

Introduction: At the end of 2020 and into early 2021, Golden United Housing Task Force (GUHTF) held open a survey around Affordable Housing Issues. The purpose of the survey was to help the GUHTF prioritize their activities for 2021. A breadth of issues were covered. [Survey takers](#) were asked to prioritize on this scale,

- *Yes, top priority*
- *Somewhat important*
- *Neutral*
- *Not so important*
- *Don't see a role for GUHTF on this topic*
-

the issues listed here

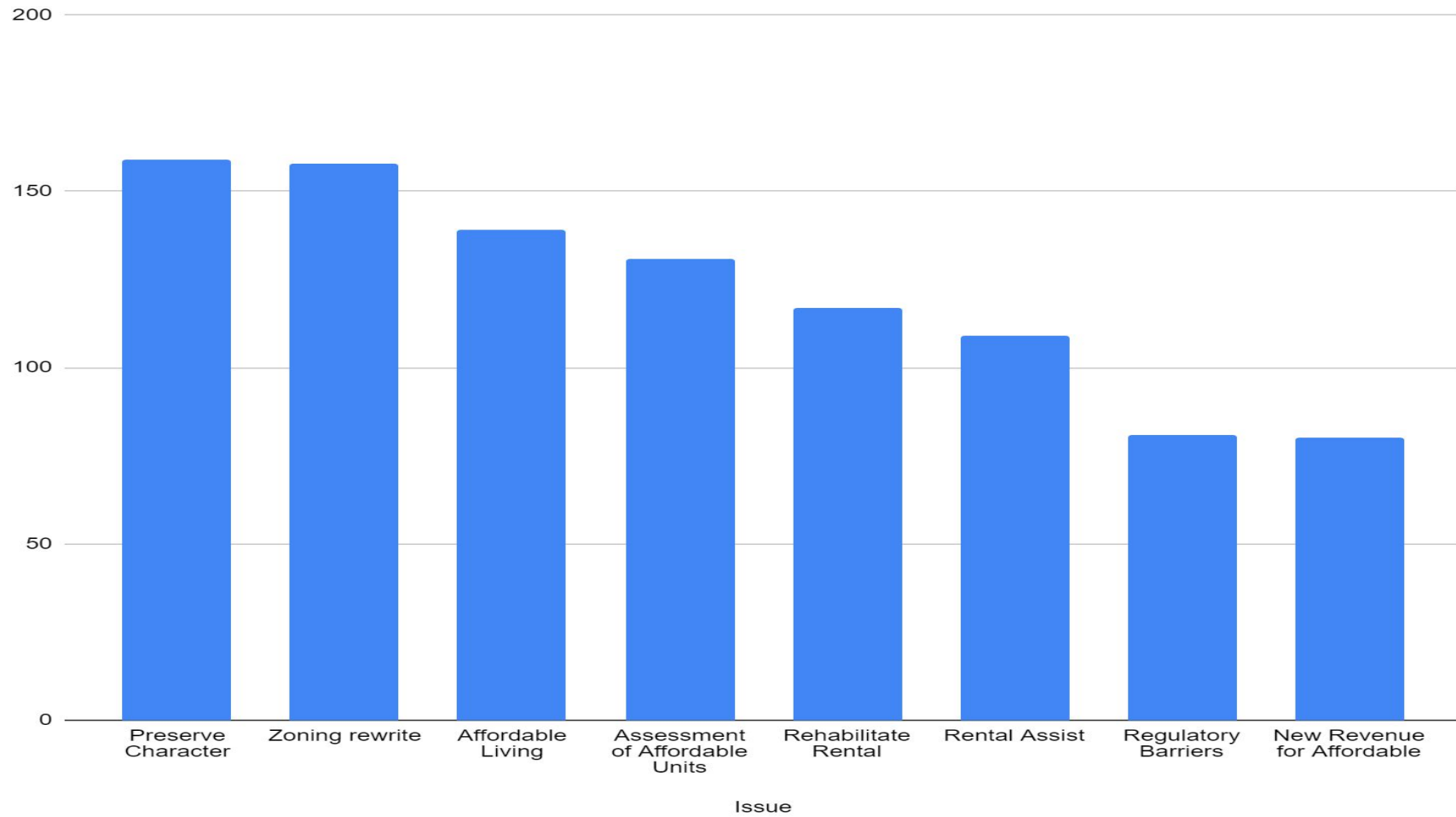
- **Education about Golden's zoning rewrite**
- **Education about affordable living in Golden**
- **Rental assistance for Golden residents**
- Preservation of manufactured housing as a major source of affordable housing
- **Preservation of neighborhood character**
- Expand the range of housing options in Golden. Such as tiny homes, container homes, shared housing
- Adopt inclusionary housing/linkage fees on new developments
- Partner with a community land trust to increase home ownership opportunities
- **Rehabilitate rental housing that is affordable**
- More flexibility and options for Accessory Dwelling Units (ADUs)
- Initiate a rental registry in Golden

- Address Mines off-campus housing with respect to equity and behavior
- **Establish a dedicated revenue source for affordable housing**
- **Conduct a housing needs assessment in Golden**
- **Overcome regulatory and zoning barriers to affordable living**
- Designate some city-owned property for affordable housing

While we received over 100 responses (127) and feel that all opinions are valid, as far as a survey of the entire city it may have fallen short. The average person who responded was a homeowner of over 20 years in Golden who was retired. But, like many surveys taken of a larger portion of our population it shows a wide variety of opinions as to what is important on housing issues, and what is not. The top 8 issues identified are in the bold text above, and shown on the next page.

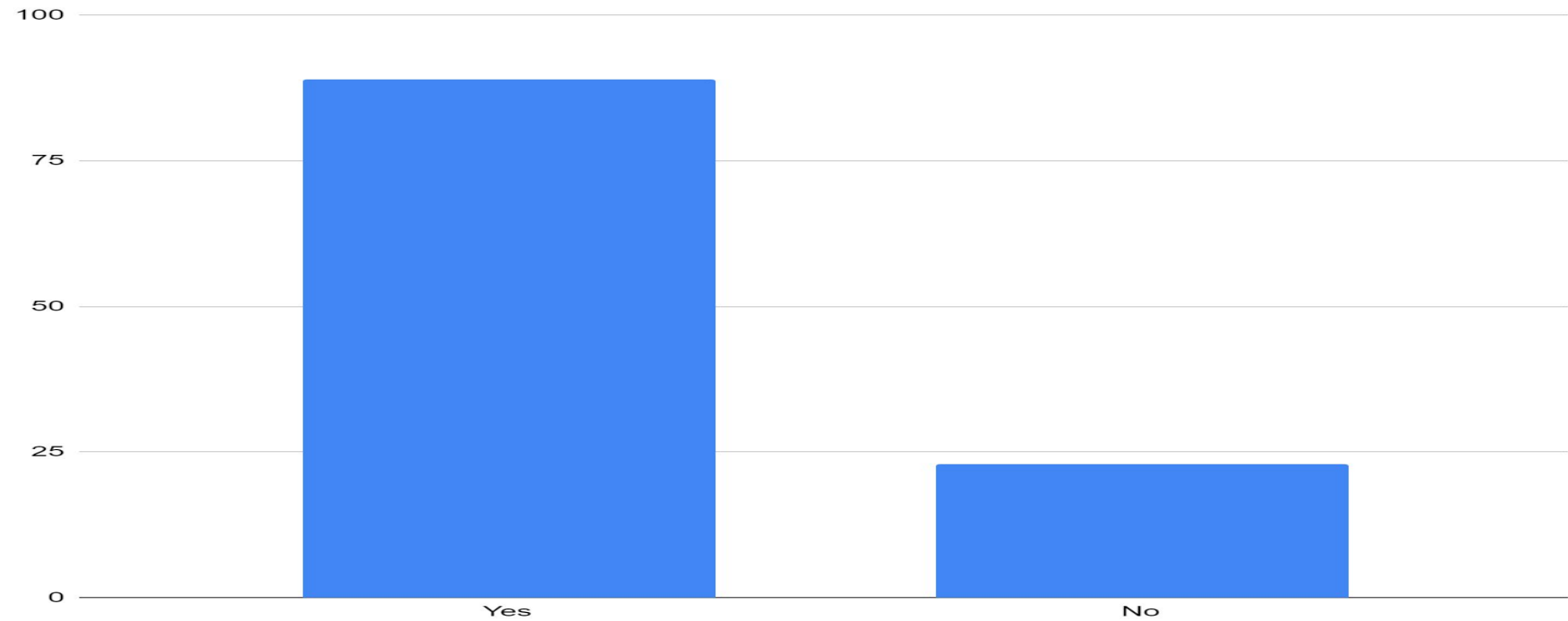
The following graph shows the relative importance of the top issues.

Top Weighted Priorities 2021 GUHTF Housing Survey



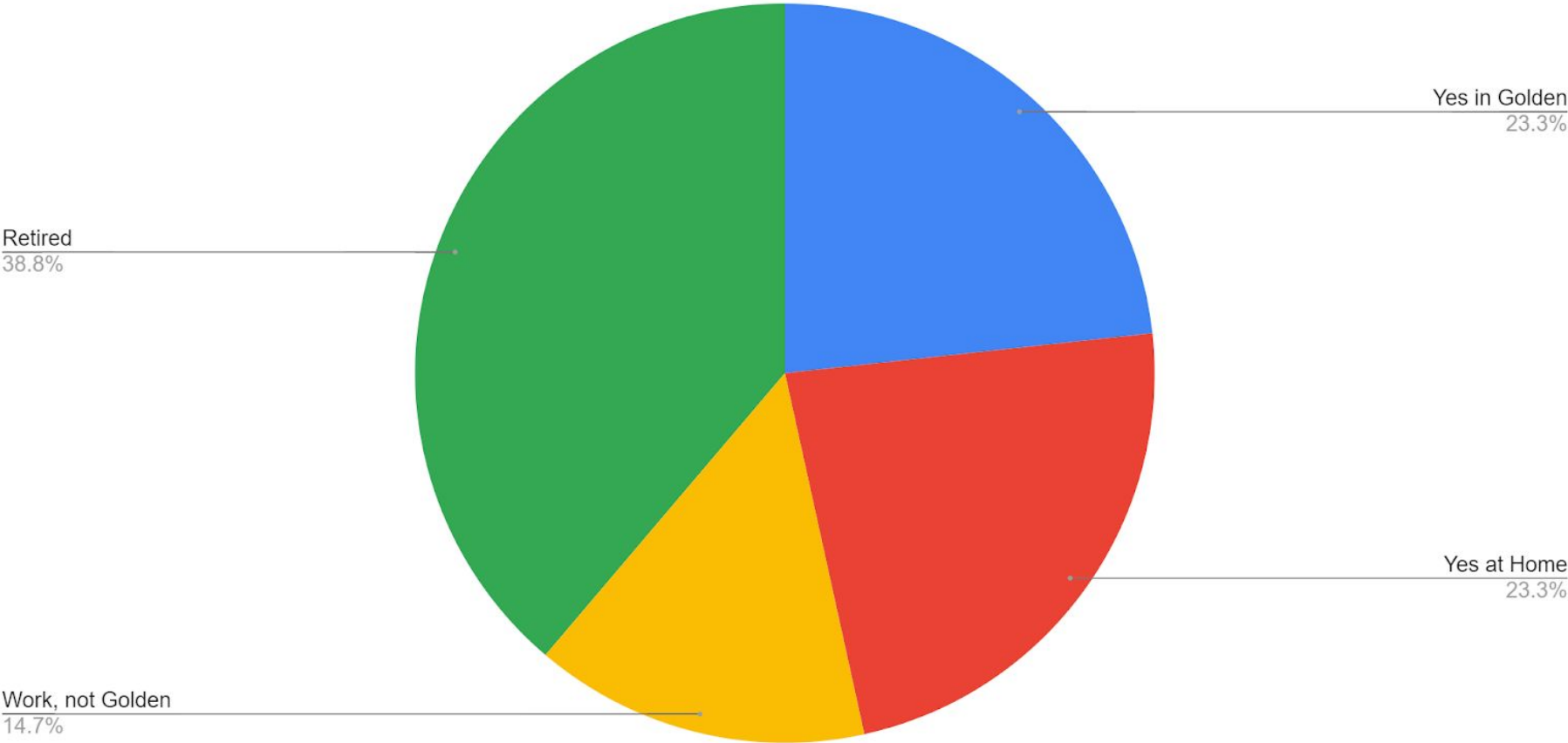
The next graph shows the number of people who felt that the government had a role in addressing affordable housing.

Does the city of Golden have a role in Affordable Housing?



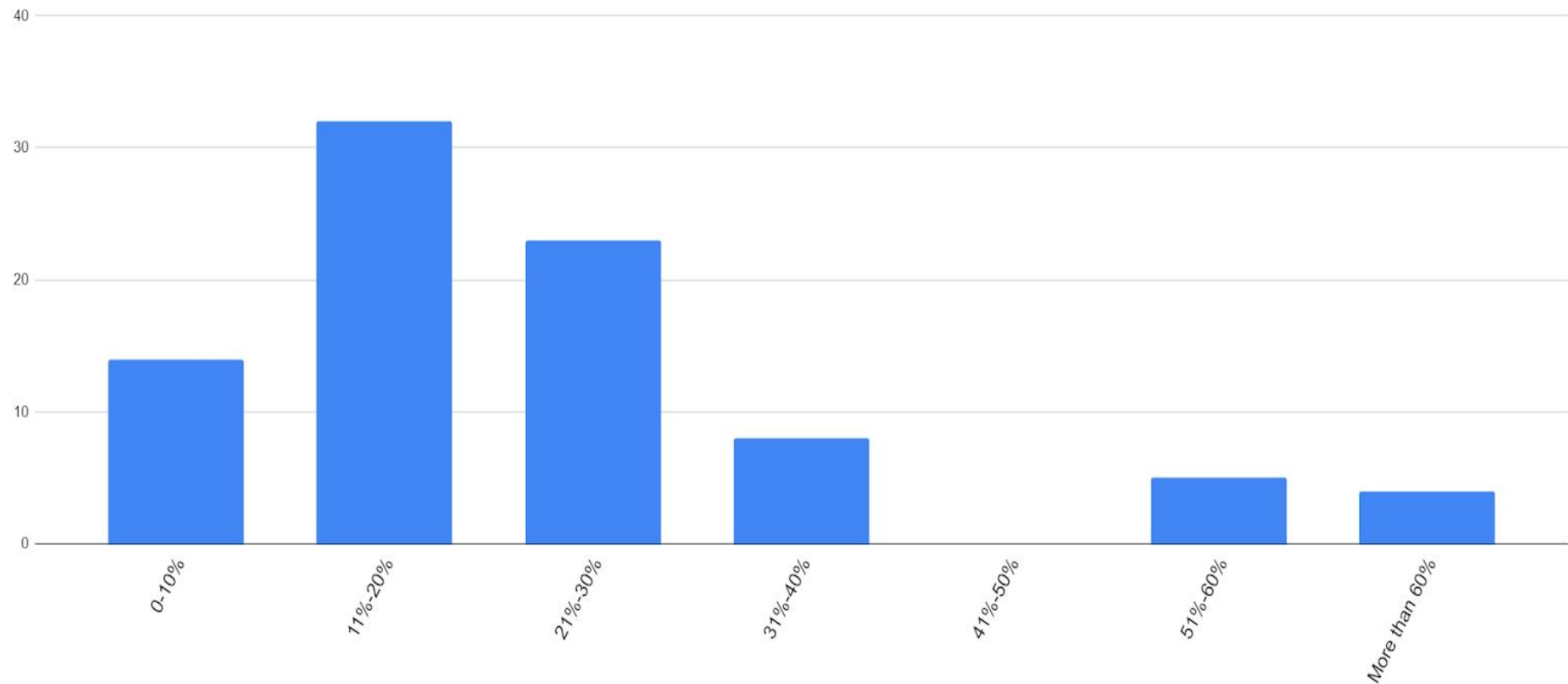
While this one shows the work situation for respondents.

Work?



This next chart shows who might be rent or mortgage burdened, that is paying above 30% of their income on housing. This may be low because of skewed demographics toward long term residents who are retired. Still, 20% of respondents to this question were rent burdened (19/86).
Note: The demographic questions did not require an answer.

What is a rough estimate of how much of your gross annual (pre tax) household income you spend on housing (rent or mortgage, utilities, fees, insurance, and taxes)



We also looked at how long term residents viewed priorities versus those who have been in Golden for a shorter duration. This table summarizes that difference. Education was more key for the shorter duration residents, as was protecting mobile homes.

More than 20 years living in Golden, top priorities

1. [Preservation of neighborhood character]
2. [Education about Golden's zoning rewrite]
3. [Overcome regulatory and zoning barriers to affordable living]
4. [Rehabilitate rental housing that is affordable]
5. [More flexibility and options for Accessory Dwelling Units
6. (ADUs)]

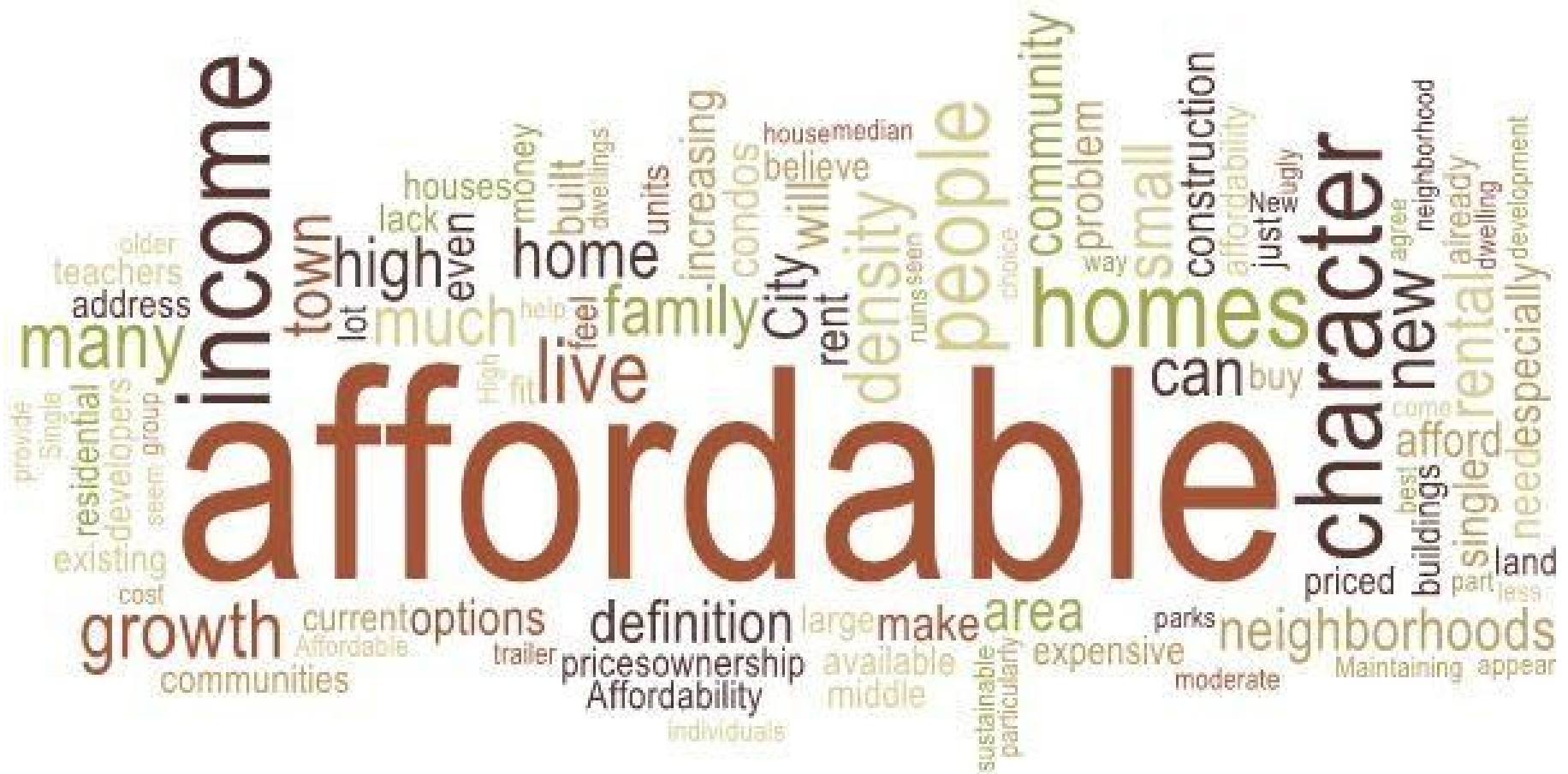
Fewer than 20 years living in Golden, top priorities

1. [Education about Golden's zoning rewrite]
2. [Education about affordable living in Golden]
3. [Rental assistance for Golden residents]
4. [Preservation of manufactured housing as a major source of affordable housing]
5. [Preservation of neighborhood character]

This and the next few pages represent word clouds from the comments. They highlight the diversity of opinions seen in most surveys in town. **What do you think of when you hear about affordable housing?**



What are challenges around affordable housing?



We gathered hundreds of comments, and they are included below in Appendix. We specifically made the survey anonymous, which led to some pretty interesting comments. Here is a range of a few with regards to, "What are some things you think of when you hear the term "Affordable Housing"?"

- Affordable to both low and moderate income.
- I know most people think of violence and high rise building and the term "ghetto" but I think about the FHA loan I got to purchase a condo as a teacher and how far "out" I had to live from Denver to find something in my price range
- felons, sex offenders, drug and domestic violence problems that will drain our city's safety resources,
- introduction of welfare dependent, higher crime, lowering of standards, greater taxes, increased homeowner burden

Appendix - Here is the table of contents that highlights some of the comments. To link to them [you have to click here](#) (and download)

APPENDIX: Comments given for Golden United's 2021 Housing Survey

There are hundreds of comments, just a few are highlighted in the sections below if you want to see more. Highlight an entry and follow the link to comments like that.

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All the buildings are short, make a big tall housing complex	6
too many large apartments/condos, growth is excessive	6
City government is a major cause of the problem.	6
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City, County, and Major stakeholders	9
City, DDA, GURA in conjunction with the private sector.	9
These challenges are systemic and unlikely to be "fixed".	10
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Small and desirable town	13
Golden's rents are higher than the surrounding area, by as much as 11% above Denver. In your opinion, what are some reasons you believe rents in Golden are higher?	16
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Affordable to both low and moderate income.	
Addressing low income housing is quite difficult and require a high level of intervention.	19
Low cost, high density housing. Probably subsidized housing, which I do not care for.	19
	1

In Golden area, it is a 'myth'.	20
higher crime, overcrowding	20
Equitable opportunity. Sustainability. Workers and financial support for small business.	22
What are some ideas you have for Golden city government to promote more affordable housing?	23
Build affordable housing and change policies that discourage it.	23
Land trust, funding, and heart of golden commitment (immediate proactive opportunity)	24
Aggressively lead land code changes to encourage rental properties; manage a rental clearinghouse.	24
Stop scrapes! Stop turning 300k homes into 1.2 mil properties	25
If you answered No, Golden city government should not do anything to address affordable housing, could you comment more?	27
More government is never the answer, only the problem. The free market, if allowed to function, will address these issues.	27
Just make sure it doesn't destroy the small town feel, increase traffic or result in more on street parking.	28
Mines should continue to increasing the amount of available student housing.	28
How have you been impacted by high housing costs in Golden?	32
It's preventing my family from buying a house and we've been part of the community 15 years.	32
As stated, our own 'Golden native' children can not afford to raise their children in Golden. Many long time resident families are in the same situation. Therefore, the 'character' of Golden is changing to reflect 'new comers' and their ideas rather than keeping with the 'character' that attracted the newcomers here in the first place.	
Tradition seems to mean nothing to a large population of new residents - ex. wanting to ERASE THE G from the mountain...something that has been there for over 70 years!!	33
Inability for adult son to move out of family home.	34
My kids have not been able to afford to buy a home in Golden.	34

What is one major housing challenge in Golden?

Little incentive for developers to build affordable units

Only 4 non related people per house????? What?????