



**Impact
Development
Fund**

Your Place • Our Passion

July 22, 2026

Dear Members of the Superior Town Council,

On behalf of Impact Development Fund (IDF), thank you for your continued partnership and commitment to expanding affordable homeownership opportunities in the Town of Superior. We respectfully request the waiver of plan check and building permit fees associated with our Sagamore Affordable Homeownership Initiative, which will transform nine vacant lots as a result of the Marshall Fire into affordable, owner-occupied homes.

Through a generous grant from the Community Foundation Boulder County, IDF acquired nine residential lots in the Sagamore neighborhood that will now return to productive residential use. Through our construction subsidiary, Impact Development Builders, we will build high-quality single-family market rate homes that in partnership with IDF's creative financing program will be made available for households earning approximately 100% to 120% of Area Median Income. Marketing and outreach efforts will include prioritization for Marshall Fire survivors.

This project directly supports the priorities identified in the Town's Housing Needs Assessment. The assessment found that households earning 100% of Area Median Income generally cannot afford to purchase the median-priced home in Superior and emphasizes the need to expand attainable homeownership opportunities to serve moderate-income families.

Waiving plan check and permit fees would allow more project resources to go directly toward making these homes affordable. Every dollar saved through local fee relief reduces the subsidy required to make these homes attainable. In doing so, the Town's support would not only benefit the families who ultimately purchase these homes but would also maximize the impact of the Community Foundation Boulder County's philanthropic investment and strengthen a collaborative effort to advance housing affordability in Superior.



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As we transition from land acquisition into construction, minimizing upfront costs is critical to maintaining affordability while keeping the project on schedule. We appreciate the Town's leadership in Marshall Fire recovery and affordable housing and are grateful for your consideration of this request.

Thank you for your continued partnership. We would be pleased to provide any additional information the Council may find helpful.

Sincerely,

Megan Ferguson

Megan Ferguson

Chief Executive Officer
Impact Development Fund