# Appendix 1 - Incentive Ideas

Developing quantitative rules for incentives will be difficult. Moab spent a year negotiating between housing advocates and developers before finalizing their ordinance require multifamily projects allocate a portion for local workers. It is important to start with getting agreement on the basic concept.

Below are two “~~straw man”~~ proposals to initiate discussion. The housing providers working group includes many of the individuals who have the land, capital, and ability to take advantage of these types of incentives. The housing provider input will be essential to develop incentives that will further Boulder General Plan goals.

**Open Space Incentive**

Goal: Incentivize keeping existing irrigated land in agricultural production.

Concept: Allow 2 small lots for each 5 acres permanently preserved as irrigated agriculture (double the default density). Details to consider include: minimum parcel size to qualify, how to handle rounding to an integer number of lots, transfer of development rights to other locations in town, and incentives for non-irrigated open space used for grazing and scenic vistas.

**Affordable Housing Incentive**

Goal: Create an economic incentive for subdivisions to create lots that are affordable for workers employed in Boulder and for working-age families.

Concept: Allow rezoning specific locations for small (nominal 1 acre) lots provided that a certain portion (maybe 25%) of the lots be deed-restricted for affordable housing. Details to consider include: reduced-rent housing versus subsidies for home ownership, income and employment eligibility criteria, appreciation limits on homes to keep them affordable on resale, other protective covenants.

# Appendix 2 - Housing Providers Questionnaire

The following is a menu of attainable housing and open space preservation options that Boulder can consider as ordinance changes. Please rate these ideas on the indicated scale.:

Develop an incentive program to protect irrigated agricultural land when subdividing. If there is agreement in principle then stakeholders can negotiate specific ordinance provisions.

 Opposed as proposed; Need more information; Support in principle

. Develop an incentive program to protect open space for habitat and viewshed.

Extension of above to non-irrigated lands.

 Opposed as proposed; Need more information; Support in principle

Consider modifying the sensitive lands slope and other standards to encourage housing development on areaa between 15% and 30% slope that are not suitable for agriculture.

 Opposed as proposed; Need more information; Support in principle

Develop an incentive program to encourage creation of lots for affordable housing. If there is agreement in principle then stakeholders can negotiate specific ordinance provisions.

 Opposed as proposed; Need more information; Support in principle

Examine the affordable household income limits and definitions of local worker that are used by other municipalities for deed-restricted housing ordinances and set criteria for Boulder.

 Opposed as proposed; Need more information; Support in principle

Encourage housing non-profit organizations to buy and build on existing lots. Town actions could include allowing multifamily dwellings, applying for grant money, and subsidizing infrastructure.

 Opposed as proposed; Need more information; Support in principle

Allow duplexes as a permitted use in residential zones. Note that internal ADUs in an owner-occupied dwelling are now allowed by state law, so the only change is allowing both units to be rentals.

 Opposed as proposed; Need more information; Support in principle

Allow multifamily dwellings (triplex, fourplex) subject to architectural standards to keep appearance similar to a large single-family home.

 Opposed as proposed; Need more information; Support in principle

Create standards for housing local workers in RVs and similar camping vehicles for the entire tourist season. Rules could limit the number of units and require approved

power, water, and septic disposal, but still be more flexible and economical than what is in the current RV Campground rules.

 Opposed as proposed; Need more information; Support in principle

Allow a high-density modular home subdivision as a conditional use.

 Opposed as proposed; Need more information; Support in principle

Create an “Conservation and Agriculture” zone that can be voluntarily requested as an expedient way to create permanently protected land without the complexity and delays of setting up a third-party conservation agreement.

 Opposed as proposed; Need more information; Support in principle

Change subdivision rules to replace 5-acre minimum with 5-acre average lot size (dwelling lots and agricultural areas on the same parcel) and allowing lot shapes that reflect access and terrain constraints.

 Opposed as proposed; Need more information; Support in principle

Allow one- acre nominal lot size for bonus lots created as part of open space preservation and attainable housing incentives. One acre inclusive of adjacent street easements is a feasible size for a septic system if culinary water is piped to the lot.

 Opposed as proposed; Need more information; Support in principle

Retain the current subdivision rules in the Greenbelt/Multiple Use (GMU) zone as an alternative to any incentive-based subdivision rules. This would basically be 5-acre minimum with 1:3 width to depth ratio.

 Opposed as proposed; Need more information; Support in principle Increase the minimum lot size for subdivision in the GMU zone to 10 acres.

 Opposed as proposed; Need more information; Support in principle

**Programs and Initiatives not involving town ordinance changes.**

Investigate Land Trusts and similar programs that would lower the capital cost of entry for new farmers through long-term lease of agricultural land.

 Not Interested; Need more information; Interested

Have a speaker make a Boulder-specific presentation on the use of conservation easements as a estate planning and tax-planning tool.

 Not Interested; Need more information; Interested