

Community Input: Housing Incentives

The following are verbatim and if colored had a dot on them. Each square table represents a sticky note.

- **1 dot**: Making Long Term Housing available to people seeking to live here long term. Perhaps people can go from having RBNB's or Arbro's to renting out their houses long term. And added:
How to incentivize short term rental owners to convert to long term?

- Could we regulate against unoccupied Homes? Wouldn't be popular.
- To have affordable housing we will need to have more density somewhere. I support trading off density for affordability with restrictions/ under certain conditions.
- Focus housing development through forms? on unoccupied existing housing ...Call Ashley

Housing Incentives as presented:

- Allow Density bonuses for attainable housing with deed restrictions to maintain affordability:
5 dots with one stating only if combined w/clustering!
- Allow landowners to transfer development rights from one parcel to another to achieve desired outcomes
2 dots including the note define desired alternatives. See Boulder Vision.

OTHER THOUGHTS ON CHANGES:

- **1 dot**: Develop a tourism/ visitor tax that can support attainable housing.
Added note: Yes but doesn't that inadvertently also get placed on local residents spending?
- **1 dot**: Where does the housing go? Location matters where high density goes in Boulder.
- **1 dot**: Next exercise could have a map of Boulder printed out and can show where they would be okay with high density housing.
- Develop a marketing order organization for Boulder products, with a % of the sales revenue going to support community housing.
- **1 dot**: Place higher density housing along HWY 12 Require large businesses to supply housing for their staff.
Note: How to define a large business?

- Note: 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,
- **2 dot**: Special Fee on airbnb rentals other short-term rentals that could go into funds for buying one of the attainable lots as bonus ideas that would be used for long-term rental structures.
- Lift/ Loosen Restrictions on Agro Tourism Guest Ranches etc Rentals so working farms can have multiple streams of income.
- Note: Agreed! This totally facilitates the Boulder Vision!!
- **3 dot**: Reach out to landowners who have unoccupied houses in Boulder or 2nd homes that are predominantly empty and ask if they are willing to rent, build an ADU or rent to someone who leaves for the time they come into town.
- Watch assumptions based on conversations of affordability simply based on annual income. You never know what someone's financial situation / skillset is!! Sweet equality baby!!!
- Why aren't legal methods of lowering property values a part of the conversation?
- **1 dot**: Implement a tax on second homes PLEASE!
- 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. Includes a response: yes
- Q: Is Boulder truly an agricultural community? I estimate only about 15% of the land is under cultivation or managed. Cattle ranching on public land does not qualify. Q: Converting land to production takes investment in time and equipment can such be affordable? Are there water shares available?
Added note: Per first Q: Cattle ranching on Public Land is not even nearly 100% of the time. There are also pastures on privately owned land.
- 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
- We already have an ADU ordinance. Incentivise building ADU's that are deed restricted to be more affordable and aimed at locals.