

Updated September 7, 2022

Community Forum on Locally Accessible Housing November 17, 2022.

Format: In-person at Boulder Town Hall with Zoom option.

6:00 Open House, meet and greet, information posters and handouts.

7:00 Formal meeting with invited speaker presentations

8:00 Open citizen Q & A

Meeting Goal: The shortage of housing that is economically accessible to local families and seasonal workers is a rapidly growing problem in every community. If current trends continue more housing will be occupied by investor second home owners and be unaffordable to local residents. The goal of the November meeting will to educate the community regarding how other towns have addressed housing for local residents and workers, and to inform the Planning Commission on appropriate next steps. The planning objective will be to create a generic structure for affordable housing projects rather than advocating any specific proposal at this time. There will be time for citizen comments because there is a need to address past fears and misinformation regarding housing. Creating more housing for purchase or rental by people working at local wages will require ordinance changes. Success will need to build community consensus and political support.

Tentative Meeting Agenda

1. Introduction

Welcome, introduction of key individuals, procedural items, Background, local housing statistics, trends, available reports.

2. Regional Successes. Speaker: Sharlene Wilde, Neighborworks

Presentation on recent affordable housing projects in other communities. What has worked? What were the challenges? What resources are available to communities? Ways to be sure that housing remains permanently accessible to locals? Incentives to landowners / investors to create affordable options?

3) Other Invited Speakers

Dave Conine: USDA Programs, other affordable housing tools.

Jim Catmull, Boulder Town Council.

_____ School District aSuperintendent Employer-assisted housing. Viability of the school.

Jerry Taylor, County Commission? Ask Judy Drain to extend invitation.

4) Open citizen comments / feedback;

5) Next Steps.

Planning Commission to follow up based on information from the meeting.

Big Questions That the Meeting Should Address

- 1) Handouts/weblinks for statistical information (Boulder, Garfield County, Statewide)
- 2) Listing of the tools that are available to create locally accessible housing. What measures have worked well in similar communities?
 - 2A) What does "moderate income / affordable housing mean in dollars. Definitions; the Garfield County area median income; programs for first-time buyers, long term renters, seasonal renters.
 - 2B) How have other communities increased the supply of local worker housing? Projects in Escalante and Tropic
 - 2C) What incentives can be offered to the private sector to invest in locally accessible housing?
 - 2D) What financial resources are available to municipalities for housing programs?
- 3) Explain deed restrictions and discuss how can they be used to insure that newly constructed affordable housing remains accessible to locals and is not flipped to investors for resale at market price. Also discuss deed restrictions for local worker rental housing.
4. How do open space preservation and sustainable agriculture protection interact with housing goals? Combining conservation easements with higher density lots to reduce development costs while keeping the land in production.
5. Quantitative:
Area median income (I presume we use the Garfield County numbers)?
Income and property cost limits for applicable USDA programs.
- 6) Follow up
Volunteer signup sheet for focused workgroups.
Specific contact persons and organizations for ongoing engagement.

Actions Between Now and November

- 1) Presentation to Town Council in October to get their input.
- 2) Publicity: Pegboard, post on Town bulletin board, article for the Insider.
- 3) Work with invited speakers to focus the agenda and content.
- 4) Meeting logistics (setup, Zoom)
- 5)