



**CITY OF BOULDER  
CITY COUNCIL AGENDA ITEM**

**MEETING DATE:** October 2, 2018

**AGENDA TITLE**

Consideration of a motion to approve board and commission appointments to the Housing Advisory Board (HAB) and the Landmarks Board to fill recent vacancies

**PRESENTERS**

Jane S. Brautigam, City Manager  
Chris Meschuk, Assistant City Manager  
Lynnette Beck, City Clerk  
Heidi Leatherwood, Deputy City Clerk

**EXECUTIVE SUMMARY**

Council will consider the applications, conduct nominations and vote to appoint members to fill recent vacancies on the following boards: Housing Advisory Board and Landmarks Board.

The following is an excerpt from the BRC, 1981 Title II, Appendix – Council Procedure, IX – Nominations and Elections, outlining the process for nominating and appointing board and commission members.

**IX. NOMINATIONS AND ELECTIONS**

**E. Nominations.** At the conclusion of public testimony, council will consider nominations for mayor and mayor pro tem. Any council member may nominate anyone that expressed an interest and made a speech at the second Tuesday in November, including himself or herself, for either position. Provided, however, that the requirement of prior expression of interest shall be waived for any council member whose election was not decided before the second Tuesday in November. Nominations for mayor and acting mayor (generally referred to as mayor pro tem) are made orally. No second is required, but the consent of the nominee should have been obtained in advance. Any person so nominated may at this time withdraw his or her name from nomination. Silence by the nominee shall be interpreted as acceptance of candidacy.

**F. Order of Vote.** A motion then is made and seconded to close the nominations and acted on as any motion. The voting is accomplished by raising of hands unless there is only one nomination and a unanimous vote for the candidate. The names shall be called in alphabetical order or

reverse alphabetical order depending upon a flip of a coin by the clerk, who shall thereafter alternate the order for all further election ballots during the same meeting.

**G. Ballots.** If it is the desire of the council to use paper ballots rather than a voice vote, such a procedure is proper. However, since there is no provision for a secret vote, each ballot must be signed by the council member casting the vote.

**H. Elimination Process.** If any of the candidates nominated receives five votes on the first ballot, such person is declared elected. If none of the candidates receives five votes on the first ballot, the candidate (plus ties) receiving the lowest number of votes is dropped as a candidate unless this elimination would leave one candidate or less for the office. If this elimination would leave one candidate or less for the office, another vote is taken, and once again the candidate (plus ties) receiving the lowest number of votes is dropped as a candidate unless this elimination would leave one candidate or less for the office. In the event that one candidate or less is left for the office after the second vote, a flip of a coin shall be used in order to eliminate all but two candidates for the office.

**I. Impasse Process.** In the event that neither of the two final candidates receives five votes on the first ballot on which there are only two candidates, another vote shall be taken. If no candidate receives five votes on the second such ballot, the candidate who receives the votes of a majority of the council members present shall be declared elected. If no candidate receives such a majority vote, the meeting shall be adjourned for a period not to exceed twenty-four hours, and new nominations and new ballots shall be taken. If no candidate receives five votes on the first ballot at the adjourned meeting on which there are only two candidates, another vote shall be taken. If no candidate receives five votes on the second such ballot, the candidate who receives the votes of a majority of the council members present shall be declared elected. If no candidate receives a majority vote on the second such ballot at the adjourned meeting, a flip of a coin shall be used to determine which of the two final candidates shall be declared elected as mayor or mayor pro tem.

**J. Appointment of Board Alternates.** In the event that the Boulder Revised Code provides for the appointment of temporary alternate board members, such members shall be appointed as follows: The most recently departed member of the board needing a temporary alternate, who is eligible and able to serve, shall be appointed. In the event that more than one member departed at the same time, alternates shall be chosen in reverse alphabetical order, with appointments alternating between the eligible and able former members who departed at the same time. In the event that the most recently departed member is not eligible or able to serve, the next previously departed member shall be chosen, applying the procedure above if there is more than one potential appointee. No person shall be eligible for a temporary alternate appointment if he or she was removed from the board by the council. A temporary alternate shall be appointed only when a member's absence either results in the lack of a quorum or may prevent the board from taking action. No person appointed as a temporary alternate shall serve at two consecutive meetings of the board to which he or she is appointed unless it is necessary to complete an agenda item that has been continued to another meeting.

**K. Boards and Commissions.** Elections to fill positions on boards or commissions shall be conducted in the same manner. However, a majority of the council members present rather than a majority of the full council is sufficient to decide an election of this nature. Each board or commission vacancy shall be voted on separately.

**L. Advertising of Vacancies After Partial Terms.** Prior to advertising board and commission vacancies, when a person has already served on the board or commission and is seeking reappointment, council should make the decision of whether or not to advertise that particular vacancy.

**RECENT RESIGNATIONS:**

Housing Advisory Board  
Landmarks Board

Leonard May  
Eric Budd

**AVAILABLE SEATS AND ACTION NEEDED:**

**Housing Advisory Board**

- Appoint one resident member for a 2-year term through March 31, 2020.
- Appoint one resident member for a 3-year term through March 31, 2021.

**Landmarks Board**

**RECOMMENDATIONS FROM THE SUBCOMMITTEE**

A 10-day recruitment period was opened from August 29 to September 12, 2018 to receive applications for HAB and Landmarks.

The following qualified applications were received and the applicants were offered interviews:

**Housing Advisory Board-** Angela Fisher and Kristian Kerr

Applicants from the 2018 Annual Recruitment were contacted and included unless they indicated that they were not interested in the position. Since this was a new board (2018), there were no applications received in 2017.

**Landmarks-** Abby Daniels and Peter Valero.

David Raduziner was invited to the interview since he had applied during the 2018 Annual Recruitment, met the qualifications for this current seat, and had not been previously been interviewed. Applicants from the 2017 Annual Recruitment were contacted and included unless they indicated they were not interested in the position.

There remains a vacancy on the Boulder Junction Access District- Travel Demand Management for a property owner/representative member since the recent resignation of William Shutkin. No applications have been received and the recruitment period remains open. Council will determine the next steps for this board.

**ATTACHMENTS**

Attachment A- Current Board Roster and Vacancy Report

Attachment B- 2018 Applications for HAB and 2017-8 Applications for Landmarks

# **Boulder City Council**

## **2018 Boards and Commissions**

### **Appointment Guide**

#### **Housing Advisory Board**

#### **Council Action Requested:**

Appoint five resident members to staggering terms.

#### **Current Members:**

2023	Masyn Moyer
2022	Jacques Juilland
2021	Judy Nogg
2020	Leonard May
2019	Adam Swetlik

#### **Occupation:**

Self Employed
Architect/Builder
Nonprofit management
Architect
Marketing Manager

#### **Status:**

Occupied
Occupied
Occupied
Resigned 7/21/2018
Occupied

9/27/2018

Boards and Commissions Database

Page 2 of 2

**Boulder City Council**  
**2018 Boards and Commissions**  
**Appointment Guide**  
**Landmarks Board**

<b>Current Members:</b>		<b>Occupation:</b>	<b>Status:</b>
2023	John Decker	Self Employed Consultant	Occupied
2022	Fran Sheets	Retired Nurse Specialist	Occupied
2021	Eric Budd	CRMCulture Project Manager	Occupied 10/4/2018
2020	Ron Pelusio	Pel-Ona Architects & Urbanists	Occupied
2019	William Jellick	Photographer	Occupied

9/27/2018

Boards and Commissions Database

Page 1 of 1

## Vacancy Report

### Boulder Junction Access District - Travel Demand Management (TDM) Commission

Seat #:	Requirement:	Term:	Occupant:	Sex:	Status:	Resigned:	End Date:
1	Property Owner	5	William Shutkin	M	Resigned	08/01/2018	03/31/2023

Board Gender Makeup:

Sex:	Count:
F	1
M	4

### Housing Advisory Board

Seat #:	Requirement:	Term:	Occupant:	Sex:	Status:	Resigned:	End Date:
2	Resident	2	Leonard May	M	Resigned	07/21/2018	03/20/2020

Board Gender Makeup:

Sex:	Count:
F	2
M	3

### Landmarks Board

Seat #:	Requirement:	Term:	Occupant:	Sex:	Status:	Resigned:	End Date:
1	Resident	2	Eric Budd	M	Occupied	10/04/2018	03/31/2021

Board Gender Makeup:

Sex:	Count:
F	1
M	4

prior to 10/11/2018

## Current List of Applicants from 2017 and 2018

Andrew Bare	Housing Advisory Board	Annual Recruitment	2018
Rebecca Boone	Housing Advisory Board	Annual Recruitment	2018
Jake Carias	Housing Advisory Board	Annual Recruitment	2018
Todd Conklin Jr.	Housing Advisory Board	Annual Recruitment	2018
Angela Fisher	Housing Advisory Board	Sept Recruitment	2018
Leora Frankel	Housing Advisory Board	Annual Recruitment	2018
Amy Gahrn	Housing Advisory Board	Annual Recruitment	2018
Tim Gormley	Housing Advisory Board	Annual Recruitment	2018
Stephanie Heacox	Housing Advisory Board	Annual Recruitment	2018
Steven Hlavac	Housing Advisory Board	Annual Recruitment	2018
Kristian Kerr	Housing Advisory Board	Sept Recruitment	2018
Jim Leach	Housing Advisory Board	Annual Recruitment	2018
Burton Lee	Housing Advisory Board	Annual Recruitment	2018
Jim Martin	Housing Advisory Board	Annual Recruitment	2018
Michael McCarthy	Housing Advisory Board	Annual Recruitment	2018
Michael McKenzie	Housing Advisory Board	Annual Recruitment	2018
Alan O'Hashi	Housing Advisory Board	Annual Recruitment	2018
Arthur Okner	Housing Advisory Board	Annual Recruitment	2018
Laura Rich	Housing Advisory Board	Annual Recruitment	2018
Dina Rozin	Housing Advisory Board	Annual Recruitment	2018
Magdalena Rzycka	Housing Advisory Board	Annual Recruitment	2018
Sarah Silver	Housing Advisory Board	Annual Recruitment	2018
Mark Wallach	Housing Advisory Board	Annual Recruitment	2018
Abby Daniels	Landmarks Board	Sept Recruitment	2018
Alan O'Hashi	Landmarks Board	Annual Recruitment	2017
David Raduziner	Landmarks Board	Annual Recruitment	2018
Peter Valero	Landmarks Board	Sept Recruitment	2018



**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [andrewbare29@hotmail.com](mailto:andrewbare29@hotmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Saturday, February 3, 2018 11:24:18 AM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Andrew Bare

**Home Address:**

4955 Moorhead Avenue  
Apt 10  
BOULDERCO80305  
United States

**Home Phone:**

**Mobile Phone:** (904) 408-9861

**Work Phone:**

**Email:** andrewbare29@hotmail.com

**Occupation:** Communications Professional, Investment Bank

**Place of Employment / Retired:** George K. Baum and Associates

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Aug 2011

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

1. Education: Bachelor's degree in Journalism, Master's degree in Political Science
2. Experience: Covered growth and housing issues as a journalist

**2. Have you had any experience(s) with this Board or the services it oversees?**

I have experience attempting to find affordable housing in Boulder. I have no specific experience with the (new) board or with city housing services.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

In multiple previous jobs I worked across departmental and functional boundaries in order to achieve specific project goals. This involved managing disagreement on methods and objectives.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

None.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I believe Boulder is an amazing community with a housing crisis. Housing is, by far, the most pressing issue facing Boulder. The HAB won't be able to solve that crisis, but it can begin laying the intellectual and strategic foundations for a future solution.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. Increasing the housing stock in the community
2. Re-examining zoning and density regulations in the city, including the details of height limits
3. Easing restrictions on ADUs in Boulder

I chose these three priorities because one of the biggest contributing factors to Boulder's housing crisis is a lack of supply. The city needs to take decisive steps to address this situation and increase options renters have in Boulder.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

The city should greatly accelerate the process of de-regulating ADUs in Boulder. These units can play a role in improving housing diversity in the community and in giving individuals and families additional options when seeking reasonably priced housing.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

As a renter in Boulder, I am faced with the reality that even though I have a good, solid middle class job, finding a respectable rental in the city I love is well-nigh impossible. And there are many others who are in a much more desperate situation than I am. That's a genuine tragedy for a great community, and I'm passionate about addressing the situation.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

The city should embrace aggressive upzoning and increased density while also seriously re-considering long-standing height limits and more foundational attitudes toward growth and development.

This won't solve the problem, but it will help, and it can make life better for many residents.

**10. Do you rent or own your residence?**

Rent

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [becky.sue.boone+housing@gmail.com](mailto:becky.sue.boone+housing@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, March 2, 2018 3:57:25 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Rebecca Boone

**Home Address:**

940 North St, Apt 5

BoulderCO80304

United States

**Home Phone:** (601) 555-5555

**Mobile Phone:**

**Work Phone:**

**Email:** becky.sue.boone+housing@gmail.com

**Occupation:** software engineer

**Place of Employment / Retired:** self employed

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Aug 2015

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I'm a human with housing needs in this community, I find that compelling on its own. Often these boards feel unattainable to people who should be on them because they self-censor and imagine they don't have enough qualifications, skill sets, and relevant experiences.

I work for myself, which provides the privilege of flexible time to commit to a board. I grew up in other countries, so I'm not "from" anywhere. When housing conversations center around who belongs in a neighborhood, it is like a kick in the gut that some people will never think I belong anywhere. I'm a renter and not planning on buying a single family home. I'm queer. These have a direct impact on my housing experiences.

Relevant trainings I've done in the last couple of years, thanks to employers and living in housing co-operatives: over 40 hours of training to be a mediator in 2 local restorative justice programs, negotiation training, civic innovation, community organizing, design thinking in government, building capacity in city hall/culture change, user research, open source, gov't as a platform, digital inclusion/divide, mental health first aid, mediation & conflict, meeting facilitation & consensus, nonviolent communication, anti-oppression, diversity & inclusion, destabilizing systemic oppression in our co-ops.

**2. Have you had any experience(s) with this Board or the services it oversees?**

In 2015, I worked with the Division of Housing around Housing Boulder's civic engagement. It provided ample learning experiences. The most insightful was observing how city employees, who care deeply about these issues, navigate passionate residents and bureaucracy to create impact in their communities.

In the last two years, as a member of the co-op community, I advocated for the co-op ordinance. I'm heartened to see the effects of that ordinance as formerly hidden co-ops successfully apply for licenses. I'm still processing the way the conversation played out within the co-op community and without.

**3. Describe a situation where you were involved with a group and had to work through a**

**disagreement or conflict among the members.**

I'll pull an example from the conversation surrounding the co-op ordinance. I hope it comes as no surprise that the co-op community is not a monolithic group sharing one opinion and consciousness. During the efforts to pass an ordinance, there were different groups and individuals working towards a common-ish goal. Some groups and individuals were considered by Boulder to be the leaders but were not chosen by the community itself. I'll call this group the perceived representatives. When the perceived representatives did or said something, it had an outsized impact on the collective. I'm oversimplifying the setup because I want to get to a conflict. If anyone is interested in going into this in a more meaningful way, let's take a walk around the neighborhood.

Now to a conflict. Some members of the perceived representatives thought it was a valid tactic to take other people's narratives to use as their own, specifically around oppression. An example of this behavior was comparing ICE pursuing immigrants to zoning police enforcing occupancy limits. Another example is a white person saying because they lived in a co-op whose neighbors harassed them (about living in a co-op in a very nice house on The Hill), they better understood black oppression. A male without children framed co-ops as a housing solution for single mothers. A financially secure person framed it as a refuge for the financially insecure. If you suspect I disagreed with that tactic, you'd be correct.

Considering we are a collective and not a hierarchy, there is not a clear chain of command to sort these types of issues out. Those of us that disagreed with this tactic started talking to people about how we felt in a direct, proactive way. We asked people inside and outside the co-op community not to promote letters to the editor and tweets that engaged in this type of rhetoric. We responded directly to our community through tweets, texts, one-on-one conversations, and emails to groups/individuals. We let it be known it made us uncomfortable and why. Bullying and harassment are not the same as oppression. Telling other's narratives as our own undermines our collective credibility and lived experiences. Representing our truth--that we are a collection of people of mixed incomes who reflect the larger demographics of the city--is important.

The co-op community was open to the conversations. We chose a person in the community who was not seen as threatening to the perceived representatives to meet with them. Many listened and apologized, indicating that they hadn't thought about things in that light. We weren't able to get the conversation going in time to spare some very public moments that used that tactic, and we were unable to completely eradicate it. Although this type of rhetoric persists within our community, we continue to engage in respectful discussions.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I have a fear around perceived conflicts of interest. Because of my work with Housing Boulder, I have experienced bullying/silencing when I've participated in community discussions since moving here. Some people think I should not be a part of the conversation.

For example, when commenting on a neighborhood listserv, a neighbor linked to an article in the Daily Camera about me and asked if I was the same person. I've had that experience many times in different mediums. A few weeks ago, a resident said this to me on Twitter "We

thought this screw-up that you moved out of Boulder when she was discredited last year”. Those are their typos. These experiences have contributed to my resiliency in participating in public conversation, but I notice that it makes some people shy away from me as a representative of the community. I’d rather y’all consider this up front.

To clarify: I moved to Boulder because of the overwhelming number of people who made me feel a part of the community and valued my participation. The bullying is not representative of this town as a whole.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

The topic of how housing is how I was introduced to Boulder. I got to know and appreciate it through that lens. Boulder is the safest place I’ve ever lived. Participating in open and honest conversations on this critical topic is a way for me to contribute back to the community.

As this is a new board, we don’t have to contend with historical expectations and relationships. I hope we accomplish a space for learning, where we can be generous with each other and understand we can’t be articulate all the time. This is an alternative to the idea that we should “assume best intentions”, a community agreement I don’t think is realistic. To borrow the words of my favorite facilitation handbook “people have been harmed by sexism, racism, homophobia, transphobia, classism, they/we build up necessary tools to care for and protect themselves/ourselves.” Telling them to “default to trust” isn’t going to change that.

**6. What should this new advisory board’s top three priorities be and why have you chosen them?**

\* Create a good meeting structure for the Housing Advisory Board, space where people leave feeling inspired and energized. Inefficient and ineffective meetings can leave people feeling drained, exhausted or discouraged. I learned the importance of this from a Boulderite with amazing skills around organizing meetings. She helped me understand these dynamics should not be ad hoc after creating an agenda and saying we use Robert’s Rules.

\* A foundation of common understanding: the purpose of the board, the rules of the board, the city of Boulder’s past/current/future work (101 level). As everyone will arrive with a different perspective, it’s important we achieve some common understanding for discussions, even if the common understanding is that we don’t share a common perception.

\* Easy start. Identify a topic that will let the board practice meeting mechanisms without the additional learning of a weighty topic. In software, when learning a new language, it’s beneficial to pick a problem you’ve already solved. Then you can focus on learning the new syntax of the language without it getting entangled in the problem you’re applying it to. This eases the learning curve.

**7. Select one of the City of Boulder’s housing initiatives and make a recommendation for**

**improvement.**

My recommendation is for item A of the Housing 2018/19 Work Plan, the Housing Advisory Board. Don't skip student representation. They impact the rental market. They are a part of this community. Please include them in the conversation.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

My housing story is a bit complicated and unrelatable. Here's an oversimplification. My parents worked for oil companies in foreign countries. We lived in company towns. The oil companies provided our housing and it was identical. Homeownership and the social dynamics of housing were missing from the first two decades of my life.

My parents are from Mississippi and neither had a college degree. They grew up economically insecure and when we visited family in the South once a year, we stayed in economically depressed neighborhoods in an economically depressed city and state. As an adult, I chose to live in Mississippi to try to understand where my family was from. I lived under the federal poverty line. I have a better understanding of the toll housing insecurity has on mental health and relationships. I also have a better understanding of how communities can look out for one another's housing needs when the government can not.

I received my undergraduate degree in computer science, married another programmer, and found myself in a very stable economic position. We easily rented housing in Mississippi, Alaska, and California. In the competitive rental market of the Bay Area, we were able to walk into a showing for an apartment, have all the necessary documents and cash, and rent it the next day. I have a better understanding of how my privilege works.

When I first moved to Boulder, it was temporary and I found housing on The Hill between two frat houses. Since my job focused on outreach around housing, I wanted a visceral understanding of student housing. Living surrounded by students helped me find compassion for what they go through to live near their school.

When I decided to move here permanently, I moved into a housing co-op. I have a better understanding of the environmental trade-offs we make when we choose our housing and how living in a community adds economic resiliency.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

Improving communication will provide space for change. This is not a new idea. From working with people in the housing department, I feel the city has thoughtful, knowledgeable people working on adding affordable housing to our community. From living in this town, I know we have passionate elected officials and residents on this topic. I think the acceleration would come from improving how these groups interact.



**10. Do you rent or own your residence?**

Rent

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [jake.carias@colorado.edu](mailto:jake.carias@colorado.edu)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, February 2, 2018 10:29:16 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Jake Carias

**Home Address:**

1121 30th Street  
Apartment 15  
BoulderCO80303  
United States

**Home Phone:** (716) 799-2875

**Mobile Phone:** (716) 799-2875

**Work Phone:** (716) 799-2875

**Email:** jake.carias@colorado.edu

**Occupation:** Graduate Teaching Assistant

**Place of Employment / Retired:** University of Colorado, Boulder

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Aug 2016

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I have a BA in Sociology and I am a current, 3rd year Ph.D. student at CU Boulder studying sociology with a specialization in health disparities and urban and neighborhood sociology. I have previously served in multiple leadership positions during my time as an undergraduate. Some notable positions from my past were: Vice President of the Inter-Fraternity Council, Committee member of the Democratic Party of New York, and participation in multiple department committees here at CU Boulder. The item that qualifies me the most is my current research on neighborhood change and the effects of urban redevelopment.

**2. Have you had any experience(s) with this Board or the services it oversees?**

I have not had any experience with the Board because the City Council has only recently requested its creation. As a graduate student who moved to Boulder, Colorado from some of the most difficult and most stressful aspects of graduate school have been housing issues. While as a student I may only be a temporary resident of Boulder, my Ph.D. program is expected to continue until Spring of 2022 and I may choose to remain in the area in the years after.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

Group collaboration is among the most difficult skills to learn. As a graduate teaching assistant with 3 years of teaching at the college level and 4 years of assistant teaching at the middle school level, monitoring for and managing conflict within groups is extremely important. Not only have I efficiently controlled classroom debates and difficult students, but I have worked in small collaborative groups on research and reports where my own work has been critiqued. I fully expect that the Housing Advisory Board position, especially under the scrutiny of the public eye, will bring its own unique challenges and require me to draw upon the skills I have learned over the past 7 years of college.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I have no financial or legal conflicts of interest.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I would like to serve on the Housing Advisory Board to be a voice for graduate students and students of CU Boulder. I have rented properties around the country through 6 years of my college education and will continue to rent in Boulder as long as possible. Many graduate students have been forced to leave Boulder City limits because of financial strain, rising rents, and difficult property management groups. As contributors to the CU community and broader Boulder community, it is unfortunate that so many well-educated graduate professionals are unable to participate and live in the place where they work. As a Graduate Teaching Assistant in the Sociology department at CU, I have on-going communication with my students and extracurricular groups on campus. Housing not only affects my students ability to perform in the classroom when financial stress and housing issues arise but many spent thousands of dollars each year renting properties in Boulder. As a sociologist, I am well-equipped to understand the diversity of interests and the challenges of crafting housing policy for this city.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1.) To advise the City Council on the development of new housing and the development's possible effects on our community.

New housing is necessary for Boulder's growing population and popularity. Understanding how this new housing can effect the health and well-being, traffic, neighborhood quality, and hopefully avoid displacement of low-income residents is extremely important.

2.) To evaluate the state of current housing in Boulder and make recommendations for improvement.

Existing housing is just as important as new housing. How to maintain and best utilize existing housing and encourage homeowners, landlords, and property management groups to develop, expand, and/or upkeep their property needs to be considered as well.

3.) To consider and learn each neighborhoods preferences for future development to keep a community-centered approach to housing.

Current Boulder residents need to have a say in the future of their communities. Balancing the needs of current homeowners and learning from neighborhood groups will be an important part of the Advisory Board's work.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

Many of the City of Boulder's housing initiatives focus on transit oriented development, creation of affordable housing, or infrastructure improvements to attract more developers. In

reading many of the documents released by the city council and various working groups. Rarely do I see mention of "land infill projects" or means of evaluating space that is being underutilized. The accessory dwelling unit regulatory changes, is a small example of a land infill project but one that will mostly benefit a limited population some of whom were already illegally operating ADU's on their property. Seeking out new types of land infill projects and creating incentives for them or removing barriers to their development could be a key to improving the already successful projects advanced by the City of Boulder's housing initiatives.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

Growing up, my family owned multiple properties and learning the basics about being a Landlord and the difficulties of maintaining multiple properties was always evident to me. I have lived in 2 countries, 2 states and DC, 6 different cities, and rented 10 different homes during my undergraduate and graduate years so far. I have experienced vastly different tenant-landlord laws and lived in extremely different homes. I chose to study the urban and neighborhood sociology because throughout college I developed a fascination with the built environment and the effect it has on us as a society and as individuals. I think my unique educational experience and variety of life experiences contribute to an open-minded approach to housing policy that stresses the importance of diversity and inclusion.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

To encourage the creation of diverse housing and affordable housing, Boulder needs to consider investing in transit-oriented approaches to infrastructure and new housing developments. The unique attraction of downtown Pearl Street as a business, pleasure, and working environment means working with developers to orient new housing around public transit to avoid further filling our already congested roadways. Boulder housing policies can look to successful examples of development in larger and smaller cities such as Vancouver or Rochester to find ways to balance increase in density with neighborhood quality, a diverse population, and unique scenic views which is a major draw for our town. It may be of interest for the Housing Advisory Board to create and analyze new ways to measure and evaluate housing development in the City of Boulder. New standards and measures could have lasting effects beyond temporary planning initiatives.

**10. Do you rent or own your residence?**

Rent

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [toddconklinjr7@gmail.com](mailto:toddconklinjr7@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Wednesday, February 28, 2018 12:20:39 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Todd Conklin Jr.

**Home Address:**

2800 Aurora Avenue

Boulder CO80303

United States

**Home Phone:**

**Mobile Phone:** (720) 281-7809

**Work Phone:**

**Email:** toddconklinjr7@gmail.com

**Occupation:** Undergraduate Student

**Place of Employment / Retired:** University of Colorado Boulder

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Jan 2017

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I have served in the legislative branch of the University of Colorado Boulder, a polity that controls and appropriates \$24 million in student fees. I was also appointed to the University of Colorado Boulder's Appellate Court, which serves as our Supreme Court, overseeing elections and issuing rulings on the constitutionality of legislation. I have experience in governing at the University/Student level, and I believe that will translate well into being an effective member of the Library Commission.

**2. Have you had any experience(s) with this Board or the services it oversees?**

I have researched the issues regarding the board, and I am actively planning to meet with Board members to gain greater insight into the functioning of the board.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

Working with Judicial branch members to craft official opinions on behalf of the Appellate Court can be a contentious process. Each justice strives to assert their own opinion, and this is conducive to disagreements. This process requires compromise and negotiation. I mitigated these disagreements by agreeing to compromise in some areas, while holding firm in other areas, so that a consensus could be reached.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I would have no conflicts on interest with respect to the work of this board.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to**

**accomplish?**

I have a strong desire to get involved in Boulder City government, and I recognize that I have had a privileged life when it comes to housing. I always lived in stable, safe neighborhoods, and I want to help give others that same experience. I want to help create a housing environment that helps those in need to live prosperous, fulfilling lives.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

In no particular order, the top three priorities should be, affordable housing, creative housing options such as ADUs, co-ops, and I believe that zoning laws should be revisited so that neighborhoods can be more complete. A healthy neighborhood has a mix of young people, old people, single people, married couples, community centers for recreation, grocery stores, small grocery stores, etc.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

I believe that ADUs have room for improvement. City Council could addressing standards regarding unit concentration, sizes, and parking. These changes would allow for greater upward mobility within the realm of housing.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

My past and current housing situations have made it clear to me that I have had a very blessed life. I believe that life does not guarantee prosperity for everyone, and deliberate efforts must be made in order to ensure that all people have access to quality housing.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

Boulder can accelerate the process by allowing for creative/innovative housing options such as ADUs and CO-ops by rethinking zoning laws and regulations regarding unit concentration, and parking.

**10. Do you rent or own your residence?**

Rent



**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [angelalfisher@gmail.com](mailto:angelalfisher@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Wednesday, August 22, 2018 4:25:12 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Angela Fisher

**Home Address:**

676 22nd st  
24  
BoulderCO80302  
United States

**Home Phone:** (720) 791-7324

**Mobile Phone:**

**Work Phone:**

**Email:** angelalfisher@gmail.com

**Occupation:** Therapist

**Place of Employment / Retired:** Self

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Nov 2011

**Gender:** F | Female

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I have an abundance of education from which to draw as well as decades of experience. I am a member of the Colorado Bar and the Boulder County Bar. I have served as a Victim's Advocate for the Boulder Police Dept and as a mediator for the Restorative Justice Program. I am currently the Executive Director of The Feldman Foundation where I supervise a Board of Directors. I have served on many boards, township level up to national as well.

**2. Have you had any experience(s) with this Board or the services it oversees?**

I have not. I do have experience with homebuyer programs, loans, grants, mortgages and Real Estate. I once received a license in sell RE and was once licensed as a broker.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

I am a problem solver by nature. Generally speaking, validating each person's concerns, thoughts and feelings goes a long way toward resolving conflict. Where this is not an option, I am a well trained mediator who believes in a win-win (as often as possible).

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

None

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I think it is a natural next step for my volunteer activities. I am an outside of the box person who generally brings ideas that had not been considered for a lack of creativity. I would like to bring some new creative ideas to our initiatives.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

I need more time to properly answer this question. I think standing on others' work should be humbling.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

I have gone through this years' minutes and the initiatives are not clearly defined. I would like to thoroughly go through them and the presentations before making any recommendations.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

Of course. I have a diverse background coming from poverty and overcoming it.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

The easy answer here is to expand the arts or create an environment that nourishes the arts. But there are a multitude of other ways. Community involvement and cultural festivals would be a fun way to gain some traction.

**10. Do you rent or own your residence?**

Rent

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [Leoquill@gmail.com](mailto:Leoquill@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, February 9, 2018 2:39:11 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Leora Frankel

**Home Address:**

3685 Conifer Court

BoulderCO80304

United States

**Home Phone:** (303) 443-7112

**Mobile Phone:** (303) 304-0516

**Work Phone:**

**Email:** Leoquill@gmail.com

**Occupation:** Business Owner

**Place of Employment / Retired:**

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Apr 2002

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

General experience: served as a board member of a private school for about four years; currently serving as a member of Boulder High's Instrumental Music Parents Association (3rd year) in capacity of publicity officer and fundraiser; currently serving on an impromptu committee for Our Revolution, Boulder, to research 2018 political candidates. I also briefly organized a committee (with a neighbor) to evaluate the problem of rising property taxes in the hope of helping struggling neighbors in Boulder. I have been active in the Boulder Neighborhood Alliance and understand the frustrations of residents of a number of neighborhoods in this city.

**2. Have you had any experience(s) with this Board or the services it oversees?**

This is a new advisory board. Over the past two years, I have educated myself about housing challenges in Boulder, discussing ideas with former Planning Board member Leonard May, for one.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

I have found that following procedures as closely as possible minimizes conflict. Making sure that there is a quorum; that notes are taken and submitted; that votes are recorded; that bylaws are followed -- all of these procedures help prevent conflict. Once conflict arises, it's best to refer to the bylaws. On boards, I've seen that disagreements can sometimes be resolved through compromise. Essentially both sides influence the outcome, and neither ends up being entirely happy. This is, in fact, a good result.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I do not believe I have any conflicts of interest.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I would like to serve on the Housing Advisory Board in order to prevent a continuation of the policies and outcomes of the 2015-2017 period. The composition of this board will determine whether its policies are in favor of rapid private development, which ostensibly would increase affordability (but fails in cities like Boulder), or in favor of more considered, balanced growth and creative solutions for affordability. Ultimately it is up to City Council to chart a course. I am not entirely convinced that this board is intended to provide a voice for the many frustrated ("average") residents of Boulder.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

The Housing Advisory Board's top priorities should be:

1. Represent the current residents of Boulder who were shut out during 2015-2017
2. Advise City Council on an array of affordable housing solutions (private; public; private-public) for lower income groups
3. Advise City Council on an array of affordable housing solutions (private; public; private-public) for middle income groups

I personally do not see how diversity can be engineered on a city level, though it could (and probably should) be a criterion for priority in affordable housing.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

1. I would recommend raising linkage fees.
2. I would like to research the option of (city, and later, county) property tax rebates tied to income level and value of the structure, as opposed to the land.
3. I would recommend reducing the FAR for McMansions, preserving a relatively attainable housing option that is quickly disappearing.
4. I would recommend revisiting the occupancy limit on a per NEIGHBORHOOD basis, dependent on buy-in by those neighborhoods.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

I have been fortunate enough to be able to afford housing throughout my adult life. I have four children and have spent significant time worrying about their futures (how to avoid student loans; how to eventually buy homes). I know the world we live in.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

I am of the view that the environment needs to be taken into account in any discussion about development. I am also of the view that the commuter problem is central to an understanding of what is happening in our city. Any attempt to frame the discussion as one purely about construction misses the point. This question already makes assumptions about the solutions. I would advocate for affordable housing in what is currently an industrial zone. Additionally I would recommend different housing types for different neighborhoods -- and greater neighborhood representation and involvement.

NOTE: If my views are not in line with what City Council is looking for, there is no need to invite me for an interview. Thanks!

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [amy@Gahran.com](mailto:amy@Gahran.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Saturday, February 3, 2018 6:02:20 AM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Amy Gahran

**Home Address:**

3380 Folsom St.  
#211  
Boulder CO 80304  
United States

**Home Phone:**

**Mobile Phone:** (303) 554-5550

**Work Phone:**



**Email:** amy@Gahran.com

**Occupation:** writer, editor, publisher

**Place of Employment / Retired:** Self employed

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Apr 1995

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I bought my condo (Iris Hollow Condos) through Boulder's permanently affordable housing program in 2014. I'm currently 51, single, and my intention has been to age in place in the city I love.

High HOA dues, a very scary 2017 reserve study, and indications of lax property management led me to join my HOA board in 2017. I've taken on a leadership role in addressing long-deferred critical maintenance and repairs in this small community which includes several permanently affordable units. I'm trying to preserve and strengthen this community so I can continue to age in place.

I'm a journalist with decades of experience covering energy and business. I'm not afraid of a learning curve. I'm good at gathering and analyzing data and perspectives. And I'm dedicated to keeping my home long term, despite my very modest income.

I was a founding member of the Society of Environmental Journalists and worked with that group for many years.

I've also been an organizer for local and online communities dealing with topics of personal interest to me

**2. Have you had any experience(s) with this Board or the services it oversees?**

This is a new board, so no prior experience with it.

I purchased my home through Boulder's permanently affordable housing program in 2014, and was impressed with the education and services it offers. I wish it could offer more support and education to homeowners post-purchase, especially to help people stay in the homes they have struggled to buy.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

As an HOA board member, I've had to engage community, provide leadership and build consensus in a condo community that, frankly, has grown despondent and resigned in the face of years of inadequate management. By making initial progress on key, visible issues and by improving community communications, things are starting to turn around.

I've worked with many different kinds of communities. Always, my strengths have been defining issues and goals, and finding and evaluating options. When people can agree on what the issues & goals are, and when they have good options to consider, cooperation starts to take over from conflict.

That means: no one gets everything they want. But most of them can get enough of what they need to stay engaged and invested in the community.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

None that I know of.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I believe people of modest means have much to contribute to Boulder. We should be able to live here, long term.

I'm especially concerned about making Boulder a viable city where residents can age in place, without being displaced from their support networks by ever-increasing rents or HOA dues.

I want to make it easier for people in Boulder to understand local housing issues, resources and options, so they can advocate more effectively on their own behalf. Especially people who are median-low income, single, and/or aging. Too often, people in these demographics are priced out of living in Boulder -- to the detriment of our city.

I've chosen, for more than a decade, not to own a car. This is a viable choice in Boulder, but not in many other places where I'd care to live. I know many other car-free people here, and most of us are concerned that we might need to move to user-friendly places if we get priced out of Boulder.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. Condo communities: a mostly overlooked option for increasing home ownership opportunities, but with challenges for long-term affordability and good governance.
2. Affordable rental housing: apartments, townhouses and single-family homes.

3. Aging in place. That hasn't been a big part of the local housing conversation, and it should be. This affects every Boulder resident, eventually.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

The Permanently Affordable Housing program should be expanded to support conversion of apartment communities to owner-occupied condo communities, with guidance and resources for good governance and financial/property management.

Currently, people in that program learn a lot about how to buy a home, but little about how to keep it.

Frankly, the current program treats affordable housing units like stepping stones, expecting that most program participants will sell their affordable housing in a few years. Market conditions in Boulder means we need to keep these homes, and keep them affordable, if we wish to stay in Boulder. We need to get more housing stock into this or other permanently affordable housing programs, to help people not just buy in Boulder, but to live here long term.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

In my 30s, during the housing boom of the late 1990s, my then-spouse and I bought more house than we could afford and ended up in crippling debt when the dot com crash happened. We struggled to keep our home, and even though we sold it 12 years later for nearly a third more than the price we paid for it, the proceeds did little more than cover our debt.

I've been single ever since and prefer not to marry or live with any partner. That is exceedingly hard for a person of modest means to do in Boulder. I feel very personally financially vulnerable due to housing costs here. I suck at feeling helpless. It's in my nature to step up.

I was immensely grateful to have the opportunity to buy in Boulder through the city's program; and I'm dismayed by the possibility that if I can't help my current community become better managed and in good repair, my life plan for my remaining decades will be moot.

I don't want to start over somewhere else. I love this city. I'm willing to work to make it feasible to remain here as I age.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

As I mentioned above: support the creation of condo communities that are well governed and affordable. Make it possible for more people of various means to buy in Boulder, and stay here.

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [silexis@hotmail.com](mailto:silexis@hotmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, February 16, 2018 3:28:23 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Tim Gormley

**Home Address:**

3390 Dover Drive

BoulderCO80305

United States

**Home Phone:** (303) 494-2111

**Mobile Phone:** (303) 507-6722

**Work Phone:** (303) 494-2111

**Email:** silexis@hotmail.com

**Occupation:** Self employed

**Place of Employment / Retired:**

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Apr 1979

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

During my almost 40 years as a Boulder resident, I have spent about equal time as a renter and as a homeowner. I was a student at CU in the 1980's. My income is currently such that I would probably also qualify for the City's affordable housing programs.

I owned and operated a residential construction/remodeling company for 20 years, so I am familiar with zoning, permitting, engineering, budgeting, project management, employee needs, and housing.

I attended many of the Boulder City Council candidate pre-election meetings and heard many of the concerns of those attending.

Recently, I have been volunteering hundreds of hours in Colorado sailing community working among the various clubs and organizations to promote Jr. Sailing and Racing as the Race Committee Chairman of the Eboard of Carter Lake Sailing Club. My partner and I were key in bringing National level competitions and training clinics to Colorado.

I might be one of the few people applying that doesn't have some kind of advanced degree or agenda and is from a working class background. One of the problems I suspect that the city may have is that everyone on the staff is too much the same (a lack of ideological diversity)

**2. Have you had any experience(s) with this Board or the services it oversees?**

I was on the Design Advisory Committee (?) for Boulder Housing Partners' Mt. Calvary proposal in South Boulder, where BHP sought input from the neighbors.

I suspect that some of my past employees and friends might be/have benefited from the Affordable Housing Programs.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

At times, discussions at the Mt. Calvary design group would get rather heated as some members of the neighborhoods became extremely unhappy with how things were progressing and would launch an attacking sidetrack. I tried to defuse the situation by refocusing the group on the primary discussion topic and bring the level of discussion back to a non hostile state. Post meetings, I would try to chat with the wound up people regarding their concerns.

On the Carter Lake Sailing Club eboard, there was always a lot of resistance from many of the eboard members to any sort of change or something new. When proposing something I thought would benefit the club or community, I would try to view the issue from the perspective of those that were likely to disapprove and prepare arguments or a presentation that addressed their concerns before they would dig in their heels in opposition.

Basically, I try to understand an opposing viewpoint, respect it, see if my viewpoint needs adjusting and try to craft a calm resolution of the issue.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

As I no longer do construction in the City of Boulder, I don't expect to have any conflicts of interest.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

To be honest, it is not the realization of my lifelong dream to serve on the Housing Advisory Board, but more a sense of civic duty and a love of Boulder that I am applying. As evident from the recent city elections, many of the citizens feel that the city has been going in the wrong direction for some time and needs a change from business as usual. When discussing how governments get off track with some neighbors, the common thought was that many of those that enter government either have a zealous well meaning narrow agenda or a profit-oriented agenda. Ordinary, working citizens don't have the time or energy to get involved. As a result of the lack of input from ordinary citizens, a government's path becomes skewed. Average middle of the road citizen input adds much needed diversity at time when policy seems to be dictated by those with Urban Planning degrees from UCLA or developers. I think I would bring a rational unbiased citizen input to the board.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1) Increased meaningful and binding citizen input to projects in their neighborhood. The election results support this idea. My involvement with the Mt. Calvary project and speaking with others confirms the importance of this priority. Ultimately, the function of the City should be to maintain, support and improve the quality of life of its existing citizens. It is also the duty of the City to look to the future and try to anticipate what needs to be done to ensure that quality of life is a lasting virtue of Boulder.

2) Work to facilitate the availability of affordable housing for current Boulder residents, while simultaneously ensuring that "affordable housing" is just not used simply as a tag to get rezoning and development approved.

There is obviously a need for affordable housing in this city. Ideally, people that would bring something positive to the community but can't otherwise afford to live here would be enabled to live here and contribute to our community.

3) Make an effort to simplify, streamline, and "ground" many of the processes surrounding housing.

While it is always good to brainstorm, there seems to be a fountain of ideas that are constantly presented to the public. The average working citizen doesn't have time/energy to educate themselves on the proposals and the Cities surveys are occasionally a bit slanted toward an agenda.

## **7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

In my neighborhood and many others, marginally increased density through ADU's, Co-ops, Carriage houses etc make sense.

Many homeowners specifically sought out houses in low density, owner occupied neighborhoods to avoid problems of congestion, lack of parking, poorly maintained houses and yards, and excessive noise. The neighbors paid dearly for their existing quality of life and are reluctant to accept increased density with a possible degradation of their neighborhood. Ideally, increasing density would create no change to the neighborhood.

Helping neighborhoods create HOA's might help in that ADU's and Co-ops etc could then be issued limited time permits that would be approved by the HOA's and could also be revoked or not renewed by the HOA's if terms were violated. Something like this might make neighborhoods feel that they have some control over potential problems created by increased density and thus more accepting. Those that benefit from the increased density would be more motivated to fit in with the rest of the neighborhood.

## **8. How have your past and current housing situations affected your life and perspective on housing issues?**

I have lived in many areas of Boulder.

As a student and young working person, I rented in Martin Acres, the Chautauqua/Hill area, Wonderland, Table Mesa and Central Boulder.

As a young person with less than a median income, and a desire to own a house, I was frustrated by essentially paying off a landlord's mortgage while unable to get a home loan myself. Owning a home is the primary way to ensure oneself affordable housing in the future. Rents will always increase.

I would have loved it if there were some kind of affordable ownership program when I was in my 20's and 30's.

I was finally able to buy a house (while working 60-80 hours a week) about 20 years ago. I chose my neighborhood because it was the best that I could afford and had a "good feeling" to it.



My neighborhood has several rentals in it. A rental across the street from my house was problematic, the yard was dirt and weeds, the house was run down and occasionally tenants would have late parties with litter strewn about. I finally contacted the landlord and explained to him that the neighbors didn't really care how many renters lived in his house, but that this was not a renter trashed neighborhood and that if he wanted to maintain good relationships with the neighbors, he needed to improve his property. To his credit he did. The neighbors are now happy. This all goes back to people just want their home to be a bit of a sanctuary where they can relax and feel safe. If the City can help create and maintain citizen happiness, what can be better than that?

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

Currently, it seems that rezoning for higher density is a right when it should be a privilege. Unless the request for rezoning improves the neighborhood, it should be difficult to achieve. Requiring a some kind of a concept sign off by neighbors as a preliminary step would save both developers and neighbors a huge amount of wasted time and money and encourage cooperation between developers and neighbors. I suspect neighborhoods will be more receptive to accepting affordable housing or increased if it is on their terms. I wouldn't care if every house in my neighborhood had 2 adu's if my life quality remained the same.

The fastest way to increase number of affordable housing units is, of course, to build huge high rise apartment complexes. Unfortunately, I suspect that this will meet with resistance from citizens in light of the traffic congestion problems we already have. As a city, we should consider fixing traffic problems, then people may be more receptive to increasing density. Perhaps it might be wise, although not immediately gratifying, to take a long term view on housing. Rather than developing every last piece of property now, consider leaving some for the future generations to develop. Humans have a relatively short existence compared to the lifespan of the city. The citizens of the future may appreciate it if they are left with some options to develop as they see fit.

In summary, housing needs to be viewed in the context of Boulder's current citizens as well as it's future citizens. We should not rush to develop without considering other impacts of that development. Boulder has a legacy of foresight, starting with the concept of Open Space. The citizens of the past with foresight helped make this city a desirable place to live. Our present day actions need to keep this theme intact. The pace of change should be on a human scaled timeline rather than on an agenda's timeline.

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [steph@stephanieheacox.com](mailto:steph@stephanieheacox.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Wednesday, February 7, 2018 1:59:25 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Stephanie Heacox

**Home Address:**

2890 Shadow Creek Drive  
Apt 305  
BoulderCO80303  
United States

**Home Phone:** (917) 797-0719

**Mobile Phone:** (917) 797-0719

**Work Phone:**

**Email:** steph@stephanieheacox.com

**Occupation:** Founder and Executive Director

**Place of Employment / Retired:** SeniorHomeshares.com

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Jan 2011

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I am very interested in housing issues, as I founded a non-profit that helps seniors share their homes with other seniors (SeniorHomeshares.com). I also serve on my HOA board at Gold Run Condos here in Boulder, a resident of a cohousing community, and a weekly kitchen lead at the Boulder Shelter for over 5 years.

**2. Have you had any experience(s) with this Board or the services it oversees?**

I have had no direct contact with this Board, though I have testified before Ciy Council regarding the city's limits on unrelated persons sharing residences.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

I joined my HOA when I bought my condo in 2012, knowing (from an existing member) that it had \*legendarily\* bad communication, leadership and effectiveness. There had long been a desperate need for an assessment, as well, which could not be passed, therefore the property was suffering from neglect. I was able to break the log jams, and establish working communications by counseling members on clear, constructive (and civil) communication styles. I was also able to cajole new members to join the Board and rearrange leadership roles to place folks where they could be most effective. I also assumed responsibility for communicating clearly to our owners. Soon after, we passed the assessment and are completing many, many long neglected capital improvements.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I have none that I am aware of. You define my directorship of Senior Homeshares as a "remote interest".

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I am very interested in housing issues, as I founded a non-profit that helps seniors share their homes with other seniors (SeniorHomeshares.com). I also serve on my HOA board at Gold Run Condos here in Boulder. I was also a resident of a cohousing community, and have been a weekly kitchen lead at the Boulder Shelter for over 5 years. I hope to bring creativity and vast experience in the intelligent application of technology (my professional background) to bear on this vital issue.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. Intelligently increasing density. Seniors, for example, are ripe for better density solutions, as they need less space (and often, as homeowners, have more space than they can afford to keep). I also think that, given the increase in the younger professional population as companies like Google (and, who knows, maybe Amazon) expand, they are obvious targets for increased density. Young techs (with whom I work) are looking for more urban options, not yards. Specifically, I think we need to revisit the issue of how many unrelated people can share a home (making an exception for seniors), and look at solutions like ADUs, placement of tiny houses, and stacking residential housing on commercial to increase density

2. Clearly, we also need to address our homeless population - I have served breakfast at the Boulder Shelter almost every Monday for the last 5 years. I try to follow the various programs Boulder employs to address homelessness, and I am looking closely at the Housing First concept.

3. Diversity. I moved to Boulder after living in Eastern cities for over 30 years (23 in NYC), and as much as I love it here, the lack of diversity kind of smacks you in the face. I know this is a tough nut to crack, and one over which we may not have a tremendous amount of control, but I think we need to look seriously and creatively of ways to increase racial and economic diversity.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

I really like the idea of Housing First, and think it shows real promise as a solution for homelessness. However, I am a little concerned that we may take our eye off the soon-to-be homeless target, who would also benefit from housing first. I would like to know more about whether funding for Housing First reduces funding for other affordable housing programs that prevent homelessness in the first place. Also, the number of homeless showing up at the

Shelter has gone down since the new intake program was initiated, and no one seems to know why - we need to research that.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

I grew up in the working class Midwest, with a orientation to strong community and home ownership. I bought my first house when I was 26. I spent my college years and most of my adult life on the East Coast, living in densely populated urban areas, owning a condo and serving on its HOA board. I moved to Boulder (very happily) 7 years ago and joined a cohousing community. I also bought a condo here and joined the HOA Board. Two years ago, inspired by my aging mother's housing situation, I founded a nonprofit to address the issue of affordable housing for seniors ([seniorhomeshares.com](http://seniorhomeshares.com)). I have a very broad and creative view of housing possibilities, with a focus on housing availability and community supports.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

I cited several ways in which Boulder's housing density could be creatively increased in a previous answer. I would also like to see Boulder reconsider its ordinance regarding the number of unrelated persons that can occupy a residence, regardless of size. I strongly believe that the City should make an exception for group housing, particularly where seniors are concerned. A senior who wants to share the 4 bedroom home they have lived in for 40 years should be allow to do that, and not be lumped together with the college students on the Hill who are the real motivators of the "related persons" ordinance. There are many types of intentional community that can play a role in providing affordable housing alternatives without disruption of existing neighborhoods.

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [steven.hlavac@colorado.edu](mailto:steven.hlavac@colorado.edu)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, March 2, 2018 4:07:44 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Steven Hlavac

**Home Address:**

750 North Street

BoulderCO80304

United States

**Home Phone:** (303) 929-1805

**Mobile Phone:** (303) 929-1805

**Work Phone:** (303) 929-1805

**Email:** steven.hlavac@colorado.edu

**Occupation:** Student

**Place of Employment / Retired:** CU Boulder

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Aug 2014

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I am a senior studying sociology and earning a social innovations certificate through CU Boulder. My education at CU Boulder taught me about structural and ideological deficiencies within our society. My experience as a teaching assistant and coach with Public Achievement at CU has fostered my love of community engagement. In this program we help facilitate projects that democratic groups of students at most levels of primary and secondary education. I volunteered on the Politics & Media Committee with the Conference on World Affairs [CWA] for the past four years, helped the initiatory year of People and the Planet theme along with co-creating 'Hometown Conversations' - in which both national and local experts speak on the topic of issues happening across the nation. Volunteering with CWA during peak periods included many meetings each week, often including interactions across lines of difference. I volunteered as a backcountry ranger intern at Rocky Mountain National Park. The social innovations certificate I am earning through CU Boulder can also attest to my pragmatism and problem-solving skills. Writing for the Arts & Sciences Magazine on campus has developed my use of the English language, along with interpersonal skills. Working as an independent contractor for Goose Creek Community Land Trust allowed me to understand many of the cities initiatives, including the Boulder Energy Challenge, and Carbon Neutral initiatives.

**2. Have you had any experience(s) with this Board or the services it oversees?**

I have no experiences with this board, but it is also new. Renting for the previous two years from Sterling University Peaks, and Boulder Property Management gives me unparalleled insights. I've worked as an independent contractor to understand housing and innovative practices involved with it, and educate myself on the topic when possible.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

Seemingly out of nowhere in an organization I was involved with, there was a conflict that arose about how members handled themselves in the sphere of the press and communication. After this confrontation, a man who I never met came to speak his grievances in a mediated

setting with members of the organization present and group norms established before substantive conversation. He talked about his viewpoints, background, and why he had them, and those who disagreed also did the same. No targeted remarks were made and people were open with one another. I believe this was a great way for people to work through the age of misinformation and find a common ground in which they could each continue to operate. After, both sides talked about other topics in a reasonable fashion. This was the best facilitated conflict mediation I ever was a part of.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I worked as an independent contractor for Goose Creek Community Land Trust, but I did so to understand the housing landscape. I am a student who has experienced countless problems with rental agencies within Boulder. I volunteered for Eric Budd's campaign and Open Boulder this past election.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

As an active citizen, I hope to contribute to my community in the ways I see most positive. Engaging the community and gaining insights is where I find a sense of self. After experiencing renting in Boulder for over two years, volunteering with The Housing Advisory Board can advert future generations of students.

I hope to make boulder an accessible place to live. Justice with renting needs to defend individual liberties. Residential High Zones need to include a racial diversity quota. Curbing environmental degradation undertones my actions, and I hope that a push toward ecological sustainability can be done through this outlet.

Housing is at the crux of social justice and environmental sustainability and I really see a large potential impact from my involvement.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. Grassroots engagement

a. There are many topics interrelated with this board and others.

i. It will take connecting with the community to understand what unseen issues they may be facing.

ii. Education

iii. Transportation

1. The local and regional 'public' transportation system is inefficient and economically inviable.

2. Parking lots can be used as residential space.

3. Encouragement and fast tracking of reliable ADU's for mixed income affordable housing for owners.



- a. At the current rate, there will be no affordable (under 150% AMI) units on market by 2021 predicted by Boulder Housing Partners.
- b. AMI is becoming an inadequate measure of affordability
- c. Aim for 200 units in two years.
- d. Racial Quotas included in MZH and RH zones.
- 4. Address various bureaucratic inequities from a renter perspective
  - a. Although maximum occupancy is 4 people per unit, and leases are signed separately, somebody in a 10 person house can be joint and severely liable for anybody else in that house, not just the three respective roommates.
  - i. This means they can be charged fees from any of those other people.
  - ii. Rental companies will not account for the house.
  - b. Security deposits, when not on individual leases, come in a lump sum which is nearly impossible to claim.
  - c. Innovating within a neighborhood is not a very accessible opportunity to renters or owners.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

ADU Update/reform. I think this was needed because I see ADUs as a short-term solution for both owners and renters. I believe ADU's should expand to building on top of buildings which already exist or in parking lots. The Basemar shopping center and 29th street mall could easily add housing on top of its existing businesses, or reutilize their parking lots for housing. Improved free communication on what people can and cannot do is very important when talking about citizens taking action.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

My current housing situation shows me the way renting can be non-exploitative. Having a small LLC own your house is much different from large property management companies. There are community events on north street and a sense of community. When I lived east of campus and on the hill, I never had that feeling. Sterling University Peaks created an unreasonable living situation by starting construction seemingly out of nowhere. After this, I moved into a 10 person house on the Hill [930 14th Street] where I finally realized that the renting situation in Boulder needs to be improved. This helped provoke the creation of the Conference on World Affairs' 'Hometown Conversations'. The hope was that the panel, with both local and national experts, would inspire action. After learning about environmental justice, and living in a community which is organizing itself, I realize that action has to happen through the government as well. My views on housing are still being shaped; however, I realize that the only viable way of creating change is involving stakeholders.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

The city will have to work across many boundaries in order to accelerate creation of diverse housing types. Studios for artists to work within are diminishing, students have trouble affording rent, and many (if not majority) of workers are pushed to surrounding communities. I believe that rethinking zoning policy can provide a pipeline in which this can be accomplished. The addition of ADU's on lots should be allowed and fast-tracked if deemed reasonable. Code needs to be reviewed, and our community needs a quota to increase racial diversity. A land value tax can be used along main roads as well to densify housing near public transit and increase total units to rent within the city.

**10. Do you rent or own your residence?**

Rent

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [kristian.kerr@gmail.com](mailto:kristian.kerr@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, August 31, 2018 4:24:05 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Kristian Kerr

**Home Address:**

985 34th St

BOULDERCO80303

United States

**Home Phone:**

**Mobile Phone:**

**Work Phone:**

**Email:** kristian.kerr@gmail.com

**Occupation:**

**Place of Employment / Retired:**

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Mar 2008

**Gender:** M | Male

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

My educational background is in Natural Resource Management and Mapping/Remote Sensing. I like to take an analytical approach to problem solving and delve deep into the sources of conflict. Working in Natural Resources taught me that the conflict surrounding the use and or conservation of the environment and ecosystem is almost wholly a human phenomenon.

**2. Have you had any experience(s) with this Board or the services it oversees?**

I have not yet had any experience with this relatively new board.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

As a member of the Marine Protected Areas Working Group which was a creation of the National Oceanographic and Atmospheric Administration and the State Department of Natural Resources (HI), I was a neutral member trying with mediators to reach a consensus between resource users (fisherman) and the management agency's that wanted to implement additional regulations on the resource. Over the course of many sessions, we were able to convince the fisherman that it was actually in there best interest i.e. more fish for harvest, if the science based regulations that were being considered were enacted. The results of the working group and the fisheries regulations were successful.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I don't believe that I have any existing or potential conflicts of interest with the work of this board. I believe that if a board member stands to profit from the implementation of a housing

proposal, they should recuse themselves from the discussion/opinion.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I would like to have a hand in bringing about and promoting housing options that enjoy a high level of satisfaction within the community. I would really like to see a lot more outreach and communication around the possible options rather than battles at the fringes. Most importantly, I would like to see some thing actually get done.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. I would really like to see an accelerated effort to increase density and experimental housing options at transit stops along corridors. Why? because traffic and parking are often brought up as major issues by both pro-density and anti-growth types. This seems like a great place to start to gain traction with a bit of common ground.

2. Bring CU to the table. The relationship between the city and the University of Colorado is long and generally mutually beneficial. It is time to start discussing having CU host the living quarters for their student body for the first two years.

3. Company Housing. This isn't even a new concept. Ski towns which are generally small towns that are highly desirable and have very high real estate values have done this for years. Boulder was a town and a community before it was a tech startup and venture capital playground. Sure a lot of their top people make so much that housing affordability isn't an issue. However, it is almost always overlooked that they have many poorly paid employees and contractors. How about a discussion on permitting dormitory like living quarters in which the employees provide the much needed affordable housing for their underpaid workforce. Let's allow aligned interests to come together for everyone's benefit. Allow some of the larger employers to provide much needed, housing units that are smaller, more efficient, un-bundled with parking, and yes, less expensive.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

Easy. Cash-in-lieu. This one answer will probably manage to get my whole application discarded but here goes. I could be wrong about this but the whole in-leu concept has always vexed me. It really seems designed to support the "affordable housing bureaucracy" more than actually putting people in below market rate homes. If we want affordable housing, get it built!

**8. How have your past and current housing situations affected your life and perspective**

**on housing issues?**

I have experienced and enjoyed a diverse range of living situations. I've lived in various shared housing with friend and family as well as in a mobile home park. I have lived as a renter more years than I have owned my own home. I have lived in Boulder and other places (some affordable and some not) as a renter for many years. I think with my variety of living experiences and desire to find harmonious solutions to some of the housing issues we face I would be a valuable voice to have on the Housing Advisory Board.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

Boulder should be willing to pilot different housing concepts rather than spend hours/months/years battling over contentious issues trying to create "THE ONE PERFECT PLAN!" People and businesses adapt and respond to both the regulatory and the social environment in which they operate. Boulder's diverse areas are not all going to be receptive to experimentation. It would behoove those of us that want to try new things to not take a maximalist approach that is likely to be debated ad-nauseam or watered down to nearly no change.

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [loislacroix@msn.com](mailto:loislacroix@msn.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Sunday, February 4, 2018 9:26:47 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** lois LaCroix

**Home Address:**

2835 Elm Ave

BoulderCO80305

United States

**Home Phone:** (303) 494-8411

**Mobile Phone:**

**Work Phone:** (303) 443-3353

**Email:** loislacroix@msn.com

**Occupation:** retail

**Place of Employment / Retired:** The Little Jewel part time

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Jun 1967

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I have been a member of the Clinica Family Health Services Board of Directors for the last 10 yrs and was instrumental in the development of a recognized FQHC-BOD recruitment and training process. We presently have 5 clinics, 2 in Boulder County, and serve approx. 50,000 low income patients.

I directed one of the largest Retired Senior Volunteer Programs in the US with 950 volunteers. (Denver Co)

I have taught Jr High School PE, was a trainer for the National Corrective Training Institute teaching all levels of court ordered classes to felons and misdemeanants, owned 2 small businesses including one of the first Bed and Breakfast Reservation Services in the US (Bed & Breakfast Colorado-1986)

I served on the Boulder Co Red Cross Emergency Response Team, and MT. State Advisory Committee for the US Civil Rights Commission.

I been active in local politics since the late 60's including involvement in the first tenants rights booklet and working for the first opening gay councilman.

I have successfully worked with people of all ages, races, backgrounds and incomes.

I love Boulder

**2. Have you had any experience(s) with this Board or the services it oversees?**

Because the Housing Advisory Board has never met this question is not applicable.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

I served on a BOD that was discussing a possible merger. We were equally divided on which way to go. I listened to and met with every person who dissented and tried to find common ground. Listening and common ground are paramount to a working group.

**4. List all potential conflicts of interest you might have with respect to the work of this**



**board.**

I serve on the Martin Acres Neighborhood Board of Directors as Special events Coordinator

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I am a reasonable person who tries to keep an open mind. I hope to accomplish common ground and less volatile interactions. I also hope to be able to let people know what/how housing changes may effect their neighborhoods long before things have become a done deal.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

As with other city boards, the city council is responsible for deciding the purpose of this board and its priorities.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

Affordable housing should be available in all neighborhoods in Boulder. One way to avoid having low income people live in "only low income locations" is to make the "cash in lieu" a less attractive option by increasing it to 125% of actual building costs instead of the present 75%.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

I was a renter in Boulder for the first 25 years I lived here. I lived with as many as 12 people as few as 2. I lived in basements on the hill for \$35/month to apartments in Mapleton. When homes were \$16,000 I couldn't come up with \$1200, when they were \$25,000 I couldn't come up with \$3500 and on and on. In 1996 my brother told me about a home in Martin Acres that was empty and falling apart. I found out who owned the home and put a bid in. Trees were growing through the roof, abandoned cars were in the driveway, the owner had died and folks wanted to get rid of it. I bid "as it where is" my bid was accepted and I went to work. It took almost 30 yrs of renting before I was able to own my present home. I am saddened to see middle class neighborhoods becoming unaffordable, tired of seeing perfectly fine homes being scrapped in favor of 5000 sq ft mansions. We need a more equitable distribution of affordable housing.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

We can't build ourselves out of the housing problem. We can keep aware of complexes and buildings being sold, as with the recent city purchase, with an already established moderate income community.

The old BCH property should include housing, Additional ADU's need to be considered while still maintaining each neighborhood's integrity.

If this the purpose of this committee? I was under the impression that there were already 3 or 4 housing committees as well as staff who were responsible for answering these questions. If not, I would be happy to work with the group to come up with group solutions.

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [jim@whdc.com](mailto:jim@whdc.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Sunday, February 25, 2018 8:38:21 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** James Leach

**Home Address:**

1680 Yellowpine Ave.

Boulder CO80304

United States

**Home Phone:**

**Mobile Phone:** (303) 517-6207

**Work Phone:** (303) 449-3232 ext. 202

**Email:** jim@whdc.com

**Occupation:** Homebuilder/Developer

**Place of Employment / Retired:** Wonderlan Hill Development Co.

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Jun 1957

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

Degrees in Architectural Engineering, Business and Construction Engineering, 50+ years experience as as a home builder and developer in Boulder. I have served on the City Parks & Recreation Board. I have designed, and built several affordable housing developments and units in the City of Boulder and in partnership with the Boulder Housing Authority.

**2. Have you had any experience(s) with this Board or the services it oversees?**

I attended an initial input secession for the proposed Housing Board.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

The planned developments of Wonderland Hill and Washington Village and others involved significant challenges and disagreements with neighborhood groups. I have developed cohousing communities for the past 25 years and lived in a community for the past ten years where I have experienced and participated in numerous processes to overcome conflict and reach consensus.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I am not planning to lead any further development projects in Boulder. I have a bias towards community based solutions.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

My primary interest is to be able to apply my knowledge and skills to the advancement of

creative and reasonably harmonious solutions to Boulder's housing affordability challenges.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. taking a creative and critical look at Boulders current affordable housing polices and programs.
2. balancing neighborhood needs with creative affordable housing solutions to create win-win solutions that result in more resilient and live able neighborhoods and communities.
3. creatively examine housing and mixed use development proposals and opportunities in the light of generating greater and more diverse housing opportunities.

I chose these three because I am most interested in promoting creative community based solutions that will be ultimately judged to be successful and beneficial to all parties involved.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

I believe that Boulders current affordable housing policies with some revision and greater flexibility could generate creative housing solutions in new developments that would enable the production of a wider range of housing options. This would involve taking a deeper look at development economics as well as political implications.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

I have lived in rental housing, single family detached homes and cohousing in Boulder. I feel that neighborhood community and good design are essential ingredients in successful housing and neighborhoods.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

Boulder has been a fairly typical American suburban low density, mostly single family housed community. It more recently has been becoming more urbanized and dense at the expense of some community unrest. Finding ways and opportunities to minimize or control the unrest while creating the diverse and denser housing opportunities Boulder needs to be sustainable is critical. Understanding and working with creative development solutions will be important.

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [4bslee@gmail.com](mailto:4bslee@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, February 2, 2018 11:43:09 AM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Burton Lee

**Home Address:**

4460 Aaron Place

BoulderCO80303

United States

**Home Phone:**

**Mobile Phone:** (303) 579-4901

**Work Phone:** (303) 443-7995

**Email:** 4bslee@gmail.com

**Occupation:** Educator

**Place of Employment / Retired:** Van Education Center

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Feb 1987

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I have an MBA in Finance and a BBA in Business Administration. I have been a commercial real estate appraiser in Boulder for 30 years and a real estate educator for 20 years. I have served on and chaired other non-profit committees and boards. Currently, I'm the President of the Boulder Valley Rotary Community Foundation and I am President of our property owners association.

**2. Have you had any experience(s) with this Board or the services it oversees?**

I have been involved in appraising several multi-family housing projects which included Low Income Housing Tax Credit financing, Section 8 vouchers, and bond financing. Additionally, I have been involved in appraising income restricted for sale housing projects in Boulder. In the 1990's I was involved with building entry-level housing in Estes Park.

Although I am a realtor, I have never sold real estate for a living. Instead I educate people who would like to get a real estate license or maintain a current real estate license.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

As President of our property owners association, there was an issue regarding proper disposal of trash and recycling material. Trash was perceived to be visible and smelly all of the time. All stakeholders were consulted and a policy that worked for everyone was identified and implemented. Trash is no longer an issue.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I am unaware of any conflicts of interest if I were to serve on this board.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

Boulder is becoming an increasingly more expensive place to live. Many people who work in Boulder cannot afford to live in Boulder. Over time, Boulder citizens are becoming more homogenous with less diversity than I would like to see. I would like to see a long-term plan that provides more low and medium priced housing alternatives to reverse the current trends.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. Identify and propose the potential for more diversity associated with housing options. With more diverse options there is a possibility that cost of housing could be controlled.
2. Review Boulder's land available for residential development and identify how to maximize the use of this land with affordability as a guiding objective.
3. Research best practices of similar size communities dealing with long term housing issues.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

The inclusionary zoning opt-out payments are not resulting in replacement units elsewhere in the community. The opt-out payments need to be increased or consider eliminating them completely. The current program isn't working.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

When we bought our house we had a school teacher who lived next door. She had to move to Longmont because it was becoming too expensive to live in Boulder. By way of contrast, the most recent home purchaser in our neighborhood works at Google. I don't think that it is our communities best interest that many of our children's' teachers level outside of our community.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

Define the types of diversity that are possible and explore what incentives might be available to encourage the private home building sector to play a larger role. Another area that has been successful for first time home buyers is for the City to issue double tax exempt bonds, the proceeds of which are used to provide below-market financing.

**10. Do you rent or own your residence?**



Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [ja.martin@colorado.edu](mailto:ja.martin@colorado.edu)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, February 9, 2018 9:07:57 AM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Jim martin

**Home Address:**

3880 Caddo Pkwy

BoulderCO80303

United States

**Home Phone:** (303) 499-4999

**Mobile Phone:**

**Work Phone:**

**Email:** ja.martin@colorado.edu

**Occupation:** Boulder Trustee for all foreclosures

**Place of Employment / Retired:** Boulder County Public Trustee (appt. by Governor)

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Aug 1961

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

Past builder/developer Class - (former B license)  
Colorado Independent Real Estate Broker  
Inactive Colorado Attorney  
Regent University of Colorado 12 years  
I am a raconteur, like a soup du jour, French motorcycle driver

**2. Have you had any experience(s) with this Board or the services it oversees?**

No, with this Board, since it has never existed before.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

Debating the merits of meeting our housing needs but conforming to local land use policies for the different cities for the University System: Boulder - Denver - Colorado Springs I seek win-win solutions. I seek to understand before I am understood. I like to frame the macro issues. Promoting openness and transparency with all the stakeholders. Persistence, passion with civility

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I think too much and am very concerned about how I spend my time.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

Housing is one of the most challenging and urgent issues facing the city, region and state.

Housing is a need not a want, therefore it borders on being a fundamental right. (not necessarily living within the Boulder city limits though) Attempt to articulate an advisory opinion that will reflect all stakeholders: community, boards/commissions, different bodies of the divisions of housing( AHTRG,CDAC,HC ,Planning Board, HSB. Advocate for the future direction for STRs, ADUs, OAUS, and CHUs (Whom that is a lost of acronyms)

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

\* Better Integration of all of our current boards commissions, ordinances, to best reflect where the City Boulder is right now.

\*Advocate for a better jobs/housing balance (a sine qua non for accomplish and progress with housing )

\*Working with CU Boulder to better insure they are committed to their housing goals, particularly married student housing

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

Co-op ordinance needs further simplification which I see has begun. We need the more direct neighbors involvement. One broad policy for the entire city will not work. Much like an HOA this needs to unfold out of neighborhood approvals within certain limits.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

Boulder will always be more expensive place to live than many of the areas of the this county, region or state. We will never have enough housing supply to keep up with demand. (Chief Niwot spoke some prescient words many years ago) We have an imbalance between housing and job creation. No longer can most middle class families, teachers, professors, firemen, police, racially diverse people live here

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

Reexamine the costs being collected of the linkage fees

Rezoning some of the east Boulder industrial area and other parts of the city

Looking for better and new funding of future affordable projects

Preserving more of the exiting housing/apartments

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [michael.mccarthy@faegrebd.com](mailto:michael.mccarthy@faegrebd.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Saturday, February 24, 2018 3:19:15 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Michael McCarthy

**Home Address:**

727 8th Street

BoulderCO80302

United States

**Home Phone:** (303) 449-1025

**Mobile Phone:** (303) 709-4150

**Work Phone:** (303) 607-3670

**Email:** michael.mccarthy@faegrebd.com

**Occupation:** Lawyer

**Place of Employment / Retired:** Faegre Baker Daniels LLP

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Aug 1972

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I am a trial lawyer and business litigator by profession and, as such, have been focused on mastering facts in disparate subject matters in order to resolve disputes. I served for several years on the Board of the Boulder Shelter for the Homeless and was the President of the Board while the present shelter was being constructed. I was the City appointee to the Colorado Chautauqua Board in the late '80's. And I recently served as a member of the CAMP citizen's advisory group.

**2. Have you had any experience(s) with this Board or the services it oversees?**

No, because it is a new City Board.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

Between 2004 and 2012, I was a member of the Management Committee for my law firm. At that time, there were approximately 400 lawyers in the firm. The Committee was charged with setting policy and determining lawyer compensation. While always collegial, there were many questions that the Committee needed to address over which there was some measure of disagreement among Committee members.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

None, to my knowledge.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

As a long time (45 years) resident of the City, I've grown increasingly concerned about the impact of spiraling housing costs on the socio-economic diversity of our community. I would like to serve on the HAB in order to participate in the identification, evaluation and recommendation of strategies focused on preserving and expanding housing affordability in Boulder.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

- 1) Identify objectively the conditions that have contributed to the current scarcity of affordable housing;
- 2) Identify and evaluate the tools available to the City (e.g. zoning, subsidies, etc.) to address housing affordability;
- 3) Identify, evaluate and recommend effective means for facilitating processes for broad citizen engagement and education regarding affordability issues and solutions.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

The City's cooperative housing initiative, from my perspective as a citizen observer, has seemed to create a material amount of controversy, particularly among certain groups of homeowners in proximity to cooperative residences. I have to question whether better processes could be developed for engaging neighborhoods where coops have been or will be located in order to defuse adverse reactions, where possible.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

During my time as a law school student at CU, I was a renter, and since 1977, I have been a homeowner in Boulder. All of the homes that I have owned have been located in the western Hill area or the Chautauqua neighborhood north of Baseline. During that time I've seen and directly experienced dramatically escalating housing prices that have contributed to the diminished presence of young families and year-round homeowners - trends that I consider detrimental.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

I do not have any preconceived views on the means by which the City can facilitate the creation of diverse, affordable housing stock. Use of the zoning code and housing subsidies are tools that come to mind; but I prefer to take a listen, study and learn approach before reaching any conclusions.



**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [mrmckenzie@alum.northwestern.edu](mailto:mrmckenzie@alum.northwestern.edu)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, February 9, 2018 1:19:49 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Michael McKenzie

**Home Address:**

4365 Caddo Pkwy

BoulderCO80303-3606

United States

**Home Phone:** (303) 828-8502

**Mobile Phone:** (212) 390-8157

**Work Phone:** (303) 828-8502

**Email:** mrmckenzie@alum.northwestern.edu

**Occupation:** Multifamily Real Estate

**Place of Employment / Retired:** Dougherty Markets

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Jul 2014

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

Former Chief Financial Officer for Thistle Communities, the affordable housing developer and provider in Boulder.

My financial career spans over 40 years, with the most recent experience focused in multifamily housing - affordable housing, senior housing, student housing and workforce housing.

My undergraduate degree is in economics from Elmhurst College in Elmhurst, IL and I hold advanced degrees in accounting and financing from Northwestern University and The University of Chicago.

I have experienced prior success in the Boulder Housing community working with Kurt Firnhaber, Kristin Hyser and the executives at Boulder Housing Partners to achieve their respective mission, goals and objectives.

**2. Have you had any experience(s) with this Board or the services it oversees?**

The Housing Advisory Board is new. Accordingly I have no direct experience with the Housing Advisory Board.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

I was working with the largest single family housing developer in Madison, WI, a community that shares many attributes with Boulder. The developer was under duress as were many during the 2008 financial crisis. The duress came from regulators who were discounting land appraisals resulting in the potential insolvency of the developer. There were three regulators, the Federal Reserve Bank, the Office of the Comptroller of the Currency and the Federal Deposit Insurance Corp.

Through discussion, we resolved the disagreement over valuation after it became undeniable to the regulators that discounting real estate values would result not only in the insolvency of the 3rd generation developers, but all land holders and their respective lenders. It became clear that the FDIC didn't have enough insurance to do what they said they wanted to do. Once everyone realized the implication of their earlier decision, consensus was achieved and

Madison was saved.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

There is a very small potential conflict to the extent that my employer is asked to finance a multifamily project in Boulder. This is unlikely.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

Satisfying my desire to contribute in the area of my expertise, housing.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

- 1) Improving access to housing for all, with transparency for all by simplifying the communication to enable broader participation by the community
- 2) Improving access to permanent affordability to create a stable community
- 3) Determining the impact of non-owner occupied housing (single family home rental) on the stability of community and accessibility to middle income home ownership

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

Initiative - Land Use and Policy: Provide policy direction related to middle income housing and recommended land use changes to enable new middle income housing.

Recommendation: Create deed restricted middle income housing that allows greater density both directly and through raising the height restriction - this will reduce the continuing impact of rising land prices.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

We used to live at 3401 Arapahoe a rental property when we were given notice to vacate as the property was being converted to condominiums (The Peloton). It felt like we were evicted as persona non grata.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of**

**affordable housing within the community?**

- 1) Greater financial subsidies and restrictions on affordable housing developer fees
- 2) Create deed restricted middle income housing that allows greater density both directly and through raising the height restriction - this will reduce the continuing impact of rising land prices.

**10. Do you rent or own your residence?**

Rent

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [morganrogersmcmillan@gmail.com](mailto:morganrogersmcmillan@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, March 2, 2018 11:12:18 AM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Morgan McMillan

**Home Address:**

3445 Martin Dr

BoulderCO80305

United States

**Home Phone:** (619) 808-6079

**Mobile Phone:**

**Work Phone:**

**Email:** morganrogersmcmillan@gmail.com

**Occupation:** Consultant

**Place of Employment / Retired:** Self-employed

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Jul 2001

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I have devoted my professional career and personal commitments to the local community, particularly focused on underserved populations.

I was on staff at the Community Foundation Boulder County for 15 years, most recently serving as VP of Community Leadership. In that position I managed the Boulder County TRENDS biennial community indicators report, a comprehensive review of social, economic, environmental, and cultural data across Boulder County and within cities and towns, giving me familiarity with the data related to housing and our local demography. I also co-founded and led Leadership Fellows, a program that seeks to build a more robust pipeline of emerging leaders across geographies and sectors in Boulder County. Our goal was to increase inclusive leadership on nonprofit and government boards and to encourage new candidates to run for office. Half of Leadership Fellows (now more than 200 alumni) are from underrepresented communities and I continue a deep and sincere commitment to seeking out underrepresented community voices in local decision-making. My Community Foundation role also included running Pledge 1% Colorado, a startup philanthropy movement to encourage local entrepreneurs to make the community a stakeholder in their companies and to engage employees in volunteerism and giving. And finally, I continue to lead the Boulder County Health Improvement Collaborative (BCHIC), a program that seeks to expand access to comprehensive health and human services to our local community members on Medicaid or who remain uninsured.

In addition to my professional work, I serve on the Boulder County Board of Health, Intercambio's Development Committee, and the Boulder Chamber's Community Advisory Committee. Prior to my current volunteer commitments, I spent five years on PLAN Boulder County's board and three years on the Better Boulder Board.

My professional and volunteer work consistently focuses on elevating the voices of our community's most vulnerable and in identifying common goals among seemingly disparate sectors. I am passionate about supporting affordable and accessible housing in alignment with the broad definitions laid out by this City Council.

**2. Have you had any experience(s) with this Board or the services it oversees?**

As a newly created Board, many of us are interested in seeing how this group will ultimately affect housing policy in the City, alongside the existing boards and committees (Planning Board, Technical Review Group, Boulder Housing Authority, etc.). In managing the TRENDS report I spent 10 years tracking data that shows the bifurcation of our local economy. While many have benefited from Boulder's job growth, there is increasing demand for regional housing and transportation to meet the needs of a full spectrum of incomes. From watching the Council Study Session discussion on this new board, I realized my background would make me a good fit as someone willing to have open, ongoing dialogues about housing strategies and funding models. My diverse background will help me bring the committee together to recommend innovative policies and/or pilots to Council that will help the City achieve its already adopted housing affordability goals.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

A group that doesn't represent a range of perspectives probably isn't worth convening for the sake of community change. I've sat both in the facilitator's seat and as a member of many such committees.

As an example, I will point to my time on PLAN Boulder County's board. I was 26 years old when I joined PLAN's board, by far the youngest member and, at the time, I believe I was the only renter. I was recruited by a few PLAN leaders who wanted to strengthen the organization's advocacy for affordable housing. My five years on the board were some of the most enlightening and challenging times I've spent in this community. I learned a great deal from my fellow board members, many of whom had lived in Boulder for decades and gained insight and appreciation for an organization that came together as a progressive environmental advocacy group and had navigated their way into a powerful network. At the time of my joining they also found themselves increasingly seeking a balance in their positions that reflected their progressive values.

The technique I found most effective in mitigating disagreements with my fellow board members was to work to build 1-1 rapport with each member of the board, especially with those I most often found myself in disagreement. Working to build empathy for an individual who has a different lived experience and who brings that perspective to the table is challenging and incredibly effective at building a common agenda. I may not agree with the position you take, but I resist the temptation to make it personal and I may broaden my own perspective by imagining what it feels like in your seat. I believe this approach helped develop common understanding and mutual respect, even in times of policy disagreement, and has been the foundation of long-time friendships.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

My husband is a Project Manager with Element Properties, a local development firm. I would recuse myself on any decisions related to an Element project. I don't interpret the board's role as deciding the fate of individual properties (that's up to the Planning Board). I'm anticipating we'd be working more at the housing policy level. Should there be a perceived conflict of



interest related to me, or any other board member, I would look to the city attorneys for a recommendation.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I am passionate about affordable housing as a tool to build a more equitable community. I believe I bring a mix of first-hand housing experiences alongside a strong understanding of housing policy. I welcome the opportunity to discuss potential policy improvements and innovative programs with other members of the board and the broader community. Affordable housing was recently identified as the number one issue on the minds of city residents - that indicates a strong willingness to try new approaches, including potential funding sources.

I would hope that the board could build upon the work of the Comprehensive Housing Strategy and the community input that identified potential programs and priorities, while also balancing sensitivity to the protection of neighborhood character through a strong commitment to public process. I'd like to see more inclusion of underrepresented community voices (people of color, people with disabilities, young people, older adults on fixed incomes) and I'd like to support those efforts.

Ultimately, I hope this committee serves as an advisory group to Council to recommend promising practices and policies that accelerate affordable and diverse housing availability and offers clarity to the public on current and proposed programs that seek to address housing. I anticipate that we would be the group that seeks input from neighborhoods, developers, and residents equally, all in pursuit of a common agenda to increase housing affordability and diversity.

Other expectations related to the board's work product are below.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1) Develop and implement strategies to preserve existing market-rate affordable housing. We are losing ground on this nearly every day in the city. And we must be careful not to ghetto-ize units that are only affordable because they desperately need improvements that the owner is unwilling or unable to make. Property improvements do often lead to increased rent. How can we work with the property owner to either reduce their costs in exchange for maintaining lower rents or allow additional units to be built on site to increase revenue to offset the costs? We should prioritize these strategies.

2) Work with the Boulder County Regional Housing Partnership to identify potential funding streams - either regionally or by city - to help Boulder County and the City achieve the affordable housing goals set out in the adopted plan.

3) Build a set of innovative practices/policies supporting affordable housing that could be shared broadly with Council, developers, and the public as a toolkit. These practices would be informed by a national scan and conversations with neighborhoods, developers, and

organizations working with vulnerable populations.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

I think it would further incentivize affordable housing from the development side to consider permit prioritization for projects that propose housing up to a certain AMI (for example, 100% AMI). The lengthy permitting process, even for projects the City wants to encourage, adds to the cost and therefore makes them less financially feasible for property owners. This prioritized permitting could apply to both new developments and improvements to existing market-rate affordable units.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

I came to Boulder at the age of 22 and rented a basement apartment on the Hill with 3 other people (to whom I was unrelated). I maintained my renter status for 10 years, living in just about every neighborhood of the city and moving nearly every year. When I got married, my husband already owned a home in Martin Acres. We currently live in Martin Acres and have two young children.

Earning a nonprofit salary limited even my renting options. To afford housing I had roommates into my 30s. I can sympathize with single parents who are trying to find housing for more than one person on a limited income. At one point I considered buying a permanently affordable unit in the city and went through the required orientation (which I found to be incredibly enlightening for all potential home-buyers, not just those looking at the affordable ownership program). I ultimately did the math and found it wasn't the best financial investment. I could rent a room for less than a mortgage and if I took that extra money and invested it in the market, my returns would (mostly likely) be better over 5+ years than my gains on a deed-restricted property. That equation is one of the shortcomings of the home-ownership program. I have had several friends who owned units through the affordable ownership program and many struggled to find buyers, especially during and after the financial crisis.

We bought our current house in Martin Acres in the spring of 2013 before housing prices sharply increased. I don't know that we could afford our same home today. (As an additional consideration for parents of young children, my child care costs are double our mortgage each month.)

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

Although a lot of time and consideration has gone into developing the existing programs, I would welcome the opportunity to continue to broaden Boulder's ideas and learnings from other communities. There are thought leaders nationally who could further inform the

committee's work and I would like to invite their input. As mentioned earlier, I believe we could do more to hear from vulnerable populations and their advocates, as well.

Below I have listed several concrete ideas for accelerating progress toward our goals but want to emphasize my openness to dialogue with other committee members. While the term 'affordable housing' is nearly universally supported by local residents, there's consistent resistance by neighbors to individual projects that deviate from single family home development. (See: Palo Parkway, Attention Homes, Twin Lakes, and others.) If we can develop a broadly accepted toolkit of options and preferences informed by the community, it gives developers and property owners a clearer picture of what could work and be streamlined, saving costs. It also sets realistic expectations for neighbors.

A few specific ideas:

- I'm glad to see the Council considering greater allowance for ADUs/ODUs, a low-density infill tool that offers affordable options for young people, older adults, and others while potentially supplementing home owners' incomes. Ten + years ago PLAN Boulder hosted a speaker from CA who talked about how the city of Santa Cruz not only relaxed zoning to allow for ADUs, they actually produced plan sets for garage conversions to make it easier for home owners to pursue.
- Reconsider parking requirements for mixed use projects that incorporate affordable and middle income housing. There are some examples of this in individual projects (SPARK) where commercial and residential units share parking in assumption that their peak demands complement each other. But it might be worth writing this into code to give more predictability to those designing projects. Parking is expensive to build, not aesthetically pleasing, and will most likely see a significant drop in demand with the introduction of autonomous vehicles.
- Build on existing down-payment assistance programs that help first-time home-buyers with qualifying incomes/assets get a foot in market-rate door, potentially leveraging state and federal programs.
- Consider changes to the affordable home ownership program that restricts rent to the unit's mortgage. As mentioned, friends of mine have owned units through the city's program and struggled to find qualified buyers. They were given year-to-year allowances to rent those units but could turn around and charge market-rate rents. There often isn't an incentive to turn those units over.
- Work with commercial property owners to explore opportunities to add middle income residential, while maintaining the commercial space. How can we make it financially feasible to add multi-family units (including townhomes) along major transit corridors like north 28th and 55th?
- Review potential mobile home strategies to support residents in preserving affordability and improving conditions of mobile home parks.

## **10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [O'Hashi, Alan](#)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, February 16, 2018 7:59:34 AM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** alan o'hashi

**Home Address:**

1652 yellow pine avenue

boulderCO80304

United States

**Home Phone:** (303) 910-5782

**Mobile Phone:** (303) 910-5782

**Work Phone:** (303) 910-5782

**Email:** adoecos@yahoo.com

**Occupation:** filmmaker

**Place of Employment / Retired:** self

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** May 1993

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I currently reside in the Silver Sage Village senior cohousing community in the Holiday Neighborhood, where I have served as the lead of the community Steering Team (HOA Board of Directors). My interest there led me to volunteer for the National Cohousing Association, where I now serve on the board of directors representing the Rocky Mountain Region. As for hands-on experience, I had a 15 year career in city and tribal administration in Wyoming. In Lander, I oversaw the housing authority, zoning and planning departments. During my time in Lander, the city developed a 20-lot permanently affordable passive solar subdivision that was funded by a variety of HUD, USDA and state of Wyoming grant and loan programs. After moving to Colorado in 1993, I developed homes for Habitat for Humanity of the St. Vrain Valley. Shortly there after, I was appointed the city of Boulder Human Relations Commission and in 2000, I served a full term on the city of Boulder Planning Board. After a 14 year respite from the city of Boulder, I was a member of the city affordable housing "Strengthen our Current Commitments" working group. That experience reignited my interest in affordable housing. Currently, I'm part of a cohousing development team on the West End Neighborhood Special Assessment District in my hometown of Cheyenne, Wyoming. The plan is to construct a market-based affordable cohousing project owner occupied by first time homebuyers. I recently returned from Indiana where I am working with a forming cohousing group in Bloomington. I'm also an owner, along with my partner in crime Diana, of a permanently affordable Silver Sage Village condo.

**2. Have you had any experience(s) with this Board or the services it oversees?**

As I understand it, this is a new group, and as such, I have no experience with it.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

I can't recall any particular conflicts that have arisen through my board work, other than what I would consider routine disagreements. I tend to be more of a consensus decision maker, meaning talking through issues until a mutually agreed upon solution can be reached. I have been in a couple high-tension meetings and subsequent votes on topics where citizens were

loudly upset that an issue was even being taken up, let alone being considered. The big one that comes to mind is the homeless shelter case that came before the Planning Board. That was a double whammy. The first location was 777 Broadway, basically, on campus that was a riotous meeting. The vote was a divided one, but ultimately approved after some cooling off and a motion to reconsider was approved 24 hours later and the site was not approved following the re-vote. The hearings on the 2nd - now existing site - wasn't exactly a cake walk.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I have any conflicts of interest since I'm not currently nor planning to work on any housing or housing-related projects in Boulder. If I do have a conflict, I'm quick to declare it, recuse myself then return after the deliberations and vote.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I've been in boulder for nearly 30 years. During that time I've been a renter and an owner of market rate places and now in the city permanently affordable housing system. I have unique interests that drew me to the Human Relations Commission and the Planning Board and would like to blend my experiences with soft and hard assets while advising the city council about its housing issues.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

In no order:

\* We are stretching to meet current commitments and coming up with creative solutions is a top priority to me. Because of a shortage of land, there will be fewer and fewer new-build opportunities. "How can the public and private sectors leverage the huge equity in existing high-value homes to lower the cost of housing?"

\* In mentioned in one of these questions about my big wake up call about the importance of "aging in place" when my community members were around to provide high levels of neighborly support during my home-bound recovery and rehabilitation. There also is a shortage of medicaid - eligible assisted living beds in Boulder. "If a large percentage of seniors on fixed incomes don't have personal resources for in-home care, what are the a roles of "intentional communities" in bridging this care gap?"

\* The other day I was thinking about Pat Paulsen who ran for president in 1968. He said he's neither right wing or left wing, but the center of the bird. When it comes to affordable housing, I'm neither a NIMBY or YIMBY but a MIMBY. Lalst night I was invited by the Aria Cohousing community in North Denver to facilitate the community through a very contentious - yelling and jumping up and down - type of issue. Based on the initial meeting, it seems like

the sides will be able to find the commonalities and get through it. On the macro-level, intellectually, I think the NIMBY and YIMBY contingents wants more affordable housing and understands the importance of maintaining a diverse economic base. "Can this Housing Advisory Board find the common ground that divides the community and create some head-heart balance to reach a goal that both sides agree is necessary?"

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

The city of Boulder has a robust in-house neighborhood program. I've attended a couple meetings and am a part of the Living Room Conversations group that convenes people with diverse perspectives. In fact, it seems like I was supposed to help with a conversation about affordable housing, but that must have fallen through. Community issues that have a balance between trickle up and trickle down have the best chances of success, including those around affordable housing. "What if the housing silo was made wider by cross-cutting with other seemingly unrelated city offices - Human Relations to help neighborhoods better understand inclusion issues, Mediation to improve people skills, Arts Commission and the role of public art, Historic Preservation and the importance of historic place making.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

Yes. My partner in crime Diana and I bought a two-story condo in Studio Mews when the Holiday Neighborhood was first built. We lived there for about three years when the dogs developed problems going up and down the stairs. Then we came to the realization that aging in place in a house with a set of stairs, stoops and porches wouldn't be the best long term housing solution. Down the street, we had befriended a couple people at Silver Sage Village cohousing. I didn't know anything about cohousing, but Diana did. A guy died there and the community was looking for "cohousers" to buy it. The place was on the ground floor, no stoops, no stairs, universally accessible and there was a built in community. I tagged along and moved in. A couple years later, I was stricken with a death-bed lung disease and sepsis that kept me in a hospital bed from December 16, 2013 until the Broncos lost the Super Bowl in February 2014. I was housebound for a couple more months. I was happy to be in a community like Silver Sage Village. I'm now heavily involved with cohousing on the national level. In fact, there's a regional cohousing conference in Boulder April 20 - 22. When I moved to Lander, Wyoming back in the 1980s, my first apartment there was above the Ace Hardware Store on Main Street. The drugstore was downstairs, the bank on the corner, the grocery store across the alley from my city hall office. I didn't drive much and became a mixed use downtown rat before it became fashionable. Since then I have chosen to live in high density housing and grown fond of clomping and banging by the neighbors. To me, those sounds of vibration are sounds of neighborhood vibrancy.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

Community and neighborhood based approaches is a theme to all my answers here. Affordable housing programs have had a tremendous jump start provided by strong partnerships among the city, public and private sector developers. "What if other "experiments" similar to the Holiday Neighborhood project were proposed on the Ponderosa mobile home park, for example with development objects around meeting goals around aging in place, building new and strengthening existing partnerships, etc.?"

**10. Do you rent or own your residence?**

Own



**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [renko2828@gmail.com](mailto:renko2828@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Thursday, March 1, 2018 4:07:43 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Arthur Okner

**Home Address:**

1622 Yellow Pine Ave

BoulderCO80304

United States

**Home Phone:** (303) 444-1099

**Mobile Phone:** (303) 921-6489

**Work Phone:**

**Email:** renko2828@gmail.com

**Occupation:** Retired

**Place of Employment / Retired:** Retired

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Jul 1999

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I'm a retired veteran of the USAF

I hold a BS in Business and a Masters degree in Community Organization

Currently finishing my second and last term (five years) as member of Boulder County Area Aging Advisory Council under the umbrella of the Area Agency on Aging. In addition I serve as co-chair of that Board's Housing Sub Committee

Attended all of the meetings of City of Boulder's Affordable Housing Task Force. In accordance with council direction, the Task Force was formed in June 2010 to advise and make recommendations to City Council and staff on affordable housing goals, affordability issues and the city's affordable housing programs

My passion for Boulder's wonderful affordable housing program began in 2000 I did volunteer work for Division of Housing for 18 + months. Responsibilities included but were not limited to explaining the program,--as it was then-- to interested people at the Farmer's Market, Assisting Jackie Morales-Ferrand (under John Pollack) of the Division of Housing in teaching affordable housing to corporations and individuals.

I lived in affordable housing (moderate) 2001 to 2007 at Nomad Co housing (N. Boulder) a community containing 7 affordable homes out of 11. As a result I learned the importance of the program from the inside.

Served on Citizens for Housing Opportunity a group of leaders in Boulder's affordable housing movement who attempted to win an election that would divert sales tax revenue to affordable housing. (Question 2a)

Became involved with Thistle Community Housing, helping them to raise funds 2000 -2002.

**2. Have you had any experience(s) with this Board or the services it oversees?**

As a co-chair of the AAC's Housing sub team committee for the past 5 years I have researched what new housing offerings are being developed in the agency and have taken tours of these developments (for the benefit of Boulder County's Commissioners) . I have also been educated in the needs of a number of different demographic groups, which can very different. As such I bring a wide variety of experiences with different modes of housing usage; for example I have lived in and help develop an un-traditional sustainable housing complex

(Cohousing for 19 years as well as having researched what other possibilities are available.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

As previously stated for the past 20 years i have been living, developing, and advocating for the development of an intentional community model (well known in Boulder) called Cohousing where we recognize that conflict is not inherently a bad thing. Our decisions are made by consensus. When there is conflict we recognize that all voices are important even the quiet ones. We try to hear everyone recognizing that there will be disagreement at time. We try to understand the issue and we don't push for a quick decision but rather a rich and productive one. If this all fails we go to a "super" majority (80 %) but in 20 years I've never seen that happen. I would also be willing to do research on any topics that may need more background understanding so that the group can make better decisions on complex issues.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

Currently i have no conflicts of interest. However i must admit a bias toward having seniors be able to stay in Boulder when their homes become inaccessible both for them and their visitors ("Visit-ability") .

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

First and foremost i believe in and am passionate about Boulder'd affordabel housing program (proven by my 19 years of involvement) My primary interest in serving on this board is to help ensure that decisions on affordable housing address the concerns of seniors in our community. Their housing needs are not so divergent from other people needs but often times, are over looked and not considered in the types and design of housing and of course, the affordability for seniors that are on fixed incomes. I would like to see all new construction of housing offering accessible units both for the residents and for visitors (visitability). I would like the board to discuss guidelines that offer expanded opportunities for middle range (80-120% AMI) housing. This opens options across all demographics. And perhaps, revisit the idea of a community supported tax (I worked on such a proposition in 2000 2A we lost by 1300 votes) that is designated to build affordable housing rather than placing the burden solely on developers to pay impact fees that go to pay for affordable housing. This has unintended consequences such as driving up the cost of housing and retail space that will in counterproductive. If Boulder's desire and mission is to provide affordable housing, then the "share" value should be supported by the entire community.

In addition there needs to be strong coordination between the City and the County on affordable housing and you can be an effective liaison between City and County needs and objectives. AA Housing Committee has a good track record of advocacy and being on this board; you can focus and coordinate efforts in this area.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. Critically look at the current policies and regulations around affordable housing and try to find creative ways to open channels for opportunities to develop affordable housing and remove barriers that hinder those opportunities.
2. Develop design guidelines that require some portion of all new construction (or redevelopments) to be accessible for disabled and elderly that would like to age in community. And that new and redevelopments offer more "down-sizing" options so that vulnerable populations aren't forced to move outside their communities where their critical support systems are broken.
3. Creative housing options that allow for new paradigms on living (i.e. inter generational, multi- generational families, house - sharing).

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

I'll try for two here

Not to beat a dead horse into the ground but since accessibility is a big issue (my stated bias) perhaps the City could use some of its cash in lieu funds or try to raise money from a small tax to provide grants to worthy applicants who are being forced out of their inaccessible home. One other item: Since I am adverse to building ghettos in Boulder (all market or all affordable) perhaps the City can use its influence and bargaining power to discourage off site building which does create ghettos. Also I hope that the cash in lieu fund doesn't do the same.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

When i first moved to Boulder in 1999 i rented for a year. The apartment looked good but it was environmentally unsustainable (heated by electric, poorly insulated and not solar positive) it was freezing in the winter

I then lived for a year in an affordable unit at Iris Hollow where many of the units were purchased by friends and employees of the developer. The construction was shoddy and i spent thousands of dollars on air filters to unsuccessfully mitigate the air pollution coming from the crawl space.

I then spent 6 years in a middle income unit at Nomad Cohousing in N. Boulder As i aged the unit in this wonderful intentional non- accessible community became harder and harder to navigate ( Given the steep stairway in my unit and no bathroom on the main floor) i was one fall away from not being able to live there. I tried to get the City to help me make it more accessible to no avail.

In 2008 I moved to an accessible "market rate" (at great risk to my retirement plans) unit in

another cohousing community (Silver Sage Village) what a relief knowing that i can age in community until I could no longer live independently.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

The current housing stock in many neighborhoods around the City reflects a traditional and for the most part desirable sense of what a community should look like. However, there are areas in Boulder that are more adaptable to creative housing solutions without causing too much discord to the public. I think there are still "in-fill" sites that could offer opportunities for more creative living solutions. The private public partnership model is probably the most effective way to increase the number of affordable units in the city.

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [laurarich5@gmail.com](mailto:laurarich5@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, February 16, 2018 9:55:36 AM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Laura Rich

**Home Address:**

115 S. 35th Street

BoulderCO80305

United States

**Home Phone:** (917) 545-7174

**Mobile Phone:** (917) 545-7174

**Work Phone:** (917) 545-7174

**Email:** laurarich5@gmail.com

**Occupation:** entrepreneur

**Place of Employment / Retired:**

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Apr 2010

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

- \* Leadership training and positions at multinational companies in New York and California
- \* Business ownership in Colorado, successful exit 2017
- \* Board member, Rainbow Preschool in Boulder

**2. Have you had any experience(s) with this Board or the services it oversees?**

No.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

Conflict around compensation increases, varying views on wages increase v. benefits expansion. Concluded meeting with no resolution, planned to hold off-schedule meeting shortly thereafter, with each person getting three minutes to present their view, followed by 10 minutes group discussion then another vote. In the case of another tie, more senior members' votes would hold more weight. Fortunately the vote came out with a majority. :)

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

None.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

The latest election highlighted heightened tensions around development in Boulder and the

housing available to a range of citizens. I'd like to help find solutions toward making Boulder accessible to a diversity of residents, which in turn will strengthen the ability of local businesses to hire locally and put money back into the local community.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

- \* Evaluating affordability living programs, finding creative solutions in line with the accessory dwelling unit initiative and multi-family housing.
- \* Working with Transportation Board to align goals around housing accessibility/affordability.
- \* Expanding work/live spaces.

Boulder has long been celebrated for its inclusiveness. Without solid long-term housing plans, this will be further eroded.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

Inclusionary Housing Update needs evaluating terms to ensure developers more aggressively fulfill these requirements. The 2018/19 plan seems to be focused on moving in this direction.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

I am a lifelong renter in three states. I know that renters are just as committed to their communities as homeowners, and they are an important constituency that make communities diverse and accessible.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

More collaboration with other boards such as Transportation; more communication with neighborhood associations and developers.

**10. Do you rent or own your residence?**

Rent



**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [ml@studiopoints.com](mailto:ml@studiopoints.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, March 2, 2018 1:07:50 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** ml Robles

**Home Address:**

3183 8th street

BoulderCO80304

United States

**Home Phone:**

**Mobile Phone:**

**Work Phone:** (303) 443-1945

**Email:** ml@studiopoints.com

**Occupation:** Architect, Environmental Researcher

**Place of Employment / Retired:** Studio Points Architecture + research

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Dec 1977

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

My skill sets and qualifications include:

Skills: researching, presenting, collaborating, communicating, listening, writing, holistic thinking, teaching, confidence in a creative process, bi-lingual (english-spanish)

Qualifications and experience:

Current: Licensed Architect State of Colorado; LEED Accredited Professional; long time practicing architect in Boulder; sustainability researcher; appointed member of Boulder County Cultural Council; Newlands neighborhood ecopass coordinator.

Prior: appointed trustee Boulder County Housing Authority, member and chair; architect with Brothers Redevelopment in Denver doing affordable low income housing in inner city; lecturer and instructor at CU Architecture ENVD teaching design studio; GOBoulder's consultant for coordination of city-wide ecopass renewal.

**2. Have you had any experience(s) with this Board or the services it oversees?**

N/A newly formed board

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

I am a member of the Boulder County Cultural Council (BCCC), appointed by Boulder County Commissioners through an interview process. Last June 2017 the BCCC was caught in a funded organization's controversy and a special BCCC meeting was held to determine if the organization in question's controversy would impact our proposed funding plan. Seven of the eight BCCC members were in attendance. The organization in question presented its side of the controversy, we listened and asked questions then the organization in question left. Council discussion ensued. Five of the council members were inclined to reverse or eliminate the proposed funding based on their personal feelings of discomfort with the situation, two of us were not. I reminded the group that our role as an appointed citizen group was to consider facts and actions and that perhaps our personal feelings were not a good measure for making a decision. The organization in question had come to us with stellar due-diligence and process and I spoke up for the fact that professionals had weighed in and we could not justifiably

circumvent their conclusions. After more discussion where those feeling discomfort considered my points, the group came back for a vote and unanimously chose to allocate funding as had been originally proposed. This was taken to the Boulder County Commissioners who backed our conclusion and accepted our allocation proposal. Listening without preconceptions, being respectful, and the ability to clearly make a neutral point were useful in bringing this potential conflict to a good conclusion.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I am an architect practicing in Boulder. Conflicts of interest should be disclosed and openly considered in light of how it might affect the subject at hand. Clearly, in any situation where there would be monetary gains as a result of recommendations, there should be recusal.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I am so enthusiastic to serve on this newly formed board! I am passionate about life in Boulder and deeply knowledgeable about housing and I see this board as being instrumental in untangling complex housing decisions for both the public and council. I bring a big aspiration for this board to model holistic thinking in that housing is something everybody is affected by and it is inherently interconnected and impacts everything else including where we work and shop and play and how we traverse our city. My skills and background will be put to good use!

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

The city has some profound housing goals. I would hope that HAB's priorities would include priorities that range from macro to micro:

1. An overarching priority might be to have the board develop an intimate knowledge of the BVCP in order to empower the board with a holistic perspective on Boulder's housing concerns. When singular issues are considered in light of the whole, the vitality of interconnectedness becomes available.
2. This board could also prioritize assisting in identifying communities that may be ready for a sub-community plan. Especially those that might make a significant contribution to meeting the city housing goals with new tools.
3. A third priority could be to look into capturing the inclusionary housing funds and associated linkage fees to bring greater inclusivity and diversity to all housing locations, including single family neighborhoods in the city core. As the IH program details, in the absence of interventions, large expensive housing takes over and a closer look at dispersing the funds more locally could move the affordable housing needle in places currently not benefiting from this program.

In addition to the specific gains each priority would bring, I have chosen these three priorities because they would build from providing a clear understanding of the guiding plan to a city-

wide application and then to a specific tool, setting in motion the ability to holistically consider housing responses.

## **7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

One of the more progressive housing initiatives the city has recently taken on is middle income housing. This housing sector is the most overlooked in all cities across the nation. Data for the city of Berkeley showed that from 2007-2014 less than 2% of the building permits issued were for moderate income houses. Boulder's middle income housing goal to build or preserve 3,500 middle income homes by 2030 is encouraged to be approached with boldness "because of the tremendous need for middle income housing in Boulder, a middle income housing goal should be ambitious and inspire the innovation, creativity, and focus to do as much as possible."

My recommendation for improvement on this ambitious undertaking is to –in fact- be bold. The language in the BVCP and the Middle Income Housing Strategy inspire action that will take leaps yet in actuality we are timid. We could make a determined effort to create, support, and implement avenues for innovation and creativity to shake up the direction of housing in our city.

## **8. How have your past and current housing situations affected your life and perspective on housing issues?**

I came to Boulder in 1977 as a renter, rented a room in an apartment then rented a duplex with my husband.

I became a homeowner in 1981, bought an 800 sf house in Newlands on a lot and a half, today the house is 1900 sf with 500 sf of that an ADU, I have a studio in what was the detached garage and the detached former chicken coop and coal shed are storage buildings, the vast majority of my land is open with native grasses and wildflowers.

I have been a renter, a homeowner, and a landlord, each reflecting the opportunities available to me at the time. I have developed a deep appreciation for the land, for our housing crisis, and for the city that I love and to which I am committed to contributing to its continued vitality for all.

## **9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

If we were to look at all the underused land in Boulder, for example strip malls and single family lots, I think we would find a surprising amount of opportunity to do thoughtful interventions that would accelerate diverse housing types in the city. Research on ADU/OAUs has shown that small second houses are cheaper and quicker to build than housing projects.

They use existing infrastructure on-site and in the community, as would expanding the uses on strip malls. In Urban Acupuncture, James Lerner notes that in all innovative cities that succeed in making a change, it takes a spark to set off a transformation. The sparks to accelerate new housing in Boulder can be found by looking at underused land.

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [drozinus@yahoo.com](mailto:drozinus@yahoo.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, March 2, 2018 4:31:36 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Dina Rozin

**Home Address:**

4495 Burr Place

BoulderCO80303

United States

**Home Phone:** (303) 444-1814

**Mobile Phone:** (609) 240-2414

**Work Phone:** (609) 240-2414

**Email:** drozinus@yahoo.com

**Occupation:** architect

**Place of Employment / Retired:** consulting

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Aug 2009

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I assisted with the cohousing development in Longmont, CO  
- this included community engagement, review of annexation documents, Longmont MuniCode, re-zoning process.

I have completed a course at CU on housing guidelines and policies. Guest presenters were Betsy Martens (read a number of her articles); Manager of Boulder Homeless Shelters; Jim Leach. I reviewed work and role of Boulder Housing Partners. I have attended forums and conferences hosted by ULI Colorado and RMLUI (DU).

I lived in a variety of housing situations/accommodations.

My husband and I are raising two children in Boulder.

**2. Have you had any experience(s) with this Board or the services it oversees?**

I attended a number of City Council Meetings that focused on housing middle income population; Form-base code and design excellent engagement events; Housing Boulder work group public presentations - community experts were quite sharp!

I have attended a presentation on local/ regional demographics by the State Demographer

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

My example is a Cohousing group meeting that targets community building:

If feasible create a vision and a mission to refer to when necessary;

Invite an experienced facilitator who will make sure everybody is heard and monitor time and progress on agenda;

use language and terminology that is understood by all;

establish central place for updates and referenced documents

agree on approval method: consensus or vote

**4. List all potential conflicts of interest you might have with respect to the work of this**

**board.**

None

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

Housing is a primary necessity as well as top item on a family budget.

Housing policy decisions have a profound long term effect.

I appreciate that City Government is committed to support and guide housing policies.

According to City Council: the new HAB should accelerate implementation of Housing Work Plan 2018/19

which represents immediate tasks. I believe I can contribute towards integration and assessment of resources.

I also would like to expand context to infrastructure and utilities.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. Balance of jobs and housing supply

It addresses congestion, parking, supports mixed-use development and evaluation of existing and proposed neighborhoods.

2. Accessibility - needs a proper response to the demographic trend;

it requires an interdisciplinary approach. Covers aging in place, services, diversity etc.

3. Pilots: convincing examples of FBC application and acceptance of a new urban fabric @ 30th & Pearl Redevelopment have a potential to be a case study and a pilot to be evaluated.

TOD, parking, multi-modal concepts are put to the test.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

Partnerships

....With CU University (more transparency, more collaboration

sustainability, consider that student+CU employees represent substantial demographic sector; they can be either residents or commuters.

... with developers

building height limit: need to consider new height approval for master-planned developments like East Arapahoe;

potential of urban agriculture and education on intensive indoor agriculture (Land Use, Local Economy conversations)

**8. How have your past and current housing situations affected your life and perspective on housing issues?**



Different stages of life require different housing options. I grew up in a typical 9-story housing block from 1960-s

in the fringe area of St. Petersburg, Russia. I was comfortable and I had my own room - I knew it was a privilege.

In 1990s I lived in Chicago Northwest suburb and traversed Highways #90/94/294 (I don't miss that part), then I lived in a student rental in Urbana-Champaign, IL. As a young professional I occupied a 390 sqft studio apartment (I was a renter) in a lively established ("historically- TOD") neighborhood of Chicago - it was a perfect match at the time. My priority was always to optimize my commute to work. I was also looking for the neighborhood identity. I was really good at locating and taking on tight minimalist parking spots. Admittedly I was quite spoiled by the quality of Chicago architecture. Later on in 2000's I had a chance to experience living in Santa Barbara, CA -> Princeton, NJ.

When we became homeowners in 2009 for the 1st time, we had to budget a lot of money towards maintenance; we found out that proximity to a neighborhood playground would have been a huge benefit to a family. Last year we lived in Princeton, NJ during my husband's sabbatical year. We lived in a 3 bedroom apartment, walking distance to work, surrounded by a car free open space and bike paths. There was a community house and a community piano room, and laundry facility within a 3 minutes walk. Maintenance was included. This represented to us the terms of ultimate luxury: carefree, comfortable; optimized space and resources.

#### **9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

There are good prototypes that were developed 20 years ago and matured well. I have been visiting Holiday Neighborhood in North Boulder. I really appreciate the thoughtful masterplanning that includes diverse housing types, narrower streets, live/work settings. Businesses and transit on Broadway create space for services and access. I like shifting value to common areas. Not the least effective is a continued support of creative economy, place making.

Beautiful (native) landscape. I would focus on quality public places, reliable transportation alternatives. This would support diversity.

#### **10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [wildernesspixie@gmail.com](mailto:wildernesspixie@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, March 2, 2018 3:10:49 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Magdalena Rzyska

**Home Address:**

127 MINEOLA CT

BOULDERCO80303

United States

**Home Phone:** (303) 818-1010

**Mobile Phone:** (303) 818-1010

**Work Phone:** (303) 818-1010

**Email:** wildernesspixie@gmail.com

**Occupation:** Graphic Design & Marketing

**Place of Employment / Retired:** Principal @ Group 2 Design/semi retired

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Jul 1994

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

As a principal in my firm (graphic & marketing solutions) I assessed clients' situations and positions in the marketplace, crunched data and made recommendations. In short I was responsible for seeing my clients' big picture situation and base my solutions on research and analysis. My MBA prepared me well and my experience has made me an expert. After leading my firm for 24 years I have refined my skills in (among others) research, information evaluations, strategizing and prioritising, financial matters and responsibility, sale of my recommendations, mapping out timelines for implementations and oversee the changes that needed to be done.

My degree in Communications and my experience in graphic brand solutions made me an expert in forging ideas towards success and resolution.

As a board member and president for my local HOA I learned to listen (even better), prioritise community needs, make decisions on funding, work in groups, organize and coordinate, compromise and laugh (even more).

**2. Have you had any experience(s) with this Board or the services it oversees?**

I have not worked on any of Boulder's advisory boards, including this one, but I have been involved with a Boulder housing development issue and was inspired by our government workings and process. During those years in front of the Planning Board and City Council I became more empathetic for our quest of wanting and needing affordable housing and how hard and frustrating the implementation of that can be. I would be proud to be part of Boulder's solutions.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

There were many disagreements while I was on the board of my HOA and while I was president I used the following techniques to come to a consensus:

1. Clarified the disagreement and conflict with the group so we all understood it to be the same
2. Proposed a process for resolution and attained from members an agreement and commitment to achieving one

3. Allowed each member to justify their position with specifics
  4. Initiated an analysis and evaluation of each position justification without bias
  5. Discussion followed
  6. We all took a break, sometimes short, sometimes days or weeks.
  7. Reassembled and took count to see if now we had agreement. If not we went back to step 3 and did it all over again until we did achieve agreement.
- Once agreed we congratulated ourselves and each other. :)

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I don't believe I have any conflict of interest with this board.  
If any board member would have a conflict of interest I feel it best for that member to reclus themselves from specifics.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I understand how hard it is to achieve our goals of affordability, diversity and accessibility in housing and the problems we are trying to solve. However, these goals can be achieved, and I would be proud to be part of that process.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. Affordability - housing has become ridiculously expensive driving away middle and lower income citizens who have lived here all their lives or a good chunk of their lives and now cannot afford to stay. There are solutions for this.
2. Low income housing - we need more brainstorming and out of the box solutions to Boulder's big issue. This can be achieved.
3. Umbrella plan - we need a comprehensive, agreed to and committed plan based on research, analysis and negotiations with a detailed timeline. Unless we have a plan with ways to achieve it and dates to achieve it by, not much will happen to get to our goals. We can agree.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

Enable aging in place -  
I volunteer for Meals on Wheels and deliver mostly to the older population in Boulder. I see how just this service alone helps our elderly stay in their homes. I envision a volunteer "friend" assigned to elderly people that live independently who they visit on a regular basis and assess their changing needs. These volunteers would know what services and help is available and partner the senior or their caretaker with the help they need in order for the senior to continue living independently; be it Meals on Wheels, volunteer rides to the store or

applications for reduced property taxes.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

I am an immigrant. My parents came to this country when I was 8 years old and I watched my parents struggle to be able to afford life, including housing. I feel empathy for those in need. I watched my parents pull themselves up financially because of opportunities and help that was available to them. I rented here and now I owe a home in Boulder. I see what's possible with compassion and help.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

I feel that we need to "sell" our goal of diversity in housing by promoting it to the public. If the community as a whole is behind this, people will help it happen. It needs to be a mass effort with outreach, specific timed plan, achievement stories, measurement of progress and rewards. We must work at it together and then celebrate our successes.

**10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [sarahjsilver@hotmail.com](mailto:sarahjsilver@hotmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, February 9, 2018 2:06:36 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Sarah Silver

**Home Address:**

2221 14th Street

BoulderCO80302

United States

**Home Phone:**

**Mobile Phone:** (917) 864-5403

**Work Phone:**

**Email:** sarahjsilver@hotmail.com

**Occupation:** Philanthropic Advisor

**Place of Employment / Retired:** Alan B. Slifka Foundation

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Feb 2006

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

As a non-profit executive and active community member, I have the requisite skills for effective and inclusive decision-making: effectively framing challenges; careful review of the facts, risk-analysis and options; deliberative and inclusive dialogue among all stakeholders; thoughtful decision-making, and; effective communication of decisions to all parties. In Boulder, where neighborhoods deserve and demand a voice in defining and protecting their character, these skills are essential to the broad and deep discussion about Boulder's housing challenges and exploring, in-depth, inter-related and complex solutions. I am currently the executive director of a private family foundation. In this role, I serve as thought-partner to my five-member board and to our dozens of grantees to understand and address strategic, organizational, administrative, and programmatic challenges. I have served my various communities in a variety of ways. I served as a board member of American Forests, Blue Flower Fund, Jewish Women's Fund of Colorado, various Sierra Club Indian Peaks Group subcommittees, The Curriculum Initiative, and WITNESS, Media Advisory Committee. I also served as class agent for the Columbia University Graduate School of Journalism, Class of 1986. In Boulder, I am actively engaged in community organizing in the Whittier neighborhood and currently serve as a member of the 1440 Pine Street/Attention Homes Good Neighbor Agreement discussion group. I am also an active member of Together4Boulder, a coalition of neighborhood groups committed to a strong neighborhood voice in planning and directing Boulder's future.

**2. Have you had any experience(s) with this Board or the services it oversees?**

My interest in serving on this new board is a consequence of my own experience - the Whittier neighborhood fight over 1440 Pine Street/Attention Homes. The Whittier neighborhood's frustrating experience with this project - a powerful, out-of-state developer, mismatched funding and permit approval processes, city processes that effectively limited a neighborhood's ability to determine its own destiny or protect its character, deeply contradictory BVCP guidelines - opened my eyes to a host of structural factors driving Boulder's current housing and development challenges. These structural factors are real - but they tend to be set aside while neighborhoods and developers battle over individual projects. It is time to take a more holistic look at Boulder's housing affordability (and availability) challenge and look for answers to the challenges that be-devil us.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

As mentioned above, I am currently involved in the discussions around development of a Good Neighbor Agreement for the 1440 Pine Street facility. The Good Neighbor Agreement exercise began in disagreement and conflict. The neighbors, of which I am one, and the Attention Homes folks disagreed, fundamentally about the mass, scale, density and intensity of use of the project in the Whittier Neighborhood. The city approval process made matters worse. When given the opportunity to organize the neighborhood to participate in the Good Neighbor Agreement process, I put aside my frustration with the city process and worked hard to identify five great neighbors to join the discussion. I invited people who worked as psychologists and service providers to the demographic who will live at 1440 Pine Street, in the belief that if residents succeed, the neighborhood will also.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I can't think of any potential conflicts of interest.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I would like to serve on the HAB to help the city devise holistic solutions to the structural problems driving the housing affordability challenge in Boulder. Boulder is (or at least was) a town of neighborhoods. Unfortunately, the twenty-year focus on business development resulted in what can only be called "in-town suburban sprawl" - with negative consequences for neighborhoods, enormous competition for limited housing options, significant increases in traffic and a disappearing sense of place and community. I hope HAB will be a platform to move beyond silos - transportation, affordable housing, economic development, sustainability -- to develop creative, strategic and integrated solutions to our housing affordability and availability problem.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. Reframe the housing question in Boulder: the challenge is housing affordability NOT just "affordable housing". Everyone except the wealthiest Boulderites, are challenged by Boulder's rent and sales prices.
2. Focus on Boulder's capacity to serve the entire continuum of housing needs: young adults, young families, singles, empty nesters, and retirees. Boulder's ability to be a vibrant community depends, in part, on its ability to be home to people throughout their life span.
3. Question the city's current jobs/housing balance. Our projected 3 to 1 jobs/housing balance is ridiculous. It has put Boulder on a path to be an office park surrounded by residences - with terrible traffic - rather than a community. I believe we need to rejigger this balance and



investigate how to "share the wealth" of Boulder's hoped for growth with the other towns in the County. What can Boulder do to support all Boulder County towns vibrant centers with adequate housing and jobs? Think of what this could do to: reduce regional traffic, reduce the pressure on Boulder housing prices and create vibrant town centers.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for improvement.**

Well, I will focus on what I know best: 1440 Pine Street. This project should have been far smaller - in mass, scale, density and intensity of use. There should not be a public restaurant given its potential to change the entire character of one of Boulder's most beautiful residential neighborhoods. But none of these improvements were possible given the funding and permitting processes under which the project was approved. So, with this particular project, my recommendation for improvement is to change the city processes. That said, I actually think you're asking the wrong question. We have to get away from the project-by-project mindset. All that does is set up the city and the developer to be in mortal combat with a neighborhood. This must change.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

Until I moved to Boulder - at the age of 49 - I was a lifetime renter. I worked in journalism, advocacy and the non profit sector and, while I was rich in ideals, I was poor in cash. I have rented in Philadelphia, Cleveland, Washington D.C., and New York City. One does not need to have "housing situations" to have a perspective on housing issues. Housing is a need. Boulder is struggling with the same issues that nearly every other city in America is struggling with: housing affordability. We are lucky enough to have the smarts to understand what drives these problems and the creativity to find ways to address those problems.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

Oh, so many potential ideas. One I've already mentioned above: revise the jobs/housing ratio and develop a regional development plan that shares the projected jobs growth with the other Boulder County towns. A second idea - that is really on possible if we adopt the first idea: rezone some current commercial/business zones for residential development. A third idea: develop a community funding source to provide mortgages for home buyers willing to put their homes into a permanent affordable housing pool. There are likely many, many interesting ideas out there -- and we shouldn't be only looking at how to build more houses but what we want Boulder to be in the coming years.

**10. Do you rent or own your residence?**

Own



**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [mfwallach@gmail.com](mailto:mfwallach@gmail.com)  
**Subject:** Housing Advisory Board Application  
**Date:** Wednesday, February 14, 2018 4:51:51 PM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Mark Wallach

**Home Address:**

1455 King Avenue

BoulderCO80302

United States

**Home Phone:** (917) 282-3552

**Mobile Phone:** (917) 282-3552

**Work Phone:**

**Email:** mfwallach@gmail.com

**Occupation:** Real estate development/attorney

**Place of Employment / Retired:**

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Nov 2014

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

With respect to my education, I received a BA from Yale University in 1974 and a JD from Columbia University in 1979. I spent a number of years in private practice as a real estate attorney in New York representing both private sector clients and public benefit corporations such as the Harlem Urban Development Corporation. Approximately 20 years ago I became a private real estate developer in New York, in which capacity I worked on multi-unit rental and condominium projects in the Tribeca, Noho and Flatiron neighborhoods of Manhattan, and the Fort Greene neighborhood of Brooklyn. Most of these projects were in districts subject to the jurisdiction and review of the New York City Landmarks Commission. I have also developed individual properties in Old Greenwich, Connecticut, and Boulder. In 2016 I served on the advisory committee to the Boulder City Council on commercial development/affordable housing linkage fees. I am a resident of the lower Chautauqua neighborhood and am familiar with the pressures that Boulder's neighborhoods are facing.

**2. Have you had any experience(s) with this Board or the services it oversees?**

As it is new, I obviously have no prior experience with the HAB, but with respect to the subjects it will likely address, I have a substantial background in real estate development and real estate finance. My interest in housing issues dates back as far as my first year of law school, when I worked part-time for a New York State Assemblyman, helping to organize rent strikes (permitted under NY law), for low-income tenants whose landlords were not providing essential services. Working with other professionals I have designed housing, built housing, and sold and leased housing. I believe my background and experience intersect with many of the issues the HAB is likely to review.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

Working within groups and resolving disputes is the stock in trade of both an attorney and a developer. Most disputes (although not all) are resolvable if one identifies the core values on both sides and tries to navigate through those areas where agreement is possible. Doing so in a manner that respects the other party is critical. Aggressive, disparaging behavior towards

others is generally not effective, and is always inappropriate. One also must be prepared to learn and to be open to a new idea or a better approach than your own. I have found this to be true whether representing a client in a commercial lease negotiation or negotiating with a non-performing contractor as a developer.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

None at the moment and none contemplated at this time. Any future development activity in the City of Boulder would be disclosed and subject to appropriate recusal, unless cleared by the City Attorney.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

My desire to serve on the HAB stems from the interest I have had in housing and urban development throughout my professional career, and my desire to use my experience in those fields to benefit my community. My goal would be to contribute to the assessment of housing policy in a focused and non-ideological manner, and which recognizes and respects the unique qualities of Boulder that were the product of the foresight of previous generations. Boulder is a special place and I believe that it can evolve and grow without losing the unique qualities that give it character.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

To be frank, as this is an advisory board, its top priorities should be set by the Council. But as you are soliciting our personal views, I would suggest the priorities listed below. I have chosen them because they have the potential for funding or creating more affordable and middle-income housing and this is the metric by which the success of the HAB will largely be measured.

1) My experience on the commercial development/affordable housing linkage fee committee suggests that we reopen the conversation on the appropriate level of fees charged. That committee worked largely on the basis of reports prepared by consultants. Any future conversation should also have direct input from all stakeholders, including staff, the recipients of the funding generated and the development community. But I do think we should review if we have achieved the proper balance between commercial development activity and the mitigation of its impacts on housing and infrastructure.

2) There has been a great deal of discussion relating to the potential rezoning of industrial areas to residential to provide opportunities for higher density residential development. I think it is time to look at this in a more systematic manner, with a view to actually making some concrete decisions. These are areas that may be appropriate for experimenting with higher density or in which we can explore the use of different housing types (smaller units, coops) with less friction than that which occurs when they are thrust into older, more established neighborhoods.

3) Creation and preservation of middle-income housing. I do not know whether the January, 2018 home ownership proposal by Councilmen Yeats and Weaver is practical or administratively feasible, but someone should be examining it closely, whether it is HAB or staff.

The unifying thread of these priorities is to find practical means for taking action. During the Depression Franklin Roosevelt gave a speech in which he called for “imaginative and purposeful planning.” He went on: “Take a method and try it. If it fails admit it frankly and try another. But above all try something.” Obviously, our circumstances today are vastly different, but for me FDR’s words still resonate. We have a housing and affordability problem in Boulder, and future generations of citizens will judge us by the manner in which we respond to it.

**7. Select one of the City of Boulder’s housing initiatives and make a recommendation for improvement.**

I would suggest that the City conduct a review of its inclusionary zoning and cash-in-lieu policies. At the present time we are incentivizing builders to opt for the cash-in-lieu option, depriving market rate developments of the economic diversity that I understood to be one of the core purposes of inclusionary zoning. Building affordable housing off-site is better than not building it at all, but it is not the optimal outcome if we seek economically integrated communities. We should restructure the program to incentivize on-site affordable units, and make it less attractive to simply write a check. Even in rental projects, where the prohibition on rent control applies, we should seek to find a way to promote on-site affordability. For instance, could a developer fulfill its affordable housing requirements by voluntarily entering into a long-term lease (30 years? 50 years?) with BHP at a highly discounted rate for the number of affordable units it is required to deliver within its otherwise market rate project? BHP would then be free to sublet to qualified applicants at whatever rate it deems appropriate. If not permitted under the statute, why not, and what can we do to make it pass muster?

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

I have experienced several types of home occupancy. I was a renter for 20 years in New York City before becoming an owner of a cooperative apartment for the next 20 years. Since moving to Boulder I have been an owner of a single family home. In New York renting is the norm, and is not viewed merely as a way station on the road to home ownership. Rentals are often occupied for decades, and are treated with the expectation of long-term occupancy. As a result of my experience, I believe in the importance of well-designed rental options for those who cannot afford to purchase, and may never be in a position to do so. Having said that, I believe that most people do have a strong desire for home ownership, and we need to make the possibility more accessible to a greater number of people.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

1) As the cost of land is the single greatest obstacle to the development of affordable housing, find more parcels of land to be acquired by the City and either donated or ground leased on a long term basis (in which case the City would retain residual ownership of the land) to developers who will commit to building projects that are predominantly affordable and middle income. Future annexations should also be viewed primarily in terms of their potential to create affordable and middle-income housing.

2) I am aware of the challenges posed by TABOR, but we should explore if there are additional funding sources that can be enacted to augment existing resources for affordable housing, particularly in an environment where the federal government appears to be withdrawing its support for housing subsidies. In a City whose citizens have taxed themselves for decades to protect open space, and in which every poll indicates that the affordability of housing is the single most important issue to the community, perhaps there will be a willingness to back up that commitment financially.

3) Faster approval process for developments that produce higher levels of affordability. Streamline the approval process generally, so that decisions – whether approval is granted or not – can be made expeditiously.

#### **10. Do you rent or own your residence?**

Own

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [rebecca.zinner@colorado.edu](mailto:rebecca.zinner@colorado.edu)  
**Subject:** Housing Advisory Board Application  
**Date:** Friday, February 9, 2018 11:12:18 AM

---

## HOUSING ADVISORY BOARD



Annual Application 2018

**Date:**

Staff Liaison: Jeff Yegian (303) 441-4363

The Housing Advisory Board consists of five voting members appointed by City Council, including at least one renter and one homeowner. The initial appointees will be appointed for terms of one, two, three, four and five years. Future appointments will be for five-year terms.

There will also be two non-voting members, one appointed by Planning Board and one by the Technical Review Group.

The Housing Advisory Board will expand the city's capacity to develop and implement effective responses to Boulder's housing challenges, primarily affordability, diversity and accessibility, and accelerate progress toward the city's adopted housing plans, strategies and goals.

Regular meetings will be held on the fourth Wednesday at 6 PM in Council Chambers at 1777 Broadway.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Rebecca Zinner

**Home Address:**

1815 Marine St.  
Apt. D  
Boulder CO 80302  
United States

**Home Phone:**

**Mobile Phone:** (717) 271-4769

**Work Phone:**



**Email:** rebecca.zinner@colorado.edu

**Occupation:** Student/Graduate Teaching Assistant

**Place of Employment / Retired:** University of Colorado Boulder

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Aug 2015

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

As a current graduate student at the University of Colorado Boulder who has been renting apartments in the city for three years, I believe I am in a position to understand the issues facing University students and tenants with regard to finding affordable, sustainable housing options in Boulder.

Another facet of my experience that may prove helpful is the time spent working as the Director of Public Programs of a public library. During the four years I held this position, I worked internally with both programming team members and the executive board to make decisions regarding the direction of the library. In addition, I would also work with and/or present to the town's Borough Council and relevant subcommittees on behalf of the library for things such as funding requests, collaboration for large-scale events, and addressing social issues (youth involvement, homelessness, etc.).

**2. Have you had any experience(s) with this Board or the services it oversees?**

I was not aware of the formation of this Board until I received a notice stating that there was a specific interest in finding a student to serve as a member. Since then, I have read all of the materials available on the city's website regarding the intended goals of the Board and the research that was compiled about similar Boards in other cities.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

In my previous position as the Public Programming Manager at the Ephrata Public Library, I helped to write a successful grant from the American Library Association which allowed our library to host the Smithsonian traveling exhibit, "Exploring Human Origins." The exhibit, which focused mostly on what characteristics make humans unique in the animal kingdom, also touched upon evolution, which, as I found out, is a very controversial topic in my small, mostly conservative Christian hometown. Before the exhibit even arrived, the announcement of our having been awarded the grant drew a significant amount of ire not only from certain community members, but also several members of our staff. These staff members cited their

deeply held religious beliefs when explaining why they felt uncomfortable working with the exhibit in our library. The situation got so heated during one of our staff meetings, that we had to adjourn early and the Executive Director, our Operations Manager and I were left scrambling, trying to figure out how to bring our usually tight-knit group back together for the sake of this exhibition.

Ultimately, we decided to appeal to the foundational principles of public libraries as being a source for all types of information (including information that we may not agree with), respect for each other's beliefs, and their duty to support all library functions. We had a formal meeting to explain where we were coming from and then, together, we were able to make a list of compromises on the issues that remained sticking points that still allowed everyone to perform the duties we needed them to in order for the exhibition to function properly.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I don't believe I would have any conflicts of interest, though I intend to keep the interests of students and tenants in mind. I do have some concern regarding a possible 5-year appointment, as I am unsure if I will be able to live in Boulder for that length of time, due to the rising cost of living.

**5. Why would you like to serve on the Housing Advisory Board? What do you hope to accomplish?**

I would like to serve on this Board so that I can represent the interests of those who may feel disenfranchised in this community due to the fact that they do not currently or cannot afford to own property in Boulder. I have lived in communities where renters are regarded as only temporary and not "true" members of the community. I feel that this is an unfair representation, particularly in a city where the barrier to entry with regard to property ownership seems particularly insurmountable. My hope is to shift the characterization of renters away from this line of thinking.

**6. What should this new advisory board's top three priorities be and why have you chosen them?**

1. Encouraging an increase of affordable rental units in the city.
2. Reevaluation of the city's policies regarding certain aspects of occupancy (ex. short-term rentals, number of unrelated tenants in a household, etc.)
3. Reevaluating tenants' rights.

**7. Select one of the City of Boulder's housing initiatives and make a recommendation for**

**improvement.**

I think that I would need to read more about the initiatives and have the opportunity to ask questions before I truly feel comfortable making recommendations, however presently I do think that the Permanently Affordable Homes and Boulder Affordable Rentals programs could be better advertised. I only knew about the programs because I happened to stumble across them, not because I knew to seek them out when I was looking for housing solutions. It also seems like this program could be expanded and public-facing communications should be updated more frequently.

I also think that the materials available online regarding the city's housing initiative could stand to lose (or at least, better explain) some of the jargon. These materials do not read as though they were intended for a general audience.

**8. How have your past and current housing situations affected your life and perspective on housing issues?**

I've had a unique experience finding housing in Boulder - especially considering that I found my first apartment remotely and I've been restricted to a graduate student income (many grad students are discouraged if not outright barred from seeking external employment). However, I feel that my experiences demonstrate that property management companies clearly take advantage of their tenants, particularly those that are students. Beyond rental costs, I have personally been evicted from an apartment for renovations without proper notification (and then told, when confronting management regarding the lack of notification, that I did not have any legal recourse) and had a property manager come into my unit unannounced to move and throw away personal belongings. Of course there could have been legal recourse in these instances, however students in these situations not only lack knowledge of what they are legally able to do, they also lack time and financial resources and therefore, often find that it is easier simply to move on. I think that Boulder needs to be made aware of the vulnerable position that many students living in the city find themselves in and address their concerns.

**9. How can Boulder accelerate the creation of a diversity of housing types and addition of affordable housing within the community?**

I believe that ultimately, the solution will come down to dedicating more money and other resources to the cause. Providing financial incentives to developers and landlords will more than likely be the only solution in a market where housing is in demand and people can afford to pay exorbitant prices. What that will look like is less clear, however I would need to do more research and discuss the issues with people better informed than me in order to form an opinion on what an appropriate course of action would be.

**10. Do you rent or own your residence?**

Rent

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [abbyboulder@yahoo.com](mailto:abbyboulder@yahoo.com)  
**Subject:** Landmarks Board Application  
**Date:** Sunday, August 26, 2018 10:44:13 PM

---

## LANDMARKS BOARD



Annual Application 2018

**Date:**

Staff Liaison: James Hewat (303) 441-3207

The Landmarks Board consists of five members appointed by City Council, each to five-year terms; two members are architecture, historic preservation or urban planning professionals and three members may be chosen without specific requirements for qualifications. The Board has four main roles:

- review of individual landmark and historic district designations, recognizing properties as Structures of Merit;
- review of Landmark Alteration Certificate (LAC) applications for exterior changes to locally designated properties, and review of demolition applications for non-designated buildings over 50 years old;
- design review of LAC applications requires the largest time commitment of board members, with monthly board meetings and packet review (4-8 hours/month);
- weekly Landmarks design review committee (LDRC) meetings (12-16 hours/month).

The [Historic Preservation Plan](#), completed in 2013, provides an overview of the program.

Regular Landmarks Board meetings are held the first Wednesday of the month at 6 p.m. in the City Council Chambers.

Composed of two Landmarks Board members and one staff member, the LDRC meets each Wednesday morning between 8:30 a.m. and 12 p.m. The five Landmarks Board members rotate on a 2 months on/1 month off schedule.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Abby Daniels

**Home Address:**

397 Pearl Street

Boulder CO80302  
United States

**Home Phone:** (303) 547-3520

**Mobile Phone:** (303) 548-3520

**Work Phone:** (720) 236-1956

**Email:** abbyboulder@yahoo.com

**Occupation:** Customer Service Specialist

**Place of Employment / Retired:** BolderBoulder

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Oct 2005

**Gender:** F | Female

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

My experience as a former director of Historic Boulder, Inc. - a non-profit dedicated to saving the places that matter through advocacy and education - qualifies me for the position opening up on the Landmarks Board. I am very familiar with the Historic Preservation Ordinance, the General Design Guidelines and individual historic district guidelines, and best practices in preservation including the Secretary of Interior Standards. During my tenure, I also communicated with myriad members of the community about concerns as well as appreciation about preservation issues. I was a member of the stakeholder group that created the Preservation Plan in 2013 and served on a working group for the recently approved Chautauqua Lighting Design Guidelines. I also have extensive volunteer experience including serving on boards in communities where I previously lived including my hometown, Washington, DC and San Francisco.

**2. Have you had any experience(s) with this Board or the services it oversees?**

In my role at Historic Boulder, I frequently represented the organization during public hearings at Landmarks Board meetings. I have observed some Design Review Committees. Additionally, in the past I collaborated with former Landmarks Board members on organizing the Film and Lecture Series as part of the board's community outreach and engagement.

**3. Describe a situation where you were involved with a group and had to work through a**

**disagreement or conflict among the members.**

As a staff person working with a board of directors in previous positions, I experienced one board meeting where emotions were running high and the conversation was becoming increasingly heated. I suggested a ten minute break. During that time, the board president and I strategized about how to proceed when the meeting resumed. We decided that the board president would indicate that she valued everyone's point of view and that she wanted to create a safe space for the conversation to continue. She then allowed each board member five minutes to share what they were thinking at the moment - sort of a straw poll - about the decision they were wrestling with. The remainder of the meeting continued smoothly and consensus was achieved.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

There are no conflicts of interest including my tenure at Historic Boulder. In fact, it is that experience that best equips me for this position. While both Historic Boulder and the Landmarks Board have the shared goal of saving the places that matter, I am cognizant of the different roles and responsibilities between speaking from the podium versus being one voice and one vote from the dais. I would abide by the Boulder Revised Code, Chapter 9-11: Historic Preservation and both the General Design Guidelines and the various historic district guidelines. For each public hearing, I would thoroughly review the staff's memorandums and recommendations in addition to considering the vital and valuable input from the community organizations, individuals and fellow board members.

**5. What things can historic preservation and landmark designation in Boulder achieve at this stage of the City's development? Include both positive goals that can be achieved and negative consequences, if any, that should be avoided.**

The preservation and landmarking of significant structures and sites contribute greatly to Boulder's unique sense of place, the ambiance of our distinctive neighborhoods, economic vitality and community pride. Our local landmarks tell the story of Boulder and the people who shaped it as well as celebrates some spectacular architecture from our more recent past. One goal would be to explore the use of conservation districts in certain neighborhoods to protect the essence of what makes those neighborhoods unique and what the residents want to capture and retain. Designation is still valuable tool for rare examples of certain styles of architecture or an important remnant of a rapidly disappearing chapter of Boulder's history, i.e. our agricultural heritage. By using existing surveys and considering potential surveys or updated to surveys, it would be valuable to identity the most significant structures to protect and prioritizing those places. More outreach and education needs to be done as often people are not aware of architectural, historical, cultural or environmental significance of their own properties. Another goal is to effectively communicate the valuable of preservation and its environmental impacts.

**6. What incentives, if any, should be provided for work on properties that are**

**individually landmarked or are contributing resources to designated historic districts?**

One incentive is to be able to provide thorough, comprehensive information and valuable resources for owners as they embark on renovation, restoration or rehabilitation of their properties. Owners should also be aware of the local, state and federal tax credits. It would be incredible if the city of Boulder on its own or in partnership with others in the community could provide grants for physical work on historic properties like Boulder County does by awarding grants up to \$10,000 to owners of historic resources.

**7. The Landmarks Board has the responsibility to enforce the Historic Preservation Ordinance as well as help the City to achieve its sustainability goals. What ideas do you have to help the Board reconcile these sometimes competing objectives, especially as it relates to improving energy efficiency in historic buildings?**

My interest in historic preservation actually arose out of a profound commitment to sustainability (including a deliberate decision to live in a condo less than 600 square feet in size in a central location that allows me to walk nearly everywhere). Preservation at its core embraces sustainability - we cannot build our way into a more sustainable future. Most of our historic buildings were built with local materials and possess embodied energy that takes years to replace. One of the first steps when exploring options for a historic structure is to complete an energy audit. More community outreach and education needs to be done about the energy efficiency of our historic resources. It would also be valuable to consider a matrix that includes points for reusing existing building stock not only at the local level but ultimately LEEDS certification should factor in preservation. Historic structures have and will continue to be creatively reimagined and repurposed saving precious resources.

**8. What books have you read, courses have you taken or experiences have you had that have shaped your thinking about historic preservation in the context of urban planning?**

My attendance at more than ten Colorado Preservation, Inc. Saving Places Conferences and nine National Trust for Historic Preservation conferences has played a pivotal role in shaping my understanding of the role that historic preservation plays in urban planning. One book that really stood out for me is "The Politics of Preservation". The various conference sessions and literature I have read have informed by belief that cities should not be frozen in time but as cities inevitably evolve, those communities that manage the change including preserving tangible connections to their past are the most livable, economically vibrant and the desirable to visit.

**9. Since there are specific and considerable time commitments for Landmarks Board members, we want to be very clear about these responsibilities. Are you able to make the required monthly time commitment as of 16-24 hours per month; this consists of:**

- a monthly Landmarks Board meeting (the first Wednesday of every month starting at 6:00 p.m. and typically goes to 10:00 p.m.)
- a weekly Landmarks Design Review Committee meeting (Wednesdays from 8:30

- a.m. to 12:00 p.m. – rotating with other board members), and**
  - time for reading, research, and staying in touch with what is going on (typically via email/phone calls).**

**I am very cognizant of the time and energy Landmarks Board members dedicate since I have had the opportunity to observe many monthly board meetings, have attended the Design Review Committee on occasion and even several Landmarks Board retreats. I am also acutely aware of the challenging, often difficult decisions the board makes to balance preservation, sustainability and property right issues. If privileged enough to serve, I am able to commit to the time requirements.**



**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [draduziner@gmail.com](mailto:draduziner@gmail.com)  
**Subject:** Landmarks Board Application  
**Date:** Thursday, March 15, 2018 8:51:43 AM

---

## LANDMARKS BOARD



Annual Application 2018

**Date:**

Staff Liaison: James Hewat (303) 441-3207

The Landmarks Board consists of five members appointed by City Council, each to five-year terms; two members are architecture, historic preservation or urban planning professionals and three members may be chosen without specific requirements for qualifications. The Board has four main roles:

- review of individual landmark and historic district designations, recognizing properties as Structures of Merit;
- review of Landmark Alteration Certificate (LAC) applications for exterior changes to locally designated properties, and review of demolition applications for non-designated buildings over 50 years old;
- design review of LAC applications requires the largest time commitment of board members, with monthly board meetings and packet review (4-8 hours/month);
- weekly Landmarks design review committee (LDRC) meetings (12-16 hours/month).

The [Historic Preservation Plan](#), completed in 2013, provides an overview of the program.

Regular Landmarks Board meetings are held the first Wednesday of the month at 6 p.m. in the City Council Chambers.

Composed of two Landmarks Board members and one staff member, the LDRC meets each Wednesday morning between 8:30 a.m. and 12 p.m. The five Landmarks Board members rotate on a 2 months on/1 month off schedule.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** David Raduziner

**Home Address:**

765 14th St

BoulderCO80302  
United States

**Home Phone:** (303) 449-0372

**Mobile Phone:** (303) 522-5455

**Work Phone:** (303) 449-0373

**Email:** draduziner@gmail.com

**Occupation:** Commercial/Corporate Real Estate

**Place of Employment / Retired:** Self

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Oct 1998

**Gender:** M | Male

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

BS University of Colorado at Boulder; MBA Booth School of Business, University of Chicago; 7 year member and past chair Broomfield Economic Development Council; active member University Hill Neighbors Association and chair Design Review Committee (approx 10 years).

Resident of University Place Historic District. Recipient of Home Restoration Project of the Year award 1997 Palo Alto Stanford Heritage. Multiple residential renovation project experience in Boulder, Palo Alto and Chicago.

Corporate and commercial real estate career in Denver/Boulder, NYC, Chicago, CA Bay Area, Global. Involvement with over 1 million SF of commercial design/development/construction including serving as team member and leader of Sun Microsystems Broomfield campus development.

**2. Have you had any experience(s) with this Board or the services it oversees?**

Participated as an active advocate for the designation of the University Place Historic District. Applied for and received two Landmark Alteration Certificates within the district.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

I've spent the better part of my 35 year professional career successfully working in groups of all kinds. A good example would be the design of the Sun Microsystems campus where the team consisted of business people, design and construction professionals and facilities experts. Team members shared many objectives but also had very specific differing objectives. We were successful encouraging group members to diffuse emotion and focus on clearly articulating requirements and justification with data. We identified common ground then focused on conflicting issues. Members were required to ID points of disagreement and quantify costs and other impacts. Sharing, listening and problem solving led to creation of alternative approaches and solutions balancing interests among the members. Enabling an open and collaborative atmosphere was critical to success.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

It is possible that I may pursuing a renovation project during my tenure where Landmarks Board would be required. I would recuse myself from any deliberation in this case.

**5. What things can historic preservation and landmark designation in Boulder achieve at this stage of the City's development? Include both positive goals that can be achieved and negative consequences, if any, that should be avoided.**

Historic preservation and landmark designation is a critical factor in preserving the unique character of Boulder. But it needs to be balanced with the opportunity to move the city forward and realize a more modern vision. Sifting through initiatives to identify those that truly advance the objectives of the City or neighborhood vs. those that are driven by individual or neighbor self interest is a particular challenge. Choosing wrong can result in mistrust and economic harm - Board members must be honest and aware putting the City first.

**6. What incentives, if any, should be provided for work on properties that are individually landmarked or are contributing resources to designated historic districts?**

The City should help promote existing state and national incentives of course. Local incentives to encourage rehabilitation and preservation could include providing square footage bonuses that don't materially harm historical features or context or HERS rating bonuses. Local tax credits could be earned potentially if certain preservation goals are achieved that benefit the community.

**7. The Landmarks Board has the responsibility to enforce the Historic Preservation Ordinance as well as help the City to achieve its sustainability goals. What ideas do you have to help the Board reconcile these sometimes competing objectives, especially as it relates to improving energy efficiency in historic buildings?**

I have personal experience trying to make a historical structure meet established HERS ratings. Sometimes it literally is not possible without spending well beyond what prudent

project economics allow. The city should push for modernization of infrastructure for historic buildings. But perhaps a mechanism allowing trade offs between preservation and energy efficiency when appropriate would be helpful.

**8. What books have you read, courses have you taken or experiences have you had that have shaped your thinking about historic preservation in the context of urban planning?**

I've had a long career in real estate investment and development and studied urban development extensively. I've lived in urban neighborhoods my entire adult life whether in NYC, Chicago, downtown Palo Alto, San Francisco or University Hill. My values have been shaped by those environments - transportation options, walk-ability, aesthetics. Rummaging through architectural salvage yards has been a hobby for almost 30 years. The fabric of a city is woven from its structures. Not every old building need be preserved. But when done plan-fully, preservation enriches the urban environment and enhances the experience of those who reside in or visit.

**9. Since there are specific and considerable time commitments for Landmarks Board members, we want to be very clear about these responsibilities. Are you able to make the required monthly time commitment as of 16-24 hours per month; this consists of:**

- a monthly Landmarks Board meeting (the first Wednesday of every month starting at 6:00 p.m. and typically goes to 10:00 p.m.)
- a weekly Landmarks Design Review Committee meeting (Wednesdays from 8:30 a.m. to 12:00 p.m. – rotating with other board members), and
- time for reading, research, and staying in touch with what is going on (typically via email/phone calls).

**Yes. I do travel for business but am home on Mondays. Can generally plan travel around Wednesday Design Review Committee meetings if rotating.**

## LANDMARKS BOARD



Annual Application - 2017

The Landmarks Board consists of five members appointed by City Council, each to five-year terms; two members are architecture, historic preservation or urban planning professionals and three members may be chosen without specific requirements for qualifications. The Board considers applications and makes recommendations to City Council for Landmark and Historic District designations. The Board reviews proposed exterior physical changes to landmark structures and structures within the landmark districts to ensure compliance with the Landmarks Alteration Certificate criteria. The Board reviews applications for demolition of structures older than 50 years outside of historic districts.

Staff Liaison: James Hewat (303)441-3207

Meetings are held the first Wednesday of the month at 6 PM in the City Council Chambers.

**The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.**

**The Boulder City Charter requires representation of both genders on City Boards and Commissions.**

### Date

02/13/17

### First Name \*

Alan

### Last Name \*

O'Hashi

### Home Address \*

Street Address

1652 Yellow Pine Ave

Address Line 2

City

Boulder

State / Province / Region

CO

Postal / Zip Code

80304

Country

usa

### Best phone number where you can be reached

Home Phone (?)

Mobile Phone (?)

Work Phone (?)

303-910-5782

### E-mail Address \*

adoecos@yahoo.com

### Occupation

self employed

### Place of Employment/Retired

**Do you reside within the city limits? \***☒ Yes ☐ No**When did you become a resident of Boulder? \***

5/1/1993

**ANSWER ALL OF THE FOLLOWING QUESTIONS****1. What technical/professional qualifications, skill sets and relevant experiences do you have for this position (such as educational degrees, specialized training, service on governing or decision-making boards, etc.)? \***

i have quite a bit of experience, but relevant since some community and economic development downtown landmarking happened 30 years ago and technical historic preservation experience was gained over 10 years ago. As for now? I have one of the most comprehensive New York Yankees historian with a baseball card collection for 1919, 1923, 1932, 1953, 1961-1962, 1977-1978; I'm also an art historian, particularly knowledgeable about Georgia O'Keeffe in Boulder and Boulder County. I'm producing a documentary about New Deal-Era art in post offices

**2. Have you had any experiences with this Board or the services it oversees that have sparked your interest in becoming a member of the Board, and, if so, please describe the experience(s) and what insight you gained. \***

I have had past life experiences with the historic preservation board, but as indicated above, my interest in historic preservation preceded any experience I've had with the city board.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members. What techniques or specific actions did you find to be most effective in mitigating or resolving the disagreement/conflict? \***

I've been in many situations during with there were disagreements and conflicts. I'm a lover not a fighter and while they eventually are resolved I think having a knowledgeable and skilled facilitator as the leader of the meeting is an important aspect, even though all conflict situations are different.

**4. List all potential conflicts of interest you might have with respect to the work of this board, and explain how you think any potential or perceived conflicts of interest should be handled by Board members. \***

none, but if one should arise, I'll declare it, recuse myself and leave the meeting.

**5. What things can historic preservation and landmarking in Boulder achieve at this stage of the City's development? Include both positive goals that can be achieved and negative consequences, if any, that should be avoided. \***

Historic preservation is a doubled edged sword. It can be viewed by some as a "taking" with no compensation and for others, viewed as a benefit that increases property values. If thematic or positioned correctly can be used as a way to bring neighborhoods together and commercial neighborhoods can join together to create more business opportunities. I think it's important to become aware of not only historic places, but also historic spaces at which important activities may have occurred. I think it's important that all history be recognized, not just "founders" history.

There's also an overlap among arts, history and historic preservation. I happen to be a member of the Boulder Arts Commission Grant Selection Panel this round and was happy to see convergences in public art and museums, for example.

**6. What incentives, if any, should be provided for work on properties that are individually landmarked or are contributing resources to designated historic districts? \***

There are tax incentives that currently exist. I think there may be ways to parlay other funds such as the Human Relations Commission cultural grants, public art funds and Arts Commission funding that could help leverage other private funds for historic preservation.

**7. The Landmarks Board has the responsibility to enforce the Historic Preservation Ordinance as well as help the City to achieve its sustainability goals. What ideas do you have to help the Board reconcile these sometimes competing objectives, especially with regard to improving energy efficiency in historic buildings? \***

Preserving existing structures is one of the biggest sustainable actions a person or business can take - no buildings are destroyed, no new construction, although retrofitting may be necessary, Existing shade trees should also be preserved, as opposed to cutting them down and planting new ones. Reuse of historic building materials is another sustainable practice.

**8. What books have you read, courses have you taken or experiences have you had that have shaped your thinking about historic preservation in the context of urban planning? \***

No formal coursework, I'm not much of a reader of anything, but I do have practical experience and sense of curiosity for the past and how I can learn from the past to shape my present. "The future of the past is the present."

Questions Regarding Applications:  
Boulder City Council  
Attention: City Council Support  
[cityclerkstaff@bouldercolorado.gov](mailto:cityclerkstaff@bouldercolorado.gov)  
303-441-3019

**From:** [No Reply](#)  
**To:** [Leatherwood, Heidi](#); [pjvallero@yahoo.com](mailto:pjvallero@yahoo.com)  
**Subject:** Landmarks Board Application  
**Date:** Tuesday, September 11, 2018 11:22:18 AM

---

## LANDMARKS BOARD



Annual Application 2018

**Date:**

Staff Liaison: James Hewat (303) 441-3207

The Landmarks Board consists of five members appointed by City Council, each to five-year terms; two members are architecture, historic preservation or urban planning professionals and three members may be chosen without specific requirements for qualifications. The Board has four main roles:

- review of individual landmark and historic district designations, recognizing properties as Structures of Merit;
- review of Landmark Alteration Certificate (LAC) applications for exterior changes to locally designated properties, and review of demolition applications for non-designated buildings over 50 years old;
- design review of LAC applications requires the largest time commitment of board members, with monthly board meetings and packet review (4-8 hours/month);
- weekly Landmarks design review committee (LDRC) meetings (12-16 hours/month).

The [Historic Preservation Plan](#), completed in 2013, provides an overview of the program.

Regular Landmarks Board meetings are held the first Wednesday of the month at 6 p.m. in the City Council Chambers.

Composed of two Landmarks Board members and one staff member, the LDRC meets each Wednesday morning between 8:30 a.m. and 12 p.m. The five Landmarks Board members rotate on a 2 months on/1 month off schedule.

The City of Boulder believes that a diverse work force adds quality and perspective to the services we provide to the public. Therefore, it is the ongoing policy and practice of the City of Boulder to strive for equal opportunity in employment for all employees and applicants. No person shall be discriminated against in any term, condition or privilege of employment because of race, national origin, religion, disability, pregnancy, age, military status, marital status, genetic characteristics or information, gender, gender identity, gender variance or sexual orientation.

The Boulder City Charter requires representation of both genders on City Boards and Commissions.

---

**Name:** Peter Vallero

**Home Address:**



928 Maxwell Avenue

BoulderCO80304  
United States

**Home Phone:**

**Mobile Phone:** (303) 974-0286

**Work Phone:**

**Email:** pjvallero@yahoo.com

**Occupation:** Database Administrator

**Place of Employment / Retired:** Ellipsis Consulting, Inc.

**Do you reside within Boulder City limits?:** Yes

**When did you become a resident of Boulder?:** Nov 2009

**Gender:** M | Male

---

**1. What qualifications, skill sets and relevant experiences do you have for this position (such as education, training, service on governing or decision-making boards, etc.) that would contribute to you being an effective board member and community representative?**

I have a college degree (BA, English from CU) and I have over 20 years business experience (including being a small business owner) which qualifies me to participate in board activities and to communicate effectively. I also own a home in the Mapleton Hill historic district.

**2. Have you had any experience(s) with this Board or the services it oversees?**

I have attended landmark commission board meetings as a spectator, and I have had many discussions with neighbors about their experiences with the landmark commission. I have found the process intriguing, and am very interested in maintaining the historic areas of Boulder.

**3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members.**

In my work as an IT professional, I have often participated in design discussions with other equally opinionated and passionate colleagues. I recall one meeting where we spent hours arguing a point, and I patiently explained my point in several different ways and finally came to an agreement. I also served on a jury once, and led the deliberations to a reasonable compromise.

**4. List all potential conflicts of interest you might have with respect to the work of this board.**

I intend to do work on my house in the Mapleton Hill historic district within the next few years. I have friends who own houses in historic districts.

**5. What things can historic preservation and landmark designation in Boulder achieve at this stage of the City's development? Include both positive goals that can be achieved and negative consequences, if any, that should be avoided.**

Preserving the historic character of Boulder, along with reasonable growth targets and open space preservation, have helped to make Boulder a very livable and comfortable city. It promotes Boulder as a unique place that is desirable for people to live here, and for college students and tourists to come here. Historic preservation can be expensive for homeowners, and can drive up property values, and we should be careful that this doesn't make Boulder unaffordable. Also, other goals such as energy efficiency, modern livability, and having enough affordable rental stock must be balanced against rigid goals of preservation. Finally, inflexibility can lead homeowners either to not maintain their properties, or to doing work without getting proper authorization or permits.

**6. What incentives, if any, should be provided for work on properties that are individually landmarked or are contributing resources to designated historic districts?**

In general, the benefits of improving our homes within the guidelines of historic preservation ultimately exceed the costs once the improvements are done, so hopefully we shouldn't need to incentivize people. However, I have heard complaints from some neighbors that the cost to plan for the work is daunting and sometimes prohibitive, often because there is a lot of back-and-forth with the landmarks commission. If the board or the city can help homeowners understand the guidelines better, it might minimize the costs.

**7. The Landmarks Board has the responsibility to enforce the Historic Preservation Ordinance as well as help the City to achieve its sustainability goals. What ideas do you have to help the Board reconcile these sometimes competing objectives, especially as it relates to improving energy efficiency in historic buildings?**

Energy efficiency is a more important goal than historic preservation, and the Board should be flexible in allowing that. However, those goals are not generally in conflict: you can have a house that maintains its historic character while still being properly insulated and having safe, modern, and energy efficient technologies. And there are options--such as reproduction windows that are historically accurate--that should be allowed.

**8. What books have you read, courses have you taken or experiences have you had that**

**have shaped your thinking about historic preservation in the context of urban planning?**

I have lived in historic areas of Boston, Albuquerque, and now Boulder, and have an appreciation for living in areas that have continuity with their pasts.

**9. Since there are specific and considerable time commitments for Landmarks Board members, we want to be very clear about these responsibilities. Are you able to make the required monthly time commitment as of 16-24 hours per month; this consists of:**

- **a monthly Landmarks Board meeting (the first Wednesday of every month starting at 6:00 p.m. and typically goes to 10:00 p.m.)**
- **a weekly Landmarks Design Review Committee meeting (Wednesdays from 8:30 a.m. to 12:00 p.m. – rotating with other board members), and**
- **time for reading, research, and staying in touch with what is going on (typically via email/phone calls).**

**Yes. I work for myself from home, and am aware of the time commitments.**