



Boulder County Regional Housing Partnership | Affordable Housing Summit September 29, 2017 | Xilinx, Longmont, Colorado

Summary Report

On Friday, September 29, 2017, the Boulder County Regional Housing Partnership (BCRHP) hosted a study session amongst elected officials from across Boulder County. These representatives were joined by their planning staff and other area health, housing and human services staff to discuss a draft regional plan for addressing the housing affordability crisis our region faces. Members of the public and representatives from area organizations with an interest in the issue were also present. The goals of the study session were:



- to ensure all jurisdictions are engaged in the regional plan work,
- obtain each jurisdiction's support for the plan's recommended regional affordable housing goal and for utilizing some of the plan's recommended strategies to help reach it, and
- discuss resourcing the regional plan work going forward.

Participants also reviewed a draft resolution supporting the regional plan that could be taken back to their councils/town boards for adoption.

The study session was also designed around discussion of the draft plan and consideration of how this plan could fit into each municipality's individual community goals and aspirations. The summit featured table discussions and report-outs and additional conversation with the full group.



Boulder County Commissioner Deb Gardner, Boulder Chamber of Commerce Strategic Policy Advisor Leslie Durgin, and Longmont City Manager Harold Dominguez kicked off the study session:

Boulder County Commissioner Deb Gardner:

It is rare that we have a chance to pull together in one place and one time with having so many of you here. We are going to take advantage of the relatively short period of time to discuss ways in which we can all support a regional approach to boosting housing affordability. We have worked to make places where people work, raise their families, enjoy the outdoors and thrive. We have preserved agricultural land, wildlife corridors, open spaces, recreational spaces and much more. We've worked to collectively define our areas of growth. In Boulder County across all of our

jurisdictions we have worked hard to ensure we are a region that values the land, the environment, and the people who live here.

We have spelled out in many intergovernmental agreements and regional plans that we want to support a more diverse housing stock in our municipal influence areas so families can stay here and work here and raise their children here, so people can age in place, and we can have a diverse and vibrant population.

We are here today to roll up our sleeves and work on recommendations that are the result of what has really been years of work. And we are here to talk about how our jurisdictions can use these recommendations to work together and continue to spread this great quality of life that many of us enjoy for all of those who live here and are ready to be part of our community. For people who teach our children, for people who serve in our restaurants, provide child-care, sweep our streets, fight our fires and so much more. We know most of the causes of our housing affordability crisis. Our economy has continued to be strong alongside a high quality of living and job centers. For many, incomes haven't come close to the rising costs of housing. We've also faced disasters here in recent years, including fires and floods that reduced our affordable housing stock. As housing costs rise, both home sales and rentals increasingly lose whatever affordable housing stock we have had. People are moving out of the county. People still work here and this is placing much more stress on our transportation corridors and the people who use them every day. We are risk at losing much of the fabric of our community, perhaps permanently, as people that we know and work with everyday have to be living some place else. This is just not acceptable for any of us.

As you get ready for these conversations today please take a moment to think back on a time when in your life when you felt most vulnerable and you needed to lean on others. Your friends, your family, the community. You needed some help. There are thousands across our county today, right now, who are feeling this way. A significant reason for this is high housing costs. We have an opportunity now to set in motion a plan to help so many people over the years ahead. I applaud you for coming today. But working together will be the key as we move forward.

We've addressed similar challenges together in the past for issues that cross jurisdictional boundaries and we've been successful at it. We like working together. Of these in particular is the regional collaboration work we've done in flood recovery.

With flood recovery, we've supported people across our county who need significant help – access to homes, rental assistance, help with rebuilding or relocating, and so much more.

We used this collaboration and great partnerships to help fuel Kestrel, a major answer to housing affordability challenges in Louisville.

I've lived in Longmont over 15 years and we know each other very, very well but I can tell you that the partnership that developed over the flood recovery is something that I have not seen before in our community and it's a testament to what we can truly do as a group when we put our minds to it. And I'm proud to be part of that and really look forward to our ability to solve this present work together.

Boulder Chamber of Commerce Strategic Policy Advisor Leslie Durgin:

The Boulder County Regional Housing Partnership has hosted more than 45 public meetings over the past nine months, as have your councils and boards, and we've gotten some great feedback on this draft regional plan for affordable housing that you see in front of you today. Today is designed as a study session for elected officials to talk through the plan in its current draft form. But knowing there are many interested in this topic who are not elected officials, what we have done is provided some places in the back of the room and we will meet out in the lobby with all of you to gather your input and conduct a discussion with you so we can get your feedback to put into this plan.



The Boulder County Regional Housing Partnership's work has focused on identifying priority areas on which we all can collaborate. These five priorities include:

- Establish Regional Housing Goals,
- Bolster Financial Resources,
- Secure Land and Redevelopment Opportunities for Future Housing,
- Preserve Affordability of Existing Housing, and
- Consider Regulatory Processes with Housing Goals.

These are essentially the tools from which each of our jurisdictions can choose to reach what the partnership has proposed as the affordability goal. The regional plan is not prescriptive – it is not designed to have a solution for every jurisdiction-what we've done is very purposely laid out some options and encourage each of you to work within your jurisdiction to find what makes sense for your own community to help achieve a regional affordability outcome. The tools that work for one community may not work for another. And it doesn't matter what a jurisdiction has done in the past. What we are really doing is looking to the future and identifying some of the tools and techniques that we hope you will consider to jointly work together to increase housing affordability in Boulder County. And we are really thrilled that you all are here. This is an exciting moment, and I'm glad to be part of it, here, with you.

Longmont City Manager Harold Dominguez and Louisville Interim City Manager Heather Balsler then introduced the goals for the day and table discussion topics.

Longmont City Manager Harold Dominguez:

When you take the feel of a meeting and a conversation, what is really important is when I look back to when we developed the Boulder County Collaborative and we saw that we were coming upon something really special. The same feeling exists today. What we really found is that strong partnerships are allowing us to accomplish some good work. And I think that we want to make goals to continue the relationships and partnerships as we move forward. One of the questions that came up when looking at this agenda is: Are we asking city councils to make a formal decision today? And the answer to that is *no*. We want each Council and Town

Board to consider what a plan may look like in respect to your individual community goals and aspirations and come to an informal agreement on the recommended affordability goal. Specifically there is a resolution at each table and we want you all to look at it and we want to be sure that regardless of where each jurisdiction lands regarding the resolution it does contain:

- Support for the regional goal,
 - commitment to work collectively using the strategies that you are going to hear about today in the regional plan to achieve the goal, and
 - an agreement to consider helping resource the plan going forward in a manner that best fits each community.

And what I think you're going to hear throughout the morning is this is about what fits your community and what works for you and members of your community. Ultimately, we're hoping each jurisdiction will adopt a resolution containing these key points that I just mentioned by January 2018.

Agenda and the working goals

Louisville Interim City Manager Heather Balsler:

Our first topic is setting a goal for affordable housing as well as some strategies for attaining that goal. Then we will have some breakout sessions and discussion about what's going on in the County. We will talk with each other about what each of you is doing in your own communities and how we're working around affordability and what strategies are being applied. Then we will meet within our jurisdictions and talk about next steps.

[A video was then shown featuring the mayors of Longmont, Boulder, Louisville, Lafayette, Superior, Nederland, and Lyons talking about the impacts of the housing affordability crisis on their communities as well as their hopes for the future. Please watch the video [here](#).]



Heather Balsler then continued:

We have numerous examples across our region of towns and cities **setting goals for housing affordability**, specific to their individual community needs and aspirations. These are just a few examples.

Lyons: 10% secured to serve 60% or less AMI

Longmont: 10% secured to serve 80% AMI for ownership and 50% for rental

Boulder: 10% secured to serve low and moderate income; build or preserve 3,500 middle-income homes by 2030

Nederland: Infill on vacant parcels by 2020

Jamestown: Strong representation of affordable housing in guiding principles

In its plan, the Boulder County Regional Housing Partnership puts forward a region-wide goal of 12% of the total housing inventory to be affordable by the year 2035. We currently have around 6,000 affordable homes across the region. We'd like to reach 18,000 by the year 2035,

which would represent about 12% of the total anticipated stock at that time. In order to get there, we'd need to build and acquire 12,000 additional affordable homes by the year 2035. This is doable, but only if we work together, and only if we work from a diverse toolkit each of us can use in ways that are appropriate for our communities.

The Plan outlines strategies for reaching the 12% affordability goal. Two of those are land preservation for future housing and preserving affordability of existing housing.

Some examples of **land preservation** include work underway in several jurisdictions across the county:

Lyons Water Plant: Lyons acquired the city's decommissioned water treatment plant sites from the City of Longmont earlier this year; 10 acres that can be used for housing that is close to the town center.

Lafayette Flatirons Parcel: A City of Lafayette partnership with Boulder County and the Boulder County Housing Authority to purchase 24 acres of land in east Lafayette from Flatirons Church for the purpose of affordable housing.

Preservation and Weatherization : The City of Boulder preserved hundreds of units of affordable housing while the City of Longmont provided weatherization assistance to families, seniors, and other individuals in need.

Nederland: Boulder County Housing Authority's purchase of .85 acres near downtown Nederland and close to RTD parking, with the potential for use for affordable housing.

Some examples of **regulatory adjustments** and considerations in building affordable housing include:

Louisville: BCHA purchased the land in 2013 for the purpose of building Kestrel, which is 200 homes with 80% affordability, utilizing fee waivers and local preference.

Longmont:

- Set affordable housing goals and policies in comp plan and align zoning with land use
- Set a goal – 10% units affordable
- Review and change regulations, policies, and processes that hinder affordable housing creation
- Affordable housing allowed by-right
- Density and height bonuses approved administratively
- Fee waivers to offset development costs

Some examples of **financing opportunities** include:

Regional Solution: The Flood Collaboration work across our region was extraordinary, and allowed us to bring resources together to replace housing lost in the flood as well as to respond to people in need in a range of other ways. The HOME Consortium work has also demonstrated the value of sustained collaboration and collective goal-setting.

Boulder: The City of Boulder provides federal and local financing to affordable housing development partners to create and preserve affordable housing units.

- Since 2015 the City of Boulder has provided financing to partners to secure the affordability of market-rate to ensure permanent affordability of the 313 units.
- These partners included the city's housing authority, Boulder Housing Partners, and a private entity, Element Properties, partnering with Allison Management.

Longmont:

- Allows waivers on about 20 different development fees in a percentage commensurate with the level of affordable housing being provided.

- Expanded waivers in 2002 to include water and sewer system development fees with waivers paid from a local Affordable Housing Fund to keep enterprise funds whole.
- To date Longmont has waived over \$1.9M to support 581 affordable homes and paid \$770,548 in water and sewer fees.
- Over the last three years Longmont has been building to establish a \$1 million dollar ongoing revenue source for affordable housing. The recommended budget this year will achieve that mark.

Table Discussions

Discussion questions relating to **goals, land preservation, and affordability preservation** were:

1. What are your thoughts around the goal set forward by the regional plan: 12% affordable housing stock by 2035? Is this too much, sufficient, or not enough and why?
2. How has your city or town approached setting goals for housing affordability, and how do you see that fitting within the broader region's goals?
3. What has your city or town done in terms of preserving land for use toward providing workforce, low-income, or senior housing, and what opportunities do you see for this in the future?
4. What has your city or town done in terms of preserving currently-affordable housing and/or utilizing programs that help keep housing affordable, and what opportunities do you see for this in the future?
5. What opportunities do you think exist for a more regional approach to land and affordability preservation?



Discussion questions relating to **regulatory considerations and financing opportunities** were:

1. What has your city or town done in terms of considering or making regulatory changes to help facilitate the creation or preservation of affordable housing in your community, and what opportunities do you think exist for this in the future?
2. What financing mechanisms has your city or town utilized to help facilitate the creation or preservation of affordable housing in your community, and what opportunities do you think exist for this in the future?
3. What opportunities do you think exist for a more regional approach to regulatory considerations and financing opportunities for affordable housing?

Toward the end of the study session, each jurisdiction/municipality came together to consider **takeaways and opportunities** for moving the regional work forward. The following questions were discussed:

1. What are our takeaways from this morning as they relate to our jurisdiction, and what, specifically, can we do in our jurisdiction to help meet the plan's 12% by 2035 goal?
2. What can we do to help support the regional aspect of this plan, including its implementation and governance, and its strategies?
3. What do we think now needs to be done in order to be able to get to adoption of a resolution on the plan by our city council/town board by the end of this year?



Common Themes from the Study Session

Feedback during the study session was primarily captured electronically and on note pads at each table. In addition, feedback was captured in the lobby area in discussions with members of the public and representatives from community organizations. And finally, some feedback was delivered through the online form by people who had attended the summit but had not participated in facilitated discussion. All of this was aggregated and analyzed to find the common themes and most frequent comments. While the following synopsis is by no means exhaustive, it is representative of the issues and statements that were most prevalent during the discussions. A full list of the common themes is included at the end of this report.



Overall, there was significant **support for the recommended 12% housing goal** by summit attendees. Some concern focused on the timeline for build-out to reach the 12% goal. Other discussions and comments focused on shortening the timeline (from 2035 to 2025) to more quickly address declining housing affordability and to address the immediate needs of the community. Other goal-related issues ranged from where to put the new housing and possible community pushback to needing to act quickly to preserve current housing affordability.

Some discussions centered around the need to **expand the funding conversation** by including private developers, considering loan pools, tax proposals, fee waivers and other revenue-generating opportunities. Additional consistent themes included the nexus between business development and housing employees and viewing housing as a part of a development's infrastructure.



Many discussed the desire to help ensure that we, as a community, **preserve currently affordable housing** and that we **consider a variety of housing types** to meet all of our residents' needs now and in the future. Some discussed that there should be a consideration of balance between home ownership and rental units as well as meeting the housing needs of seniors and people with disabilities. Suggestions were made that the mix of

housing types should include townhomes, duplexes, four-story buildings and single family homes designed to complement existing neighborhoods, and that including accessory dwelling units and modifying regulations to allow smaller units would support the idea of thinking beyond the typical housing parameters.

Land use regulations and **code requirements** often influence development opportunities and timing. Some summit attendees wanted to highlight density bonuses, lowering parking requirements, adding linkage fees to developer costs and expediting the planning process as sources to assist in increasing affordable housing development. It was also put forward that with a scarcity of vacant land, scrutinizing underperforming or underdeveloped retail development may provide additional housing opportunity. Setting the stage for a more streamlined approach to permitting affordable housing and possible "by right" approvals had some support during the summit, as did the idea of adjusting parking regulations in coordination with public transportation for some sites. It was also discussed that aligning land use and land development codes can help move each community toward their vision; at the same time, some in the discussions wanted to emphasize the need for each jurisdiction to engage in this in ways best suited to their community.

Community collaboration was also a central concern for many. Recommendations included creating a unified communication strategy, changing the perception and language around affordable housing, minimizing the "us" versus "them" rhetoric, promoting inclusivity, and creating a common language to support common goals. Participants recommended that strong definitions be created for what we are talking about when we discuss housing affordability, and that affordable housing be included as part of the "infrastructure" of an economically, environmentally and socially successful community. There were also suggestions that the housing affordability percentages also be calculated *per capita* in each community to help promote a balance in the contributions being made to the regional housing work.

Business and corporate collaboration presented an opportunity during the study session to focus on expanding partnerships needed to implement housing goals within our communities. While engagement with businesses has been included in each step of the creation of the regional housing plan, some summit participants advocated taking this further by engaging major employers in the county, the University of Colorado (CU) and other corporate sector organizations going forward. CU Boulder was mentioned several times in terms of the importance of its involvement in the regional housing work. There were additional suggestions that businesses coming into the region should be required to follow minimum wage guidelines and that employee “head-taxes” be considered as part of a formula to ensure a strong contribution to the housing effort from the business community.



Next Steps for the Region

Gather Input

Public comment on the regional housing plan was taken online and through other mechanisms through October 31, 2017. This additional feedback is being considered as the final version of the regional housing plan document is completed. The final plan will be published at www.HousingOurCommunity.org.

Adopt the Plan

By January 2018, each jurisdiction in Boulder County is asked to approve a resolution supporting the regional housing plan’s goal and agreeing to collaborate regionally – using some of the strategies the plan proposes- to help achieve it.

Coordinate and Communicate

The Boulder County Regional Housing Partnership will consider how best to work collaboratively across the community on a coordinated communication plan and public awareness campaign. BCRHP will also examine ways to help build staff interconnections and establish a common language between jurisdictions.

Keep Momentum Going

Also included in the work ahead will be continued engagement with the broader community, other government entities, foundations, and businesses in the conversation around regional housing collaboration. The Boulder County Regional Housing Partnership is considering creating a structure to

provide technical assistance and support among jurisdictions as collaboration continues around the plan's strategies. This could also include the creation of a funding committee to explore new revenue opportunities.

Next Steps: Closing Comments

Boulder County Commissioner Elise Jones closed the study session:

Let me just start with: Wow! It has been so exciting and inspiring to be in this this energy and buzz. I have been a commissioner for five years and I have never seen so many local elected officials show up at a meeting that started at 7:30am! I want to give a shout out to the public and stakeholder groups that showed up and have been part of this conversation. The fact that you are all here this morning is just proof of how important this is to your jurisdictions. It gives me great hope that we will be able to rise to meet this challenge just based on what happened here this morning.



We have done many, many great things together. We have responded to disasters like the 2013 flood. We have made our homes and businesses more sustainable. We are at the cutting edge of so many things. And now it is our time to rise to this next great challenge. And after this morning, I feel like we can do this. And I am sure a lot of you have experienced what I have when people stop you on the street and ask: Are you guys doing anything about affordable housing? And is it even solvable? And I can say, Yes! We are doing something about affordable housing. And if its not solvable at least we can make a huge dent and make great progress. I hope everyone else is feeling that same optimism of what we can do collaboratively. So enjoy that collaboration of having all of these people in the room and saying we can do this. This morning was an important first step (maybe not a first step) but an important step and we have work ahead of us. And what we need to do now is to take this work back to our communities. Get more feedback. Every jurisdiction should pass this resolution, edit it as you see fit to make sense for you, and formally endorse the idea that we are all going to work together to have a regional strategy. I'd love to see each jurisdiction within the county adopt this by the first part of next year and to set that reasonable goal. It was very, very heartening to listen to all of the report-outs and have everyone say *yes, we can sign up for a regional goal; if we're all going to be in this together then my jurisdiction is in too*. Also there is a lot of hope around collectively finding the resources to do this. I've also heard a lot of communities ask about *what is going to happen to this incredible subject matter expertise that we have and staff that we have here to figure out what particular strategies will work for each community*. We know everybody has to do what works for them. And I'd like to believe we can get there. This is a dynamic document. A work in progress. The work you have put in today will be added to it. And we are going to work the next month to be sure that everyone, the public, all of the key stakeholders and additional thoughts that you have will be incorporated into the final draft that will be produced in early November. So we can move forward to actually adopting this in our communities and get to work. So thank you again everyone for being here, let's go forward and do good things together.



Affordable Housing Summit Major Themes

The following are the major themes that emerged from the summit. Please note these are opinions expressed by participants during the table discussions, and do not necessarily represent the opinions of the members of the Boulder County Regional Housing Partnership. This section also does not necessarily represent the frequency of the comments, questions, and suggestions listed.

I. *HOUSING GOALS*

- If we do 12%, we need to do it by 2025 rather than 2035.
- Move the timeline up to 2025 instead of 2035 because the 12% seems low.
- While we are trying to grow affordable housing, we are losing it at the same time.
- We need to shorten the time frame to address the more immediate need.
- Push up timeline to 2025, and may need an interim 20% goal to reach 12%.
- Seems like a potentially low goal.
- 12% is too low-should be 25% (15% would be adequate if had it now).
- What is the current regional % of affordable housing?
- Everyone will buy into the 12%, the pushback will be where it's located.
- Add middle income goals to cities' and towns' percentage goals.
- The percentage of affordable homes needs to be tied to workforce numbers and wages.

II. *FUNDING*

- Fee waivers, cash contributions, head tax, soft second mortgages, and down payment assistance through employers.
- Cities want tax revenue/base and so they attract businesses; but no discussion on where employees will live.
- Need a housing and Infrastructure dialog with businesses and corporates.
- Financing numbers must make sense for developers and so do not overlay too many regulations.
- Financing-private lenders; is a loan pool possible?
- Remove sales tax.
- Hunt for funding opportunities for the small community/towns.
- Annual/General fund is known and consistent.
- How do you bring "angel investors" into the discussion?
- Look at a countywide property tax increase.
- Look at development fees on residential and consider something similar for commercial.

- Use affordable housing funds to pay for capital investments that support housing affordability – i.e. large storm drainage. Infrastructure holding back development of site.
- Fee waivers provide a monetary value to a developer without a large loss to the community.
- Business tax or purchase of housing to offset worker/employee housing.
- Percentage of affordable homes needs to be tied to workforce numbers and wages.

III. ***HOUSING PRESERVATION & HOUSING VARIETIES***

- Seniors and people with disabilities need supportive services.
- Consider the balance between ownership vs rental housing.
- Tiny houses should be permitted in cities; change the regulations.
- Varied affordable housing (townhomes, duplexes, 5 story buildings, single family) will remove stigma.
- Housing types in single family neighborhoods should include duplexes, tri-plex and need to match neighborhood context.
- Preserve existing LIHTC units as they go out of their Period of Affordability.
- Preserve Mobile homes and/or prevent redevelopment.

IV. ***REGULATORY CONSIDERATIONS***

- Introduce density bonus, fee waivers, and residential linkage fees along with worthy cause, property tax.
- Density bonuses, parking requirements, linkage fees should all be considered during development.
- Tiny Houses should be permitted in cities.
- Annexation discussion should include time to negotiate the affordable goals even without Inclusionary Housing regulations.
- Increase density by going vertical (6 and 7 stories of micro units).
- Align land use and land development codes to move towards the community's vision.
- Allow affordable housing within all zoning except industrial.
- Set the stage to go to shift affordable housing to use by right and greater administrative review for approvals.
- Consider a twenty percent density increase and single story height increase for affordable housing with administrative approval.
- Increased use of Accessory Dwelling Units for affordable housing.
- Remaining land is costly to develop.
- Is there appetite for funding transfers from jurisdictions with fees/AH Funds, to opportunities in other jurisdictions in the region – could Boulder fund an Erie affordable housing development?
- Many developments are over-parked.
- Adjust parking regulations to increase public transportation and other transit options.
- Expedited processes can reduce public engagement – can we accept that as a trade off?
- Density – needs to occur on much of the remaining land, if not all.
- How do the municipalities secure land?

- Look to “church land” in every community (over-parked so extra land and mission alignment), public land (schools, county, state, city/town), land donations to provide tax benefits to donor and land swaps.
- Re-develop underperforming/vacant big box stores and their attached commercial spaces.
- Locate and consider redevelopment opportunities in non-traditional locations such as dated retail areas (reuse and redevelopment).
- Locate sites and consider municipal amenities.
- Open space and growth boundaries shift the market and impact housing prices.

V. **COMMUNITY COLLABORATION**

- Consider food in the mix, such as farms and community supported agriculture.
- Change the perception and language around affordable housing.
- The “tone” of the message has to change (marketing campaign).
- Address Open Space impact on building housing.
- Create and use a “Common Language” while supporting “Common Goals”.
- Minimize the *us v. them* rhetoric.
- The polarization needs to stop.
- Unit size is driven by LIHTC financing (Need clear public communication).
- “Affordable housing” and “NIMBY” is a trigger for some.
- Come together with a common language to minimize opposing sides.
- Need to create a unified communication and community education plan around affordable housing, inclusivity, and middle income affordability.
- Must create/have a strong definition of what we are talking about regionally.
- Conversations must be upfront, honest and transparent (put all the cards on the table).
- Change the conversation: define housing as infrastructure of the municipality.
- Housing is part of our infrastructure.
- We need countywide community engagement.
- One message for affordable housing: “One voice we all can support”.

VI. **BUSINESS/CORPORATE COLLABORATION**

- Make housing part of the “infrastructure” impact when a business comes into the county.
- Make businesses/corporations pay for housing as part of the infrastructure.
- Student Housing is a different side conversation.
- Can we include CU in the affordable housing conversation?
- Community outside of Boulder needs to talk with CU about housing.
- CU seems open to creating more student housing and they have no limitations to building.
- Why have we not engaged the Public/Corporate sector?
- Where is Public Sector engagement?
- What about an employee head-tax for the Googles, Amazons, IBM?
- Is there support from Real Estate developers?
- Mandate minimum wage requirements for corporations.

VII. **NEXT STEPS FOR THE REGION**

- Communication and messaging are paramount.
- How do we keep the momentum moving forward to reach these goals?
- Need to build capacity and community acceptance.
- What about Long-term monitoring?
- What about shared resources in monitoring long term affordability, health and safety?
- Consider how to most effectively monitor progress in the regional plan work.
- What are the Regional Opportunities?
- Rent Control at a County Level? Pass a law to allow local control.
- Bring Transportation into the conversation.
- Create a housing/collaborative county legislative agenda.
- Look at local rent control and the real estate transfer tax.
- Look at County-wide funding options and a County-wide shared legislative agenda.
- Need education around the county about tools available to create more housing.
- Build staff level interconnection and build a common language.
- Learn and understand the political realities and political will of all municipalities.
- Moderate our language - different communities bring different things to the whole and these need to be recognized.

VIII. **WHAT DID WE MISS?**

- What is each community's affordable housing unit number at this time?
- What does the 12% goal mean for each municipality?
- What about growth and its impact on the county?
- Where is the University of Colorado? Why aren't they part of this conversation?
- Expand/Highlight the nexus between housing and transportation.
- Where is the education component? Need to educate the community about the need for housing for all.
- How do we keep the momentum? Technical Assistance for municipalities?
- What kind of affordability is the 12% going to consist of?

This affordable housing summit summary report was produced by the Boulder County Regional Housing Partnership. Please email info@housingourcommunity.org for more information.

All photos by Geneva Bailey.

