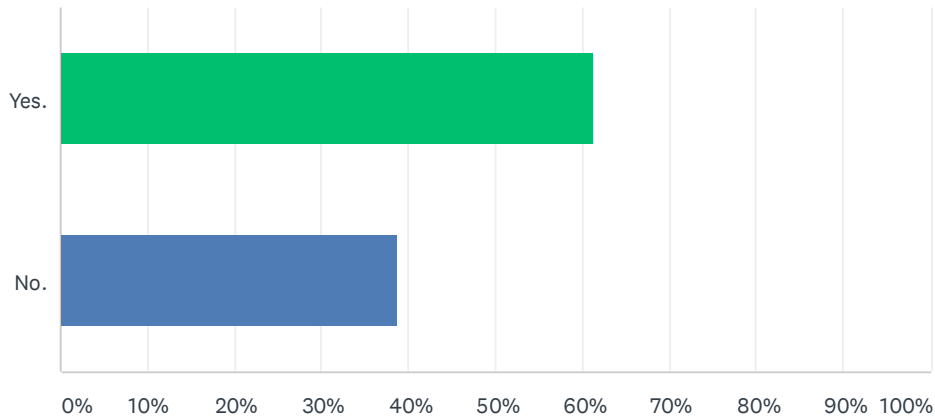


## Q1 Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

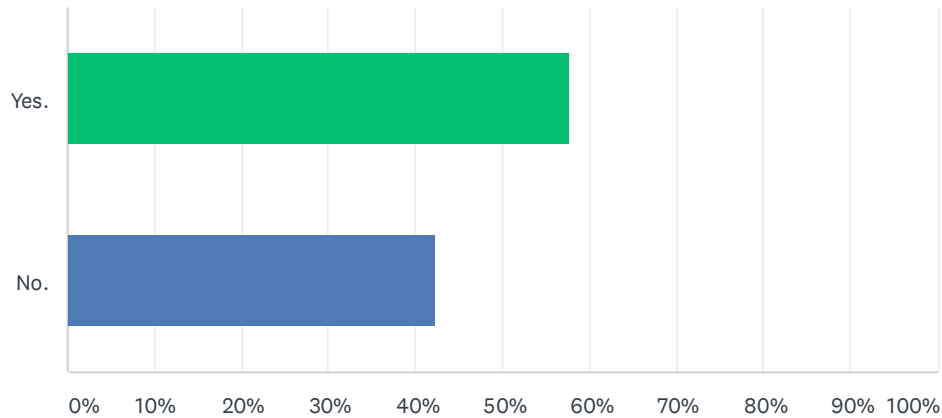
Answered: 302 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes.	61.26%	185
No.	38.74%	117
Total Respondents: 302		

Q2 Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of “You plus 1” (U+1)?

Answered: 301 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes.	57.81%	174
No.	42.19%	127
Total Respondents: 301		

## Household Occupancy Standards - Survey #1

#	PLEASE COMMENT ON YOUR ANSWER ABOVE. IF YOU RESPONDED, YES, THEN LET US KNOW WHY AND HOW MUCH DO YOU THINK IT SHOULD BE INCREASED. IF YOU ANSWERED, NO, EXPLAIN WHY YOU FEEL THAT WAY.	DATE
1	Single family homes are not meant for more than one family. It ruins neighborhoods.	2/24/2021 9:54 AM
2	By 1	2/24/2021 9:08 AM
3	I feel the single family zoning is a reason that people buy houses in those zoned areas. We have many high occupancy zones already and seem eager to redone property to accommodate the units needed. I own rental properties near the university and could no doubt turn these houses into "dorm" environments and increase my income at least 4 fold but do not believe the neighborhood is in tune to this type of occupancy. But maybe the most telling reason is the schools. District 6 is supported by property tax based on the number of houses not the number of people in them, so the increase in children using the school services is out of proportion to the tax base.	2/23/2021 7:00 PM
4	Factors-- bedrooms how many? Parking spaces?	2/23/2021 5:15 PM
5	this will allow multiple people to live in 1 house and clog up our streets. it is bad enough that some streets have multiple cars on a street in our neighborhood. This will just allow more people into a house and thus clog up more parking on the street if this is passed!	2/23/2021 2:47 PM
6	There is not enough parking in neighborhoods adding more adults brings more vehicles and then they have to park in other peoples yards and sometimes when you come home there's nowhere to park or they put cement in their yard making their yards look little me car lots	2/22/2021 8:41 PM
7	The only outcome of this change will be a decline in property values.	2/22/2021 7:16 PM
8	I think it should be up to homeowners and who they want living there with them or who they rent to. Multiple adults in homes are already happening and it can be a great financial benefit. I've spent close to a year self quarantined because of an immune disorder because our sheriff and government won't enforce state public health guidelines. You can't pick and choose where you will heavy hand government then turn a blind eye. Be conservative or be consistent.	2/22/2021 5:33 PM
9	You are opening up a problem for neighbors that the city will not have an answer for. This would benefit landlords with no consideration to the neighborhood. There would be no control over increased parking and no controll over back ground checks	2/21/2021 1:31 PM
10	You will just lower housing values and make residential areas into " apartment " living with the noise, increased traffic and crime problems	2/21/2021 7:31 AM
11	I think at least three unrelated parties should be able to live together. Housing is expensive. We have other laws in place to protect neighbors such as noise complaint, etc. if three working adults want to share a 3 bedroom house, I think they should be able to.	2/21/2021 12:46 AM
12	Who cares if they are related or not. You should be asking why that many people need to live in a house and how you can have affordable housing instead of wasting resources on this	2/20/2021 9:51 AM
13	An increased number of adults living in one residence will likely increase the burden of already limited parking as well as increase domestic disturbances particularly noise and dispute related incidents.	2/20/2021 9:17 AM
14	I am not in favor of turning homes into boarding houses. That is a multi-family zoning decision. But truly unrelated individuals, functioning as a "core" family should be allowed to exist without restriction. For example step children, ex-spouses, distant relatives should be allowed without restriction.	2/20/2021 8:30 AM
15	Time will tell how much it should be increased by looking at the cause and effect. Neighborhood covenants should have the final say in the end. A city wide proposal may not work, so a city wide proposal should be more liberal than neighborhood standards.	2/20/2021 7:49 AM
16	We should allow the same number as fort Collins.	2/20/2021 5:51 AM
17	Law isn't enforced to begin with. Typically see increase in congestion on the streets, lack of care for property.	2/19/2021 8:08 PM
18	Because I should be allowed to help out friends affected by this pandemic and economic loss if I want to.	2/19/2021 7:26 PM

## Household Occupancy Standards - Survey #1

19	We don't need homes turning into frat houses. I fully understand the need for homes, but also (as someone who lives next door to a rental home) understand how utterly [REDACTED] it is when there are too many people in a home.	2/19/2021 7:13 PM
20	Absolutely not! Home owners buy and or have bought in specific neighborhoods because of this correct zoning and knowing that if followed their neighborhood would continue to look nice and not get cluttered with excessive vehicles and a lack of ownership pride.	2/19/2021 7:05 PM
21	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 6:20 PM
22	Possibly u+2 but no more in R L zoning. Will ultimately ruin neighborhoods. That's what higher density zoning is for	2/19/2021 6:20 PM
23	Parking, noise, possibly more guests for each unrelated person, unrelated people could be more prone to participating in illegal activities	2/19/2021 5:14 PM
24	Cost of living is high now. Just makes sense	2/19/2021 4:58 PM
25	We purchased a home in a single family subdivision. Property values will dip if this is rezoned. From what I'm hearing, Greeley does not enforce the zoning laws already on the books. People complain and no action is taken.	2/18/2021 8:26 AM
26	Yes, any number of unrelated people should be allowed to live together.	2/17/2021 6:29 PM
27	I think it can open up a number of issues e.g. fighting, over parking, overall look of the neighborhood, reduced property values. I have a question for you: Why do you want to change this? Hasn't the current zoning laws served well. Greeley has something to be proud of, with the cleanliness of the city, in most parts. Why would you change the rules for the homeowners that have invested in the lifestyle they were sold when they bought their home? This is a decision that should be at least voted on by election, not just a few representatives. I have my home and am happy here, should I move now so that an agenda can be satisfied by a chosen few. If you do pursue this it should be for new neighborhoods with the disclosure in the development and the current neighborhoods should be grandfathered in under current laws/rules.	2/17/2021 5:12 PM
28	Too crowded on the streets with cars. People are already breaking this law anyways and you can tell when you drive down residential avenues. Nowhere for guests to park anymore.	2/17/2021 10:44 AM
29	Most people who purchased single family homes did so to have that limitation to create a less dense neighborhood. This feels like a bait and switch. The investments are misleading. Property values will decline. I can't see the reasoning?	2/17/2021 10:42 AM
30	I live in a house that is in an area that is coded U+1. I appreciate the quiet an peacefulness. I'm afraid that increasing the number of unrelated adults would lead to more noise and a messier neighborhood.	2/17/2021 9:33 AM
31	Increasing occupancy standards from U+1 would result in more noise, rowdy parties, property damage, traffic, parked cars, litter, and other nuisance behavior. I know this because at one time, I lived near central Greeley and experienced neighborhoods with higher occupancy zoning. I endured all this behavior and was miserable. People move into R-1 areas with U+1 standards because they desire to live in neighborhoods that are quiet, peaceful, respectful, and well-maintained. The character of these neighborhoods meets the needs of families, children, and senior citizens. Increasing occupancy would ruin the nature of these neighborhoods.	2/17/2021 8:31 AM
32	I think it should be increased because there isn't enough affordable housing. Everywhere in the city should go to +2, and some areas to +3	2/16/2021 9:49 PM
33	I do not think single family home subdivisions should be turned into multifamily subdivisions. Potential noise,traffic, parking, congestion, etc problems.	2/16/2021 6:31 PM
34	I think it should be increased, but only marginally (U+2, similar to Fort Collins). As a resident of the Cranford neighborhood, any increase greater than this will adversely affect the neighborhoods (Farr, Cranford, Alles, Glenmere) closest to UNC's campus. Unless you can assure that other code violations (trash, noise, parking, derelict landscape) will be enforced (with some teeth), then I'm not supportive of a large occupancy increase. Part of the issue in the areas around UNC's campus are the already large number of derelict rentals with little	2/16/2021 8:35 AM



## Household Occupancy Standards - Survey #1

landscape, excess trash, and questionably habitable spaces run by absent or uncaring landlords. Those things need to be addressed in addition to an increase. Additionally, I would like to see a more in-depth rental market analysis of where in the city individuals are paying more than 30% of their income (among those making less than median and lower income). Is this change actually going to abate the rent burden? I have my doubts.

35	There are already numbers of people living in homes. Just drove around town and see cars at ms y houses. Why increase the number when the current ordinance is not enforced?	2/15/2021 6:15 PM
36	I believe that we are about to have a housing glut. There are so many apartment being built now that I don't see a need for more than You plus 1! I am extremely concerned about the units planned for north of Ashton Estates. This is HR zoned. It is my understanding that this was approved more than 20 years ago. It is time to rethink this high traffic area with a new hospital and two sub-divisions built since the zoning assignment.	2/13/2021 12:18 PM
37	We need more housing, especially more affordable housing.	2/10/2021 8:45 PM
38	It's surprising that the city cares how many unrelated people live together. Who does it harm? The information shared by the city doesn't seem to offer any justification for this policy.	2/7/2021 8:45 AM
39	A lot of income can be gained from renting properties to college students, so it would make sense to allow them to live together for the cities economy	1/31/2021 2:44 PM
40	With today's situations as you stated, I recommend "You plus 2". Beyond that, parking gets cumbersome.	1/29/2021 3:32 PM
41	Yes! As a college student I have really benefited from staying with multiple roommates. It is the only way I would have been able to afford to live outside of the dorms. Given some of the lower end demographic that lives in Greeley, I don't see why a rule like this should be forcing more people into homelessness or causing people to be "house poor". I think the standard should be at least U + 3.	1/28/2021 9:15 AM
42	I know many people who live in Greeley attend the University of Northern Colorado. They need to be able to love with unrelated friends in order to have a comroderly and afford to live in Greeley	1/27/2021 6:28 PM
43	+2	1/27/2021 3:58 PM
44	I purchased my home to have the peaceful neighborhood and less congestion. If I wanted to live in a trailer court or apartment where there are far more people, cars, noise, etc., I would live there. Too many people in an area effects the infrastructure and I worry about crime. This is already a problem with Greeley.	1/27/2021 3:31 PM
45	High cost of housing. Very limited affordable housing. U+1 encourages homelessness in the community. Occupancy should be governed by number of bedrooms in structure as a minimum	1/26/2021 5:43 PM
46	Rent is expensive	1/25/2021 3:20 PM
47	The standard is an old limitation that does not reflect the current housing needs in our community.	1/22/2021 1:53 PM
48	Due to economic conditions it may become necessary to help out a family of 3-4 on a temporary basis.	1/22/2021 3:57 AM
49	The cost of housing , for young adults specifically, is near impossible to live in an actual house without the financial burden being shared amongst roommates. The ordinance should be modified to allow 1 person per legal bedroom to reside in the home. The ordinance is very specific about unrelated persons living together, but it allows legal/blood families of ANY SIZE to reside in any size space, regardless of any health or safety concerns....why should a family of 8 be allowed to live in a 3 bedroom house of 2-3 people/bedroom, when 4 unrelated individuals cannot live in a 4 bedroom house of 1 person/bedroom? As people get married later in life or go through different times of transition, the U+1 is incredibly limiting and inhibiting of living accommodations that are beneficial to all involved. Parking rules and property appearance standards will still apply, but dwellings and inhabitation can comfortably allow for more.	1/21/2021 10:30 PM
50	We live in America people can make choices about how many people live with them. As long as each person has two to three hundred square feet and there is enough parking to cover so if	1/21/2021 4:47 PM

## Household Occupancy Standards - Survey #1

you have a really big house and four people unrelated to living there then there should be at least two off street parking spots and two on Street

51	I don't think it should matter whether or not you're related. the number of people in your house should be Determined by the Number of people that can safely live there.	1/21/2021 3:58 PM
52	I don't think there should be a limit. These days people need to do whatever is necessary to find affordable housing and if they find it by more than 2 unrelated adults living in a space, that is really none of the city's business.	1/21/2021 3:42 AM
53	As many as it takes to pay the bills. Having a couple more people would raise the amount of money each person has to spend on things other than Rent. And if it prevents someone from being homeless even better.	1/19/2021 1:24 AM
54	More people equals more vehicles. Vehicles in driveways with one behind the other and extends out over the sidewalk which leads to kids playing and riding bikes in the street. Also cars parked on the street and blocking driveways.	1/18/2021 10:49 AM
55	No cut and dry answer. Should depend on size of house, situation of people living there. I have a 3 bedroom house and am single. I have a roommate to make ends meet and if I want to rent out my other room I should be able to. What if it's to a couple? Previously I also had a roommate with a baby for a total of 4 of us. I'm curious as to why limits were set to begin with.	1/17/2021 12:05 PM
56	Understanding the economic considerations of families currently I believe it is ok to allow 2 plus you family members. The concern I have in our neighborhood in Mountain Shadows is #1 the number of cars on the street. When I see 6 pickup trucks surround one house hold it is a concern. #2 out of state license plates or expired plates that go u checked. #3 pedestrian safety with so many vehicles in the street. #4 concern for upkeep of the house, junk in yard or sidewalk, walks not shoveled etc. I understand some home care requires finances but trash, junk and snow require movement not money.	1/17/2021 10:16 AM
57	Residential homes were created for single families. Increasing the number will lead to parking congestion and people will take advantage of moving others in and make the neighborhood less safe. It's bad enough in Greeley let's not make it worse.	1/17/2021 9:46 AM
58	There should be no limit on how many unrelated adults can live in a house. If there are enough bedrooms, it shouldn't be an issue.	1/16/2021 6:43 PM
59	Creates congested parking, more occupants using the yard, garage for repairs, etc. Makes getting around these areas in emergency vehicles harder because of the increased vehicles and parking. There are already zoned properties that allow for this so it makes no sense to me to alter single family dwellings. If for no other reason than the fact that people buy and own in single residential areas with the understanding we live next to the same single family dwelling. It doesn't seem fair to me and certainly does nothing to increase property values. Mutli-family zoned in multi-family structures and areas and single -family zoned in single family structures and areas, period! Thank you for the opportunity to comment.	1/16/2021 5:00 PM
60	Rent costs are unaffordable especially for low income persons	1/16/2021 2:49 PM
61	I have lived in my nice quiet neighborhood for 46 years and don't think that my neighbors should be running a boarding house. It increases traffic and tends to degrade the neighborhood.	1/16/2021 2:06 PM
62	Yes, because the government has no business telling people what to do or who they can have in their home. There should be no limit.	1/16/2021 1:50 PM
63	It just is another reason for people to not get married. Also the parking is a nightmare already with some families. You just would add to this problem. If they all have cars they intrude on neighbors. This has been a huge problem in the Farr Park area for years, because of those who abuse the current law.	1/16/2021 1:08 PM
64	More adults equates to more parked vehicles. Our streets are already clogged with parked cars.	1/16/2021 8:37 AM
65	Job opportunities are out there! Go get one. Can you even qualify to rent or own a house on unemployment? If we allow for an increase of occupancy of non related adults, all neighborhoods become a frat or sorority house but to a different degree and far away from campus. You will see our lovely neighborhoods changed overnight and property values drop quickly and the Greeley housing market will follow trend.	1/15/2021 8:47 PM

## Household Occupancy Standards - Survey #1

66	Short term, I would have said yes, but the strain of another person is probably another family - multiple people, multiple vehicles, more congestion is not typically a good thing. That said, if you allowed for 6 months, 9 months, even up to 1 year - I would have said yes. Indefinitely - no!	1/15/2021 4:47 PM
67	Number of unrelated adults in a house should be limited to the number of official bedrooms are in the house (per county assessor documents).	1/15/2021 3:55 PM
68	In creasing the number of unrelated adults from 2 to 3 would be fine. The issue is not the number but the impact to the neighborhood from the supposed 8+ "relatives" living together. The city has no teeth in requiring people to show how they are related. Second is the number of commercial vehicles and trailers brought into the single family home neighborhoods. I understand hard economic times, I lived in a home with over 20 other refugees, in Panama in 1961. However, we were cognizant of not disturbing the neighbors with our presence. I know you can legislate the be nice requirement. But, how about all the trash cans in front of the house? I've called it in. gets cleaned, but then again in a few weeks.	1/15/2021 1:14 PM
69	Due to COVID, unemployment, the economy, many need to rent out a room(s) to help pay the bills. Others help family members during these trying times. Some cultures live with several generations of family in a house.	1/15/2021 12:42 PM
70	I'm not convinced it is necessary.	1/15/2021 11:44 AM
71	Once you keep adding people it turns into a party house. Too many cars on the street.	1/15/2021 11:12 AM
72	Being a landlord, more than two would create to many problems.	1/15/2021 10:26 AM
73	Contributes to lower property values Effectively makes single family homes multi family or like rental apartments .	1/15/2021 9:58 AM
74	You plus one is plenty of people to live in a home.	1/15/2021 9:40 AM
75	The City does not inforce any excisting regulations, rental houses in my area have multiple residents of different familys living in a single house. More pickups and cars parked in driveways and street limiting parking for legal residents. City needs to get a clue...	1/15/2021 9:36 AM
76	This housing issue has been occurring in our neighborhood for several years. It has been reported to the city (and also to our HOA). The city prefers not to deal with it— nothing has been done. Why worry about changing the rules when the city will not enforce the existing rules	1/15/2021 9:13 AM
77	Limiting the # of unrelated people living at a dwelling helps with reducing the # of vehicles at that dwelling so that traffic and parking don't become more of an issue in the neighborhood. Maybe you should look at how expensive rent is and address that so multiple people aren't forced to live together. Greeley used to be an affordable place to live but not anymore! Greed as taken over!	1/15/2021 9:13 AM
78	You plus two is more appropriate. If owners need to rent a room to make the mortgage payment, I think that should be allowed.	1/14/2021 10:04 AM
79	Yes, I think there should be very few or no restrictions on where people can live. The associated nuisances can be dealt with accordingly and working to "protect" certain neighborhoods inherently discriminates against others.	1/14/2021 9:08 AM
80	I believe most cities allow more than 2 unrelated adults per household. I think Greeley needs to allow at least 3.	1/13/2021 9:32 PM
81	I feel the current rule is adequate and "safe". If we Don't stay at this standard then our city/neighborhoods will be under stress with increased #'s which may lead to problems with overcrowding of schools, streets (with too many parked cars) etc. the quality of our lifestyles will deteriorate and people will begin leaving Greeley.	1/13/2021 8:57 PM
82	debt to income ratio used systemically by real estate bankers financial institutions have and keep those in poverty and others in poor living condition by not allowing home ownership. Minimum wage also does not suffice to obtain a larger rental with more room and others. If the system debt to income or 2-3 times monthly income is used to approve a loan then such should also be considered in homes with adults and children in a way to obtain more room. thank you there is more to the policy that should be sent to congress for reduced poverty and allow impoverished society to own property and obtain financial freedom by owning something as oppose to investors charging every one	1/13/2021 8:01 PM

## Household Occupancy Standards - Survey #1

83	This is a free country.	1/13/2021 6:59 PM
84	Why should there be a limit placed by local govt? Increase by 4-5 unrelated adults. It changes depending on if it is all adults vs a family with children and several adults.	1/13/2021 6:55 PM
85	Yes, and I believe there shouldn't be a limit. The existing ordinance and zoning discrepantly affects lower-income individuals, as many people need roommates to afford rent. As BIPOC, LGBTQIA+ individuals, disabled individuals, and other individuals with minoritized identities are disproportionately lower income, this ordinance contributes to an increasingly segregated city. Furthermore, the definition of family employed by Greeley's municipal code is archaic and doesn't account for a diversity of ways "family" can be defined. Family should not have to be proven through legal contract or blood relationship, and to do so continues to disproportionately affect individuals with marginalized identities.	1/13/2021 6:19 PM
86	I think it should be "you plus any other consenting adults". I know of places where a house is shared among 18 unrelated people and this doesn't bother them because they all know of the risks living together.	1/13/2021 6:13 PM
87	I think this is a ridiculous standard and I'm glad you are looking at this since its been around for 40 years. In a college town, you can expect unrelated students are going to live in one home. Also, with the large agricultural and meat packing plants employees and their low wages, employees might have to live together to afford their housing. Please make this standard more flexible and inclusive for the needs of the community.	1/13/2021 6:09 PM
88	Freedom of association. Also, college students need it to be much higher in order to afford to live off-campus.	1/13/2021 6:07 PM
89	I think the only limits would be based on the size of the home (bedrooms etc). There is definitely a need for housing regardless of relation.	1/13/2021 5:14 PM
90	The number of occupants should be tied to the safe / healthy capacity of the building. If modifications have been made to SFHs, then the max occupancy should reflect this.	1/13/2021 4:09 PM
91	I believe a reasonable number would be 4-6.	1/13/2021 3:06 PM
92	There is so little affordable housing more people would be homeless if authorities knew how many people were co-habiting in many homes.	1/13/2021 3:01 PM
93	This will continue to crowd the existing neighborhoods with more vehicles on the neighborhood streets. In addition, extra move ins have already impacted our neighborhood with noticeably poorer responsibility and attention to existing properties by property owners.	1/13/2021 2:19 PM
94	I find that number low considering we are a college town but on the other hand it should not be any higher than the bedrooms available.	1/13/2021 2:16 PM
95	I've lived in Greeley over 50 years. It was once a beautiful city where people took care of their homes and yards. Now, it seems that is no longer the case. I see countless homes in many different neighborhoods where many trucks and/or cars are lined up in the driveways and on the street. It is obvious that there are multiple unrelated adults living in the house, probably renting, who don't care about the property. These properties are full of weeds and trash, and the lawns are dead. I think if you increase the number of unrelated adults who may live in a house, you are certainly not going to enhance the beauty of the neighborhoods in Greeley. You are only going to add to this current problem. I have many friends, who probably won't get this survey, who feel the same way.	1/13/2021 2:06 PM
96	Due to current financial issues for many folks I think 2 more unrelated adults should be permitted	1/13/2021 1:21 PM
97	Definition of "family" should be expanded to include some non-traditional family relationships. Total numbers of persons permitted to reside in a home should be gauged by numbers of rooms, total area, approved off-site parking, etc. in addition to expanded definition of family. Traffic, parking congestion, noise, and other public safety concerns should guide the formula.	1/13/2021 12:56 PM
98	I have already seen some houses that have more than two unrelated adults, and they are a mess. There are more cars, more noise and too many people in what is suppose to be a single family household.	1/13/2021 12:35 PM
99	Given the exceptional rise in housing costs throughout the State, coupled with the fact that we are a college town, I believe the ordinance is and has been way too restrictive.	1/13/2021 12:32 PM



## Household Occupancy Standards - Survey #1

100	Rent is too high, and multiple unrelated roommates should be allowed in order to afford it.	1/13/2021 12:21 PM
101	While there are very real consequences to this limit, the economy and world today is simply not fit for the parameters that the limit creates. Frankly, it's one of the least useful laws Greeley has kept and probably the least adhered to.	1/13/2021 12:07 PM
102	As it becomes more and expensive to live here, I think it should be increased to U plus 3 to allow for people to have roommates but keep it from getting crazy, with more people there could be a parking problem. Could it somehow depend on the size of the home or apartment?	1/13/2021 12:06 PM
103	Greek Housing is the best thing that has ever happened to me. I don't understand why there is a standard in the first place. This is the ████████ united states, if 11 grown men decide they want to live in a house together that should be allowed.	1/13/2021 11:50 AM
104	I'm hesitant to say Yes but I do understand the "why" behind this. I'd like to start the transition by increasing to U+1+1 only. Why such a small change? Because I live on a street with a split of own/rent and the street is already quite full of parked cars; day and night. Even now the assortment of occupants can leave one wondering if they are in alignment with the existing formula. Thanks for asking in this regard.	1/12/2021 3:17 PM
105	3.	1/12/2021 2:22 AM
106	I answered because I think there should be no limit.	1/11/2021 6:05 PM
107	I don't understand what the rule's function really is, so I think it makes sense to do away with it entirely unless there is a reason that I am missing.	1/11/2021 5:58 PM
108	Considering that Greeley is primarily a college town, it is safe to assume there will be at least 2 unrelated people living with eachother. Even more so if they live off campus or in a dorm that houses multiple people per room.	1/11/2021 5:14 PM
109	As an university student finding affordable housing is a big deal to me. The number of roommates I am able to find greatly increases my standard of living.	1/11/2021 4:58 PM
110	you plus 5	1/11/2021 4:57 PM
111	As a college town, there's always been several people to one household. Now, people can't afford to live alone, so having roommates becomes a means to an end.	1/11/2021 1:34 PM
112	There is plenty of places to rent that allow multiple people to live together. Increasing the occupancy rate to more than 1 other unrelated person will devalue single family homes. Tenants are extremely hard on properties and this would make that situation even worse.	1/11/2021 11:45 AM
113	This code has been this way since around 1980. With the change in housing prices and changes listed to address this concern, I think it absolutely HAS to be changed. People cannot afford housing, people are even having trouble paying rent. Things have changed and the Counsel needs to address this instead of standing on a "oh there are no issues here, we don't want to make chances if there aren't problems" There are problems! My concern is that I happened to stumble upon this web site/voting just browsing the web. I don't think enough people in Greeley know about this voting/solicitation of public opinion. How many people need to vote to make a difference? This needs to be marketed and pushed to the public way more because I'm sure 8 out of 10 people would agree that this code needs to be updated.	1/11/2021 10:39 AM
114	Parking is a problem and trashed outside areas. You can spot these homes all over your neighborhood.	1/11/2021 10:38 AM
115	To answer that, you must tell me how much you are increasing it. Maybe increase by 1, so U+2 would be ok, but no more.	1/11/2021 10:03 AM
116	You plu the number of spare bedrooms is reasonable and seems to happen in our neighborhood anyways. Existing standard can't and isn't enforced at all.	1/10/2021 9:00 PM
117	I have lived in the same house for 40+ years. In that time I have watched our once nice quiet neighborhood start to show some wear an tear. The neighbors have changed many times and through the changes I have witnessed multiple families occupy the same home even though we are zoned a single residential neighborhood. The problems I have noticed is multiple the residents end up looking like a car lot, they have allowed the property to run down affecting the value of my property, trash build up, letting the sun remove the snow instead of clearing their walks, cars that have expired tags permanently parked on the street. I don't think we need to	1/10/2021 4:13 PM

## Household Occupancy Standards - Survey #1

increase the number of non family members living in the same household in a single family zoned neighborhood.

118	My reason is a simple one. In almost 100% of Residential Neighborhoods in Greeley ther is not sufficient parking. If you would like to see first hand , go to [REDACTED] ( Greeley ). Every morning you will see 5-6 cars in the driveway and 4-5 in front of just not there house, but in front of others as well. (No Respect) If you would like I could elaborate in more detail. Please contact me at [REDACTED] Thank-you	1/10/2021 12:49 PM
119	Rentals in single family residential areas tend to not maintain or take care of the property and there is a large increase of traffic to these homes. We have experienced this in our older quiet subdivision as no one really enforces this regulation except possibly in the neighborhoods close to the university. We had multifamily rentals for many years and we did follow the guidelines for related parties.	1/10/2021 12:26 PM
120	As an example, college students living in a residence is appropriate and saves each of them funds for their education. Anymore than six persons generates parking problems on the street.	1/10/2021 9:47 AM
121	You plus 2 max. Otherwise you get too many vehicles on street also.	1/10/2021 8:21 AM
122	I think that the number of unrelated adults allowed should be increase because of the reason given. The number allowed in a single family home should depend on the number of bedrooms the house has. I think two adults per bedroom would be acceptable in some homes.	1/10/2021 12:24 AM
123	As a property manager, people take advantage of not letting managers know who is living there, how many.	1/9/2021 10:44 PM
124	Why should there be any limit at all? America is a free country. People should be allowed to live as they see fit, within reason, without an over abundance of restrictions.	1/9/2021 7:52 PM
125	With exceptions for housing rented to students.	1/9/2021 3:56 PM
126	There are a lot of variables, but I think the policy needs to consider the number of bedrooms, parking needed, and perhaps square footage.	1/9/2021 3:44 PM
127	How does the city consider civil unions? I believe it should be increased as there are more civil unions now than ever before. In many cases the house holds combine children. However, I do believe there should be a limit to how many unrelated persons with not bond should be allowed to share a home.	1/9/2021 1:40 PM
128	For all the reasons previously stated. I knew it was limited, I didn't know it was only U+1., tho. I could see allowing it to a max of one per bedroom of the house (a 4 BR house would be U+3). This would allow single homeowners the ability to decide if that is what they would like to do with their homes. These are tough times.	1/9/2021 1:24 PM
129	we have to many houses that have more than 1 family in them and don't keep the yards or fence and have to many cars so you have no parking in front of your house to many smells and to much noise	1/9/2021 12:46 PM
130	Should be based on the square footage and the number of bedrooms It should max out at 4	1/9/2021 9:52 AM
131	No - three doors down, is a drug house that the police raided a while back. There still are a lot of people there coming and going, usually through the alley. Next door to me the owner is renting out rooms and when they can't park in his driveway they park in mine. Two days ago someone there decided to start fixing their car in MY driveway. I could not get my car out and I was too scared to go out there and confront them all.	1/9/2021 8:52 AM
132	No increase. Current occupancy limits are not enforced now, this will only make it worse. As always, unscrupulous or absentee owners will take undue advantage of this. While I am sympathetic to the plight and needs of those seeking housing, opening the gates is not the answer. I do not support this in any way.	1/9/2021 8:51 AM
133	We live in an area of homes close together. ....more people in one home increases traffic and the number of cars parked on the street. We feel that would lower the price of our home as the character of the neighborhood changes.	1/9/2021 8:37 AM
134	So many times it degrades the neighborhood. No parking for extra cars and deteiration of the of the property.	1/9/2021 8:11 AM
135	not when said property does not and will not provide enough parking spaces and you have	1/9/2021 6:58 AM

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"neighbors" blocking your driveway, in your driveway or taking up street parking so your visitors have to park blocks away.

136	should be determined square footage.	1/8/2021 10:11 PM
137	It leads to parking issues ruins nice neighborhoods, leads to undesirables moving in causing problems.	1/8/2021 10:08 PM
138	The current limit protects neighborhoods from large numbers of young people cramming into a small apartment, thus protecting property values.	1/8/2021 10:06 PM
139	In the question it doesn't specify if this involves children. I don't believe that children should be living with other adults who are not related to them.	1/8/2021 9:19 PM
140	Most neighborhoods in Greeley do not have adequate parking available for households that contain multiple people thus multiple vehicles. i.e. A family with 2 parents and 2 teenagers typically has 4 vehicles. Most housing does not even have sufficient parking for 4 automobiles. If that same household had even 1 unrelated couple living there, an additional 2 vehicles would need parking spaces. This scenario will/does create tensions and disputes throughout neighborhoods. Now, add more unrelated people to that household and see what happens. This would be a major disaster for Greeley because of the many people who would take advantage of this and have 10/12 people living in a 2/3 bedroom home with 1 or 2 bathrooms. Imagine the amount of fights, domestic abuse and neighborhood complaints this household would burden the city with.	1/8/2021 8:53 PM
141	It depends on what part of the town. I live on 13th Ave and would like it kept here. Thank you.	1/8/2021 8:11 PM
142	In typical neighborhoods, there is only so much driveway space and street parking. Adding more adults, adds more drivers and vehicles in most cases. I think that there could be some variances in unique housing situations where perhaps a house has a permitted apartment built into the basement or above the garage. I also believe that in most situations where there are multiple adults living in a home, that the individuals are somehow related (parents, grandparents, cousins, etc). There comes a point where having 3 or more unrelated individuals living together encourages more of an apartment type of living situation, and those of us choosing to live in single family homes are doing so because we want to be surrounded by other single families, not by people with no buy in to the neighborhood lifestyle. I think the city should look at permitting and building more diverse housing options that are affordable and cater to individuals who are not looking for single family neighborhoods rather than increasing the current U+1 standard.	1/8/2021 8:08 PM
143	There's enough issues with poor household management with current rules/regulations. Such as parking, trash, respect of neighbors privacy and noise.	1/8/2021 7:58 PM
144	As a landlord, the +1 policy seems to work well. It allows for unmarried couples to rent together, or allows for a roommate to help cover rent. We don't ever want to stress people financially to cover rent, and find that if a tenant needs more than 1 roommate in order to cover rent; they are stretching themselves too thin, which puts undo stress on life. Raising the limit of unrelated roommates will have the unintended consequence of higher turn-over and evictions; if 3,4,or5 people are splitting a lease and 1 or 2 move out for any reason, chances are high that the remaining tenants can no longer afford the rent, and may miss payments leading to evictions.	1/8/2021 7:22 PM
145	Freedom is a good thing. As long as other limits regarding parking, noise, etc. are followed, there is no reason to limit the number of people in a house. Even if the elites of town prefer to see their areas protected by limiting the number of unrelated in a home, that should not be allowed, as it is discriminatory to pass such regulations due to the economic prerogatives of the people of a particular area.	1/8/2021 7:12 PM
146	I'm not sure why there is a need for a rule limiting the number of adults to live together. I do not think a limit should be set based on whether the individuals are related.	1/8/2021 7:07 PM
147	1+3	1/8/2021 7:03 PM
148	Property owners around them could lose privacy, gain spill over onto their property,..ie vehicles, etc.	1/8/2021 6:09 PM
149	A rental house next to our home in West Point had multiple unrelated adults living in it, all of which drove separate cars. Their three car garage was too full of stuff so no one could park in	1/8/2021 5:36 PM



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it. The driveway had 6 cars in it -3 cars across/two cars deep - so the overflow spilled out into our cul-de-sac and often times blocked our driveway. It was a nightmare to deal with.

150	Why does it really matter how many unrelated adults can live in a house dumbest thing I ever heard	1/8/2021 5:36 PM
151	Not to exceed three unrelated individuals.	1/8/2021 5:33 PM
152	Where our economy is today many adult children may need to return home for help bringing along a boyfriend or girlfriend. I don't have a problem with helping out our young people as long as the street isn't lined with cars and parties all night abusing their arrangement.	1/8/2021 5:15 PM
153	This would cause additional vehicles being parked on city streets. These streets were not built in a way to handle so many extra vehicles and would cause moving vehicles to not be able to maneuver in crowded areas.	1/8/2021 4:57 PM
154	I'm a resident in a townhome complex. We've had too many problems with multiple unrelated residents in a unit. I would rather see a requirement to apply for a variance if economic hardship necessitates a temporary permit to share the residence.	1/8/2021 4:57 PM
155	Perhaps a mother and father and one offspring provided the unrelated individuals are related	1/8/2021 4:33 PM
156	4. That would allow for 2 couples to share a house. That's a manageable number and a popular sharing arrangement.	1/8/2021 4:31 PM
157	U+1 works great for the privileged. It is implicitly biased against poorer people.	1/8/2021 4:26 PM
158	I the city's current standard is exclusionary and discriminatory and violates the rights of property owners, and should be scrapped.	1/8/2021 4:25 PM
159	We have two houses in very populated areas of Greeley and are single family homes with lots of multi family units around us. It already doesn't work for parking, noise, privacy. Our one home was built in 1898 so it's not that we knew what we were getting as much as the city of Greeley not having and not enforcing code.	1/8/2021 4:21 PM
160	I think you should allow for at least 4 people. I understand why the rules are the way they are (kind of) but there are several reasons I think it should be increased. 1. This is a college town. College kids need to be able to share housing and friendships when they agree on it without. 2. The economy is not going to get better. We have a problem with homeless or near homeless people. A shared dwelling could solve some of those problems, since some homeless work but can't make enough to pay rent by themselves. 3. It make sense to allow people to share housing as long as they agree among themselves, both for financial and emotional reasons.	1/8/2021 4:21 PM
161	In order for some individuals to keep their homes they have resorted to renting & sharing spaces with others. As long as all are respectful of others in neighboring homes & spaces should not be limited & risking the loss of home ownership or penalty.	1/8/2021 3:20 PM
162	Yes, I would like to see a slight increase (you plus 2 or 3) to allow another roommate type situation (you own the home and have 2-3 roommates) or similar.	1/8/2021 3:07 PM
163	We had a house next to us with 13 people living in it, they claimed they were cousins, it was terrible noisy, no parking	1/8/2021 2:41 PM
164	This is incredibly outdated and unfairly targets people who must live with roommates for financial reasons. The cost of living in Northern Colorado is only going to continue to increase.	1/8/2021 1:47 PM
165	It seems a silly restriction. occupancy should be based on sq. footage or bedrooms or bathrooms or something.	1/8/2021 1:39 PM
166	If owner of property pays utilities rent will have to be increased to cover additional costs thus creating a vicious circle. Also, more than 2 creates more legal problems because as a former landlord I can say room mate situations almost always result in court. Also as a citizen, the number of multifamily houses does not make for friendly neighborhoods as most renters could care less about neighborhood. I have just finished 3 years of terrible neighbors across street who had probably 6 people in a 2 bedroom apartment. NOT GOOD. Almost sold my house and moved from Greeley because of it!	1/8/2021 1:28 PM
167	I think that, for the most part, the current model works well. I know there have been violations in the campus area downtown, but if it becomes a bigger issue maybe there can be a permitting process for rentals that house unrelated adults.	1/8/2021 1:10 PM

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168	Yes because there are college students seeking housing and cant afford one house for two adults? This is the most unwarranted thing I have read yet.	1/8/2021 12:59 PM
169	Housing costs alone is astronomical	1/8/2021 12:46 PM
170	I would need to know what the proposed change would be. Would it be increased to three, five, or infinite?	1/8/2021 12:04 PM
171	The fact that Greeley has stricter rules on this than Boulder, Loveland, and Fort Collins is ridiculous. As a college town that is encouraging people to move to town demanding that houses are occupied by single families only is insane and will cause people to either ignore the rules or move away. There should be no limit on how many unrelated people can live together as long as they are not breaking fire codes and other safety factors.	1/8/2021 11:54 AM
172	Exactly as mentioned above...Weld County is still experiencing a housing cost boom and purchasing or renting a home isn't affordable for many without sharing the cost with other individuals.	1/8/2021 11:54 AM
173	I don't think there should be a limit. When I was in college, I would have loved to share rent with more than 1 person, because we had more than enough room for that in our house.	1/8/2021 11:41 AM
174	I don't think the City has an interest in who lives where. The City interest lies in responding to nuisance complaints. Codifying the nature of relationships among residents falls beyond City purview. In the narrative provided in the Household Occupancy Standards, the City adopted standards because it was a popular notion at one time. If the City intends to provide a standard of living imagined by residents, the City has inserted an opinion that may not be shared by all or even a majority of residents, curtailing the liberties of some to benefit unspecified others.	1/8/2021 11:37 AM
175	Depending on number of bedrooms. Honestly, I think it should be up to landlords or homeowners to decide. I realize that sometimes more adults also means that there are more vehicles to park, but that is true even when people are related. I just wonder about why there is this policy? Is it due to outdated social norms? Unmarried people and gay people being targeted? Maybe the city should revisit it?	1/8/2021 11:08 AM
176	We are in a [REDACTED] pandemic and it's cheaper to live with a a few people ... [REDACTED] you for trying to put people on the streets for gentrification's sake [REDACTED] your law	1/8/2021 10:39 AM
177	We live in Crawford which is already a mishmash of mixed occupancy. Allowing more occupants than is why currently permitted will make an already crowded, confused zoning situation worse. The current regulation at least gives the city some regulatory power; without some regulatory power the city is helpless to handle problem properties.	1/8/2021 9:56 AM
178	No! As if the city enforces this anyways. There are decent tax paying citizens forced to live next to degenerative "households". We should not be made to suffer.	1/8/2021 9:55 AM
179	There are a variety of reasons, including the housing crunch and economic uncertainty. Sometimes people form "families of choice" that are not formed by blood or marriage. I believe a reasonable restriction can be in effect based on square footage, etc. Overall, I support the change. Thank you.	1/8/2021 9:44 AM
180	It causes a lot of problems win a bunch of unrelated people live together parking problems noise problems Etc	1/8/2021 9:41 AM
181	U+2 seems to be more common	1/8/2021 9:34 AM
182	The standard should be based on the size of the house not an arbitrary number. For example, 2x the number of bedrooms minus the number of bathrooms. A 3 bed, 2 bath home could occupy 4 unrelated adults easily.	1/8/2021 6:31 AM
183	Because of stagnant wages and increasing home prices to prevent Greeley from having an even higher population of unhoused people efforts need to be taken to reduce restrictions on housing. In my opinion the number of unrelated people living in a single family home should only be dictated by the amount of space in the house.	1/8/2021 3:29 AM
184	It will bring down housing values and increase neighborhood traffic.	1/7/2021 10:07 PM
185	Up to 8	1/7/2021 9:39 PM
186	Should be increased to any amount per house hold. But max total people should still be limited based on the size of the house.	1/7/2021 8:27 PM



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187	Cost of housing is too high for folks to afford a single dwelling on their own, especially young adults starting out.	1/7/2021 7:53 PM
188	+4	1/7/2021 7:21 PM
189	Obviously, no one wants to see this City become one that encompasses homes packed with people, for the sole purpose of financial convenience, but I fail to see how increasing this number to, say, U+3 could create any major concern to neighborhoods, either as a concern for disturbance, parking, home values, etc, great enough to out-weigh the expanding need for housing, given the increasingly difficult task of further affordable new home construction.	1/7/2021 7:14 PM
190	Ever been in a student occupied rental house?	1/7/2021 6:46 PM
191	I do not think the current standards are reflective of the current economic and cultural climate. I'd much rather see a change to this standard and better access to housing for members of our community who may not be able to afford the increasing cost of housing.	1/7/2021 4:53 PM
192	I think it shouldn't matter if multiple unrelated people live in the same household. Occupancy should be based on the number of bedrooms in the residence.	1/7/2021 4:27 PM
193	Allowed if housing unit has separate bedrooms for all unrelated adults and no more then two minors in a bedroom. Off street parking for all vehicles. One owner must also reside full time in home.	1/7/2021 4:14 PM
194	There are more family styles than the "nuclear family" that may include several unrelated people. By increasing the limit it will make more chosen family units find homes.	1/7/2021 3:51 PM
195	I have no problem increasing the number a small amount. I currently live in an area of Greeley where it definitely appears that many people are living in a single houses. This really adds to the number of automobiles on the property or on the street in front of the property. Not sure I like that. Short term OK, Long term a problem!	1/7/2021 3:40 PM
196	I do not have a problem with # of unrelated people depending on the situation, the size of home is a factor and the # of bedrooms and bathrooms, and cars on a street! This can be a touchy issue. I think there circumstances and variables that are a factor. I believe housing costs and economic trends are a huge factor. I would like to to see some type of variance with guidelines. There is not a perfect mold for living or family circumstances!	1/7/2021 3:29 PM
197	Because this could change the density of neighborhoods beyond the low density, single family homes that we purchased our home in 2007. This ordinance has been in affect since 1980, what is the problem? Maybe you make this increase possible in new developments where people are alerted to this possibility. Also, with only 44 complaints in 2020 and four violations found, what's the problem you are trying to fix?	1/7/2021 3:13 PM
198	Have you seen how many cars are parked outside RL homes now? Do you want to live next door to possibly 6 Or 7 adults with the constant coming and going? There's a reason the college area allows for more. It should NEVER be allowed in RL neighborhoods. This is your answer to the housing problem?	1/7/2021 2:47 PM
199	I feel it is important to keep the rules as is because I am not wanting to live in a high density neighborhood.!	1/7/2021 2:45 PM
200	For many neighborhoods, allowing multiple unrelated parties to reside in a home will likely decrease the values of the surrounding properties. In a purely rental situation, this could cause larger homes to have many unrelated inhabitants who would likely not have a point-person assigned for maintenance, and parking could become a nightmare. If this is handled through the normal zoning process, then neighbors move into a neighborhood knowing the likelihood that a property will have multiple unrelated parties (medium or high density neighborhoods). If this is a standard allowance in all neighborhoods, there is no redress for neighbors to address concerns if issues arise. Thank you for asking for input!	1/7/2021 2:45 PM
201	Because of housing prices and rent prices, people are required to double up and live together. I fully increasing the existing standard of you plus 1	1/7/2021 2:35 PM
202	Unlimited.	1/7/2021 2:33 PM
203	I am an active real estate broker in Greeley and have watched neighborhoods erode in value due to this increase in unrelated adults. Covenants are being abused and citizens are watching their neighborhoods erode and values diminish. I feel adamant that an across the board change	1/7/2021 2:31 PM

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to the occupancy parameters is not the best approach. Specific neighborhoods may benefit but many others will suffer. I would be more than happy to get back involved but this will not take off the pressure on our housing needs and future requirements. The excessive apartment and multifamily projects the past 6 plus years is disappointing and makes Greeley another bedroom community. We are losing every day residents to surrounding communities. I would be more than happy to get involved again in these discussions if something constructive would come from them. Multi family, apartments and increasing occupancy lienency is not the answer. Let's sit down with the Mayor, planning and our economic development individuals and have a hard discussion about what is really happening in our residential markets.

204	Home sharing in an area with high rent can make it necessary to have more than 2 unrelated persons. Other jurisdictions allow up to 5 (5 is the max) unrelated persons, providing that they meet the codes relative to space per occupant (living and sleeping).	1/7/2021 2:29 PM
205	To make the cost of living more affordable but no more than 4 unrelated adults.	1/7/2021 2:19 PM
206	Residential neighborhoods are not equipped for parking that is required for multiple people	1/7/2021 1:38 PM
207	I think it should be increased to U+3. Housing costs are extremely high.	1/7/2021 1:24 PM
208	I think that given high housing costs and lack of affordable housing that 4 is a reasonable number and the ability to seek permission for more if needed	1/7/2021 1:19 PM
209	Clearly limits are needed but perhaps 3 adults of 3 different families sounds reasonable.	1/7/2021 1:10 PM
210	It seems like up to 4 unrelated adults could share housing; thinking particularly of senior citizens but could apply to any age.	1/7/2021 12:32 PM
211	It is imperative that more people not be able to share. Houses with bunches of unrelated folks are already ruining our neighborhoods. They don't care for property—exceed reasonable parking on the street and while they are fine folks they need to be in rentals designed for multi family occupancy.	1/7/2021 12:18 PM
212	You plus 2 is enough	1/7/2021 12:12 PM
213	Only if controlled by number of bedrooms or square footage of the house	1/7/2021 11:23 AM
214	U plus 2 max.	1/7/2021 11:22 AM
215	Yes, 2 per room. If the the house has 2 bedrooms. 4 people should be able to live there.	1/7/2021 11:13 AM
216	All around the University you have houses that are rented out to more than 2 students. Right now high prices, low paying jobs, people out of jobs due to Covid. Do we want them on the street because they can't pay their rent or is it better for them to become a roommate and have a roof over their heads?	1/7/2021 11:12 AM
217	It seems strict to limit only one other unrelated adult to live in the same household. I am not sure what the number should be- possibly 2-4 unrelated individuals.	1/7/2021 11:11 AM
218	TEST	1/6/2021 2:49 PM