPORTATION (FOR NON-ON-SITE WORKER HOUSING)

- ELD PASS

- SHUTTLE SYSTEM

- BETTER HOUSING ALLOWS EXPERIENCED / QUALITY FARM HANDS TO STICK AROUND
(NOT EMIGRATE FROM BOCO)

- FARM WORKER HOUSING AT AG CENTER?

- "FARMER FARM" COMMUNITY HOUSING BUILDING INCLUDES SMALL (E.G. 10 ACRES) FOR

GARDEN / OWN PLOT

↳ SHARED EQUIPMENT

↳ MICHIGAN STATE UNIVERSITY IS AN EXAMPLE (APPRENTICE PROGRAM)

↳ ALSO LOOK AT CALIFORNIA POLYTECHNIC - SLO AND OTHER LAD GRANT UNIVERSITIES

- ALLOW GREY WATER RE-USE

> SPECIFICALLY VIABLE ON AG LANDS

- ALLOW COMPOSTING TOILETS

TANNER@MADAGRICULTURE.ORG

WE
@
PHIL

OPEN SPACE IS FOR LOCAL FOOD.

↑
BUMPER STICKER

ESTABLISH A GUIDING PRINCIPAL

① What are our ideas about solving farm labor housing.

- encourage sprawl
- high density around farms

bank houses
 workers
 not able to be rented as ADU
 these will be serving
 or involved in farm/ag work
 addition dwelling unit
 accessory " "

Community housing

But short term stays should be available - Farm Stays

- restrictions? who can live in these units?

Ag workers

Not people who commute to work in Boulder

comparable examples - In the Netherlands

working

Christopher.Kerba@gmail.com

Tiny houses - can be moved where there is need -
not - permanent structures
- Build codes? Now viewed as RV's

Ron ~~Flax~~ Flax -
- sustainable construction

- Grey water - legal in CO but not in Boulder County

② How can B county promote labor needs for Agr?

Lauren Cole

↑ increased travel trips must be allowed

How does housing relate to labor costs?

more workers, decrease cost per worker

connection bet/ housing and labor cost labor costs

on site housing

less commuting

lower labor costs

allow economic solvency

* portable housing

Wooty

recommended - policy - what is policy about farms & ag economy priority policy - rt. to farm policy vs. the least claiming neighbors

Daniel see Camp Day commit to keep ag on public lands & support Farm

Swan the bullet that's killing farming is the presence of "non-farm-acter" (the appearance of ag) & not farming
 • West County => rt. to farm
 • Larimer County => " " "

Samman support local food system

Policy commit to support "rt. to farm" to address ag issues of farms/units farms need to be able to decom-
 date / have seasonal housing communal bath-rooms kitchen
 Approaching Policy commitment other models - W. Slope County subsidized + portable

Hawk Feather Talk Kristy Anderson

How do we solve housing? Kristy@the
freshherbco.com

Daniel - camper
seasonal labor
Wootery - camper area showers, etc.
kitchen, bathrooms

Clot - slow camping
regulation

Can. plan - if housing then workers &
farms can extend production

Brian include in policy 250 sq ft of housing
space per 1/2 unit FTE
avg organic farm uz = .75 unit FTE

Per acre
Sun Seasonal

• trailers etc
• subsidized housing - County provides
Brian Casa de Esperanza originally
designed for farm workers

Naphne value of having farm workers
on farm

How can older County help w/ Labor needs?

→ housing
Larry W. Sipe - migrant farm labor housing
self-contained "containers" converted
to housing

* look to W. Sipe

Boulder County Comprehensive Plan:

BC Comprehensive Plan, NIW 1.03: New business, commercial and industrial uses shall be situated within “Community Service Areas” in order to be within a close proximity to the shopping public and respective labor forces, as well as to move toward the goals of reducing energy consumption and attendant commuter time.

BC Comprehensive Plan, NIW 1.06: Niwot is planned to be the only designated service area within the Sub-region and the geographic area wherein the majority of future growth will be accommodated.

How the Comprehensive Plan is enforced in Niwot:

Contrary to the Comp Plan, Niwot has been placed under a development moratorium that:

- attempts to down-zone the already limited commercial district, forcing Niwot residents to travel to Boulder or Longmont to obtain needed services and products
- stops any new commercial or mixed-use projects within half of the NRCD (historic district was exempted from the Moratorium)
- prevents Colterra from rebuilding making the project financially not viable
- prevents existing Niwot businesses from expanding to meet the needs of Niwot residents
- puts NRCD businesses under a dark ‘anti-business’ cloud and ushers in a significant reduction in sales tax revenue
- will add to the costs of development, causing increased rents, making Niwot less competitive

Boulder County Comprehensive Plan:

BC Comprehensive Plan, NIW 2.08: The county shall encourage the development of a network of pedestrian and bicycle pathways that are protected from vehicular encroachment and that serve the resident’s needs to safely and efficiently move between activity areas and living areas within the Niwot Community Area.

How the Comprehensive Plan is enforced in Niwot:

Contrary to the Comp Plan, the Boulder County Land Use Code and the Boulder County Attorney’s office advice, Niwot businesses on 2nd Avenue southwest of Franklin are denied access to the public alley right of way that is adjacent to their properties, forcing all cars that access these businesses to cross paths with pedestrians, bikes, strollers and scooters, and

creating a safety hazard. Only a block away, all businesses access the same alley, the sidewalk is clear of cars and pedestrians are safe.

Boulder County Comprehensive Plan:

BC Comprehensive Plan, EC 1.06: In its economic development efforts, including support or assistance to municipalities, the county shall recognize the importance of retaining and expanding existing businesses and industries, the significance of small firms and both the benefits and potential drawbacks of attracting new support businesses and industries.

How the Comprehensive Plan is enforced in Niwot:

Contrary to the Comp Plan, the dark cloud of the moratorium hurts an already fragile business community. Rather than recognizing the importance of retaining and expanding existing businesses, rather than supporting small businesses, the moratorium is a constraining factor, especially considering the current business situation:

- Colterra is closed due to a fire, and now delayed, possibly permanently, from returning
- Powder Keg has closed and the space is vacant
- Treppeda's is closed and the space is vacant
- the Tribune building is vacant
- additional retail and office vacancies exist throughout the town
- existing retail stores struggle with the loss of foot traffic brought about by the moratorium.

Boulder County Land Use Code:

Boulder County Land Use Code, Niwot Sub-Area Plan Article 4-116: **Alleys should be retained** to provide access to the rear of buildings and to provide a service area for the building that is not highly visible from 2nd Avenue.

How the Land Use Code is enforced in Niwot:

Contrary to the Comp Plan, the Boulder County Land Use Code and the Boulder County Attorney's office advice, Niwot businesses on 2nd Avenue southeast of Franklin are denied access to the public alley right of way that is adjacent to their properties, forcing all cars that access these businesses to cross paths with pedestrians, bikes, strollers and scooters, and creating a hazard that continues to compromise pedestrian safety. Howard Treppeda reports that 'near misses' occur regularly over the years.

Focus Questions (Please Print Clearly)

You can either fill this out online: <http://bit.ly/bccp-housing-economics> or scan and email to cwiseman@bouldercounty.org

How can Boulder County help to preserve existing housing stock for current and future residents?

MAKE IT EASIER FOR HOMEOWNER REMODELS

What types of housing are missing from unincorporated Boulder County?

ADUs - MOTHER IN LAW COTTAGES
- ALLOW AGING IN PLACE; MORE AFFORDABLE HOUSING

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

SEE ABOVE

How can Boulder County work with neighboring cities and towns to address housing issues?

HARMONIZE MINIMUM HOUSING SIZES

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

TALK TO ASPEN MOON FARMS & OTHERS TO DETERMINE THEIR NEEDS

What economic goals and policies should Boulder County prioritize?

REPRESENT PEOPLE OF ALL INCOME LEVELS
NOT JUST THE WEALTHY

Do you have any other general comments?

Focus Questions (Please Print Clearly)

You can either fill this out online: <http://bit.ly/bccp-housing-economics> or scan and email to cwiseman@bouldercounty.org

How can Boulder County help to preserve existing housing stock for current and future residents?

STREAMLINE PROCESS FOR PERMITS, ADUs, ETC. TO ENABLE CURRENT OWNERS TO MAXIMIZE USE AND VALUE OF EXISTING HOUSING, MOTIVATE THEM TO STAY ON THEIR PROPERTY.

What types of housing are missing from unincorporated Boulder County?

SMALL-SCALE CUSTODIAL DEVELOPMENTS (PER CALIFORNIA), EXTENDED FAMILY RESIDENTIAL COMPOUNDS, FARM WORKER YEAR-ROUND HOUSING.

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

MORE CASE-BY-CASE APPROVALS OF UNUSUAL PLUMBING & DESIGN APPROACHES, SIMPLIFY THE APPROVAL PROCESS

How can Boulder County work with neighboring cities and towns to address housing issues?

STOP SUBDIVISIONS BEYOND EXISTING LINES, OPPOSE COLLATING NEIGH-DEVELOPMENT

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

LESS APPROVALS ON OCCUPANCY BY MULTIPLE OCCUPANTS, DISCOURAGE MAKING THE MOST OF PROPERTY'S POTENTIAL.

What economic goals and policies should Boulder County prioritize?

SMALL SCALE, FAMILY FARMS AND RESOURCES TO BE FOSTERED OVER GENERAL DEVELOPMENT

Do you have any other general comments?

WE NEED AN OMBUDSMAN / ADVOCATE FOR AGRICULTURE AND FAMILY FARMS TO ACTIVELY PROMOTE THEIR APPLICATIONS & INTERESTS - PERPETUATE GEOGRAPHIC-SPECIFIC POLICIES FOR COMMUNITY (BIRCHMOUNT VS. AUSTIN PARK)

Hygiene 2/25

Focus Questions (Please Print Clearly)

Attachment C: Public Comments and Feedback from Public Outreach

You can either fill this out online: <http://bit.ly/bccp-housing-economics> or scan and email to cwiseman@bouldercounty.org

How can Boulder County help to preserve existing housing stock for current and future residents?

What types of housing are missing from unincorporated Boulder County?

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

How can Boulder County work with neighboring cities and towns to address housing issues?

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

owner occupied for short term rentals; limitations on number of nights rented per month, per year

What economic goals and policies should Boulder County prioritize?

Maintain level of / low density

Do you have any other general comments?

Hygiene 2/25

Focus Questions (Please Print Clearly)

Attachment B: Public Comments and Feedback from Public Outreach

You can either fill this out online: <http://bit.ly/bccp-housing-economics> or scan and email to cwiseman@bouldercounty.org

How can Boulder County help to preserve existing housing stock for current and future residents?

What types of housing are missing from unincorporated Boulder County?

Seasonal farm worker housing

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

ADU's should be easier to do.

How can Boulder County work with neighboring cities and towns to address housing issues?

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

An active working farm should be allowed to provide seasonal farm worker housing on the farm in order to continue to Farm for the local community.

What economic goals and policies should Boulder County prioritize?

supporting farm worker housing supports guiding principles
#2, #4, #5

Do you have any other general comments?

Focus Questions (Please Print Clearly)

Attachment C: Public Comments and Feedback from Public Outreach

You can either fill this out online: <http://bit.ly/bccp-housing-economics> or scan and email to cwiseman@bouldercounty.org

How can Boulder County help to preserve existing housing stock for current and future residents?

The County is in a hard position. You cannot force a home owner to preserve an old house & not tear it down. There must be a carrot & stick approach I had not considered.

What types of housing are missing from unincorporated Boulder County?

Smaller homes are missing. Because the land is valuable, builders do not want to build them. A density bonus might be the answer or making a %age of a TDR's smaller, some larger, & more expensive.

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

These populations should be closer to existing communities. They need reliable transportation and services that towns offer and the County does not. Without services, the County cannot be all things to all people.

How can Boulder County work with neighboring cities and towns to address housing issues?

I would like to see Boulder CO be the catalyst that helps towns & cities assess present availability & future needs. The County might sponsor forums & have experts in the field address the participants.

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

It is going to take a mix of housing. Working farms should be given priority to add housing for farm help both permanent and temporary. Short term rentals do not help our housing situation. ADUs do increase density & traffic. They should be limited to square footage and on a foundation. Tiny houses are an option for some areas with the question of whether they should be permanent or temporary.

Economic: providing infrastructure for econ. development is key. Mass transit is important. Continued dedication to natural & cultural amenities.

Do you have any other general comments?

Does CU have a group or groups working on some of these common issues? If so, tap in to that. Other communities are facing this struggle, dialogue with them; see what works, what doesn't.

Mary Camy, PO Box 159, ^{CO 80533} ~~CO 80533~~ greene, CO 80533
MARYCAMY38@gmail.com

Invest in Climate
change mitigation
related economic
development, i.e. forest
management, Environmental
Engineering

Comments from
Boulder Library
Open House

Aging in place
should not nec.
be a goal. Rather,
aging in
community will
promote better
physical + mental
well being.
Promote group
home use!

Focus Questions (Please Print Clearly)

How can Boulder County help to preserve existing housing stock for current and future residents?

Relax existing code / Health requirements to allow for affordable transfer of properties. Let people live a more austere life if they choose

What types of housing are missing from unincorporated Boulder County?

Affordable housing to attract labor pool.
Rental Housing

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

Attract labor pool that is stable in the community. In home Senior care is a growing priority and a business I've seriously considered. I opted not to start that business solely because the labor pool cannot support it. Caregivers must drive in from populated areas.
IN short: Housing ~~that~~ prevents organic business development

How can Boulder County work with neighboring cities and towns to address housing issues?

Transportation. Laborers are required to drive personal vehicles to service the area, which impacts reliability, timeliness, and retention

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

Allow longer residence in short term housing.

What economic goals and policies should Boulder County prioritize?

Pay equity for labor pool as it applies to cost of living. When labor can't afford to live in or commute to a community, that community is slowly choked off.

Do you have any other general comments?

I tried to prepare my property for construction of short term housing/ rental. The new septic I built could only be designed for the number of BRs in the existing home. As a result, any new construction will now require another septic system, so those units won't be built now.
Examine how health / Construction codes impede development of critical infrastructure for new Housing solutions.

Align Building codes with carbon-neutral design

BCCP-18-0004 / BCCP-18-0005

Online Wufoo Form Comments

Received as of May 23, 2019

From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#2]
Date: Tuesday, November 13, 2018 3:03:03 PM

Name * Michelle Pinkowski

Email * michelle@pinkowskilaw.com

What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?

Boulder County currently offers no housing options for seniors needing assisted living. Assisted living options include small assisted living residences (ALRs) and large assisted living facilities. Small ALRs provide a housing option for frail elders that gives them the ability to live in a home environment (as most have done their entire lives), generally have more favorable staff to resident ratios, offer a better alternative for those with mobility impairments and dementia, and are more comfortable for people who do not want to live in institutions. Additionally, small ALRs are often a better alternative than "aging in place", which is proving to result in feelings of isolation and loneliness. Less than 2% of the assisted living beds in all of Boulder County are in small ALRs. None of these beds are in the unincorporated parts of the county.

How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?

Currently, the Boulder County zoning code contains a favorable definition of group care homes. This use is allowed in a number of residential and other zones, which is also positive. However, the use requires special use approval under 4-600. Subjecting group homes for the frail elderly (classified as "disabled" under the Fair Housing Amendments Act) to the onerous procedures of special use review can be viewed as discriminatory, as it treats the disabled differently than the non-disabled. Such discrimination is prohibited by 42 USC 3604. Additionally, Boulder County does not have established procedures for requesting reasonable accommodation – that is, a request for exemption from rules or procedures that will allow the disabled to enjoy housing opportunities – something that is required by the Fair Housing Act. Such procedures would be helpful in the case of, for example, requesting reasonable accommodation from restrictive size limitations that make it financially unfeasible to create a group home in many Boulder County areas. Requesting reasonable accommodation should be allowed through a simple application for decision by the Planning Director.

How can Boulder County work with neighboring cities and towns to address housing issues?

Boulder County and neighboring cities and towns must recognize that there simply is not enough housing in the county (incorporated and unincorporated) to accommodate existing seniors, much less the burgeoning demand that is on the horizon. Changing demographics mean that we must get serious about finding ways to meet the needs of our seniors, or they will have no choice but to leave the Boulder area when they need additional assistance with daily living. Planning jurisdictions should make it easier to create all types of senior housing, especially small ALRs. One good example is the City of Longmont, which recently amended its zoning code to allow more areas where groups homes up to 12 are a use by right. One poor example is the City of Lafayette, which does not allow ALRs in any residential zone (a clear violation of the Fair Housing Act). While Boulder County clearly has attempted to be more welcoming to this use, the fact that there are no such establishments in the county is evidence that the policies are still too restrictive.

Do you have thoughts or suggestions Yes. See above.

on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#3]
Date: Tuesday, November 27, 2018 3:54:42 PM

Name *	Emily Pilinski
Email *	emilyburrough@gmail.com
How can Boulder County help to preserve existing housing stock for current and future residents?	Offering less traditional housing opportunities, like ADUs will open up the market of available homes.
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	Accessory Dwelling Units
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	Accessory Dwelling Units
How can Boulder County work with neighboring cities and towns to address housing issues?	The city of Boulder is path-finding regulations on short-term rentals and ADUs. There has been significant community engagement regarding these topics and it would be great if the County of Boulder could follow suit.
Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?	Accessory Dwelling Units
What economic goals and policies should Boulder County prioritize?	<p>Letting people age gracefully, with family, in communities that care is something that we should all strive for as citizens of this world. With soaring house prices and taxes this is an increasingly difficult goal to achieve.</p> <p>Should a family have the space an opportunity to provide housing (ADU) to family members the process should be straightforward and not overly regulated.</p> <p>In addition, using ADUs for short term rentals can help offset the cost of expensive property and should be allowed (with some regulation).</p>
Do you have any other general comments?	The Family Care Unit seems like a good idea in principle, but in its current form seems overly invasive. Having to justify and classify someone as requiring special care can be a hurdle (mentally) for a family and should not be required. If a family has the space and desire to help an aging citizen, in whatever health, this should be allowed without 'reporting' on a person's private struggles in a public setting.

Please check box below *

I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#4]
Date: Tuesday, November 27, 2018 6:15:13 PM

Name *	Klaus Holzapfel
Email *	me@klausholzapfel.com
How can Boulder County help to preserve existing housing stock for current and future residents?	Many existing structures need minor or major upgrades. It's a pretty wide range. Current building codes are cost prohibitive in many cases. Instead of an all or nothing approach that asks owners for maximum improvements a more reasonable approach with gradual improvements would be triggering more projects to be launched.
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	Affordable smaller units (400-800 sqft) – built to be fireproof and with off the grid power.
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	Certain areas could be zoned for those purposes.
How can Boulder County work with neighboring cities and towns to address housing issues?	<p>Boulder County could adopt an approach that helps those towns to help itself. Ideally these towns are becoming stronger economically and are able to solve more of their problems themselves.</p> <p>I'm thinking of public/private partnerships that strongly benefit Ward and other towns in the mountains.</p> <p>The towns are currently losing businesses due to restrictive regulations or a lack of overall support. Ideally we see the exact opposite and see more businesses being set up.</p> <p>The fact that 100k people visit Brainard Lake each month during the peak season without the ability to spend any dollars in the area (food, equipment rental/purchase, guided tours, etc) really sticks out to me.</p> <p>The mountain communities are willing to closely work together with the county to work on a plan.</p> <p>I'm part of the IMA (Inter Mountain Alliance) and we've already discussed this among ourselves.</p>
Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?	<p>We need more affordable housing in the habitat for humanity spirit. The peak to peak region is full of builders. Give them material and ask for their help and we might see some affordable housing projects.</p> <p>I'm a big fan of metal frame kits with metal roofing and siding. Those structures can be put up within a week or less. After that it's down to insulation, plumbing, electricity and interior.</p>

The biggest issue is of course water/septic. Ideally we look into new technology like biogas digesters and pool multiple houses together wherever possible.

What economic goals and policies should Boulder County prioritize?

The mountain communities have assets that are not being utilized properly. Let's focus on generating more revenue (without sacrificing our ecosystem) in order to do more for the communities.

I'm not talking about an amusement park on top of the mountains. I'm talking about setting up test areas for new technologies (wind/solar, etc.) and other innovative approaches with a small environmental footprint.

I'll be happy to talk more about some of my ideas. It goes beyond this form.

Do you have any other general comments?

The mountain communities have special needs, skills and requirements. All of those warrant a separate comprehensive plan from the one for the plains. Apparently Larimer County has a mountain specific plan already and we ought to look into that.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#5]
Date: Monday, December 3, 2018 2:40:18 PM

Name * phil stern

Email * phil.stern@colorado.edu

How can Boulder County help to preserve existing housing stock for current and future residents?

Comments made to county personnel at Allenspark Open House:

1) Short Term rental needs to be reviewed, add owner occupied only. Definition of owner occupied 10+ months a year. Here in Allenspark, main rental season only summer months, so any shorter term merely short circuits any benefit.

2) Licensing of Short term is necessary. Enforcement provisions need to be in place and a monthly summary of occupancy. Or use the St Malo approach and limit to number of bed nights/month/season.

3) Conditioning of new applications, SPR, SU, etc. needs rigorous enforcement. As now, placing conditions on applications means neighbors become the enforcement mechanism. And that results in strife and in cases, death threats. It's not fair to us that live here that the main mechanism for enforcement of the provisions set forth lie with us. It suggests that placing conditions on a dubious proposal, that won't be enforced, makes a sham of the system, and those proposals should not be approved.

4) More proposals from Land Use need to be called up and reviewed by the County Commissioners. This serves as a check and balance on the Planning Department approving proposals such as two or three recent ones that will be visible from the Peak-to-Peak highway. Or in two cases, the allowing of "chickens" without discrimination of sex. Roosters are noisy and a disturbance to the quietude of the mountain environment. they should not be allowed.

5) Small houses/ seasonal built. There is a need for small, affordable housing units here in the mountains. Currently, most of that stock is being used by Short Term rentals, hence, the service sector finds housing expensive and difficult. Provisions need to be made, attached to the title, that allow small structures, without any possibility of expansion, to be built. Small structures under 1,000 sq. ft. used to be the norm. No longer! They should still meet proper building codes, etc. The Commissioners should look at a rebate structure that could reward such construction.

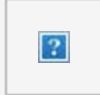
5) Transferable Property Credits here in the mountains are not adjusted by inflation. As a result, the amounts offered are too low to have any impact on "buying out" development. The fees have never been adjusted but allowed to fluctuate at low levels. The elimination of questionable building sites, affected by visibility concerns or environmental degradation, should be pursued with great vigor.

Do you have any other general comments?

Attached two documents. The one from the Estes Board of Realtors is very self-serving, and I disagree with much of it. But it points out the nature of the problem. The Vacasa advertisement merely focuses on the size of the

potential short-term rental problem

Attach a File (optional)



[vacasa_rental_boiler_plate.pdf](#)

601.15 KB · PDF

Please check box below *

- I acknowledge receipt of the Open Records Notification

TRAVEL & REAL ESTATE

Meet Vacasa, the One-Stop-Shop for All Your Vacation Rental Needs

Vacasa is making vacation homeownership easier than ever.

Supercharged by online booking platforms such as HomeAway and Airbnb, demand for alternative lodging has set the once-sleepy vacation rental industry on a trajectory to be worth \$194 billion by 2021. Shaping the future of this rapidly changing industry is Portland, Oregon-based Vacasa, a next-gen hospitality company that's emerging as a leader for all things vacation rental.

Local Teams, Global Network

Caring for over 11,000 properties around the world, Vacasa is North America's largest manager of vacation properties. The company utilizes sophisticated marketing techniques to maximize bookings while their machine-learning-driven pricing algorithm adjusts rates in real time so that homeowners never leave money on the table. This technology is complemented by personal service from exceptional local hospitality professionals who care for guests and vacation homeowners in every Vacasa market.

"We built our reputation by delivering better care and higher revenue," says Vacasa founder and CEO Eric Breon, who started the company in 2009. "Now we're there for vacation homeowners through the full lifecycle of their properties—from helping them purchase a home to full-service rental management and making it easy for them to sell."

Connecting Buyers and Sellers

In July 2018, Vacasa launched Vacasa Real Estate to help connect vacation home buyers and sellers with local agents. With access to rental performance data, a steady stream of buyer leads, and the largest inventory of vacation homes in the country, the company is uniquely positioned to streamline the process of buying and selling investment properties—and to simplify the experience of renting them out.



Upper Pines Lodge - Warren, VT

End-To-End Management

Vacasa's data-informed interior design experts specialize in upgrading furnishings and remodeling vacation rental properties to optimize bookings. Vacasa's local teams handle permitting, tax registration and other details, with comprehensive property management services covering everything from bookings and home care to 24/7 guest service. In addition to their experienced local teams, Vacasa has a central office staffed with specialists.

"Vacasa is an impressive operation with a unique value proposition," says Jack Reynolds, owner of Upper Pines Lodge in Warren, Vermont. "They employ local teams to provide on-site property management, cleaning and vendor supervision in vacation destinations around the world. My local area manager and head of housekeeping are tireless, and diligent to a fault. Both are responsive to texts, calls and emails. When a guest damaged my fancy gas grill, they just said, 'Don't worry about a thing. It's been replaced.' They genuinely care about and for my home."

Online booking technology has made vacation rentals an increasingly popular alternative to hotels. With guest demand growing rapidly, Vacasa's one-stop-shop model enables more people than ever to effortlessly enjoy the rewards of owning a vacation home.

"We're connecting the dots to make vacation home ownership simpler and more profitable for everyone," says Breon.

It's the dawn of an exciting, more accessible age for the vacation rental industry—and Vacasa has positioned itself right at the center.

See how Vacasa can help with all your vacation rental needs: vacasa.com/fly or 888.375.9904

 **vacasa** vacasa.com/fly

Southwest, The Magazine Nov 2018

Attachment C: Public Comments and Feedback from Public Outreach

From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#6]
Date: Monday, December 3, 2018 2:44:52 PM

Name * phil stern

Email * phil.stern@colorado.edu

How can Boulder County help to preserve existing housing stock for current and future residents? See attachment at the end that was not attached to my previous mailing.

Attach a File (optional)



[estes_board_of_realtors_boiler_plate.pdf](#)

784.19 KB • PDF

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RealEstate

Myths and facts of short-term rentals

By Estes Valley Board of Realtors
For the Trail-Gazette

As a group, the Estes Valley Board of REALTORS® take pride in our primary job responsibility of assisting Buyers and Sellers with the purchase and sale of property in the Estes Valley. Part of that responsibility is to help property owners understand and protect their property rights. As REALTORS® we are acutely aware of current and ongoing Real Estate issues in Northern Colorado, and we would like to offer clarification and help with understanding these issues when possible. For this

article, we would like to offer some myths and facts in regards to the hot topic of Short-Term Rentals (STR) in the Estes Valley. We would be remiss if we did not remind residents the fact that Estes Park is and has been a tourist town since Joel Estes founded our community in 1869.

Myth: All STR are just one big hot tub party and make a huge, negative impact on the neighbors.

Fact: The majority of STR renters rent without incident, not to say there haven't been neighbors that have been inconvenienced. The new rules and regulations are in place to keep this from happening.

Myth: STR create parking issues with multiple cars everywhere blocking the streets.

Fact: This may have happened in the past but many of the parking issues were a product of lack of supervision, and lack of enforcement. This has been addressed by the Town and County's permit process and oversight which Estes

Park and Larimer County have begun in earnest. There are now rules in place as to how many vehicles can be parked at a STR.

Myth: STR are not needed; why not just stay in a motel?

Fact: The type of person looking for a STR is probably not the same type of person that would rent a motel room as that is not the experience they are looking for and most motels are generally booked throughout the summer.

Myth: STR are a new phenomenon.

Fact: The Estes Valley has been doing STR since way back in the old days. Actually, before the town restricted accessory dwellings, local folks rented out bunk houses, barns and garages to vacationers staying for less than a couple weeks at a time. The lack of renting accessory dwellings has also really exasperated the work force housing issue.

Myth: STR make money, the property own-

ers are just greedy which is why they do it.

Fact: STR are not as profitable as people think. Averaging out the year as a whole, and all the expenses like mortgage payments, other loans, insurance, taxes, cleaning fees, etc. most owners break even with income and expenses, many do not. In fact, many STR are primarily owned as vacation homes for the owner and to offset the cost they choose short term renting so they can enjoy the home and Estes Park when it is not being rented. Perhaps they are not ready to move here full time and this gets their foot in the door as a home owner in our community part time.

Ultimately, as a group of professionals who support Buyers and Sellers in the Estes Valley, we are talking about personal property rights, and restricting rights to ownership is not beneficial for a community that thrives on tourism dollars. If an HOA or Property Association decides to vote and enact provisions in

their bylaws/declarations/rules & regulations to restrict STR, that is a part of the owner's property rights they are buying into. The Town should be judicious in restricting this very important property right for all other owners. At this time there are 31 property owners on the Town's waiting list to acquire a STR permit. We think it is easy to say there are many more folks that have decided to either not STR due to the intricacies or they have just decided to invest in STR or Real Estate in another town. The number of permits needs to be addressed as it is not truly reflecting the amount of folks looking to STR. There also are many folks that have purchased permits with no intention of renting but realize it is to their advantage to attach the permit to the property. This does not seem to be right either but due to the lack of permits and value it adds to the property it is occurring.

Last but not least many folks are not quite ready to

move to Estes; perhaps they have a couple years before retirement but still want to get their foot in the door of home ownership in Estes Park. To do this sometimes the best route is to buy the home then STR it so as to not tie it up as a long term rental would than they are able to enjoy it occasionally until they can move out full time. These potential assets to our community are being shut out by the current cap on STR.

As much as Estes Park needs workforce housing and affordable housing, Estes Park also needs STR for our economy, our visitors, and as an investment option for Buyers that are not quite ready to move here full time. It is an option that should remain available and viable.

Our main goal as REALTORS® is to find Buyer looking in this community, the property they are looking for and the legal rights to do what they would like with this property within the zoning and town guidelines.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#7]
Date: Tuesday, December 4, 2018 2:41:13 PM

Name *	S. Victoria Santamaria
Email *	lestat.exsanguinator@gmail.com
How can Boulder County help to preserve existing housing stock for current and future residents?	I'm not sure what this means.
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	I don't know.
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	Please consider approving tiny houses (under 600 sq ft), including tiny houses both on wheels and on permanent foundations, as housing options. Small homes are easier to maintain and much more affordable than oversized (standard) housing. They are highly customisable to meet the needs of disabled and elderly residents.
How can Boulder County work with neighboring cities and towns to address housing issues?	The biggest housing issue is unreasonably high prices, followed by a lack of space for new housing, and tiny house communities can solve both problems.
Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?	If tiny houses are approved as accessory dwelling units, or as mini neighbourhoods of their own, please make sure that they cannot be used as short term rentals or as bed and breakfasts. This takes away affordable housing from people who need it and causes headaches for neighbours (if there is a revolving door of strangers in the neighbourhood).
What economic goals and policies should Boulder County prioritize?	Affordable housing, preferably not rentals, should be a top priority. Tiny houses are priced within an achievable range for many low-income families and individuals, who could find stability and safety by owning their own home. More housing stability allows for a happier, more productive community.
Do you have any other general comments?	I love the idea of tiny houses as ADUs, but I think the real way forward is to allow housing developments of tiny homes, on permanent foundations, as has been done in Salida. It is critical, though, to prevent builders from encouraging gentrification by building unreasonably expensive "premium" tiny houses. That would defeat the whole purpose of this type of community. I don't know if it's possible, but a rent-to-own tiny house community would serve a great many disadvantaged people, allowing working homeless and working poor people to achieve home-ownership.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#8]
Date: Thursday, February 7, 2019 11:49:49 AM

Name *	Andy Breiter
Email *	andybreiter@gmail.com
How can Boulder County help to preserve existing housing stock for current and future residents?	Make sure to keep land and housing together. It is very difficult for farmers to manage land that they don't live on. The connection is vital to the life of the farm.
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	Housing that exists at a good rate for farmworkers. Housing that is created with an understanding of the seasonality for the farming schedule.
<p>What economic goals and policies should Boulder County prioritize?</p> <p>To have financially successful farms that are here to feed and grow the community. Policies that allow creativity, that regulate the outcomes rather than the protocols. Policies that assist and are for the betterment of Boulder County land and its citizens. Policies that are thoughtful passed the inorganic structures of human land use codes. Do this by thinking about how farms can make money here would processing animals on farm, educational classes, Air BnB, adding value to there food help the farms and the community. Try not to separate these processes based on what we have deemed is appropriate to that land, rather look at whether these processes are helping or not. If they are promote them, if they are not then don't allow them, but let there be an ability to try new ideas.</p>	
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From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#9]
Date: Tuesday, March 5, 2019 8:59:09 PM

Name *	Jeanine Tarrant
Email *	jolly8girl@yahoo.com
How can Boulder County help to preserve existing housing stock for current and future residents?	Learn from Boulder's mistakes. Preserve medium income housing for the middle class and working people. Avoid the temptation to change zoning allowing high rent apartments to replace existing affordable housing.
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	medium income neighborhoods.
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	Explore grants to repair and upgrade existing housing in low income areas. Make owners of rentals take responsible for maintaining their properties both inside and out.
Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?	All are reasonable options if well maintained and if the focus is for the people, not for the profit. This has been a problem in neighboring communities. Don't just talk about the need for affordable housing, actually build it!
What economic goals and policies should Boulder County prioritize?	Protect the people. Be aware that our resources are limited. Open space is nice, but people need homes and we have a finite amount of land. Growth is important, but overgrowth can't be reversed.
Please check box below *	<ul style="list-style-type: none"> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#10]
Date: Friday, March 8, 2019 4:52:38 PM

Name * Liz Silverman

Email * lizsilverman333@gmail.com

Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?

Yes! Allow renters who live in the property full time to manage a short term rental as a property manager for the owner, to help pay rent. That would be outstanding for making living in Boulder affordable and for ensuring that someone is always on the property and it's not being run as a business with no owners or managers living on the property. For short term rentals, I'd love to see allowance for both owners and "managers" to run an Air BnB.

I do not recommend the option "trust" or "trust managers". Owners will not take the time to set up a trust, but they will be much more likely to sign an application form that allows their tenants to use a room for an Air BnB.

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From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#11]
Date: Monday, March 25, 2019 12:34:26 PM

Name *	Patrick Egan
Email *	pategan@me.com
How can Boulder County help to preserve existing housing stock for current and future residents?	Offer tax credits for historic renovations of homes older than 30 years. Loosen parking requirements for new developments if they can provide access to mass transit on-site Assist seniors with co-housing options to share a home with another senior
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	Small houses, senior living community, csa farms
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	Require that new development be made smart home friendly (access to voice-based services to inform of medical issues and arrange for transportation and food delivery)
How can Boulder County work with neighboring cities and towns to address housing issues?	City Center to City Center transit that is frequent, and reliable would be very helpful. Also, willingness to allow housing to be built above commercial structures.
Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?	More home sharing options or programs like Silver Nest
What economic goals and policies should Boulder County prioritize?	Diverse range of housing options located near transit routes (Bus, light rail, car-share) Services available for those who do not or cannot bike.
Please check box below *	<ul style="list-style-type: none"> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#12]
Date: Monday, April 1, 2019 5:07:38 PM

Name *	Teresa Hoffman
Email *	tchoffman@msn.com
How can Boulder County help to preserve existing housing stock for current and future residents?	Boulder County should give a helping hand to people that have proven to be an asset to their community. They should not hinder people with rules and regulations that add tens of thousands of dollars to the process of upgrading existing houses.
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	Small, affordable, year-round rentals for younger residents. Moderate homes for sale at reasonable prices for younger residents.
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	This should be done with great caution and care to avoid unintended consequences. A low-income facility built in Estes Park is full of residents that moved from Loveland, Ft. Collins and other areas. Now, people that work in town cannot live in the low-income housing because it is filled with people that have moved in from other towns. These (formerly out-of-town) residents also put a strain on the emergency medical services and police services. So, instead of solving a problem for the town, it has created more issues.
How can Boulder County work with neighboring cities and towns to address housing issues?	Find out what regulations cost homeowners problems and excessive cost. Research whether these regulations have had the intended consequences. For example: Have they made homes safer? More efficient? Have they lessened the impact on the environment? If research shows that things haven't work out positively, consider changing the regulations. There's no sense keeping a regulation that doesn't work.
Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?	Any plan or tool should be used with caution. For the unincorporated areas, a large overall plan does not seem to be the answer. Change and growth should be done in small, managed increments, adapting as lessons are learned about what does and does not work.

What economic goals and policies should Boulder County prioritize?

Businesses' major goal is to make money and succeed. They don't need the government to reach their goals.

Clean water, air and land are much more important than any economic goal.

Do you have any other general comments?

Because of the Boulder County Land Use regulations (specifically for fire cisterns and upgrading septic systems), many people have not been able to afford to buy an existing home.

I know of five people that volunteer over a hundred hours each year at the Allenspark Fire Department as well as work at a full-time job or several part-time jobs that would like to purchase a home in Allenspark. The only thing standing in their way of owning a home are the very costly and difficult building requirements from Boulder County.

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From: [Wufoo](#)
To: [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#13]
Date: Thursday, May 2, 2019 10:33:15 AM

Comprehensive Plan Housing & Economics

#13

Name *	Klaus Holzapfel
Email *	me@klausholzapfel.com
How can Boulder County help to preserve existing housing stock for current and future residents?	<p>I speak for the mountain communities. We have plenty of older homes that would get upgrades if the building code requirements were less stringent and would allow for incremental upgrades.</p> <p>We need a special code subset for the mountain region. Our rules are made for Boulder City and its surroundings and often make little sense in our high country.</p>
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	<p>Again for the mountains: We need affordable housing for first responders. There is a significant shortage of younger women and men that can help with rescue efforts (for tourists) in the mountains.</p>
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	<p>Limit short-term rentals (to one property). Loosen certain zoning/annexation laws.</p>
How can Boulder County work with neighboring cities and towns to address housing issues?	<p>Work towards common visions for cities and towns TOGETHER.</p>
Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?	<p>I'd work towards a couple of cost effective models incorporating new materials and processes. One size won't fit all and we will also need different homes for code red zones than in the flatlands.</p> <p>For the mountains I favor metal and concrete on the outside to make homes extremely fire and wind resistant.</p>
What economic goals and policies should Boulder County prioritize?	<p>The county should encourage efforts of communities to step up and solve their own problems (vs. always asking for help from the county).</p> <p>The county should have a plan for all its regions that factors in climate change and population growth.</p>
What's the vision for the 5k people in Western Boulder County?	
How can we stop economic deterioration and start a process of restoration in that area?	

It would be beneficial to have an increased dialog about how the flatlands and the mountains are mutually beneficial to each other and how to better leverage this relationship: more opportunities to sell the visitors along the P2P Highway could lead to more economic resilience of that area.

Do you have any other general comments?

I live in the Boulder City but am closely affiliated with our mountain towns.

I feel that their voice is not properly represented. The economic power and the vast majority of the population is in the flat part of the county. Yet the mountain people help maintain our most valuable asset.

There is a lot of room for improvement in the dialog and I fully intend to be part of it.

Attach a File (optional)

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IP Address

From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#14]
Date: Thursday, May 2, 2019 10:10:56 AM

Name *	Jeffrey Smith
Email *	jfrysmith@yahoo.com
How can Boulder County help to preserve existing housing stock for current and future residents?	The only way to preserve the existing stock is to allow for more supply so that developers do not feel a need to demolish existing properties in an effort to gain more density in existing multi-family parcels. Redevelopment adds value to properties but it is only a marginal benefit to the overall housing supply and takes existing housing off-line for many months or years. There is great demand for housing in the City and County of Boulder, and rents in the area will justify development even at high costs, but those costs will be passed to the housing customer.
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	Market-rate multi-family. Again, more supply will reduce the demand for existing housing. There is currently no zone class in the County that allows for more than 9 dwelling units per acre. This is quite low density (single family production) and in order to address housing demand, the County needs a higher density zone class in specific areas. Parts of Gunbarrel are a start.
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	Work with the City to allow developers of market-rate communities density bonuses if they build permanently affordable on-site housing in new developments. There is currently zero benefit to developers to build on-site affordable, so they will always choose cash-in-lieu, which does not benefit anyone in the community. This can be done by allowing for up to 55' heights on multi-family developments in high-demand areas or reductions in open space requirements if on-site affordable is built concurrent with market rate housing. Developers WANT to help the housing cost issue in Boulder County and City, but currently have no incentive to do so.
How can Boulder County work with neighboring cities and towns to address housing issues?	Work with the City to stop imposing moratoriums on height and land use review cases so that developers are not pushed into Superior, Lafayette, Louisville, Longmont and Erie to add supply that meets demand. The only route for developers in unincorporated County is to build low density development, which uses more land for less supply.
Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?	See above.
What economic goals and policies should Boulder County prioritize?	Open space should be preserved – it is one of the hallmarks of Boulder and Boulder County. But the only way this will happen in the long term is to allow for higher density

development where it makes sense. This is predominantly a City issue as the push to stop development is completely antithetical to the desire for lower cost housing. The only way to meet the market demand to live in and around Boulder will be to go to County parcels to create the supply. The demand is not going to stop just because certain factions in the City want it to, and the surrounding communities will suffer as a result.

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From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#15]
Date: Thursday, May 2, 2019 11:11:42 PM

Name *	Stephen Colby
Email *	scolby23@gmail.com
How can Boulder County help to preserve existing housing stock for current and future residents?	Don't "preserve". Allow to evolve and increase density. Allow mixed housing types in all zones. Delete setback rules and replace with corridor requirements between properties. Promote housing types that build with wall on corridor and multifamily buildings set against wall with interior court.
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	Small clustered co housing. See above. Population growth pressure will be substantial. Areas must be planned for eventual dense villages.
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	Co housing. Do not make housing ghettos for these folks. Inclusion. Incentives to co housing blocks as described above.
How can Boulder County work with neighboring cities and towns to address housing issues?	Transportation upgrades. Population of North I-25 corridor will explode. Park n Ride lots and BRT on Diagonal, Erie Parkway Isabel Valmont Pearl route, Hwy 7, Turnpike.
Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?	All of these options should be promoted. Single family homes that do not use the lot efficiently are a luxury we can no longer afford. Multiple units added to existing lots of wide variety and ad hoc pattern. Graceful infill to increase density of multi use clusters.
What economic goals and policies should Boulder County prioritize?	Employment sites adjacent to public transit. Small business incubators located in industrial/office areas. Aggressive re use of vacant office, shops, and industrial building.
<p>Do you have any other general comments?</p> <p>Biggest problem is public policy hubris regarding the ability to control and select what happens. Critically, all housing and business sites will change use over time. This should be accommodated by more flexibility in policy. Make land use controls more general to allow offices to become retail, then housing, then work shops, then back to office. Let mixed use rule.</p> <p>Another issue is population forecasts. With global climate change millions of households will be moving to the Front Range. Work aggressively to prevent sprawl by promoting density. We will not find healthy development and leadership in the clamor of popular democracy.</p>	
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From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#16]
Date: Saturday, May 4, 2019 12:45:11 AM

Name *	judith renfroe
Email *	judrenfroe@aol.com
How can Boulder County help to preserve existing housing stock for current and future residents?	Treat housing size on a neighborhood by neighborhood basis so that rural properties near cities can be preserved as rural properties, not forced into a slow decline because people cannot remodel and do a reasonable enlargement so that owner occupants will want to live there and care for the land.
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	housing that is attractive to middle income earners who can and will care for the land.
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	Stop taxing land at such high values
Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?	<p>Please prohibit short term rentals. These just price renters out of the market.</p> <p>ADU's seem to never go away. And the fact is there are already so many apartments inside of houses that are not considered separate unite because they do not have a full kitchen, that ADU's are not necessary.</p>
What economic goals and policies should Boulder County prioritize?	Preserve the land and the middle class
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From: [Wufoo](#)
To: [Ruano, Jose](#); [Wiseman, Christy](#); [Hackett, Richard](#)
Subject: Comprehensive Plan Housing & Economics [#17]
Date: Saturday, May 18, 2019 8:26:14 AM

Name *	Nancy Wagner
Email *	nanfanwag@yahoo.com
How can Boulder County help to preserve existing housing stock for current and future residents?	Zoning to limit the size of new builds to exclude "prairie palaces."
What types of housing are missing from unincorporated Boulder County (areas outside of cities/towns)?	Quadplexes/multi-family buildings. However, it would be essential to locate these in proximity to public transportation. Building this sort of housing along the Diagonal would be an example.
How can Boulder County make existing and future housing more accessible to seniors and vulnerable populations such as low-income families and people with disabilities?	Property tax freezes for seniors. Public transport lines. Allow ADU for seniors who need on-site caregivers, whether or not the caregivers are family members.
<p>Do you have thoughts or suggestions on how specific housing tools or models (such as ADUs, short term rentals, manufactured housing, farm worker housing, etc.) can help address housing challenges in Boulder County?</p> <p>Current ADU requirements seem too restrictive for the problems of our time. My husband and I have been Boulder residents for most of our lives and own a home on an agriculturally zoned acre in the county. We raised our (now adult) children here and one of them would like to return to the area. Purchasing housing in Boulder is nearly impossible for anyone of medium income. If we could put up a little house on our acre that he could live in, he would have a place. In the future, when we are aging and unable to function well on our own, he would be here to help us.</p> <p>Why not update ADU regulations to include having a small LEEDS built home for family members? We could get rid of the current requirement that it could only be in the event of someone needing supervision or help immediately.</p>	
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Boulder County Comprehensive Plan
HOUSING

Goals, Policies, & Maps Element

The following residential goals of the Boulder County Comprehensive Plan were adopted by the Boulder County Long Range Planning Commission on February 26, 1975 and reaffirmed in the 1983 Five Year Review of the Plan.

- D.1 A diversity of housing types and densities should be encouraged in order to assure decent housing for all persons.
- D.2 Quality residential areas, which function as integral neighborhood units with schools, parks and other similar facilities as centers, should be encouraged.
- D.3 Rehabilitation of existing residential facilities should be promoted where feasible.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 2/26/75	N/A	Created 11/30/83

The primary purpose of the Boulder County Housing Authority is to encourage and support housing of good quality and adequate size for all families in the communities and rural areas where they presently live and work. If the private sector of the economy, alone, is unable to provide such housing at a reasonable cost to low and moderate income families, then it is the duty of the Boulder County Housing Authority to secure the necessary housing through available federal, state, local government and/or a combination of public-private sector cooperative projects where workable and in the best interest of low income housing needs. Furthermore, it is the intent of the following policies to move toward the attainment of the residential goal statements of the *Comprehensive Plan*. To achieve this purpose and intent, the policies of the Boulder County Housing Authority are set forth.

Housing Policies

- HO 1.01 The housing needs for low and moderate income families and senior citizens in Boulder County shall be determined periodically.
- HO 1.02 Federal, state, local government and/or public cooperative effort housing programs should be utilized to meet the housing needs of low and moderate income families and senior citizens. These programs should include the construction of new units, utilization of existing units, and the renovation of sub-standard units.
- HO 1.03 Standard housing should be maintained at that level and substandard housing should be improved to standard condition if it appears economically feasible. If housing units are dilapidated and unsuitable for rehabilitation, the units should be removed from the housing stock.

County policies support cooperation between all levels of government as well as the private sector in meeting the needs of low & moderate income households.



The Housing Authority provides advice & assistance concerning housing problems

- HO 1.04 Special attention should be directed to providing for dispersal of housing for low and moderate income families and low income senior citizens throughout the residential areas of the county with due consideration to other elements of the county *Comprehensive Plan* and the availability of water and sewer service, fire protection, public transportation, employment, shopping, schools, social services, and recreational activities.
- HO 1.05 The enactment of state enabling legislation should be encouraged allowing counties to adopt a housing code and/or Warranty of Habitability, and other legislation enabling the Housing Authority to achieve its long range goals.
- HO 1.06 Legislation and policies that enhance equal housing opportunities shall be encouraged and supported, including but not limited to:
- HO 1.06.01 The elimination of discrimination against any person because of sex, race, color, religion, marital status, or national origin with regard to the sale, financing or rental of housing.
- HO 1.06.02 The elimination of exclusionary or discriminatory practices in zoning, development, and construction.
- HO 1.06.03 The development of programs to provide tax relief to low income families and low income senior citizens.
- HO 1.06.04 The provision of adequate public transportation service for low and moderate income families and senior citizens.
- HO 1.07 The use of energy conservation and innovative home building techniques in order to reduce construction and/or operating costs without sacrificing safety or desirability of the housing shall be encouraged and supported. When appropriate, the revision or adoption of building and housing codes will be encouraged to meet this objective. For county Housing Authority projects, a preference will be given to developers and contractors that utilize such techniques.
- HO 1.08 Zoning, planned unit development regulations, and building codes should be promoted to provide quality residential developments of innovative design that offer a good social and economic mix of families through a broad range of prices and rents.
- HO 1.09 The efficient and effective management of housing units owned by the Housing Authority, and proper administration of the Housing Assistance programs should be ensured.
- HO 1.10 Housing counseling services, advice, and assistance concerning housing problems to consumers shall be provided.



Boulder County Comprehensive Plan

ECONOMICS

Goals, Policies, & Maps Element

The policies and programs of Boulder County and the municipalities within its boundaries together constitute a complementary statement about the economy in general and economic development in particular. Boulder County’s approach is to channel new urban development—commercial, industrial, and residential—to existing communities where plans are being made to provide necessary public services in a cost efficient manner, while limiting new growth in most of the unincorporated area to a rural or non-urban level.

The *Boulder County Comprehensive Plan* recognizes that each of the 11 municipalities has developed its own goals concerning such issues as rate of growth, desirable land use types and patterns of development, service financing mechanisms and economic development incentives. Many of the stated goals of these municipalities appear similar. The municipalities recognize the value of seeking a balance between housing and job opportunities within their respective cities. Each municipality has developed an individual approach to the land use issues mentioned above and to the programs or other actions aimed at achieving a desirable balance and a stable, healthy economy. A majority of municipalities are involved also in efforts to increase sales tax revenues and encourage local spending by citizens. It is clear that within the areas projected for urban development adequate land and services are being planned to accommodate future economic development, whether one foresees rapid increases or a more moderate growth rate.

A commitment to maintaining the environment & quality of live within the county has contributed to economic health.

Another significant component in both the county *Comprehensive Plan* and a majority of the municipal plans and programs is recognition of the importance of environmental factors, natural and cultural amenities or “quality of life” issues to the health of the economy. The Boulder County economy has benefitted from its legacy of careful land use decisions and its national and state parks and forests and the open space and park acquisitions of the county and various municipalities, notably the City of Boulder. These attributes, together with the presence and resources of the University of Colorado and the local market for products and services, are vital to the county’s economic health.

The following economic goals and policies were revised and expanded in 1987 in conjunction with development of a background Economic Element. They are intended to be used in conjunction with the Design of the Regional Goals A.1 - A.4.

AMENDMENT STATUS

Goals & Policies	Associated Maps	Background Element
Created 2/25/87	N/A	Created 2/25/87



Policies	health, stability and development.
<p>EC 1.01 The county shall obtain and retain current and relevant economic statistics and other information, including data on major industries and employers county-wide, and in the unincorporated area, data on the agricultural, forestry and tourism industries, for the purpose of assessing the employment and economic status of the county and success in moving in the direction of Goal A.4 and the <i>Plan's</i> "economic conditions" goal statements.</p>	<p>EC 1.05 The county shall assist municipalities with their economic development efforts upon request and in keeping with the other goals and policies of the <i>Boulder County Comprehensive Plan</i>.</p>
<p>EC 1.02 The county shall promote the preservation and enhancement of its major assets in attracting new employers: special features of the natural environment, high quality educational and scientific resources, low levels of environmental pollution, sound land use planning and a strong sense of community and neighborhood identity.</p>	<p>EC 1.06 In its economic development efforts, including support or assistance to municipalities, the county shall recognize the importance of retaining and expanding existing businesses and industries, the significance of small firms and both the benefits and potential drawbacks of attracting new support businesses and industries.</p>
<p>EC 1.03 The county shall encourage economic development activities which will help provide additional employment opportunities and adequate incomes for Boulder County residents. The county shall work with the municipalities, public, non-profit, and private sector organizations to insure that economically disadvantaged residents of the county participate in the additional employment and income opportunities resulting from its economic development activities.</p>	<p>EC 1.07 The county shall recognize the importance of tourism and recreation to the local economy and shall encourage the provision of urban and non-urban services and facilities necessary for the continuation and expansion of these activities, consistent with other goals and policies of the <i>Boulder County Comprehensive Plan</i>.</p>
<p>EC 1.04 The county shall function as a resource of land use information for the municipalities within its borders and other entities concerned with its economic</p>	<p>EC 1.08 The county shall support the University of Colorado as a catalyst for economic activity within the area.</p>
	<p>EC 1.09 The county shall encourage public/private cooperation in addressing the County's economic goals and objectives.</p>

Boulder County Comprehensive Plan Update
Guiding Principles
(Approved by Planning Commission 8 – 0 on January 18, 2012)

In shaping and navigating our future, Boulder County supports the following **Guiding Principles**:

1. Consider and weigh the interconnections among social, environmental, and economic areas in all decisions.
2. Encourage and promote the respectful stewardship and preservation of our natural systems and environment by pursuing goals and policies that achieve significant reductions in our environmental footprint.
3. Create policies and make decisions that are responsive to issues of social equity, fairness, and access to community resources for all county residents.
4. Encourage and support a dynamic, stable, and flexible local economy that distinguishes between urban and rural economies, and directs uses to appropriate locations.
5. Maintain the rural character and function of the unincorporated area of Boulder County by protecting environmental resources, agricultural uses, open spaces, vistas, and the distinction between urban and rural areas of the county.
6. Encourage and promote regional cooperation and coordination in working with other entities and jurisdictions.
7. Actively engage the public in the planning process.