



**Boulder County Procurement
1325 Pearl Street
Boulder, CO 80302**

SUBMISSION INSTRUCTIONS

Reference Number: RFP-136-25

Project Name: Review land use, development codes and permitting processes across county jurisdictions to meet Prop 123 fast track requirements

Background:

In 2018, Boulder County and the local governments within the County signed on to a County-wide goal of having 12% of all housing units be affordable. In 2023, Boulder County voters passed the Affordable and Attainable Housing Tax measure, anticipated to generate approximately \$18 million annually to support affordable housing services and development. In 2023, the communities associated with this proposal opted in to State of Colorado Proposition 123, expressing their intent to further affordable housing development within their communities and to provide expedited development review for qualifying affordable housing developments.

Boulder County was awarded a Local Planning Capacity Grant from Colorado Department of Local Affairs (DOLA) in 2024 to be used in part for a multijurisdictional effort to expedite review and approval of affordable housing projects.

Boulder County is seeking a consultant to analyze the current land use and development codes and permitting processes of Boulder County, the cities of Boulder, Lafayette, Longmont, Louisville, and towns of Erie, Lyons, Nederland and Superior, and recommend changes necessary to create a uniform, streamlined process across jurisdictions to expedite affordable housing review and approval in light of State of Colorado Proposition 123 requirements for fast tracking affordable housing development.

Instructions:

Boulder County uses a [Boulder County Bonfire portal](#) for accepting and evaluating proposals digitally:

- To post the Proposal
- To receive any questions or inquiries
- To issue any associated addenda
- To post award notices

Proposals must be submitted electronically on or before the Close Date at [Boulder County Bonfire portal](#).

Important: Submissions will not be accepted by email, fax or hand-delivery; unless otherwise noted.

Documents should not be embedded within uploaded files, as the embedded files will not be accessible or evaluated.

Contact:

To contact Boulder County Purchasing or ask questions in relation to this proposal, respondents must register on [Boulder County Bonfire portal](#) and initiate the communication electronically through the **Vendor Discussions** or the **Ask a Question** feature.

All questions must be received on or before the Deadline for Submission of Clarifications, as specified in the Schedule of Events. Boulder County will not accept any respondent's communications by any other means, except as specifically stated in this proposal.

Addendum:

At any time prior to the Close Date, Boulder County may alter, clarify, amend, delete or add to, in whole or in part, any terms or provisions of this proposal.

In order to afford the Bidders a reasonable time for taking into account a material amendment (the materiality of which Boulder County in its own discretion may determine) or for any other reason, Boulder County may, at its own discretion, extend the Close Date.

For the most up-to-date project information refer to our Bonfire portal.

All vendor submissions may be amended, but only before the Close Date on [Boulder County Bonfire portal](#).

Need Help:

To assist with registration and submission of responses, learn how to get started with Bonfire, watch this [training video](#). For questions or support when using the platform, [access the Bonfire online knowledge base](#), search the FAQ or contact the Bonfire support team at support@gobonfire.com.

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