

Attainable Housing Forum Update (Part 2)  
June 15, 2023  
Planning Commission Report

The Boulder Planning Commission hosted an Attainable Housing Forum at the community center on June 15<sup>th</sup>, 2023 at 6 pm. This forum was a follow up to the first attainable housing forum at the school in November 2022. The goal of this second forum was to share findings from the housing groups, present potential options the PC could consider, and gather feedback from folks regarding what they'd like to see. People showed their support for certain topics at this forum with written comments and/or the placement of a "dot" next to an idea they like (each participant was given 3 dots). For the purposes of this document, "some support", means a topic got 1 or 2 dots.

In compiling this information, there were a few standouts. While most topics got a few dots, there were **48 dots** given to averaging lot sizes. This topic came up on two different flip charts (26 dots on the subdivision rule changes chart and 22 dots on the agricultural/open space chart). Two topics that were not on the flip charts but got a lot of write-in support were encouraging small subdivisions and creating tax incentives that support attainable housing. More specific comments for each topic are laid out below:

Development Standards (John Veranth)

- Support (4 dots) for longer term use of RV or tiny home rentals for employee housing for local businesses
- Support (3 dots) for allowing multi-family dwellings subject to design standards (e.g. height limits)
- Support (3 dots) for allowing non-traditional arrangements (one bathroom serving multiple bedrooms) structures for rent
- Some, but less (one dot each) support for allowing nice mobile home parks off highway 12, incentivizing ADU builds for employee housing, allowing seasonal workers who find a host landowner to live in a tiny home, mobile home, etc.
- Other suggestions:
  - Suggestion to create a permit system that allows employees to live on land legally for a full season
  - Consider an additional airbnb permit if you rent to at least one local worker
  - Increase ADU distance
  - Incentivize solar, composting toilets
  - Multi-unit tiny house village on smaller properties. Allow more than 1 small ADU if it's for long-term attainable housing

Housing incentives (Tina Karlsson)

- Support (5 dots) for allowing density bonuses for attainable housing with deed restrictions to maintain affordability
- Some support (2 dots) for allowing landowners to transfer development rights from one parcel to another to achieve desired outcomes
- There was interest in incentivizing short term rentals to convert into long term rentals
- Incentivizing long term housing/leases/rentals
- Could we regulate against unoccupied Homes?

#### Agriculture/Open Space Incentives (Nancy Tosta)

- Interest in incentivizing clusters/average lot sizes (22 dots)
- Some interest in density bonuses (for lots close to infrastructure, for protection of ag land)
- Some interest in considering community land trusts
- Some people think open space should be linked to productivity and conservation, others think it doesn't need to be ag-centered
- Question about if there will be regulations on types of ag that are available for bonuses (water use, restrictions on pesticides, etc)
- Recognition that it's hard to incentivize ag space and have people able to afford it. How can ag space be further incentivized
- Concern (one comment) about removing the 5 acre minimum

#### No changes other than legally required changes (Colleen Thompson)

- Some comments that no change would be contrary to the general plan
- Support (4 dots) for leaving the 5 acre minimum and making some adjustments for clustering
- Support for rewriting the subdivision ordinance for state regulations and for more clarity
- Support for using the current clustering ordinance

#### Subdivision Rule Changes (Elena Hughes)

- Considerable support (26 dots) for averaging lot sizes and allowing flexibility in lot shape
  - Start with average lot sizes, then see if we need to do more
- Support for minor subdivisions that support locals (multiple comments, dots, lots of conversations)
  - 9 written comments about this. Encouraging small subdivisions by locals/for locals
  - Can we support this especially when sold under market value
- Only one dot for allowing lower minimum lot sizes
- Some interest in providing flexibility based on characteristics of individual parcels

- One comment with suggested characteristics: Pinion/Juniper, non-ag land, steeper grade)
- Suggestion to use average density bonuses when deemed attainable

### Other

- Considerable interest in various tax structures that could incentivize attainable housing
  - Tourism/visitor tax to support attainable housing
  - Short term rental fee that could go into a fund towards attainable housing
  - Lift/ Loosen Restrictions on Agro Tourism Guest Ranches etc Rentals so working farms can have multiple streams of income.
  - Implement a tax on second homes
  - “Panguitch has a local ordinance that only allows Airbnb/short term rentals if the owner is a resident of the town and actually lives there. If Boulder adopted something similar, more long term rentals may open up”
  - “Develop a marketing order organization for Boulder products, with a % of the sales revenue going to support community housing.”
- Think about location when thinking about density. Suggestion to have a map of Boulder printed out and people could show where they would be okay with high density housing
  - “ Place higher density housing along HWY 12 Require large businesses to supply housing for their staff.”
  - “I really think the beauty of Boulder is that you can’t see where all the housing is. You can create a tucked away subdivision that creates just as many houses and still makes Boulder feel open and vast”
- Interest (3 dots) in reaching out to land owners with unoccupied homes and ask if they are willing to rent or build an ADU
- Suggestion to be careful about making assumptions about what people can afford simply based on income
- “Town owns and maintains a housing complex for workers using a lottery system. How to pay for it? Tourist tax? Used in places like Telluride. Would have to be subject to design restrictions”