

# 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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## What is one major housing challenge in Golden?

Little incentive for developers to build affordable units

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

cost
Affordability
Lack of land
A standard definition of "affordable housing." Are we going to use HUD's definition of "paying no more than 30% of income for gross housing costs" or the broader definition of "housing which is affordable to those with a median household income or below." Until we agree on the definition, we cannot start to address the problem.
Cost of ownership and rental.
Single family dwellings and Multi family dwellings do not mix in the older Golden neighborhoods. It ruins the character of Golden.
Increasing density
Only a very small part of Golden is available to address housing challenges.
Limiting growth while increasing affordable housing. So much new housing with few affordable units.
Historic (and persistent) systemic inequities preventing diverse individuals from feeling welcome and being able to afford housing in Golden
Family housing, even homes that come up are incredibly expensive b/c they have an six dwelling
Affordability
There is a conflict between this group and City Council's role. I believe this group is beginning to overreach it's purpose, which is to help/assist/provide a helping hand to our residents, not become a political body.
High cost
Affordable home ownership for teachers/firefighters etc.
Reluctance of the Golden community at large to densify residential property.
Maintaining the community character, uniqueness, and Golden's desirability.
Lots of new development is high-end condo-type or fancy high-density apartment buildings that both disrupt the feel of Golden as a town and also worsen the already glaring lack of affordable housing, particularly if trailer parks are seen as not the best choice for affordable housing (my opinion).
Lower and moderate income families appear to be priced out of home ownership
cost
none
Too much growth. Way above 1%.
Prices for homes and rent are out of reach for teachers and other workers that make modest incomes but perform essential jobs.
New construction or remodels preserving the character of the neighborhood and our town.
ridiculously ugly new super mansions crawling up the mountain
Expensive
Some neighborhoods are less attractive because they have new housing totally out of character with existing structures.
its concentrated in south golden
affordability limits diversity
Cost
Affordable especially ownership
Preserving and promoting affordable housing
High cost to buy a home.

affordability and sustainable housing
Affordability
There doesn't seem to be enough affordable housing in Golden
Affordable housing specifically for those working in Golden and for those well below the area median income.
Maintaining small town feel and less massive developments smaller size homes to keep more trees, yards and open space.
Existing properties that don't fit current standards in lot size minimums and building envelopes that overbuild small lots.
all the new construction is the same, it's not something people can age into. We need more middle income housing. i wouldn't qualify for affordable housing, but that doesn't mean i can afford the housing prices in golden. there is a need for middle income housing too.
Affordability
Excessive on street parking
Maintaining the character of the town while having more affordable housing options.
Affordability
Rent increases for those on fixed incomes
affordability
Affordable housing for people who work here, especially first responders and teachers.
Cost
Affordability
energy efficiency upgrades to affordable/rental housing stock
Even the affordable housing is not very affordable, and it does not seem to be regulated.
New construction of too many out of neighborhood character homes/condos that are too expensive for moderate income earners and that have inadequate parking.
Housing is too expensive and therefore discourages diversity in Golden.
Cost!
Too many apartments
Teardowns replaced by ugly box condos.
Affordability
Preserving the character of our neighborhoods while trying to offer affordable options.
<b>Aside from the general lack of affordability; there is a lack of responsible development.</b>
We are just sticking monster "houses" wherever they'll fit. We live in a prime area with huge potential for sustainable and innovative housing options. Not considering or exploring these options is not only doing a disservice to the current and future people of golden, but spits in the face of Goldens history.
Affordability
Homes owned by individuals or companies used to generate rental income instead of those houses being available as primary residences.
maintaining availability of affordable housing while complying with 1% growth limitation.
TOO HIGH OF RENT

A major challenge is defining what is meant by "affordable housing". Is the definition subjective or objective? It seems to mean something different to almost every person in the discussion. Another key definitional problem is looking at Golden alone rather than as part of the entire wider metro area. A further problem is there is not an accurate survey of current housing so we even know if affordable housing is an issue. I believe that the existing affordable housing in Golden already meets the City's goals for percentages of affordable housing.

Affordability

too many people without the income to live her

Affordable housing

Affordability

Too much growth/density is being allowed

Attracting more people riding in the wagons will leave even fewer to pull the wagon.

### **Maintain character; resist high-density; maintain 1% growth cap**

Ever increasing home values. Who can control this?

Minimizing the number of transient renters with no ties to the community.

how do young adults afford rent, and find housing near to public transportation?

Cost

Concern about changing the character of the town- why we chose Golden 11 years ago

Affordable housing

Urban blight

cost

Land availability. We are pretty much built out in the City of Golden.

very expensive

Availability

Building multi-unit, flat-topped buildings in residential neighborhoods

Affordability

Energy Efficiency

Affordability

Prices too high.

Single family residence neighborhoods appear to no longer be valued. It appears the goal of many, including City Council, is to turn the heart of Golden into some form of dense urban area. Of course, many of the areas with HOAs are protected from what the council is doing.

Too much growth

Attainable home ownership opportunities

Recognition that many older homes would best be suited by scraping, building new, and adding a separate garage with an ADU above.

Small town and more people want to live here than housing is available

let's collaborate with surrounding communities such as Jeffco and Pleasant View

Housing for infrastructure workers

Affordability especially lot rent increases

Quality, affordable rental housing

I am a college senior and could not find anywhere to live in Golden
Providing housing for Golden City, School and retail employees.
I have seen this kind of housing before in other communities I've lived in. It brings in drugs, crime, and prostitution. I don't agree with it at all. It ruins nice communities just because they prostitute themselves for federal funds. Golden has plenty of money. We don't need that kind of help.
Housing availability
Affordability especially lot rent increases
Lack of inventory for all price ranges

## What is another major housing or related challenge in Golden?

<b>All the buildings are short, make a big tall housing complex</b>
<b>too many large apartments/condos, growth is excessive</b>
Inventory
High land price
The annual limitation on new construction. Basic economics proves that when supply is limited, ( by local government), and demand is constant or increasing, (both real estate and census data show that demand for housing in Golden is increasing), cost will rise.
<b>City government is a major cause of the problem.</b>
One of your questions above asked about expanding "tiny homes, container homes, shared housing." It is interesting that you did not include single family homes and apartments in this choice. I believe that affordable housing should and can include all forms of housing. By expanding single family and rental units as well as the other choices, Golden will increase affordable housing for all its citizens.
Availability
Increased future housing density.
Lack of affordable housing in Beverly Heights, Stonebridge, Mesa Meadows, and Cody Trail. Those pushing for affordable housing are generally not the ones who will live next to it.
The parts available to address housing issues are already built out.
Crowding
Golden is a highly-sought-after community, so people who can afford it are willing to pay more to live here. This is pricing middle income earners out of Golden.
Homes
Availability
available units
Lack of reasonably priced homes/condos

Nearly built up the usable residential land area in Golden.
Recognizing that Golden is a small piece in a large puzzle. Golden doesn't have to provide all the solutions for everyone. Why is there such a huge focus on affordable housing in Golden, when Golden is surrounded by unincorporated Jeffco where housing is affordable?
Lack of Diversity, particularly outside of the Mines population.
Quality of reasonably priced rental housing is lacking
supply
none- we now have dangerous sex offender transients in Golden, we do not need homeless shelters or low income housing for these felons and others who will come to Golden
Affordable housing is a joke and just another way for developers to get around codes and make money.
NIMBY neighbors
Multiply dwelling units on land that was formerly single housing.
affordable housing
Lack of inventory
There is too much high density growth resulting in overcrowding and congestion and too few small single family houses.
Availability
Lack of understanding and tools/\$
Resident input and control of trailer parks, preferably ownership
Expensive rents for places people like to live.
safe rentals versus significant income to owners
Inventory
Opposition to increased density. It's possible to maintain small community feel even with increased density like duplex/triplex/townhouses & ADUs.
Reducing Traffic and requiring off street parking
Colorado real estate prices overall are killing most opportunities to buy an existing home and live in it. Developers can buy these homes invest double the purchase price and make money. Goodbye character, history and semi-affordable house.
the character of what is being built does not always fit the neighborhoods. i like some of the new, even big boxy stuff, but sometimes it just doesn't fit. and again, you can;t age into those things. what about more small, like 1200 - 1500 ft sq single family homes?
Too much emphasis on housing complexes/multifamily housing
Allowing large complexes to be built with little regard to how these effect the surrounding neighborhoods (ie. increased traffic, parking issues, aesthetics of the new buildings)
Quality
Availability of affordable housing.
diversity
Using the existing inventory to provide affordable housing with out increasing our total population. Sustainability is only a myth when population grows exponentially.
Too much building
Availability
there seems to be a contradiction between the affordable housing that is being built, and the developers that are able to avoid the 1% growth limit.

Street parking is evaporating and yet Golden is allowing developers to build with no parking lots ( Washington Ave & Iowa St on the southwest side of the intersection. Shabby construction will soon be shabby neighborhoods of overpriced housing.
Investors competing in the housing market, offering cash
Real estate prices in general are very high
Price of housing/high demand putting pressure on open space.
Number of available housing units
Golden needs to stop allowing these oversized housing developments to be constructed - the scrapes of single Family homes, then building huge, overpriced units crammed to the absolute boundaries of the properties. Just like the the Highlands in the Denver area - the character of those neighborhoods has been destroyed. I hate how the city has just bent over backwards to accommodate the developers who do not care one bit about this town.
Shoddy workmanship on new structures. Poor or corrupt planning.
Availability
protection of our present standards
Too many new Apts being built and no one is renting them because of the HIGH RENT
The most important challenge to the discussion is lack of accurate data on currently existing affordable housing in Golden. I think Golden United's key role is to first obtain an accurate survey of current housing (public and private) and to learn whether affordable housing is an issue. There are many private landlords in Golden that charge below market (affordable) rents - and these rents may be affordable to all income levels. For an unknown reason, these existing private rental units have not been identified to be affordable housing. If Golden United obtains such survey, it should be done scientifically without undue influence, and Golden United should be willing to accept what the data shows. The survey may be able to pinpoint what, if any, level of affordability is missing. I believe there is a high probability that the existing affordable housing in Golden already meets the City's goals for percentages of affordable housing.
The government wants to take charge of everything including house.....the old cradle to grave. Just stop building
Maintaining neighborhood character
Work with other cities and counties
Neighborhoods are losing their character, which will destroy the very elements that make Golden so desirable.
Many of us have to stay in the homes we now have because we can't afford to buy property and stay in Golden.
With expanding numbers of rental units, overcrowding and overuse of the sensitive habitat is now occurring.
Our inflated housing costs, primarily due to ur growth limits.
Balancing cost and density
HIGH RISES/ Pop Tops
Affordability
limited space
Cost of rents and home buying.
lack of product
Financial support
Zoning but glad there is a review and rewrite in progress
affordability
Affordable done right
sustainability (the prospect of wealthy families coming in and demolishing and rebuilding in effort to escalate the price)



Too many ugly condos/apartments.
I moved to 8th St, am a senior. Flex bus-the green shuttle doesnt make the rounds here. Making an appointment every time I would want to run into dwtn Golden is proving inconvenient. Wish it was on a regular route w/regular stops in this part of Golden. Haven't been there since I moved her a mon th ago.
City services are being stretched by the increased density.
Addition of ADU's to existing neighborhoods
Current code promotes development of large housing structures.
Lack of acceptance of "low impact density" (ADUs)
high density downtown
Housing for students with allocatable parking in neighborhoods.
Traffic poor road system to handle.
Availability & affordable housing for new buyers
Crime is going up rapidly. Reducing crime should be number one priority.
A housing growth rate was adopted by the city to control the city's growth and quality of life.
Traffic poor road system to handle.
Seemingly moving 'zoning' management due to variances and special use permits.

### Whose responsibility is it to fix the challenge(s) you have indicated above?

City of golden.
town council
<b>City, County, and Major stakeholders</b>
<b>City, DDA, GURA in conjunction with the private sector.</b>
The free market, if allowed to function by decreasing or eliminating local government restrictions.
Realtors and City Council
All of us who reside within the city of Golden.
City Council's
Not sure a responsibility to fix this can be assigned.
Council can make policy decisions about growth.
The community's and city leadership's
Zoning, less aux dwellings. Add rentals and home development
City of golden with community
Unsure
The responsibility should be City Council's.
Community responsibility
the city- through planning and zoning

**These challenges are systemic and unlikely to be "fixed".**

The city and the the citizens

Many players. Golden City Government should take a leading role, while engaging with others

Government support on financing. Government enforcement on quality.

The entire community

none

Planning should not allow it.

We all need to work together on it but need a consistent funding source.

City planning commission/city council with citizen input especially regarding zoning.

heck if I know

No idea.L

The city council and the planning committee?

I honestly don't know, except to provide public housing

Community/elected officials

Council

Combination of mechanisms/people

City Council and to some extent responsibility spread across us all.

City (regulations)

anyone who has the power to advocate for it

City (council/mayor), community, developers

Mayor/city council and planning commission.

Residents. Council and city staff will do less than nothing on any of this.

the planning and zoning commission and the City

Not the city's responsibility, private ownership

The City Council

The total community

Local government and the community - residents, private sector

city and community

We the people

Everyone

City

all of us

I think it is the city's responsibility to work with the community regarding addressing the problems.

City Council setting parameters for building permits.

City Council

Government regulations should protect buyers

Partially the city zoning council, and partially the market in general

Golden govt. zoning/development laws

It will take government involvement-through zoning, providing incentives, and more
The City of Golden
Everyone's
City, developer, residents
City council policies on percentage of homes that can be used for non-primary residences (meaning, investment properties).
all
STOP BUILDING NEW APT BUILDINGS !! Golden is losing it's small town charm !!
I believe the market will control these issues. It may mean that some people will cannot afford to live in Golden City limits, but can live in unincorporated Jefferson County or in Lakewood.
The individual. I'm tired of supporting people who don't care and want to live the life that someone else is living. If you don't have the money, go elsewhere
City Council
Governmentd
Golden governmental leadership
Private sector
Planning Commission and City Council
Good question. Is ever increasing home values tied to property tax structure?
City council.
City giving incentives to landlords to provide affordable housing, and perhaps some housing assistance to qualified individuals
City government
I'm assuming the town!!-limit construction!!
City council
voters
Jefferson County and State of Colorado
citizens of Golden
City
Golden government and the residents together
City of golden
residents and city council
The city planning department
I wish I knew more about who handles these things
Planning Commission.
city of Golden in conjunction w/RTD.
City Council, City Staff, Citizens
City Council
City government and citizens.
City Council
everyone

The city of golden
Everyone in the Community
I am not sure.
The city of golden
City Council and Planning Commission

**Golden's home prices are now on average above those of even Boulder by 7.5%. In your opinion, what are some reasons you believe home prices in Golden are higher?**

Gentrification
beautiful town, views & location, low crime, police, fire, outdoor activities
Desirability
High demand, limited supply
As stated above, local government limits the supply of new construction which combined with increasing demand, drives up the price of existing and what little new housing there is.
Golden is pretty safe and crime free and is close to transportation routes.
Well, Golden is a great place to live. Let's keep it that way!
Our public amenities are nice and getting nicer. That raises the perceived value of the housing.
Too many people, not enough houses.
<b>Location between the mountains and the city.</b>
Golden is a highly-sought-after community, so people who can afford it are willing to pay more to live here.
Aux dwelling, low inventory, investors buying family houses
Growth cap and location - and lack of policy and commitment to affordability
Near Denver, i70, near the mountains, great place to live
Right now it presents itself as a safe, highly accessible area - both for urban and environmental use. While we know that the cost of living here is dramatically higher those who are choosing to 'flee,' the city have the funds to drive prices higher. Trying to neutralize that is difficult as that takes us into market economics. What makes Golden special is people who have opportunities to assist those who continue to live here and need assistance. We need to bring those who move into the area into the expectations/values of Golden.
Lovely place to live, limited availability
Location based demand- close to Denver for jobs, on west side of Denver area for closer mountain access
Very limited available individual family houses, Golden is VERY desirable: very senior water rights, great fire and police, responsive and open city government, great neighborhoods.

Growth limits artificially raise property values. And Golden has a desirable and unique character (if the city quits allowing developers exceptions).
Golden is a great place to live: great location surrounded by trails and mountains/hills. Small town charm. Walking and bike friendly (generally, some improvement needed, especially for bikes) Not too-suburban (yet). Diverse beliefs despite lack of racial/ethnic backgrounds (second part could be improved). Close to prime Colorado attractions for mountain fun. Close enough to Denver to have advantages of a large city (airport, entertainment, large hospitals, public transit--though needs improvement), not a sprawling suburb. Good schools. Safe. Clear Creek provides accessible nature and natural water environment in a generally dry area. Not too large (though growing a bit much?). Good highway access, without having C-470 disrupting town.
Lack of supply. CSM students renting older homes that otherwise might be sold to moderate income families.
location, great town, lots to do outdoors
<b>Small and desirable town</b>
because it is a great place to live, you get what you pay for, a beautiful city with character and no homeless people begging and bothering residents and tourists on the streets
Golden is a gateway and much much smaller.
Great location with small town feel draws wealthy folks that purchase and fix up homes which increases value.
Our small, quaint town has become 'trendy' and convenient to Denver area with little regard to the long time residents. The 'reasons' people want to live here are slowly disappearing BECAUSE of the density.
Because it's a desirable place to live and less pretentious (although only marginally!) than Boulder.
Lack of inventory
Golden has a downtown and the appearance of a small town close to Denver.
amenities
accessibility to Denver
Desirability to live in Golden and low housing stock, which has been chronic for the last 40 years.
Small housing stock, location
It's a great place to live but "not Boulder"
It's a unique geographic setting combined with ideal access to mountains and urban. Golden will always be in high demand for these reasons
Regulations and fees discouraging building small homes
It is closer to the mountains
Desirable location, easy access to trails & mountains, small town feel, minimal space to expand due to mountain/open space boundaries.
Attractiveness of past and current small town feel of Golden. It is what lots of people want hence willing to pay for it.
Because developers know Golden is an easy mark and take advantage of our small town building department.
because it's a desirable place to live, and because there is a great demand and not enough housing. i would not undo the 1% growth however.
Desirable area, active downtown, dining options, nearby mountains
The demand and lack of restrictions placed by the City Council when approving new housing projects.
Golden is on the transportation line, the School of Mines, environmental perks and it's people!
Golden is a VERY desirable place to live
desirable location and limited supply

It is a good place to live for now
Desirable location
Location and Defined Downtown
I question your data re: Boulder, but I believe that prices here are mainly a function of Golden's attractiveness as a community and land constraints.
I think a large part of it is because Golden is a very desirable place to live, and there is limited inventory. I think that the lack of regulation attracted developers who bought up the cheaper properties and built duplexes and multi unit buildings that sold for 3 to 4 times what the original property went for.
It is a great place to live.
Because it is at the base of the mountains, beautiful and a real community.
Less space/land to build on?
Because this is an amazing place, and so close to Denver
Small space, beautiful place to live while close to Denver Metro.
It's a desirable location
Golden is the ideal place to live, most of the time. A very family friendly town with a vibrant downtown that has been able to keep most of its small town charm. And so much access to open space areas.
Mines taking up most rental options and lack of availability to buyers not already very well established.
Low inventory
Lack of inventory.
desirability of location
Supply and demand: Golden is an awesome place to live and it's small.
Because there are now TOO many new apt buildings and no one can afford it, so the landlords raise the rent to make a living
Golden is highly desirable right now. The biggest driver is Golden's 1% (0.9%) growth limit and Golden hasn't expanded its boundaries to allow creation of additional housing supply. No one who lives in Golden wants to convert open space to residential neighborhoods, and no one wants the density to increase in Golden.
Limited boundaries
Golden is getting too greedy with their taxes and want to run over those that live here, so they can pocket the money for their comfort
Too little inventory
Its a good place to live
It's a highly desirable location currently, but that will be damaged by the continued growth of multi family structures in the traditional neighborhoods.
Demand exceeds supply
It remains a desirable place to live. The "affordable" and high-density initiatives tend to reduce property value by decreasing the character of Golden.
Golden is very well located regarding transportation in all directions.
Flight to safety from the increasing crime within Denver.
Our growth limitation that we voted in.
Good marketing and (at least in my neighborhood) with a good number of older people passing away or moving to assisted living
That is crazy. I'm shocked to see that. One might be the proximity to Mountains (I70).2.The great actual town. 3.The advertising promoting Golden to visit.

Location
Location
desirable place to live and limited space
Lack of availability. Access to recreation opportunities. Feeling of Mountain Town-ness.
housing limits
Possibly inadequate are commercial Income
1 percent growth limit
Due to the past experiences of homogenous housing neighborhoods; this has kept that white population within the same area therefore price increasing with inflation, this is kept at that middle-upper class rate therefore causing inequitable housing.
it's such a great location and has geographic distinctness from other suburbs
Demand... it is a nice place to live.
I'm not sure, I am interested in finding out, possibly the small amount of housing available compared to the amount of students and families which need housing
Golden has a defined downtown and is convenient to downtown Denver.
Golden's location is optimal. Even with COVID, the ability to commute to work is important. Golden has easy access to 6th Avenue, I-70, C-470, and Highway 93. So it is not located in the more dense urban areas but a resident can get to work easily in most sections of the metro area. The small-town feel (that is slowly being destroyed, in my opinion, by the drive to turn Central Golden into a horrible place to live) attracts many people. It is what brought us here over 35 years ago - the ability for kids to be independent once they could safely cross Ford and Washington Streets.
Location, location, location. Lack of traffic, ease of access
I would like to see the data behind the above statement. Golden home prices have risen due to (1) increased desirability of living in Golden (victim of our own success) (2) buyers being priced out of other markets such as Boulder and the Highlands (Golden became their 2nd choice), (3) in-migration to CO in general.
Not sure I believe that statistic. Regardless, lack of low impact density/ADUs.
limited new construction and desirable location
limited supply/space and high demand (CSM and new high tech jobs)
Golden is a desirable, conservative, congenial community.
Greedy people knowing they can price gouge
Zoning restrictions, too many large homes and not enough entry-level homes (condos, townhomes, etc.)
Golden is an attractive, fun place to live. People want to live here and the demand drives up the prices.
Golden is a desirable place to live. We are fortunate to have such good housing. Not all poor people can live in rich peoples areas. This kind of thinking is what caused the housing bubble a decade ago and practically ruined our economy. We don't need a repeat of that.
Golden has limited land area available for housing resources. The demand for housing is greater than the available supply due to the desirability of living in Golden. Golden has adopted a one percent per year housing growth rate which limits the availability of new housing.
Greedy people knowing they can price gouge
1% growth limit. Golden is also land-locked but remains highly desirable. The combination of these is a recipe for explosive home prices.

# 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?

Gentrification, lack of affordable housing
owners know they can get what they are asking
Desirability
High demand, limited supply.
When homeowners cannot find permanent housing in golden they next look to rental opportunities. The same governmental interference that drives up housing prices also drives up rental prices.
People want to live here and property owners can ask about any amount and get it.
Demand for rental property considering Golden has a major university within its city limits.
Our public amenities are nice and getting nicer. That raises the perceived value of the housing.
Too many people, not enough places to rent.
Low availability and prime locations.
See above. Sounds like same question with different data.
Same as above
It's truly about supply and demand. With the expansion of our trail systems and accessibility, people want to live here, sort of a mid-place between Denver and the high country which is even more expensive.
Lovely place to live, limited availability
because those setting rent can get away with it
Very limited residential rental properties, rental free market.
<b>Growth limits and desirable, unique character.</b>
Golden is a great place to live. See above.
To keep certain individuals and groups out of golden. I'd like to see more varied housing.
Demand outweighs supply on the affordable end of the market, allowing for inflation of rents - even on units/properties that aren't in great shape.
Students, desirable place to live
Small and desirable town
because it is a great place to live, you get what you pay for, a beautiful city with character and no homeless people begging and bothering residents and tourists on the streets
It is a tiny community so you aren't including the surrounding rent. However it is not a tiny community in the middle of no where. You are comparing apples to oranges. Don't be idiotic.
Demand is high and landlords will charge what the market will bear.
See above
same as above...also, there's a shortage of places to rent, from what I can tell.



## **Lack of inventory, desirable place to live, lots of open space**

People are attracted to Golden because it does not resemble typical suburbia, and 6th avenue makes it a quick and straight shot to downtown.

amnities

Demand/Desirability to live in Golden

Location lack of supply

Rents correspond to property values (sales), which are higher here

People love to live in Golden. Separate small town in great setting easy drive to Denver and Boulder and taking off place for the mountains.

same as previous; desirability for location and geography and recreation

Lack of inventory and high cost of living

It is closer to the mountains

Limited stock/high demand, desirable location, some of the new apartment developments seem very high priced or going for luxury style apts, not sure why developments can't build more moderately appointed, affordable units.

Same answer as above.

Because we are golden.

access to major highways attractive setting less congestion

Because people will pay it. I have a renter in my ADU, she makes good money but does not want to own anything. wants to be free to rent and then do all the recreation activities that Golden offers.

Supply and demand

The demand and lack of restrictions placed by the City Council when approving new housing projects.

Lack of housing, outside owner builders(?) or the wrong type of housing!

Speaking for myself, my rent is going up just because my landlord can get a higher amount. People want to live in Golden and if they have the means, will pay the price.

desirable location and limited supply

People want to live here plus the CSM staff and students

Desirable location

The above...availability, location

same

There are fewer multi unit buildings in Golden, so you have less options for rentals. The way that the previous zoning was written did not allow for many ADU or official rentals within a household. Golden is a desirable place to live, so many landlords are looking to maximize profits while the market will handle it.

It is a great place to live and outdoor activities are easily accessible.

Because it is at the base of the mountains, beautiful and a real community.

Access to the outdoors

There are only 20,000 people in Golden, and there is no room for growth. Pretty simple.

Same as above.

Limited housing options

See the above.

Mines and greed.

Low inventory
Walkability is desirable, so people will pay more to walk to downtown or Mines, etc.
choice location
Supply and demand: Golden is an awesome place to live and it's small.
GREED
I don't have confidence the numbers presented are accurate, because we don't measure the privately owned home rental units. Similar to the above response, the issue is demand versus supply.
Availability
Everyone wants to live here. It is not our place to avail ourselves to them. If you are going to live here, pony up the cash. Stop encouraging people to live here. We have rights, and they don't.
Too little inventory
Good place to live
Any smaller university town deals with the same issue in terms of rentals
Ditto
We have mass transit for those needing lower rents in adjacent areas. It's not an inalienable right to live in Golden. If it's above one's budget, look elsewhere.
Golden is safer and more beautiful, and is where people want to live. Supply and demand.
Flight to safety from the increasing crime within Denver.
Golden is usually considered relatively safe. We have a limit of affordable rental units. The new construction and apartment are stupid Luxury overpriced units. Who can afford \$1500/mo for a one bedroom?
Dunno
Still in shock. The great actual town.
Location
Location
same as above
Lack of availability.
huge demand especially when Mines added in
Demand
More new rentals and perhaps, more rentals of what used to be single family homes
It is a desirable place to live with a very exclusive college that middle-upper class students have more availability due to racial inequality. This creates a higher population of middle-upper class individuals, raising rent due to a higher income.
see above question--plus rental properties are limited
Demand
The small town feel, which will be a challenge to preserve with the creation of affordable housing
Same as previous question.
As stated above, the location is optimal for working anywhere in the metro area. I lived in Golden my entire career despite my office location varying from I-70 & Federal to downtown to south I-25 and even to Colorado Springs but never in Golden. I believe rents are also impacted by the continued growth of Mines and the ability to charge higher rents when a number of students are housed in one unit.
See above
Again - would like to see the data on this. Same reasons as prior question.

Again, not sure I believe that statistic. CSM plays a part, as does a high satisfaction of living here.
CSM - demand and desirable location
same as above
Golden is a desirable, conservative, congenial community.
Same as above they can charge because people are paying that cost.
High Demand, Low Supply
Same answer as above.
It's a desirable place to live after you've worked hard all your life.
Limited supply of rental units.
Same as above they can charge because people are paying that cost.
see above answer re inventory, desirability and growth limitations

## What are some things you think of when you hear the term "Affordable Housing"?

Economic prosperity, equity
small units, apartments
Housing that is no more than the recommended range - 30% of your income
<b>Affordable to both low and moderate income.</b>
<b>Addressing low income housing is quite difficult and require a high level of intervention.</b>
What is the definition of "affordable housing" that is agreed upon by all parties? Affordable housing should, at the very least, offer the opportunity for city employees to live in the same community as they work. This is not the situation in Golden now, as police, fire, and middle management governmental employees cannot afford to live in Golden.
Working people who can only pay rent or own if it fits in their budget. Some see it as undesirable housing for undesirable people, but it doesn't have to be that way.
<b>Low cost, high density housing. Probably subsidized housing, which I do not care for.</b>
Increasing density
The term "Affordable Housing" is a very narrow view of problems caused by overpopulation, long-term wage stagnation, and inequitable distribution of wealth.
Developments
Apts
Accessibility to varying incomes especially lower incomes
More building of apartments and condos, not really houses

This is a moving target - what affordable housing should mean is that one is living within their means. However, it is difficult given the current pandemic - many people overreached and others simply lived paycheck to paycheck. Affordable housing means to live within your means and to have assistance when needed; also education about how to use monies wisely.
We might get some diversity, teachers could live here, baristas could live here.
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
Subsidies; wide variety of cultural populations, neighborhood degradation.
Social engineering, particularly inappropriate in a small town like Golden surrounded with other opportunities for affordable housing.
A key need in many attractive places to live. A balancing act between encouraging inclusiveness while not allowing an affordable housing complex to be a brunt of dislike from more affluent residents. Key to allowing teachers, fire fighters, restaurant workers, etc. to live close to where they work. Should not be limited to trailer parks. Key to distinguish from student housing for Mines. Should include pathway to home ownership (or other capital accumulation), which means it would be an on-going need not a one-time fix. It also gets tricky to avoid affordable housing from becoming a new form of discriminatory housing laws: If affordable housing can be owned (which seems good), what happens when sold... can the family get full market value, perhaps after a certain time? If not how do these units not become stuck. If so how do you get support and balance fairness concerns from owners of non-subsidized housing? (Assuming some subsidy)
Young people who need a leg up.
Subsidized to some degree, btw, Manufactured housing does NOT have to mean Mobile Home community
felons, sex offenders, drug and domestic violence problems that will drain our city's safety resources,
This should ONLY be for people who provide a service in Golden. It is ridiculous here because we are not isolated. We are surrounded by plenty of opportunities for affordable housing. Don't crowd your current citizens out. I truly do not get it.
Building housing at a price that is within reach for teachers, nurses, grocery store and other essential workers.
<b>In Golden area, it is a 'myth'.</b> The normal 'equation' won't work because of such high home values. It would still put 'affordable' in a required salary range that is NOT attainable for those who seek the affordable housing. Many families (including my own) who have raised their children in Golden do not have housing these same, now adults, can afford.
Not having to choose between food and rent.
Rent assistance, high density buildings,
I think of developers who will do whatever it takes to be able to build their developments. I also think of smaller houses for young couples or retirees.
<b>higher crime, overcrowding</b>
Subsidized housing; rent control, including not being able to flip low-cost housing
Huge need, not well understood
Shared responsibility, involve developers in insisting they contribute, creating housing that regular people can afford to live in.
housing for the population most in need.
Equal opportunity
Section 8, grants available for low income individuals and families

We need it. Wonder about quality for new construction, will builders cut corners when building affordable units/developments.
Disruption of existing neighborhoods and more density. Like the new awful development by Natural Groceries.
Feel good intentions hopefully with finding to match followed by lack of oversight and no follow through or support to insure success
low to moderate income
A more diverse community - I think it's important to have many levels of housing opportunities, because it brings a diverse community of
Subsidized housing, multifamily housing units
Housing that is able to be afforded by the average person making approximately \$40K
Affordable housing must be that which sustains those persons needed to sustain our community!
It means different things to different people. Depends on your point of view, income, etc.
families able to pay for housing as well and other costs (child care, medical, transportation)
Undesirable "projects"
Available for people who have little income- many senior citizens, for example.
subsidized. less or no amenities. not built as energy efficient.
that the people who work here should be able to live here.
I think of a way to ensure that lower paid community members, and those that are on fixed incomes have the ability to remain in the community that they work. It is a way to provide opportunities for the members of our community that cannot afford to buy a house.
Housing that a family of four (4) can afford on 25-30% of their disposable income.
Subsidized housing with guarantees that prices stay low.
I think of complex stipulations around affordable housing and what requirements an individual must have in order to be considered for it
Inexpensive options besides giant ugly apartment buildings
Not sure- possible increase in crime?
Large apartment complexes with few amenities that becomes rundown due to lack of maintenance; opportunity to create more diversity of race, occupations, etc.; a way to include families with children who will enter local public schools
Decent looking smaller duplex or apartment units that are deed controlled on price. Rental units that are maybe owned/managed by the city or some other affordable housing group.
Opportunities for sustainable and responsible growth.
Don't need to be rich to afford a place to live
Increased accessibility to housing for everyone.
introduction of welfare dependent, higher crime, lowering of standards, greater taxes, increased homeowner burden
inexpensive rentals and purchases
Golden only cares about taxes now, so I doubt they will do anything about affordable housing
It makes me think of programs that lack definition and have no clear goals. It makes me want to know whether teachers and firefighters that talk about affordable housing mean "My bottom line is I want to own a single family home with a yard in Golden", or does it mean "I want to live in Golden so much that I'll rent a studio apartment in a high-density apartment complex"? We have a highly connected metro area with abundant public and private transportation and affordable living options. If we look at house/condo/townhouse (real property) ownership as one of the greatest ways to produce personal wealth, we should be (as many lending programs are)

encouraging young people to set long terms goals for home ownership. This may mean initially buying in a less desirable but affordable suburb, building equity, and eventually acquiring a home in Golden.
the old standard, of government bringing in people who cannot afford to live somewhere they cannot afford.
Housing that is affordable for the median income in the metro area
Small and minimal amenities. Can afford to live there and maybe save some money
Too much density in neighborhoods and parking problems
Low income people who pay no taxes
Crowded streets; lack of green areas.
Affordable for whom?
Increased crime and diminished quality of life for current residents.
Sadly, I think of landlords not being responsive and allowing the property to degrade. From experience (my adult child's) numerous young working adults crammed into a small apartment. Examples; 6 young adults in a 3 bedroom, or 2 young adults in a 1 bedroom-my daughter's room was the living room.
Nothing
Affordable housing is important. We need a mix of people. Also important are rules to keep all areas clean and free of debris, trash, etc.
Golden doesn't have any.
Cheap and run down
needs new solutions.
<b>Equitable opportunity. Sustainability. Workers and financial support for small business.</b>
let people have enough income so that they can afford housing
Cluster housing shared immunities
Equity; Habitat for Humanity homes; Smaller new homes
I think of the lack of affordable housing in Denver. In Denver! Affordable housing is a competitive and sparse market; it takes years for people to be accepted into affordable housing and is few and far between for everyone. It is inaccessible for many. Affordable housing needs to be more prevalent everywhere. If it is sparse in the largest city in Colorado I have no idea what it would look like in the much smaller city of Golden.
a diversity of housing stock and residents
Mortgage assistance, rental assistance and energy efficiency
A range of housing which are able to be afforded by the median income in the area
Not too expensive!
Not letting market forces work! Allowing folks to avoid making hard financial decisions. I helped my daughter with her budget when she bought her first house. It included the hard reality that she couldn't afford cable, she could only afford the slowest internet, she couldn't afford to drive home to see us more than every 6 months because of how much it would cost in gas, her car wasn't new nor fancy but it was reliable, and she had \$50/month for "fun" - eating out, going to the movies, buying new clothes. Her housing was more than 33% of her income but she made tough decisions to make it work. And she had a long drive to work because where she could afford to buy wasn't on top of her work location. .... I don't think it is feasible to force the market to allow everyone to live anywhere. In Golden specifically, we are geographically limited by the mesas and the mountains. So housing is a scarcer commodity. I am skeptical that government can force Golden to be affordable for all. There simply isn't space without destroying the family nature of Golden
Efforts to control and/or subsidize rents

Low-income rental opportunities
Section 8 housing. Crime. Broke down cars. Trash/junk accumulation.
families with lower capital or wages but work hard and need decent housing
Altruism and compassion.
A place that is safe and clean and everything is working and it does not take a whole paycheck to pay for it
Quality housing that I can reasonably afford on a median salary.
Something that a full time student can afford without breaking the bank
Attracting transients from Denver. Decreasing my home value.
Giving housing to people who can't afford it and ruining the surrounding community like I've seen before. That's what caused the housing bubble.
Prices within the ability of the average income earner to afford.
A place that is safe and clean and everything is working and it does not take a whole paycheck to pay for it
Total confusion about what does affordable mean, what are we as a community trying to accomplish, 'affordable for who?'

If you answered Yes (to *Do you think Golden city government should do anything to address affordable housing?*),

## What are some ideas you have for Golden city government to promote more affordable housing?

If the city should partner with others, please mention that here.

<b>Build affordable housing and change policies that discourage it.</b>
The 4 non related people per house is way too low and hurts low income mines students and everyone else by driving up rent.
appoint a task force to investigate the problem and advise the council of their findings
This should fall under the realm of economic development. i.e. tax incentives to builders, etc. Possibly partner with Jeffco. and other cities connected to us (Arvada & Lakewood).
Focus on banking land and options that utilize existing housing (ADU's, home share programs, etc.)
Golden city government should, at a minimum, lift the annual cap on new construction and stop interfering with the free market. Through existing zoning regulations, the type housing which could be built could be controlled.
They can't do it alone, but maybe involve the board of realtors, is there is one.
They should partner with areas where housing costs are lower instead of trying to make Golden all things to all people.
Start by developing an understanding of just what our housing stock is. Maybe partner with the county. Ultimately, though, we can't solve the problem of affordable housing; only nibble around the edges.
Policies that require developers to include affordable units.

## **Land trust, funding, and heart of golden commitment (immediate proactive opportunity)**

I am also very interested in exploring how we can not only address affordability but also consider how we, through, affordable housing, focus getting housing into hands of lower income populations who have been systemically blocked from housing and gaining equity in the past.

Diversity of homes and home prices, affordable means something different to everyone. It should not only be the wealthy and low income are taken care of, but everyone in between as well.

City Council can and should conduct the needs assessment to better understand what they are facing. We will always have college students here - they should work w/ the college campus to ensure students have housing that they can afford - dorm pricing is out of control. Toward that end, there should be some limits on how many rental homes can be available in neighborhoods as landlords/renters typically do not maintain the area as well. They could work on partnering w/ RTD to better utilize light rail to bring students into the city from more affordable living areas such as Lakewood. The biggest factor they need to address is putting a "face" to the people who need affordable housing. Many believe that those seeking affordable housing are people who don't want to work - in today's world that is no longer true. I think they need to help people understand how housing helps people to feel safe and want to move forward with their lives. The affordable housing that is on Johnson road and Ulysses (I believe St John's built it) works really well - beautiful and affordable. Help reframe people's "image" of what affordable looks like/sounds like and who needs the help.

For 150 years or more various discriminatory practices have been used to keep BIPOC out of Golden. Harvard website

<https://www.jchs.harvard.edu/research-areas/working-papers/shared-future-social-and-economic-value-intentional-integration-PROGRAMS-IN-OAK-PARK-IL> . A great paper on why we should integrate and various recommendations.

Partner with Habitat for Humanity for housing developments with people who put sweat equity into their neighborhoods. Set aside land for more affordable housing, legislate to hold developers accountable to not just make a killing on huge homes, but to require a variety of priced homes and at least 20% affordable homes that are set aside for those who need them and not just purchased by rich people who rent them out.

## **Aggressively lead land code changes to encourage rental properties; manage a rental clearinghouse.**

Integrate affordable housing into development plans throughout the city. Not concentrated in one area. Partner with Mines to address student housing needs. Partner with other similarly-sized communities to find solutions that work, while also showing leadership by identifying and trying new approaches if needed.

Enable more housing units for both prospective owners and renters by supporting new affordable developments, redevelopment to increase density, zoning that allows smaller lot sizes

Partner with various non-profits to develop and maintain affordable housing. Enforce codes on dilapidated rental housing so that landlords are held accountable for their properties.

partner w/ developer using city land to reduce rents, keep rents down but not sure how else to do this, is it legal? it is the right thing to do. EG: are rents lower than average/market in the apartments by the Rec Center and high school. How? More of this housing?

Bring in construction firms that have proven success with tiny homes, manufactured homes and sustainable building.

Quit allowing so much development. Have stricter zoning, like stop 'lending' building permits to developers to pay back some day in the future.

I don't know, I'm no expert in this stuff. But if we want to stop being a super white town where the only diversity is where people got their PhDs, it does seem like some higher density housing would be a step in the right direction.

Partner with other cities of similar size that have addressed the same problem successfully



I think it would be preferable to have small single family houses and/or condos instead of all the ugly apartment buildings like the ones across from the Recreation Center.
Partner with Jeffco & Colorado School of Mines; rules for new apartment & housing development to provide affordable components.
Heart of Golden should incorporate affordable housing, use of city owned land as leverage to subsidize, designated funding source
Zoning changes, city-owned trailer park on land (possibly annexing for that purpose since we're short of undeveloped land within city limits)
See my first survey question responses.
I don't know, but doing nothing is not working.
Incentives for maintaining high occupancy in rentals
Policies requiring ___% of units affordable when receiving any public financing or financial incentives from city. Financial incentives for smaller lots to either remodel existing structures and keep them affordable or develop 2/3/4 unit options on smaller lots and keep units affordable. Continue allowing ADUs and adjusting zoning so that single-family homeowners can legitimately rent out portions of their home, like basements.
No but If they do watch who gets the money and how able it might be to carry itself financially.
<b>Stop scrapes! Stop turning 300k homes into 1.2 mil properties</b>
partner with federal agencies. i don't think the city should be involved in buying real estate, for one thing, people in town won't be able to compete with the City when it's looking to purchase stuff and that will drive prices for what is available up even higher, it's already very competitive. things come on the market and then they go for 20 or 30K above asking for CASH. it's crazy. if you add the city into the mix, no one will be able to get houses. The city can offer some land somewhere to build affordable housing, or make it easier for a federal agency to build it.
Require and stick to guidelines when approving new housing projects.
GCG should utilize all available grants and make their own grants with qualifiers that include all who wish to live in Golden!
Include a Housing Fund in the budget, with enough \$ to make an impact, for things like rent assistance to help people remain in their homes or rehabilitating rental property that is affordable. I like the idea of having a rental registry for Golden.
provide city-owned land for development of affordable housing; approve a revenue source to fund affordable housing activities
The city should support an independent housing authority or non profit
City property with mini houses, with eligibility (work in town, income level, etc.). Land Trust
Dedicated lodging tax revenues; a real estate transfer tax; city participation in a Land Trust. More flexible zoning and encouragement of ADU's.
At this time, I think what the city is doing by looking at affordable housing is a good first step.
Require developers to actually use Federal programs for 25% of the units being built.
Half of each developer's permit should include affordable housing.
Not super knowledgeable on the issue - but increasing housing prices should be something regulated by the government when you look at the numbers mentioned above. Currently, Golden is only possible place to live for upper class families.
No ideas
Possibly urban redevelopment run down areas?
I'm not very knowledgeable of what other cities have done to promote affordable housing, but I can imagine creating an ongoing source of funding for the building and maintenance of such housing, perhaps financing for lower income home buyers. Partnerships with good partners such as Habitat for Humanity might be effective. I

can also see using our local expertise such as at The School of Mines and/or NREL to create the most energy efficient housing possible.
Yes, the city should partner with other that have the experience to do affordable housing.
There is a huge opportunity having Mines right here in town. The city could easily provide a grant or funding competition to create a locally viable housing plan. There are many options that are far more cost effective than conventional buildings and fit much more with the real future looking spirit of Golden. Many options also may hinge on working out a partnership with Martin Marietta (Sp?). Possible option can include things like:  3D printing homes utilizing Mines and other nearby universities to create a system that works in Colorado's climate. Long term this would not only create affordable long term, ecologically sound homes, it would also create a whole new avenue of employment generating dozens if not hundreds of jobs.  Owner Opt out proxy: Golden and surrounding areas have a large number of very talented and knowledgeable engineers and scientists. Create a board of a dozen or so experts and forward thinking locals to do a year review of possible alternative housing options. Generate codes relevant to as wide a range of dwellings as needed. Give new builders the option to consult with one or more of this board as necessary to amend or write new codes as new alternative come available. (this one is a bit convoluted and would need more professional planning).  Less progressive options could include rent caps, Rezoning after a period of careful UNBIASED review to allow new building along 93, cost and spending transparency requirements for new construction (require developers to provide full cost breakdowns publicly and easily available).
Land trusts, city owned property for tiny homes
Limit the percentage of homes that can be used as non-primary residences in Golden city limits.
zoning regulations
STOP accepting new building permits !!! Seriously ??? WE HAVE ENOUGH APTS !!!!!!!
Zoning codes
Expand city boundaries. Utilize former Heritage Square site.
Easier and less costly to build ADUs. Favor affordable housing for allocations. More density.
Since "affordable" housing hasn't been defined, I don't think anyone should be promoting this amorphous idea.
Stop developers from building more overpriced condos meant for the affluent only.
I do not believe it is the responsibility of the city government to provide affordable housing.
The city can evaluate building permits. Assure neighborhood atmosphere is maintained with the new construction. Example to avoid-North Golden, a wonderful small stone house with an amazing garden on Cheyenne torn down to put in two ostentatious \$900,000 huge houses in a neighborhood that they don't fit. And they completely eliminated the yard.
All and every options...
What can you do to make existing housing more affordable- instead of build, build, build??
Income based pricing
partner with city planners that have address this successfully elsewhere
Approve ADUs in the city of Golden.
bring housing limits and high demand to citizens to solve
State or federal funds partnership with university
Improve partnership with homeowners; not encourage so many developers
Affordable housing does not need to be fancy, but rather livable and safe. It needs to be available for everyone, affordable housing in Denver is like a race; whoever gets there first wins and the slow people are left in the dust. It is crucial that there is enough to go around, you cannot make 50 units with 100 people who need it.

adjust zoning (?). I'm not an expert by any means
Mortgage assistance, rental assistance and energy efficiency
I only chose this because I'm not sure who else has the authority to do so, but am interested in learning about alternatives
1st we need to fix the City definition of Affordable - currently it goes up to 120 of AMI. 2nd - determine a priority, I suggest attainable ownership opportunities -possibly a Golden sponsored development that sells to current renters or Golden workforce with price/profit caps.
More ADUs.
promote education, policy change, space utilization (zoning and land)
To understand what affordable means to people that rent should not be 1500 to 2200 for something that is a box size. Also renting a small peice of land that you have to pretty much pay your home and a lot that can be more than a home mortgage, I own my home but it is crazy we are paying up to \$1000 for land we cannot own.
Re-zone to allow for more condos, apartments, townhomes, etc. And NOT luxury buildings, but normal, reasonably priced and sized properties (two beds, etc.)
Be part of educating the public on the value of affordable living. Better define "affordable housing."
The city government should be kept informed of the findings of the Golden United Housing Task Force.
To understand what affordable means to people that rent should not be 1500 to 2200 for something that is a box size. Also renting a small peice of land that you have to pretty much pay your home and a lot that can be more than a home mortgage, I own my home but it is crazy we are paying up to \$1000 for land we cannot own.
Fewer attempts at trying to control market forces. while i applaud growth limits because it drives our house price up what the city is doing by adding density through variances on top of growth limits is compounding the situation. the bottom line is there are only so many house opportunities in a land-locked city footprint

## If you answered No, Golden city government should not do anything to address affordable housing, could you comment more?

Does the private sector, Colorado School of Mines or another entity have a role, and if so what?

If the City is not at least willing to organize the effort then some businesses will be unable to retain lower-income employees - i.e. fast-food workers, janitorial staff, etc.

**More government is never the answer, only the problem. The free market, if allowed to function, will address these issues.**

For example, existing homeowners and landlords will find a way to meet the off-campus housing needs of Mines students, as is the case in other college communities. Developers will also find a way to meet these needs through renovation or new construction.

Mines could put pressure on realtors also.

No. see my other answers. It's not unusual for some areas to be more expensive.

School of Mines students have plenty of money from their parents who inundate our town in their huge SUVs with out of state plates on homecoming and other school event weekends. And those students can apply for the millions of federal student aide to afford housing,

See above. We are basically a neighborhood to all of metro Denver. We have light rail. Why do I have to pay your rent so you can live 5 miles closer to the mountains? Ridiculous
Others also have a role, must be a both and solution(s)
In addition to city gov't, private sector and developers have a role, coming up with strategies and materials that allow for quality constructed affordable units. Mines is already playing a role by developing large dorms to accommodate more of their students, maybe more of this helps loosen up the local rental market for non-Mines folks, but the off-campus student renter population does contribute significantly to the local economy and unrealistic to think all Mines students would be in on-campus housing.
<b>Just make sure it doesn't destroy the small town feel, increase traffic or result in more on street parking.</b>
CSM does not have a role. i think they have added more housing and that should fulfill their needs.
Let private enterprise be responsible, but city should set strict standards
Anyone invested in the Golden community should address affordable housing!
The Colorado School of Mines probably has adequate housing at this time. I have not heard differently and I see for rent/lease signs all over town that stay up for weeks &/or months on property that 5-10 years ago would be rented/leased almost immediately.
Charge less
<b>Mines should continue to increasing the amount of available student housing.</b>
nonincorporated areas can and should take the burden
Banks with lending programs that promote home ownership for individuals (first time buyers, etc.) are the solution.
Govt is never the answer
Maintaining the "heart and soul" and livability in Golden. We don't want to be just another crowded city.
No.
I've lived here for 11 years and see nothing but massive growth on the Mines campus. Couldn't they slow it down to a trickle instead of a monsoon for a while?? Does Golden really want more traffic and high rises? I already left Breckenridge in the 90s because of the pandering to the wealthy.....
Especially housing for foreign and subsidized students
Yes... more mines housing
Mines definitely has a responsibility to lower the price for and provide adequate on campus housing for its students, including graduate students, in an effort to reduce competition with locals for housing on minimal stipends.
We already have a good number of "affordable housing" areas in Golden. These should be limited to people who already live here.
I think the city government should work to maintain the character of the town. If there is concern about affordable housing, grow the edges of town.
No, let markets prevail
Private sector - more ADUs will help.
Yes, all of the above. all facets of the community
See my comments above.

Even though I answered "Yes", the Colorado School of Mines and any businesses locating in Golden need to coordinate with the city government on how many persons will need housing in the community above what can be provided on campus.

What other additional priorities do you think we should work on if not shown above?

Shuttle Service around Golden and some of unincorporated jeffco adjacent to Golden. So if the affordable housing is (for instance) in Pleasant View, the residents can come in to use the amenities if needed.

Neither Golden nor Jefferson County have a dedicated shelter for homeless individuals and / or families. Both governments "out source" these individuals to surrounding counties. I do not believe we can, in good faith, address affordable housing without also addressing the needs of those in our community who are without a secure place to stay. An example of this "hole" in our social net of security were the forest fires last year. Golden and Jefferson County were not able to offer temporary housing to those homeowners and renters, (in Boulder County), who lost their housing to the fires, as did other surrounding counties and municipalities. I pose this question; what if these fires had spread to North and South Table Mountains? What assistance would we, as a community, be able to offer to our neighbors?

Not at this time.

Help current residents with home maintenance or temporary rental/mortgage assistance rather than building more housing to accommodate additional population.

Preserve what's left of Golden's small-town character.

Interspersed within existing communities not all together in a development.

Zoning

See my second response two questions above.

Sustainable home developments and initiatives for established homes

Affordable housing must be maintained, for appearance, appeal, livability, pride of living there Possibly more Habitat for Humanity homes

raising money for our police and fire department who are terribly underfunded by the city council

Learn how to be fiscally responsible with tax dollars. Stop building huge boxes and destroying the little bit of character left here. No need for a huge civic Croft this tiny town. Be humble and respect your citizens.

Low income housing needs to be available too.

City and residents need to be aware that CSM was HERE FIRST and quit complaining so much about having this great college in our community. They built additional resident halls to help with housing students so as not to impact the community. Then, everyone complains about HOW and WHERE they put the new halls. Can't have it both ways.

We used to meet our neighbors when we went to downtown Golden. There is nothing there to draw locals now except restaurants, so the only place we see anyone we know is at the grocery stores. It seems the goal is to make Golden attractive then complain when it attracts people, such as the crowds using Clear Creek in the summer. The paths are so crowded we no longer want to walk there.

I'll think about this, nothing now

Eliminate parking minimums, and encourage the city to adopt a residential street parking permit system so that it's easily identified how many vehicles need to park on any given street. I know pushback against ADU's and more resources for low income people

duplexes is often due to street parking issues. Let's start regulating it so that streets aren't overrun with parked cars, and we still have more affordable housing.
Work to achieve the 2030 goals regarding small town low density and mobility.
Commit to being golden. Not Arvada not bel mar not Boulder not Denver. Golden has always had appeal and its not for our buildings or houses it's because of where we are.
encourage better upkeep of resident yards and sidewalks
Develop creek side area to excellent park-like area with city structures blended in
Including climate change reforms in going forward is a first priority! (grants?)
starter home ownership opportunities and sustainability upgrades for affordable living
A central list online and at City with affordable housing availability, as possible.
Beautifying the city while still working on affordable options
No more scrapes on single family housing, no more "big box" housing that lies right on the property boundary, and no more zoning variances that allows this. And I am really tired of the ugly box like construction of the projects done by the developer who did the Mines sophomore housing across from Safeway, the hotel

apartments at the former restaurant at the corner of Hwy 58 and Hwy 93, and the apartments east of that site on 8th Street. Why does this one developer get awarded all of these projects?
Community education about forward thinking. Golden is full of knee-jerk NIMBY anytime anything new is proposed.
higher minor crime (theft, vandalism, etc,) in Golden
I think Golden needs to step back and re-evaluate what is important for this town to continue to offer the small town vibe !! Golden is turning into Boulder and it's a darn shame these newbies come to town and want to make it a city !! Pathetic !!! When I came to Golden in 1982, I was 20 years and loved my Golden !! Now I am embarrassed to live here, it has been sold to high corporate money and all they want to do is build build build and RUIN Golden !!
Leave Golden and the surrounding area just as it is. We do not need to continue to support people's dog parks and their choice for exercising. If that is their desire, then tax THEM to the extreme
There has been too much focus on senior housing. Too much of the allowable growth within the growth ordinance has been dedicated to senior housing.
Walkability, safety
Preventing an influx of renters having no ties to the community. Preventing Golden's quality of life and safety from further declining for current residents.
The RIVER
Homeless problems and crimes
solar farms to reduce energy costs for households that need it
Financial assistance for in town living for qualified persons and safe living for diverse populations
Creating actually affordable income taking into consideration special cases. For example I am a 19 year old independent who works in a professional full time setting as a SPED paraprofessional who moved out of an abusive home and I am 100% self sufficient with no parent or family support. You would think that I could afford an apartment working a full time professional job. However that is not the case and I rely on friends for housing due to the fact that I cannot make enough to afford rent just about anywhere in Colorado. As someone who has looked into affordable housing excessively due to my circumstance I have come up empty handed due to availability.
The push for high density living has made Golden too crowded.
Flex ride as mentioned above.
Problems caused by the current increase in density. Youth homelessness.
My WHY: "As for affordable housing, I have over 20 years of first-hand experience with Golden renters and want-to-be Golden renters and how it is a struggle to rent here – but more significantly eventually buy here. I run into many renters who can scrape by renting but when it comes time to buy they have to move elsewhere. I take pride in having good relationships with most of my tenants to the point that I count many as friends. These are people who have rented here for 3, 4, 5, or more years and build relationships and become part of and invested in our community. I see many of them struggle with the reality that in order to buy they have to move away – and I can tell you we are losing great people. To me, the biggest problem is not that we don't have low rents – it is that as our renting population moves through the life stages of college, first job, renting, relationships/ cohabitating, marriage and then the commitment of home ownership (often coinciding with children) they can't afford to live here. I am concerned that as prices continue to rise and people realize from the onset that they won't eventually be able to buy here then as renters they won't make the investment in becoming part of community."
More ADUs. Get rid of the trailer parks and build affordable housing with increased density. Trailer parks are not "affordable" once you add utilities (NOT efficient and therefore high utility bills), plus "lot rent".
Transients, crime
Lower crime

The true nature of the problem needs to be quantified: housing units available, prices and rents, zoning restriction problems, income ranges of those desiring to live in Golden.

Transients, crime

make the zoning rules more transparent and follow them!!! developers seem to have figured out the buttons to push that gets the planning commission and city council to wave 'normal' requirements and guidelines.

## How have you been impacted by high housing costs in Golden?

Would you be willing to share your story (can be anonymous)?

I am a Mines sophomore struggling to find affordable housing in golden. It would be great to have a roommate to keep costs down, but this isn't possible with keeping only 4 non related people per house.

I was forced to move away (due to over priced housing) for a number of years until the opportunity came up that I was in a much better place financially and I was given a home by my elderly parent. If I had not inherited, I would still be gone. Simply too expensive and my family has lived in the Golden area since the 1890's.

I moved here in 1983. Even then housing was very expensive. I was lucky to buy a home and haven't been impacted since. But I still believe affordable housing is very important for Golden.

Yes, as has everyone who lives in Golden and Jefferson County. We were impacted by, first, having to pay an elevated rent to live here and then by having to pay an inflated price for permanent housing. Housing prices are directly related to cost of living, which in Golden and Jefferson County are far above the national average.

No

Golden was a lot less desirable when I bought here 30 years ago, but even then it was more expensive than Pleasant View, Wheatridge, etc. I paid a premium because I liked the location. I had less disposable income during the years when I was paying off my mortgage, but was willing to make that trade-off.

We bought a townhouse as a family b/c we love Golden but will move Asap b/c all Nieghbors are investors and don't live here. Was only moderately affordable option for young family but will be leaving as soon as something opens up, sadly

Miss diversity of people in golden.

**It's preventing my family from buying a house and we've been part of the community 15 years.**

no

I can't afford to live in Golden nor can any of my single friends who are teachers. None of my friends could live in their homes in Golden now if they hadn't purchased them 10 years ago with their partners (double income).

I fully own my home and can afford property taxes.

I worked hard to be able to afford my home in Golden. I don't want the value of my home undermined by the city encouraging dense development that destroys the unique character of Golden, or by attempts to integrate "affordable" housing throughout the community.

fortunate to have moved here 23 years ago and I thought it was expensive then!

my net worth has increased so much due to my home value in Golden that I am able to work much less and spend many many hours volunteering in Golden and JeffCo . I am willing to share my story.



I spent a lot more for my house than I expected when I moved back several years ago. I would not buy a house here today. I would also not expect you to subsidize a house for me. That is upside down thinking. Meanwhile keep the developers honest. No more variances.

Our property taxes have gone up a lot.

**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!!**

I haven't. I bought years ago before things were crazy expensive, and now I am aghast at what my little house is supposedly worth. It's crazy.

When we moved here we could not afford the available housing, so we had to build our own house.

I live in a house that I could not afford to buy now.

As a homeowner already, I'm only benefiting from it

I employ dozens of people in a Golden business, they earn \$15-\$30 hourly, most of them cannot afford to live in Golden (even with roommates or other money-saving options) so they have to commute further to find places affordable to live. Even my employees on the higher end of the pay scale, earning \$80000+, cannot afford homeownership in Golden. I bought my home 6 years ago (and thought it was too expensive then!), but am unsure that I could purchase it now given the prices increases even in just the past 6 years.

Yea paid a lot. But market dictates.

i have lived here for 25 years, in the same home. Kids are gone now, would like to downsize into something i can age into, and although i could sell my home for a substantial amount, i can't find anything that i can buy. i can't buy a 4 story town home, it will not be something i can age into. and everything else is overpriced.

built a house recently in city limits, very high costs versus prior experience elsewhere

As a descendant of pioneer family who have lived in and around Golden since it's beginning I have quite a few of it's ups and downs! Personally I have not seen affordable housing disappear since the 1990s and I am unable to live in Golden except for live in work as a home health caregiver! At age 75 years I am worried how I will live in Golden when I am unable to work!

I would not be able to buy a home in Golden, which is why I rent. don't need to share my story. It's a very common story.

No

Not

we have a rental adu that we were renting (small 300 sq ft) but ended up tearing it down and building a new unit (700sq ft). When we were looking at rental prices, we could have gotten significantly more for our rental unit, but we wanted to make sure that we were providing someone an opportunity to leave in an affordable unit.

My brother owned a home (old, in livable but not nice shape) here that I rented from 2017-2019 until he sold it and the property behind it to an investor. The investor then more than doubled rent for both homes, removing both houses' occupants out of Golden. I lived in a much more affordable apartment with friend in Denver for a year, but recently purchased a home in Golden with my boyfriend. The only reason I was able to afford the down payment was due to a serious car accident I was in 3 years ago and therefore given a settlement that I have

I paid WAY more for a house than I wanted because I wanted to live here in Golden

been saving. As a teacher and a software engineer (both stable jobs), we would not have been able to afford a home without my settlement money.
Bought a house in Golden realizing the high prices.
I'm less impacted than most people. I have been renting in downtown Golden since I moved here from Austin, Texas just over 4 years ago. I am now looking to buy a house in Golden. Prices are very high, and if I had not sold my home in Austin, where prices are also inflated, I would hesitate to buy in Golden.
Too high taxes
No - we have owned our house in Golden for 28 years. But, if we were currently a young married couple about to start a family, we would not be able to afford to buy here now.
I don't know a fair answer to this? I rent a townhouse in Golden with my wife and a roommate. it's all we can afford here and only managed to get it due to a friend at work owning the place. We've never been able to afford to live without a roommate despite making "decent" money. We would love to own a house here and start a family, but will likely never be able to afford the 600k+ for a house here. If you feel this qualifies, you may contact me
No
Yes, I actually have been impacted by Golden's high costs !!! I can ONLY afford to live in a mobile home !
I had to wait until I was in my 50s to be able to afford a home in Golden.
It's basically common sense. Heck yes I would love to live in Cherry Creek. Do you think they would allow us to move in there with affordable housing. Why is Golden so wrapped up with taking care of those who cannot afford to live here. Biden and his group are all for taking my money to support someone else. Just stop it.
I think it is unfortunate that virtually no young person who grew up in Golden can afford to stay here.
I earned the right to live and own in Golden. I didn't expect tax payers to fund me.
no
We moved here in 2009 when it was affordable. Our taxes keep going up
I live here because of affordable housing
We purchased our home from a friend. Without this connection, we would never have been able to afford to own a home in Golden.
every uyear our land owners raise their rents and some fixed income people have had to move out
I'd love to live in city limits
The impact has been mostly positive for us as our home value has gone up. Mu husband thinks our property taxes are too high but I think they are reasonable, even though they've gone up
<b>Inability for adult son to move out of family home.</b>
Yes my story is stated above. Anonymous is perfered.
our community began with a vision of economic diversity but the escalating prices have made this a real challenge
We would not be able to purchase a home in Golden anymore.
<b>My kids have not been able to afford to buy a home in Golden.</b>
They have bought in other areas. I just consider that a fact not a problem that has to be solved.
Personally, I have benefited but I got in early and also took risk and made investment in rental properties. I know tenants and former tenants with stories of having to move elsewhere after renting and investing in friendships and community in Golden - but could not afford to buy here.

It would be hard for us to afford our house we currently live in. Golden is a desirable place to live. We hope that never changes.
friends or relatives who would like to live in Golden but cannot afford to
Yes - moved out of Golden, despite wanting to stay in the community. Contact
Yes. I was hoping to maybe find somewhere to live y myself but as a full time student with the costs for living alone well over 1000, that is not possible for me at all.
Not impacted.
I have not.
I could not afford to by my own house at this time.
Yes. We overpaid for our house but if we wanted to live in Golden we had no choice.