

14 January 2002

55 Legislative Council Resolution #3

**UNIVERSITY OF COLORADO
STUDENT UNION**

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|---------------|-------------------------|-----------------------------------|
| Sponsored by: | Zach Colbert | Architecture and Planning Senator |
| | Bryan Moll | Representative |
| | Tamara Loudon | Law Senator |
| | Michael-Scott Heberling | Music Senator |
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A Resolution

Resolution History

For many years, the City of Boulder has had an occupancy ordinance affecting the residents of the Boulder community, mainly student renters. This law has prevented many students from finding affordable, safe, and legal housing during their schooling at the University. The ordinance has proven to be difficult to enforce, and with rental rates on the rise, renters are forced to break this law in order to live within their financial means. UCSU formed the Resident Over Occupancy Research Group in an effort to assess impacts of the ordinance upon renters, permanent residents, and landlords and to work with these groups to find a fair solution to this issue. The result of these consultations is this statement of the student perspective.

Resolution Summary

Whereas: UCSU acknowledges the need for an occupancy limit to ensure a safe and comfortable environment within our boulder community.

Whereas: this ordinance has become a mechanism for addressing other issues outside the scope of the occupancy issue.

Whereas: the only means of enforcement of this occupancy ordinance is complaints from other neighbors, which adversely affects the fostering of a positive community environment as it gives non-renters uneven power over their fellow neighbors. This situation leads to a loosely enforced ordinance.

Whereas: the penalty for over occupancy is disproportionately applied to the renters who are often subject to eviction, whose lives are subsequently drastically affected and disrupted.

Whereas: an increase in the number of unrelated people legally allowed to reside in the same dwelling unit will not drastically increase the student population in areas in which already large number of students reside.

Whereas: these areas with high student population density may already have a large number of over occupied dwelling units and a change to the existing occupancy ordinance would not likely exacerbate problems normally associated with increased population.

Whereas: the rights of renters are comprised when living in an over occupied situation because they can not report when landlords do not comply with the terms of the lease and/or fail to provide a residence that is safe and given proper maintenance.

Whereas: the potential penalties for living in an over occupied situation are not sufficiently made apparent to renters.

THEREFORE, BE IT RESOLVED by the Legislative Council of the University of Colorado Student Union, THAT;

Section 1: On behalf of the student body, UCSU recognizes the need for a revision of the current occupancy ordinance to ensure affordable, safe, and legal housing and to cultivate a better community.

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| Section 2: This resolution takes effect upon | passage. | |
| 1/22/02 | Passed | 15-0-0 |
| 1/24/02 | Tabled | |
| 1/31/02 | Passed | 13-0-0 |

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