

Housing Needs Survey Report
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This survey was sent out to the housing group and via pegboard and was open from March 8th 2023 until April 11th 2023. It was a 22-question survey created through Google Forms. We got 38 responses, and it is worth noting that this means 38 households. It is possible that we missed some people who are looking for housing but didn't sign up for the work group and aren't on pegboard. It is also possible that there was some seasonal skewing, of folks that weren't in Boulder for the housing forum or during the time the survey was sent out, both of which happened outside the standard Boulder seasonal work season. That said, folks were encouraged to send the survey to anyone they think might not have gotten it, and it is reasonable to think that one might stay on pegboard in the off season if they are looking for housing in town.

Here are the major findings:

- **Mostly couples**
 - 52% (18) couples
 - 34% (12) individuals
 - 14% (5) families of 3-4 people
- Over half of respondents have **lived in Boulder for more than 5 years**, and most of those have been in Boulder for more than 10 years
- 82% of respondents live in Boulder **year round**
- Most respondents intend to live in Boulder year round
 - 84% (32) 12 months of the year
 - 10% (4) 6-9 months
 - 5% (2) 6-9 months
- Largest group was self employed, then employed at a local business
 - 41% (15) self employed
 - 38% (14) employed at a local business
 - 16% (6) other
 - 5% (2) remote work
- **81% of respondents are looking for home ownership, 19% year round rental, and 0% seasonal rental**
- 51% of respondents said they would be most likely to *leave* Boulder and pursue home ownership elsewhere if they couldn't find it in Boulder
- A lot of variety of current rentals (some people renting an entire home, some people renting a room in a home, some people renting an RV/yurt/other, some people owning an RV but renting space to park it)
- For home ownership, the most popular option was a **remodeled house** (like was presented at the housing forum), then raw land, then self help housing

(like community rebuilds) with some, but less, interest in apartments, townhomes, etc

- For rentals, the most popular option was renting an entire unit with no roommates, then tiny home, then yurt, then trailer, with less interest in shared spaces
- 76% (28) of respondents would be **interested in considering a rent-to-own scenario**
 - 13% (5) said maybe
 - 11% (4) said no
- 47% (18) of respondents said they would consider buying a home with a capped appreciation value if it helps it remain more affordable
 - 29% (11) said maybe
 - 23% (9) said no
- 47% (18) of respondents said they would consider buying a home that is part of a community land trust
 - 29% (11) said maybe
 - 23% (9) said no
- Most respondents are interested in **having space for gardens, chickens, etc**
- 16% (6) have an agricultural business that requires land, 13% (5) hope to
- Acreage requirements/desires were all over the map, but 1-5 acres came up a lot
- **58% of respondents would consider collaborative housing options** where houses are owned individually but land, open space, garden space is shared (with secure access and written agreements), 42% would not
- **30% (10) of respondents have a household income of between \$20k-30k a year (with another 15% (5) under 20k)**
 - 9% (3) 30-40k
 - 15% (5) 40-50k
 - 15% (5) 50-75k
 - 15% (5) 75k+
- What people would pay for rent was all over the map, but \$750-1,000 a month was a common response
- What people would be willing/able to pay for a home was also all over the map, but **\$250-350k was a common response**
- When asked if there was anything else they wanted us to know, some notable things:
 - Loan options are difficult when real estate prices are so high
 - Someone suggested the possibility of long term leasing land
 - Land ownership is priority
 - “There is more than enough land here to accommodate a generation of aspirational Boulder residents; a single, repurposed pasture would likely do it? People clamoring for affordable housing options who themselves own dozens of acres are complicit in the problem”