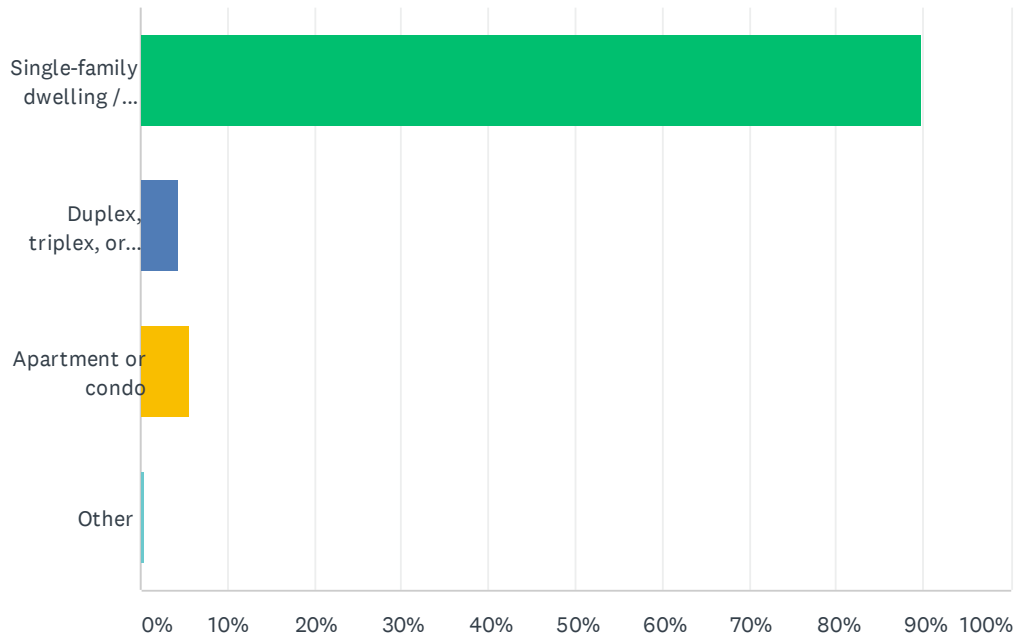


Q1 In what type of housing do you currently reside?

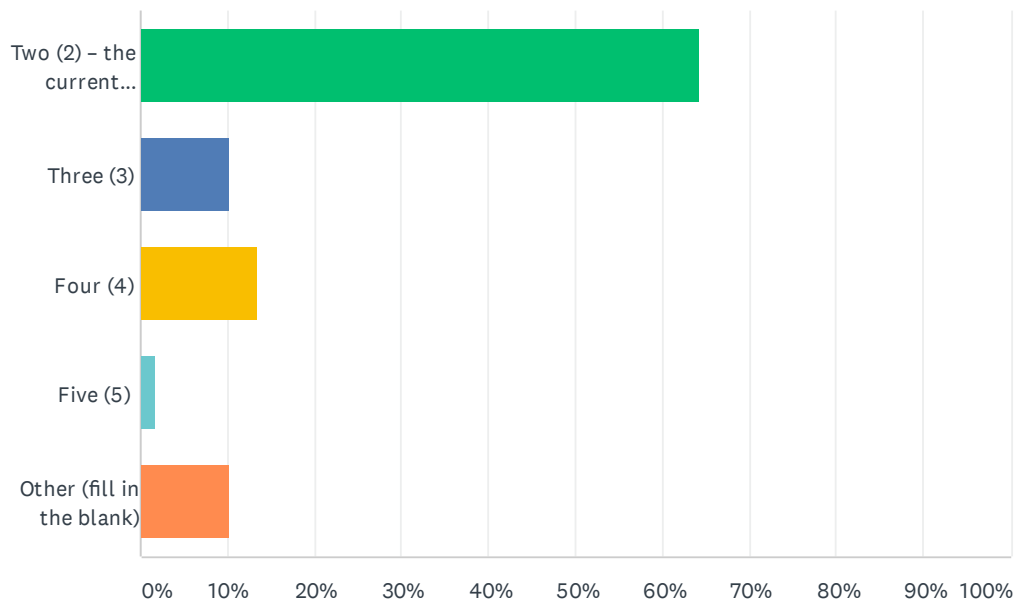
Answered: 232 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-family dwelling / detached house	89.66%	208
Duplex, triplex, or townhome	4.31%	10
Apartment or condo	5.60%	13
Other	0.43%	1
TOTAL		232

Q2 How many unrelated adults do you think should be allowed to share a typical two (2) bedroom house?

Answered: 232 Skipped: 0



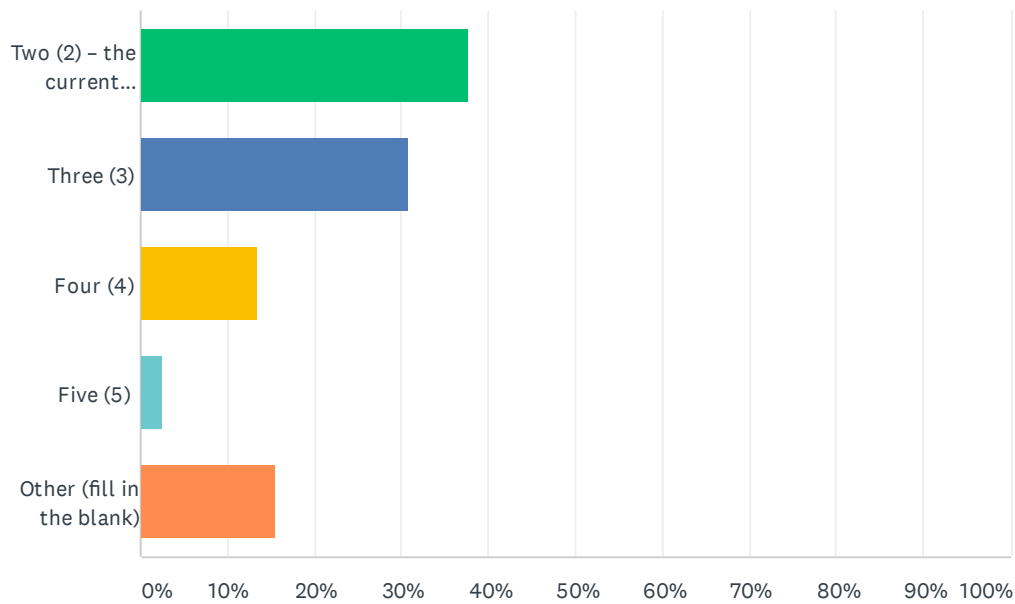
ANSWER CHOICES	RESPONSES	
Two (2) – the current allowance	64.22%	149
Three (3)	10.34%	24
Four (4)	13.36%	31
Five (5)	1.72%	4
Other (fill in the blank)	10.34%	24
TOTAL		232

Household Occupancy Standards Survey #2

#	OTHER (FILL IN THE BLANK)	DATE
1	0	3/8/2021 11:43 AM
2	Should be up to the home owner	3/6/2021 10:17 PM
3	No limit	3/5/2021 7:19 AM
4	I do NOT believe related/unrelated should be in the zoning code at all. That is discrimination. Instead, limit the number of people based on fire safety regulations.	3/4/2021 9:44 PM
5	There should be no governing of this.	3/4/2021 8:41 PM
6	In a single family house, not apartment or condo	3/4/2021 6:28 PM
7	As many as appropriate for the people living in the household.	3/4/2021 9:27 AM
8	Unlimited	3/4/2021 9:23 AM
9	As many as they want.	3/3/2021 8:22 PM
10	None	3/3/2021 7:07 PM
11	Depends on circumstances.	3/3/2021 6:59 PM
12	Unlimited in my home that I own	3/3/2021 5:48 PM
13	As many as the homeowner allows.	3/3/2021 5:19 PM
14	The government should stay out of my business in my house	3/3/2021 4:45 PM
15	Should be decided by the owner	3/3/2021 9:20 AM
16	unlimited	2/26/2021 1:37 PM
17	no limit	2/26/2021 1:36 PM
18	Unlimited	2/26/2021 12:49 PM
19	I plus 3	2/25/2021 10:23 AM
20	I think it should be up to the people occupying the house based on their unique circumstances	2/23/2021 9:57 AM
21	As many as desired.	2/23/2021 7:26 AM
22	one - exception would be parents	2/23/2021 6:15 AM
23	Unlimited	2/22/2021 5:45 PM
24	As many as the people in the house want	2/20/2021 9:54 AM

Q3 How many unrelated adults do you think should be allowed to share a typical three (3) bedroom house?

Answered: 231 Skipped: 1



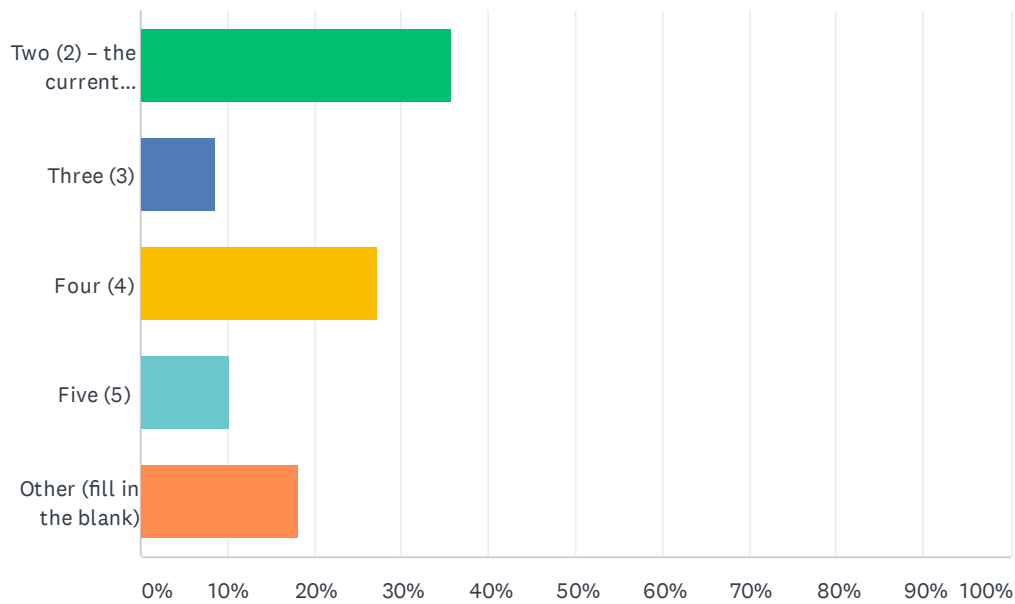
ANSWER CHOICES	RESPONSES	
Two (2) – the current allowance	37.66%	87
Three (3)	30.74%	71
Four (4)	13.42%	31
Five (5)	2.60%	6
Other (fill in the blank)	15.58%	36
TOTAL		231

Household Occupancy Standards Survey #2

#	OTHER (FILL IN THE BLANK)	DATE
1	Should be up to the home owner	3/6/2021 10:17 PM
2	As many as I want if I'm paying for it.	3/5/2021 5:44 PM
3	6	3/5/2021 4:11 PM
4	6	3/5/2021 2:44 PM
5	No limit	3/5/2021 7:19 AM
6	I do NOT believe related/unrelated should be in the zoning code at all. That is discrimination. Instead, limit the number of people based on fire safety regulations.	3/4/2021 9:44 PM
7	There should be no governing of this.	3/4/2021 8:41 PM
8	6	3/4/2021 7:37 PM
9	6, 2 per bedroom, in a house, not apartment or condo	3/4/2021 6:28 PM
10	As many as appropriate for the people living in the household.	3/4/2021 9:27 AM
11	6	3/4/2021 9:23 AM
12	6	3/4/2021 6:33 AM
13	As many as they want.	3/3/2021 8:22 PM
14	Six - two per bedroom	3/3/2021 7:37 PM
15	Depends on circumstances. Couple can be unrelated.	3/3/2021 6:59 PM
16	Unlimited in my home that I own	3/3/2021 5:48 PM
17	As many as the homeowner allows.	3/3/2021 5:19 PM
18	The government should stay out of my business in my house	3/3/2021 4:45 PM
19	Should be up to the owner	3/3/2021 9:20 AM
20	6	2/26/2021 8:28 PM
21	unlimited	2/26/2021 1:37 PM
22	no limit	2/26/2021 1:36 PM
23	Unlimited	2/26/2021 12:49 PM
24	U plus 3	2/25/2021 10:23 AM
25	6	2/24/2021 9:44 PM
26	I think it should be up to the people occupying the house based on their unique circumstances	2/23/2021 9:57 AM
27	As many as desired.	2/23/2021 7:26 AM
28	No more than 6	2/23/2021 7:00 AM
29	one - exception parents	2/23/2021 6:15 AM
30	6	2/22/2021 11:10 PM
31	Unlimited	2/22/2021 5:45 PM
32	However many	2/22/2021 5:28 PM
33	6	2/20/2021 11:07 PM
34	As many as the people in the house want	2/20/2021 9:54 AM
35	6	2/19/2021 6:44 PM
36	6	2/19/2021 5:01 PM

Q4 How many unrelated adults do you think should be allowed to share a typical four (4) bedroom house?

Answered: 232 Skipped: 0



ANSWER CHOICES	RESPONSES	
Two (2) – the current allowance	35.78%	83
Three (3)	8.62%	20
Four (4)	27.16%	63
Five (5)	10.34%	24
Other (fill in the blank)	18.10%	42
TOTAL		232

Household Occupancy Standards Survey #2

#	OTHER (FILL IN THE BLANK)	DATE
1	6	3/7/2021 10:26 AM
2	Should be up to the home owner	3/6/2021 10:17 PM
3	As many as I want if I'm paying for it.	3/5/2021 5:44 PM
4	8	3/5/2021 4:11 PM
5	8	3/5/2021 2:44 PM
6	No limit	3/5/2021 7:19 AM
7	I do NOT believe related/unrelated should be in the zoning code at all. That is discrimination. Instead, limit the number of people based on fire safety regulations.	3/4/2021 9:44 PM
8	There should be no go evening of this.	3/4/2021 8:41 PM
9	8	3/4/2021 7:37 PM
10	8, 2 adults per bedroom, in a house, not apartment or condo	3/4/2021 6:28 PM
11	6	3/4/2021 4:19 PM
12	As many as appropriate for the people living in the household.	3/4/2021 9:27 AM
13	8, 2 adults per room	3/4/2021 9:23 AM
14	8	3/4/2021 6:33 AM
15	6	3/3/2021 8:34 PM
16	As many as they want.	3/3/2021 8:22 PM
17	8 - two per bedroom	3/3/2021 7:37 PM
18	Depends on circumstances.	3/3/2021 6:59 PM
19	Unlimited in my home that I own	3/3/2021 5:48 PM
20	As many as the homeowner allows.	3/3/2021 5:19 PM
21	The government should stay out of my business in my house	3/3/2021 4:45 PM
22	Should be up to the owner	3/3/2021 9:20 AM
23	8	2/28/2021 4:52 PM
24	8	2/26/2021 8:28 PM
25	unlimited	2/26/2021 1:37 PM
26	no limit	2/26/2021 1:36 PM
27	Unlimited	2/26/2021 12:49 PM
28	8	2/25/2021 5:55 PM
29	I plus 3	2/25/2021 10:23 AM
30	8	2/24/2021 9:44 PM
31	up to 8	2/24/2021 8:19 PM
32	I think it should be up to the people occupying the house based on their unique circumstances	2/23/2021 9:57 AM
33	As many as desired.	2/23/2021 7:26 AM
34	No more than 8	2/23/2021 7:00 AM
35	one - exception parents	2/23/2021 6:15 AM
36	8	2/22/2021 11:10 PM
37	Unlimited	2/22/2021 5:45 PM

Household Occupancy Standards Survey #2

38	Maybe up to 8 if couples	2/22/2021 5:28 PM
39	8	2/20/2021 11:07 PM
40	As many as the people in the house want	2/20/2021 9:54 AM
41	8	2/19/2021 6:44 PM
42	8	2/19/2021 5:01 PM

Q5 Please provide any additional feedback on this topic.

Answered: 129 Skipped: 103

Household Occupancy Standards Survey #2

#	RESPONSES	DATE
1	There are other city ordinances to mitigate partying, and trash etc. that many people are concerned about. It is time Greeley makes a change on this matter.	3/10/2021 10:40 AM
2	We are glad the city is finally addressing this. Housing is out of control in Colorado.	3/10/2021 10:17 AM
3	I believe it's appropriate that how ever many bedrooms should be how many Unrelated people can live in a home. This is due to the housing situation in Colorado and all the changing demographics.	3/10/2021 6:35 AM
4	Don't change the standard single family allowance. It would not be fair to current homeowners who bought with the U+1 standard in place.	3/8/2021 10:12 PM
5	Areas of town are already adjusted for this. We do not need to blanket the entire city.	3/7/2021 2:23 PM
6	I am glad to see more low income housing is coming to Greeley. Related issue--I hope the City of Greeley can find a way to deal with absentee landlords better. There are so many trashed rental properties near the UNC campus and old hospital.	3/7/2021 8:57 AM
7	there is no code enforcement in Greeley, trashy properties abound even within blocks of city hall	3/7/2021 7:54 AM
8	If everyone has a seperate room why not allow it	3/6/2021 6:40 AM
9	Glad that the city sees a need here and is addressing the concerns. They care about making things affordable for people.	3/5/2021 4:26 PM
10	Limit the number of people based on fire safety regulations, on number of bedrooms or square footage, not on whether or not they're 'related'.	3/5/2021 4:11 PM
11	Where are these other adults suppose to park their cars? Houses around Greeley have very limited parking for what they were built for, single families. Code enforcement does not enforce current housing codes, if you get rid of any codes, the neighborhood will become slums and trashed. If this gets passed will this be allowed in gated neighborhoods or is this just for the poor parts of town, where city leaders don't care about.	3/5/2021 2:56 PM
12	the more people that share the house and expenses the better. Times are even tougher now.	3/5/2021 2:44 PM
13	I would like to invest in property in Greeley, but it's made difficult by such restrictions. Surrounding communities don't have such strict guidelines. Greeley's are old and outdated, especially since there are many young professionals looking for housing they cannot find. Rules need to change!	3/5/2021 9:33 AM
14	I think the city is smart in finally addressing current changes in demographics and housing. Good for the city to finally make some changes.	3/5/2021 9:08 AM
15	There needs to be adequate parking to support the increase in the number of tenants so that there isn't an issue for the other people in the neighborhood.	3/5/2021 9:03 AM
16	Why are we putting limits. It makes no sense.	3/5/2021 7:19 AM
17	It's ridiculous that any city should govern who gets to live together based on DNA. Housing crisis aside, I am an individual who seeks out living situations with others to enrich my life, deepen my connection to community, and share life's responsibilities. I have previously owned a home in Denver where 6 of us lived as chosen family and it was an enriching and life-changing experience. Zoning around # of adults based on bedrooms for health and fire safety is more than enough to ensure housing is not dangerously overpopulated. There's no reason to bring blood into the picture. I don't even understand the reasoning for why 4 cousins can live together but 4 friends can not.	3/4/2021 9:44 PM
18	Citizens who own their homes should have the right to occupy them the way they want.	3/4/2021 8:41 PM
19	Parking, noise, and partying are a problem.	3/4/2021 8:22 PM
20	This proposal will ruin our neighborhoods!	3/4/2021 6:51 PM
21	House vs apartment/condo living makes a big difference for fire codes, noise ordinances, etc.	3/4/2021 6:28 PM
22	Don't change the rules	3/4/2021 5:34 PM

Household Occupancy Standards Survey #2

23	<p>Renting out rooms to unrelated people encourages transient populations and will create legal issues. Many people bought a single family home over living in other types to live in a less congested area with more stable residents. Perhaps expand current multi family areas where majority of residents express the desire.</p>	3/4/2021 5:05 PM
24	<p>Neighborhoods can quickly deteriorate when you start allowing a number of unrelated people to live together. They allow it in Tempe, AZ where my son goes to school. I went to a family weekend fraternity party in a nice middle class neighborhood because a number of unrelated young men were allowed to live together. The number of cars cluttering the streets increases and riffs between neighbors start. It all sounds great until it happens next door. Trust me, I'm a landlord, I suspect I could get more rent renting my houses by the room, but I'm sure the neighbors would hate it.</p>	3/4/2021 5:01 PM
25	<p>No changes welcome as they effect property values!</p>	3/4/2021 4:22 PM
26	<p>We need affordable housing.</p>	3/4/2021 4:19 PM
27	<p>We had a house on our street where Virginia Hills bordered Virginia Hills South that was inhabited by numerous adult Men, none of them related, they all had construction trucks that they parked on the streets as well as their own vehicle and the yard was full of construction waste and never mowed since for them the house was just a cheap place to sleep with no pride of ownership. That alone was enough to make me move. I realize that this will happen in secret no matter what rules you pass but please don't make it easier for them to ruin a neighborhood.</p>	3/4/2021 1:39 PM
28	<p>Adamantly disagree with the proposal based on number of bedrooms. You are penalizing single family homeowners and yes, home values in Greeley will go down, some will move, and their goes your tax base. You do not have the ability to solve the problems you will be create such as enforcement and parking. Leave the number where it is.</p>	3/4/2021 10:47 AM
29	<p>This shouldn't be an issue legislated by the City.</p>	3/4/2021 9:27 AM
30	<p>We should stop trying to limit people per home and rather focus on educating people on code requirements</p>	3/4/2021 9:23 AM
31	<p>It is becoming harder and harder for families to find a starter home. Although it seems like a good idea to have a place for more unrelated adults, it will become harder and harder for a family to find a home within their price range. A family with children takes more care with a home, rental or not, from what I've observed. The people who will benefit the most will be the investors/landlords in buying up housing which could be available for starter homes, and who will be able to charge more for more unrelated adults. We live near UNC and would like to maintain family presence in our neighborhood.</p>	3/3/2021 9:34 PM
32	<p>In a college town, more adults should be able to live together</p>	3/3/2021 9:29 PM
33	<p>The only way I've been able to afford a place to live is with roommates. I would have been homeless if not. Rent is astronomical. Often I had to choose between eating and paying rent. Having additional roommates helps lessen the cost of living.</p>	3/3/2021 9:19 PM
34	<p>I don't believe that any more than 4 unrelated adults should be able to live in one home. You are just asking for trouble with more. It could cause a massive amount of other issues. Noise complaints, no room for vehicles on the street (a problem we currently have in our neighborhood along with a few parking on the grass in the front yards. A total eye sore!). How do you police criminal records for that many people in one home? There would have to possibly be exceptions in case of elderly parents or disabled citizens living together.</p>	3/3/2021 9:14 PM
35	<p>Less government, more freedom</p>	3/3/2021 8:22 PM
36	<p>If the house is in a multi-family neighborhood the occupancy should increase based on the number of bedrooms.</p>	3/3/2021 7:48 PM
37	<p>The state has no business telling couples they can or cannot cohabitate with each other and other similarly-situated acquaintances. If four young couples want to share a large 4-bedroom house, they absolutely should be able to. Also, UNC students need affordable off-campus housing which means unrelated people living together. It's not the state's business.</p>	3/3/2021 7:37 PM
38	<p>N/a</p>	3/3/2021 7:07 PM
39	<p>There are many things that should be considered. Generally one person bedroom may be</p>	3/3/2021 6:59 PM

Household Occupancy Standards Survey #2

	correct, but not necessarily.	
40	Adults should be allowed to have housemates. Many prefer this in order to save money.	3/3/2021 5:48 PM
41	I believe that homeowners should be making the decisions on who can live in their own home, not the city. U+1 is very limiting, especially in the time of this pandemic when many people are desperate for a place to live.	3/3/2021 5:19 PM
42	I don't think there should be any restriction on this kind of thing.	3/3/2021 4:57 PM
43	The government should stay out of my business in my house	3/3/2021 4:45 PM
44	If I'm paying the house payment or rent, it should only be my decision to have as many people live in my house. Landlords do have a right to deem how many.	3/3/2021 9:20 AM
45	Based on the zoom meeting last night. My opinion is that things need to change to accommodate citizens that cannot afford housing. How every many bedrooms should be how many can live in the home.	3/2/2021 2:49 PM
46	I think this for College students, But only College Students, not whole families living in a room in the single dwelling, Example, 3 bedroom, 3 single unrelated persons, not the whole family of that person included loving in that room together related or not!!	3/2/2021 1:40 PM
47	PARKING WOULD BE A PARKING PROBLEM. AS IT IS NOW WE HAVE A NEIGHBOR WITH GROWN CHILDREN LIVING WITH THEM AND ARE BLOCKING THE SIDEWALK DO TO LACK OF PARKING AREAS ON STREET.	3/2/2021 11:12 AM
48	City refuses to apply current standards in enforcement. Any change in code should be inclusive of strict enforcement by Code Enforcement. We've had a single family home in our neighborhood house as many as seven unrelated adults (out of nine) and it has severe impact on the quality of life in our neighborhood and impacts surrounding home values.	3/2/2021 6:30 AM
49	If the City Council wants to make changes to the current zoning, they need to be fair and make it mandatory for all neighborhoods superseding all neighborhood covenants and homeowners associations.	3/1/2021 5:53 PM
50	I live in an area that is already highly impacted by non-related tenants and there are always problems. In theory it sounds altruistic to open up these housing options, but it opens the door for so many violations and I doubt that the city has the funding to handle the complaints.	3/1/2021 4:57 PM
51	Unless rooms are being rented out seperately, there should only be 3 unrelated people per house, especially in "party areas."	3/1/2021 3:37 PM
52	You aren't taking into account the number children. Three adults might be ok in a home if there weren't any children. Two adults might be too much if both adults have three children. I think a combination of the total number of people is needed.	3/1/2021 11:14 AM
53	DO NOT INCREASE THE NUMBER ALLOWED. WE HAVE HAD HORRIFIC PROBLEMS WITH A NEIGHBOR BRINGING IN MORE PEOPLE. A DISASTER FOR OUR COMMUNITY.	3/1/2021 7:53 AM
54	I think If someone owns a four bedroom or three bedroom home they shouldn't be restricted to only allowing two unrelated individuals.	2/27/2021 3:26 PM
55	Many cultures live with extended family. It is none of the government's business how many people live together. If it is an issue in a neighborhood, what is the real issue? Is there a real issue or are people just uncomfortable living around people that are "different"? Communities and neighborhoods thrive with diversity: old and young; poor and rich; ethnic and cultural differences. Let's spend our time finding how we can all get along instead of making rules about how people should live.	2/26/2021 1:36 PM
56	Regulating based on bedrooms will be complicated. I don't believe there should be a limit, however if one is chosen, perhaps 6 or 7 would be effective in providing housing opportunities while also simplifying the process for administration.	2/26/2021 12:49 PM
57	If a couple is sharing the room and utilities per each room, two people should be allowed per room with same price	2/25/2021 5:55 PM
58	Loosening occupancy standards in single family houses is a relatively inexpensive and effective way to add capacity to our critical shortage of housing. Yes, there will be parking	2/25/2021 3:58 PM

Household Occupancy Standards Survey #2

issues and potential over-crowding, but those issues can be dealt with pretty effectively through code enforcement and homeowner education.

59	please keep the code as written	2/25/2021 2:52 PM
60	This is not a good idea. To maintain order and orderly neighborhoods this cant happen.	2/25/2021 2:01 PM
61	the way the code is written is what should be retained.	2/25/2021 1:43 PM
62	Bad idea overall.	2/25/2021 1:35 PM
63	U plus 3 is what Windsor is doing. We have similar demographics and the surrounding areas are increasing unrelated adults. Sounds like Greeley needs to update their policies.	2/25/2021 10:23 AM
64	Seems simple. Whyis the city making this complicated? How every many bedrooms should be how many people can live in the house.	2/25/2021 8:28 AM
65	Not sure why its a law, i pay my share of taxes for this land, if i have 3 bedrooms why cant i have 3 couples living in my house	2/24/2021 9:44 PM
66	Depending on the setup, a room could have two beds (think siblings sharing a room). The related vs unrelated aspect shouldn't the priority. I honestly didn't know this was a rule/law until this survey process started and I doubt others do either. Housing is a challenge and everyone is trying to do their best to find a home they can afford and these arbitrary rules aren't helping Greeley.	2/24/2021 8:19 PM
67	The problem with allowing more to a house no matter the amount of rooms is that it will increase the number of vehicles parked,which normally leads to people parking all over the place and not leaving room for others in front of there own homes.It also normally leads to more noise(speaking from experience)as there are to many people in the homes around me but greeley never looks into.If people want to have more unrelated adults living in the same house they need to move to the appropriate zoning areas.	2/24/2021 1:35 PM
68	Related, or unrelated, the adult occupants of a house have considerable impact on parking whether on street or off street. The parking capacity challenges of a neighborhood change quickly when extra adults occupy single residence.	2/24/2021 9:54 AM
69	What about the number of children in the house hold. That makes a difference in the number of bedrooms and adults.	2/24/2021 8:31 AM
70	Is there a problem with current code or just manufacturing a reason to change the code that works.	2/23/2021 8:17 PM
71	Even with current limitations, there are several "houses" on our block in the older part of Greeley which house 3-5 unrelated renters. These temporary residents don't give a █████ about the property, and each drives a vehicle. The properties and yards are not cared for, and our little street is cluttered with lots of cars. If this new policy goes into effect, I can support it only if it affects ALL houses within Greeley, regardless of HOA rules, etc. I suspect the older sections of town will become trashed out neighborhoods while the newer developments on the west side will keep themselves protected. Our property values will go down and neighborhood will become unlivable, while housing landlords will pocket the profits. You will not make this change, if you truly care about Greeley's welfare and future.	2/23/2021 7:41 PM
72	If you allow too many people in a residence, it will get out of control and people will pile in dozens of people into one house.	2/23/2021 7:24 PM
73	The city cannot fill the current apartment capacities let alone the ridiculous under construction boom in new units so why should "single family" houses be turned into "multi-family" units. We have an abundance of multi family units now.	2/23/2021 7:08 PM
74	Parking Why can't greeley offer more affordable housing? If we are going to have rules then let's enforce them Like shoveling sidewalks after snow how can you expect people to do it if the city doesn't do theirs	2/23/2021 5:13 PM
75	Additional occupancy allowances will also bring additional cars and traffic which could increase the activity in our neighborhoods tremendously.	2/23/2021 4:45 PM
76	the real problems I see is not so much the number of people but is the congestion of cars and other traffic issues that we are already seeing in certain areas of town. I see increasing the numbers of people that can live in one house does nothing more than add to this problem.	2/23/2021 3:19 PM

Household Occupancy Standards Survey #2

77	Allowing multiple adults into a house will just clog up our already packed streets with more cars. My street already has a good park of street filled with cars such that we can't even have our family over due to the multiple cars being parked on the street. This would just further the problem to the point that no one will be allowed to have any family over for a few hours!!	2/23/2021 2:50 PM
78	The more unrelated adults living in one household - the more problems with upkeep, parking, drinking, partying, etc. I only see this as a decline in the standards in Greeley. Why do we need it?	2/23/2021 2:08 PM
79	This is so stupid! Excessive crime in multi family residence, traffic and parking problems, It turns home into rental property. How are you going to manage and administer that? How do you zone? Property values will drop, you will create gettos like LA and Denver and good people will move away. There goes your property tax base. Yes, costs of housing will drop. There are always lower in undesirable places to live like project houses. Greeley is a good place to live. Single family home means just that and that is why many of us bought them. Not wanting to live near apartments. Please reconsider your Plan. It sucks Who wants this anyway? Homeless? Apartment owners?	2/23/2021 1:33 PM
80	One of the biggest impacts for a neighborhood is whether there is sufficient parking to accommodate the potential increase in vehicles.	2/23/2021 11:31 AM
81	Extend the occupancy limits in neighborhoods that are currently being developed. Don't change the code in established single family neighborhoods!	2/23/2021 10:27 AM
82	There are a number of different reasons why unrelated people would live together and can do so in a safe and comfortable manner. I think each household should be able to make those decisions for what works best for them.	2/23/2021 9:57 AM
83	My concern is the infrastructure to accommodate the additional unrelated adults. They often come with children, multiple vehicles. Many neighborhoods have little room for more vehicles to park. Many have no parks / play areas nearby for children who become crammed into neighborhoods.	2/23/2021 8:55 AM
84	I would like to keep my current R-L U+1 residential area as it is. I fear that upping the number of unrelated adults per household would make things busier, noisier, and dirtier. One reason I moved into this area was for the peace and quiet. I appreciate how it is and would like it to remain as is.	2/23/2021 8:43 AM
85	This should not be changed, it will totally ruin our city!	2/23/2021 8:01 AM
86	None	2/23/2021 7:56 AM
87	I don't want to see property values drop because of more unrelated adults being allowed in single family houses.	2/23/2021 7:50 AM
88	I live in a nice neighborhood with many 4-5 bedroom houses... it would be disappointing to have it turn into a rental zone. If I wanted that I would live in an apartment complex or around UNC with frat houses packed full of people.	2/23/2021 7:49 AM
89	There are several homes in Highland Park/West area. Trashed yards, parking problems, pot growing in yard. Not good neighbors?	2/23/2021 7:35 AM
90	There are other city ordinances that are enforced for partying or other reasons people say they don't want more people living in a home. Times have changed since 1980 and housing is so expensive. There are reasons ALL the surrounding areas are increasing their housing occupancy standards.	2/23/2021 7:26 AM
91	Don't change the character of Greeley's residential neighborhoods. This change would lead to noice, nuisance, trash, and parking issues of all kinds. Renters do not care for their dwellings in the same way that owners do.	2/23/2021 7:21 AM
92	Children need to enter the equation at some point	2/23/2021 7:00 AM
93	The number of bathrooms holds impact. If the 2 bedroom home also had 2 full bathrooms, I would say 4 people would be comfortable living there over 3 people (2 per bathroom situation)	2/23/2021 6:53 AM
94	The larger issue is the number of vehicles that 3 and 4 adults would bring. If several of those adults have multiple vehicles, then the number of vehicles per house could easily be 6-8. If	2/23/2021 6:20 AM

Household Occupancy Standards Survey #2

this concept is going to be adopted, then the parking needs to be provided for. The city's streets were not designed to be parking lots

95	single family means single family.	2/23/2021 6:15 AM
96	I think having an extra couple is fine instead of having an extra person. It doesn't change the current rule that much, and could allow couples more opportunities to rent together.	2/23/2021 6:11 AM
97	I can understand restricting occupancy in neighborhoods with current covenants. But in neighborhoods with expired or no covenants, one unrelated adult per bedroom should be acceptable, as long as the owner is currently residing in the house. Appropriate housing in Greeley is scarce and is unaffordable for the average single person.	2/23/2021 2:40 AM
98	3 or More unrelated people are allowed to live in R-M or R-H zoning	2/22/2021 9:00 PM
99	Increasing these limits will have a negative impact on property values. There is absolutely no justifiable reason to consider increasing these limits.	2/22/2021 7:12 PM
100	Changing occupancy zoning will have a negative effect on single family home values	2/22/2021 6:43 PM
101	I don't believe that current code is being enforced. To properly maintain property values i believe we should adhere to what's on the books now, and it should be enforced	2/22/2021 6:05 PM
102	I have several neighbors across the street, one home occupied by two adults that park a diesel in front of their home, another that has 4 adults and two children who have five cars and park a diesel on the street for a couple days at a time and I have a neighbor with five adults and a teenager who have six cars parked in front of their home. The problem with so many adults are the cars and when they have gatherings the street on both sides are full leaving little room for my or other neighbors friends or family members convient parking. The more unrelated people the larger the group of friends they have visiting. I hope this makes sense, I did not move to this neighborhood 40 years ago only to have it turned in to apartments. I hope the council members do not pick and choose areas where their properties are excluded. This is something that should be presented to the Greeley population and allowed to vote on this matter. This is an investment for me and many others who see their property devalued by allowing landlords the ability to prosper more from their investments. Thank you for your time	2/22/2021 5:32 PM
103	For being hands off, and small government, I'm not getting that vibe from this topic or the RV situation.	2/22/2021 5:28 PM
104	In addition to the number of people other considerations need to be made such as parking allocation. We see homes in our neighborhood with many people living in homes and additional cars parked on yards, in front of other's homes, etc.	2/22/2021 5:15 PM
105	There is more than enough multi family zoned housing in Greeley. Those who desire this should move to this housing. The over abundance of this muti family housing has already had negative impact.	2/22/2021 5:10 PM
106	They're called single family homes for a reason.	2/22/2021 5:06 PM
107	I think You plus 3 is very fair. With increasing housing prices, demographics changing, and nothing updated since 1980 its what makes sense. Otherwise how every many bedrooms are in the house should be how many unrelated people are allowed to live in the house.	2/22/2021 1:52 PM
108	Trying to make apts out of residential housing. Increased noise, increased parking issues and increased crime. There should be zoned area like you have for the colleges for additional amounts of people sharing a house. Sounds like you are taking lessons from Ca and the other liberal states changing residential areas of single family homes. I vote no	2/22/2021 1:18 PM
109	I am in the residential property management business. Rent prices are extremely high, and I believe expanding the current occupancy limits to U+2 across the board would be a good thing. It would create a true affordable housing, and an alternative to more multi-family apartment developments, with the hope that these tenants will be able to save for the purchase of a home.	2/22/2021 11:53 AM
110	If occupancy changes for "unrelated individuals", I think that if the home is zoned SFR, that one occupant must be the owner of record. I would hate to see 3 unrelated people living in a SFR home without one of those occupants being the owner. It will turn into a crowded rental situation...owner not onsite/tenants will run wild, with owner present, it will reduce some of the "tenant/rental" stigma.	2/22/2021 10:22 AM

Household Occupancy Standards Survey #2

111	With the population that resides in Greeley, you may have a couple of families living together to help pay the bills. Greeley is a hard working, many lower paying jobs and to survive in this economy, many need to help each other out with bills.	2/22/2021 9:12 AM
112	Any variance should be handled via zoning or USR. This is the only way that provides neighborhoods with predictability in what to expect and a method for addressing occupancy issues. Just because a house has extra bedrooms does not mean the surrounding environment is suitable for the things that come along with multiple unrelated adults, like extra cars, etc.	2/21/2021 4:34 PM
113	parking,back ground checks noise room rent for landlords. problems that the police will have no answers for , you are changing zoning from residential ti multifamily NOT A GOOD IDEA	2/21/2021 2:28 PM
114	Areas of concern parking, criminal records,noise, upkeep of homes. Residential should remain as is,	2/21/2021 1:25 PM
115	You will just lower housing values and make residential areas into " apartment " living with the noise, increased traffic and crime problems	2/21/2021 7:27 AM
116	Housing is expensive. I live with 3 other working adults and we don't throw crazy parties or park in front of our neighbor's houses. I don't see why more unrelated parties can't live together. It makes sense financially and doesn't have to be a pain to neighbors.	2/21/2021 12:43 AM
117	I would worry that parking could become an issue in neighborhoods if the city allowed more unrelated people to move into a single family home.	2/20/2021 4:00 PM
118	One adult per bedroom is the BEST solution! Thank you! Especially considering when there are larger families who are allowed to occupy lesser bedroom homes, but unrelated adults cant have one per bedroom per current ordinance. This helps a lot and does make sense :)	2/20/2021 11:48 AM
119	Instead of changing some dumb law that's never enforced until it fits your agenda, please be proactive and ask "why would so many unrelated adults need to live in a house" and then make progessive solutions based on that.	2/20/2021 9:54 AM
120	What will the determination of a "bedroom" be? How will this be monitored and enforced?	2/20/2021 9:21 AM
121	Are unmarried couples unrelated?? How about step children? This change may be unnecessary simply by clarifying who "unrelated" is.	2/20/2021 8:26 AM
122	With affordability being the primary driver of increasing population density, lowering restrictions on land use is probably the most effective way of lowering costs. Additionally, allowing auxiliary structures on existing properties (micro houses/garage conversions, etc.) Could be another useful mechanism. This potentially would increase values in distressed areas where lot sizes can accommodate secondary structures and additional parking needs. There are building codes in place to help the process be safe. It would be the city's job to keep the PROCESS simple and affordable.	2/20/2021 7:56 AM
123	Once you start adjusting sound policy to compensate a changing market you leave yourself vulnerable to the negativity when the market corrects itself. Someone one that chose to live in a neighborhood that is R-L should not have to deal with the extra traffic, parked cars, noise and the culture change. These policies seem to be a good idea at first but they never get policed. This will be the start of creating blighted neighborhoods. Bad idea.	2/20/2021 6:56 AM
124	One bedroom should be counted as a couple, married or not.	2/20/2021 5:49 AM
125	This would devastate the value of single family homes - just when Greeley is poised to grow and be in the spotlight for doing well, let's please not ruin everything.	2/19/2021 7:16 PM
126	Do not change the current zoning that is in place. If the single family residentially zoned neighborhoods gets changed it will erode all of our values. You cannot enforce the homes that are in violation and don't seem to care. Do not erode or neighborhoods. Do you now remember how bad Farr and Hillside neighborhoods were before the city reinforced the codes.	2/19/2021 7:02 PM
127	Many people are now forced into cohabitation because of the cost associated with local housing prices.	2/19/2021 6:44 PM
128	Greeley is a college town and an oil town. Plus we have several hospitals. Many people stay in Greeley for part of the year or for different times throughout the year as a secondary residence. With the cost of living being so high many would be house poor without the ability to rent out extra rooms while they're away/that are unoccupied.	2/19/2021 6:22 PM

Household Occupancy Standards Survey #2

129	Do not raise the unrelated housing allowance.	2/19/2021 5:15 PM
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