



## **Revision to 2023 Policy Statement on Regional State and Federal Issues Approved by City Council on February 9, 2023**

### **22. Qualified Support for State Involvement in Land Use Matters That Furthers the City's Housing Affordability, Transportation, Climate and Equity Goals**

The General Assembly is expected to consider a series of bills over multiple sessions that would result in the state assuming some level of authority or oversight on zoning and land use matters currently under the exclusive control of local governments. The city is traditionally reluctant to cede local control, especially when it results in unfunded mandates. The justification for such hesitancy is rooted in a view that local problems demand local solutions, and that one size cannot fit all. However, under circumstances where the problems sought to be addressed by the state overlaps with city goals that transcend local borders and which cannot be achieved by acting alone, Boulder has supported the creation of minimal state standards narrowly tailored to meet those goals. A prime example of such a problem is the housing affordability crisis in and around Boulder. Addressing this crisis, especially when doing so advances climate, transportation and equity goals, is a city priority. Like many of its neighboring cities, Boulder has dedicated a substantial amount of attention and resources toward achieving this goal and has seen some progress. However, making a meaningful impact will require a coordinated and shared commitment among all local governments.

For these reasons, the city supports state policy changes that encourage local governments to adopt land use policies that reduce greenhouse gasses and discourage single occupancy vehicle travel. The city may also support state policies that go beyond incentives if narrowly targeted to further the goals of the Boulder Valley Comprehensive Plan, if they take into account the range of land use priorities throughout the state, if they allow for flexibility in implementation and if they provide clarity on how local governments already meeting state standards can be exempted. The following are four policy categories that the city expects will soon be considered by the statehouse. To the extent that they are consistent with the above qualifications and the below descriptions, the city will support them.

- a) Reduce barriers to development of accessory dwelling units and multiplexes.
- b) Create minimum average housing density standards along high-frequency transit corridors and multimodal transit stations.
- c) Reduce the number of parking spaces that can be required.
- d) Create regional housing assessments that identify housing needs, local housing targets proportional to the needs of all income levels, and a requirement that local governments develop housing production strategies to meet these targets.