Town of Superior
Board of Trustees and
August 12, 2024 (6:00 p.m.)

REVISED

The Board meeting will be held in-person and remotely, and members of the public wishing to attend may view the Meeting by visiting the Town's website: https://www.superiorcolorado.gov/home

The Board Meeting recording will be posted subsequently on the Town's website.

1. Town Board & Planning Commission Joint Dinner (6:00 p.m.)

2. Call to Order Meeting of Board of Trustees (7:10 p.m.)

3. Executive Session to hold a conference with the Town Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), regarding the Marshall Fire Litigation Strategy (7:10 p.m.)

4. Preliminary Matters (7:45 p.m.)

    a. Pledge of Allegiance

    b. Roll Call

    c. Approval of Agenda

    d. Board Reports (7:50 p.m.)

    e. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person) (8:05 p.m.)

    f. Presentations:
        1. Boulder Disaster Management Coordination and Communication (8:15 p.m.)
        2. Waste Collection Services Agreement Scope of Service Recommendation (8:45 p.m.)

5. Consent Agenda (9:15 p.m.)
    a. Approval of the Board of Trustees Meeting Minutes
    b. Acceptance of Committee Meeting Notes
    c. Airport Noise Report for June and July
    d. Consideration of Resolution Approving Advisory Committee Appointments
    e. Consideration for Approval of Alcohol in the Park Permit Application for Daniel Fedynich (Purple Park)
    f. Consideration for Approval of Alcohol in the Park Permit Application for Patrick Rollo (Community Park)
    g. Consideration of Resolution Approving Boulder Regional Emergency Telephone Service Authority Rate (BRETSA) Increase
    h. Approval of Resolution Ratifying Stage 2 Fire Restrictions in the Town of Superior

6. Consideration of Resolution Approving Advisory Committee Appointments by way of Vote (9:25 p.m.)

7. Consideration of Resolution Submitting a Debt Issuance and Sales and Use Tax Increase to Finance Capital Improvement Projects Issue to the Registered Electors of the Town at the November 5, 2024, Regular Election, and Approving an Intergovernmental Agreement with Boulder County Clerk and Recorder Regarding the Town's Participation in the 2024 Coordinated Election (9:35 p.m.)

8. Consideration of Resolution in Support of Sales Tax Measure (9:45 p.m.)

9. Adjournment (11:00 p.m.)

Public comment related to a Public Hearing item may be submitted by email as an alternative to speaking in person, and emailed comments must be received at townboard@superiorcolorado.gov by 12:00 noon on the calendar day before the Public Hearing (Sunday if the Public Hearing is on Monday).

Public comment submitted via e-mail regarding general Town Board agenda items that are not the subject of public hearings should be submitted with sufficient time before the meeting to allow Board Members an opportunity to review.

ITEM NO. 10

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM: **Consideration of the Adoption of the Town's Strategic Housing Plan**

MEETING DATE: **August 12, 2024, continued from July 8, 2024**

PRESENTED BY: **Lisa Ritchie, AICP, Planning and Building Director**

PRESENTED FOR: **Action**

BACKGROUND:
On July 8, 2024, the Board of Trustees considered adoption of the draft Strategic Housing Plan. The Board directed staff to conduct additional outreach to Town residents, and to provide clarification on the relationship to the draft Plan to the upcoming Comprehensive Plan and the Town's Home Rule efforts. The discussion was continued to the August 12 meeting.

Generally, the content of the draft Plan has not changed following the July 8 meeting packet, however minor edits were added to include reference to the upcoming Comprehensive Plan, the Town's Home Rule efforts, as well as correct minor grammatical errors. This memo provides relevant updates to the effort for the August 12 meeting. For the complete description and intent of the Plan, please see the July 8, 2024 meeting packet.

Follow up from July 8, 2024 regarding requirements associated with the DOLA Grant supporting this effort
The Town of Superior received an Innovative Housing Planning (IHOP) Grant in December of 2021 from Colorado's Department of Local Affairs (DOLA) to create the Town's first Strategic Housing Plan and Housing Needs Assessment (HNA). The grant award was in the amount of $120,000 and requires a 25% match from the Town. To support the project, the Town hired ECOnorthwest and MIG to assist with development of the HNA and the Strategic Housing Plan.

Town staff met with DOLA following the Town Board meeting on July 8 to share a status update and to confirm the requirements of the grant. Per the terms of the grant agreement executed in 2023, the Town is obligated to complete the Strategic Housing Plan and formally

adopt or otherwise take official action on one or more qualifying strategies. Staff has requested an extension of the grant to May 2025 to allow more time to finalize the requirements.

To meet the grant requirement related to adoption of a qualifying strategy, staff plans to develop the fee-in-lieu amount that is identified in the current Inclusionary Housing Ordinance. This fee-in-lieu amount has not been set by the Town, and staff has confirmed with DOLA that adoption of this fee through a Resolution approved by the Board of Trustees will meet the requirement. Staff will work on this item in the coming weeks and will return to a future meeting with additional information and consideration of the Resolution. Staff requests direction from the Board of Trustees if advancement of any other qualifying strategies is desired at this time

STAFF RECOMMENDATION:
Staff requests consideration and adoption of the Strategic Housing Plan.

ATTACHMENTS:

- Resolution
- Presentation
- Draft Strategic Housing Plan
- DOLA Qualifying Strategies
- Housing Needs Assessment
- Public Engagement Materials
- Comments on draft Strategic Housing Plan

TOWN OF SUPERIOR
RESOLUTION NO. R-37
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING THE STRATEGIC HOUSING PLAN

WHEREAS, the Town received a grant from the Colorado Department of Local Affairs ("DOLA") to fund the development of the Town's 2024 Strategic Housing Plan;

WHEREAS, the 2024 Strategic Housing Plan advances policies and initiatives to improve outcomes related to housing for current and future Town residents;

WHEREAS, the 2024 Strategic Housing Plan went through extensive public engagement to understand housing needs and hear from Town residents on the recommendations included within the Plan; and

WHEREAS, the Town recognizes that it must take an active role in actions related to housing meet local needs.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The 2024 Strategic Housing Plan is hereby approved in the form attached hereto.

ADOPTED this 12th day of August, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

HOUSING

NEEDS ASSESSMENT & STRATEGIC PLAN

Town Board Meeting

August 12, 2024

Town of Superior

ECO northwest

MIG

Regional and Local Efforts

- **2018** – Town adopts County-wide goal of 12% affordable
- **2020** – Town of Superior Inclusionary Housing Ordinance
- **2021** – IHOP Grant Awarded for Housing Plan
- **2023** – Proposition 123

- **2023/2024** – Strategic Housing Plan
- **2024/2025** – Comprehensive Plan Update

Follow up from July 8

Additional Outreach to Town Residents

- Communications requesting additional feedback on the draft Strategic Housing Plan
- Comments are included as an attachment

Included description of the relationship of this Plan to the upcoming Comprehensive Plan

Included description of the relationship of this Plan to Town's Home Rule efforts

Staff did not make substantive changes to the draft Strategic Housing Plan Objectives, Strategies and Actions following the July 8 Board meeting

Implementation Steps

Staff recommends adopting the Strategic Housing Plan

By accepting the DOLA grant, the Town agreed to take certain actions

- Town shall advance at least one qualifying strategy
- Staff plans to develop the Inclusionary Housing Fee-in-Lieu

Use as guidance for the Housing and Land Use components of the Comprehensive Plan Update

- Strategic Housing Plan is the "*what we need to do*"; the Comp Plan is the "*where we need to do it*"

Identify funding opportunities and priorities for implementation

- Town Board Work Session discussions
- Town budgets
- Boulder County's Affordable and Attainable Housing Tax (2023 Ballot Measure 1b)
- State funding programs (DOLA and Prop 123)









2024 STRATEGIC HOUSING PLAN

Town of Superior

Acknowledgments

The Town of Superior thanks the Colorado Department of Local Affairs (DOLA) for the award of funding to assist with development of the Town's first Strategic Housing Plan.

BOARD OF TRUSTEES

Mayor Mark Lacis

Mayor Pro-Tem Neal Shah

Sandie Hammerly

Jenn Kaaoush

Bob McCool

Stephanie Miller

Jason Serbu

TOWN OF SUPERIOR

Matt Magley, Town Manager

Lisa Ritchie, Planning and Building Director

Renae Stavros, Planner III

Geoffrey Weathers, Planner I

Emily Clapper, Management Analyst II

Alex Haefling, Planning/Permit Technician

STAKEHOLDER GROUPS

Stakeholders included representatives of:

Boulder Association of Community Living (ACL)

Blue Spruce Community

Boulder County Housing Authority

Sister Carmen Community Center

Town of Superior residents

CONSULTANT TEAM

ECOnorthwest

MIG, INC

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1. Introduction

A Call to Action

The Town of Superior developed its Strategic Housing Plan as a response to a changing housing market, scarce vacant land availability, and a widespread need for high-quality, affordable housing opportunities for all.

Housing prices continue to rise across Boulder County and the broader region, impacting residential communities differently. The Town of Superior is one of many communities in the County searching for tailored solutions to address its specific housing needs and challenges. Superior faces similar issues to other regional communities, including the unaffordability of rental and homeownership options, increasing construction costs, and limited available land. However, Superior also has distinct challenges that necessitate focused solutions.

The Colorado Department of Local Affairs (DOLA) awarded the Town of Superior an "Innovative Housing Planning Grant Program" (IHOP) grant to fund consultant services to assist town staff in developing a Housing Needs Assessment (HNA) and Strategic Housing Plan. The strategic plan aims to help the Town of Superior understand its current housing characteristics, Town demographics, and housing needs. In recieving this grant, the Town committed to adoption of strategies and implementation of zoning code and policy updates that incentivize and/or reduce barriers to affordable housing development.

What is Affordable Housing?

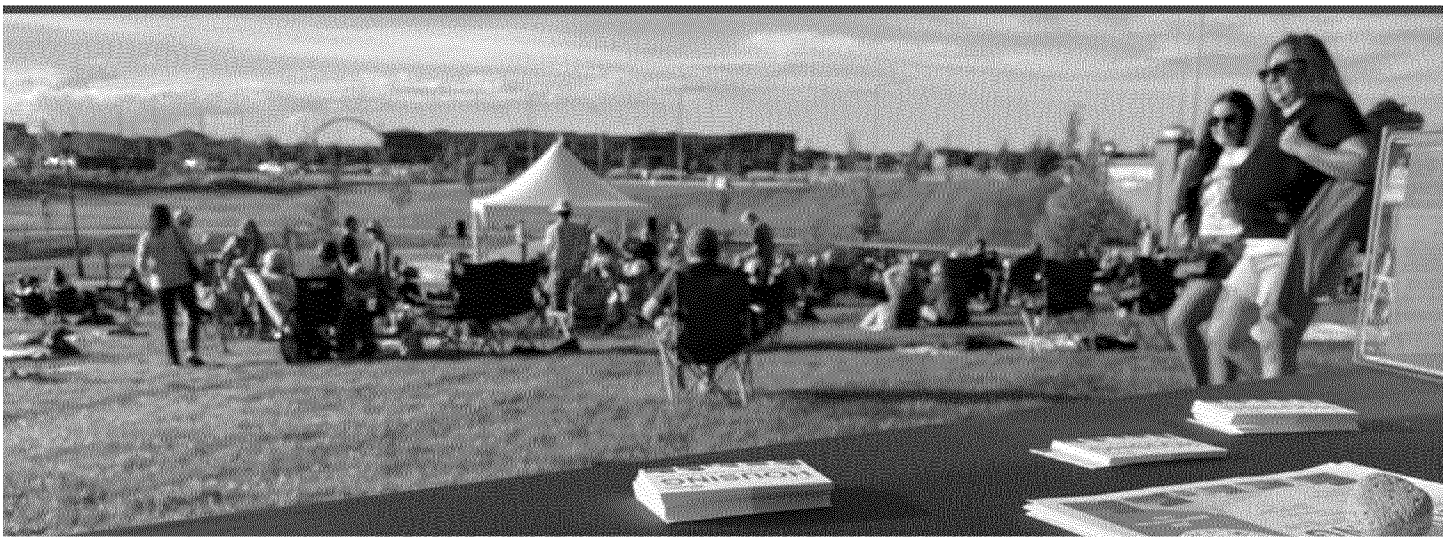
Housing is defined as affordable if its occupants pay no more than 30 percent of their income toward rent and utilities or for mortgages, taxes, and insurance.

What is a Strategic Housing Plan?

A Strategic Housing Plan (the "Plan") is a road map for the Town of Superior to follow to further its housing objectives. This Plan provides a framework of programmatic, funding, regulatory, and partnership actions that Superior can implement to better meet a wide range of housing needs and increase the overall supply of affordable housing.

The Plan also outlines three strategic objectives that will guide implementation over the next decade:

1. Increase housing choices for people.
2. Support and promote local and regional affordable housing efforts.
3. Remove housing barriers for people who often encounter them.



Where did the Plan Strategies come from?

The strategies elevated in this Plan stem from various components of this project, including feedback from the public and other stakeholders, a review of existing development standards and regulations, findings from the Housing Needs Assessment, DOLA's qualifying strategies, and best practices across communities in the Front Range. The Plan strategies were developed based on the following:

- Housing Needs Assessment
- Development Feasibility Analysis
- Community Engagement Events and Open Houses
- Online Survey
- Stakeholder Group Engagement Interviews
- Consultant and Staff Experience

Background

Why does the Town of Superior need to address housing affordability?

The Town of Superior is a great place to live and to do business. However, the scarcity of housing choices threatens the Town's well-being and future economic success. Many residents in Superior have unmet housing needs. One measure of housing need is 'cost-burden' which indicates if people might have trouble paying for their homes and risk having to move. Two in five renters in Superior pay more than 30 percent of their income on housing, requiring them to make difficult choices among what necessities they can afford. Similarly, about one in five homeowners pays more than 30 percent of their income on housing. While homeowners are less likely to be affected by changes in the housing market, mostly due to mortgages being fixed for a long period of time, renters are more vulnerable to price changes in the housing market.

Overall, making housing affordable is not just about offering attainable homes. It's about promoting economic growth, equity, and environmentally sustainable town development.

What does affordable housing mean?

Affordable housing refers to the degree to which a household or individual can afford to pay for housing without experiencing financial hardship or sacrificing other essential needs.

According to the US Department of Housing and Urban Development (HUD), affordable housing refers to a residence that a household or family can acquire—either through buying, renting, or other means—that requires payment of no more than 30 percent of the household's income. Typically, households paying more than 30 percent of their annual income toward housing are considered to be "cost burdened."

Do "affordable housing" and "subsidized housing" mean the same thing?

Affordable housing and subsidized housing are related but distinct concepts. Affordable housing refers to homes that are priced so that they do not exceed 30 percent of a household's income, making them manageable for those with a median or lower income. Some housing is naturally affordable due to market conditions and/or household incomes. Affordable housing can also be influenced by government and private entities through policies, programs, and actions which may not result in direct financial support to a household.

Subsidized housing involves direct financial and policy assistance from governments or private entities to help low and moderate-income families afford housing, among other reasons. This support can include rent assistance, tax credits, or incentives for developers to build affordable units.

What are the social and economic benefits of affordable housing?

Affordable housing offers several social benefits. It helps reduce poverty by allowing families to spend less on housing and more on necessities like food, healthcare, and education. It also supports community stability, as people are less likely to move frequently when they can afford their homes. This stability can enhance neighborhood cohesion and social connections, making communities safer and more engaged. Having access to affordable housing can lead to better health outcomes, as financial stress decreases and living conditions improve. These outcomes can have a pronounced effect on the lives of the most vulnerable, particularly children and seniors.

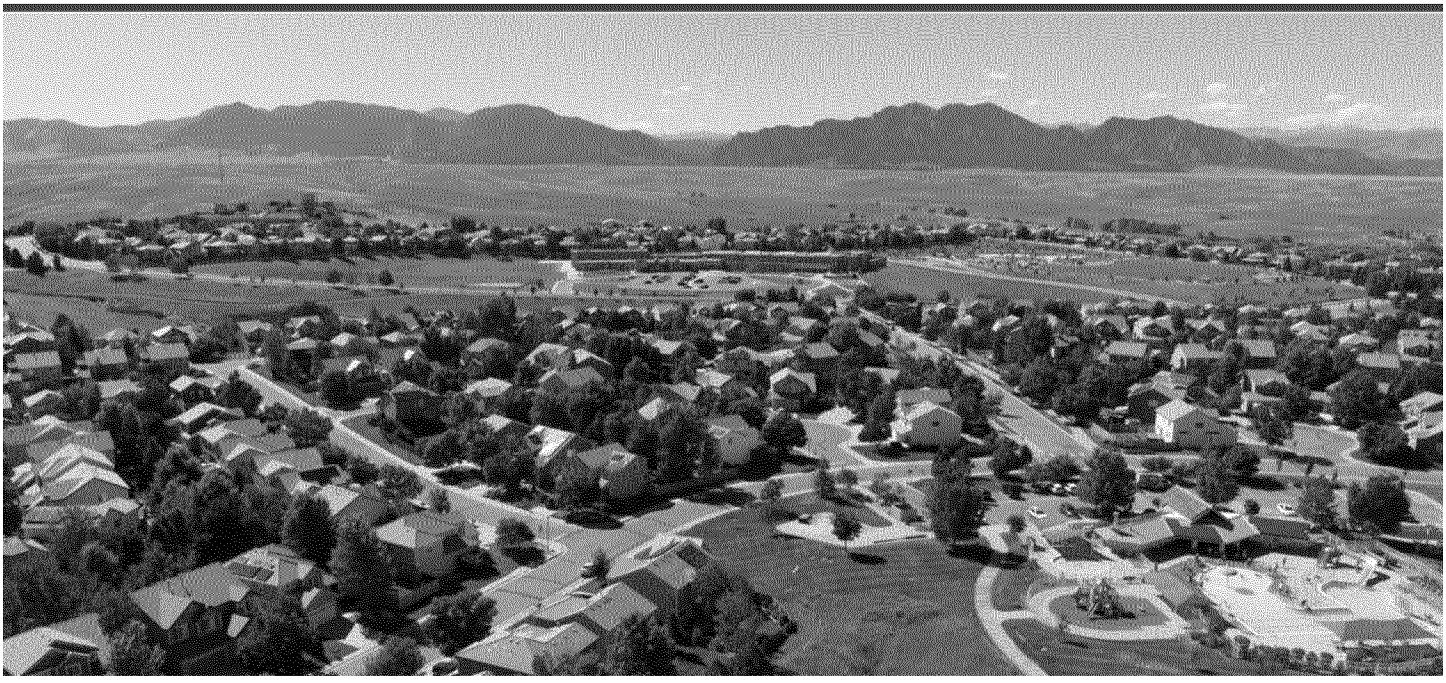


Communities with accessible, affordable housing can attract and retain a diverse workforce, essential for maintain community services. It allows essential workers such as baristas, teachers, and police officers to live near their jobs, reducing commuting costs and enhancing job satisfaction.

What are the environmental benefits of affordable housing?

Nationwide, conventional housing development has contributed to converting rural land to housing development at a rate three times faster than population growth and a rise in vehicle miles traveled trip triple the population growth rate. Conventional, large-lot dispersed housing development challenges our ability to maintain and protect air and water quality, as well as local governments' ability to finance and maintain infrastructure including schools, utilities, street networks, and police and fire protection.

Housing is commonly more affordable on the outer edges of metropolitan regions, which results in a "drive until you qualify" for many who desire homeownership. New housing in areas with existing development is typically more compact, which can result in less water and energy use and allow households to locate closer to jobs, which reduces vehicle miles traveled. Reducing vehicle miles traveled has several community-wide benefits, including improved air quality, reductions in energy use, and less required maintenance on public roadways.



The Language of Housing

Affordable Housing – Housing that costs no more than 30 percent of a household's total, pre-tax income.

Area Median Income (AMI) – The area median income (AMI) is the midpoint of a community's income distribution, which means that 50 percent of the households in that community have a total, pre-tax income higher than the AMI and 50 percent of the households in the community have a total, pre-tax income lower than the AMI.

Cost Burdened Household – A household is considered "cost burdened" when it spends more than 30 percent of its total, pre-tax income on housing (including utility payments).

Extremely Low-Income Households – A household is considered to be an 'extremely low-income household' when its total, pre-tax income is less than 30 percent of the community's AMI.

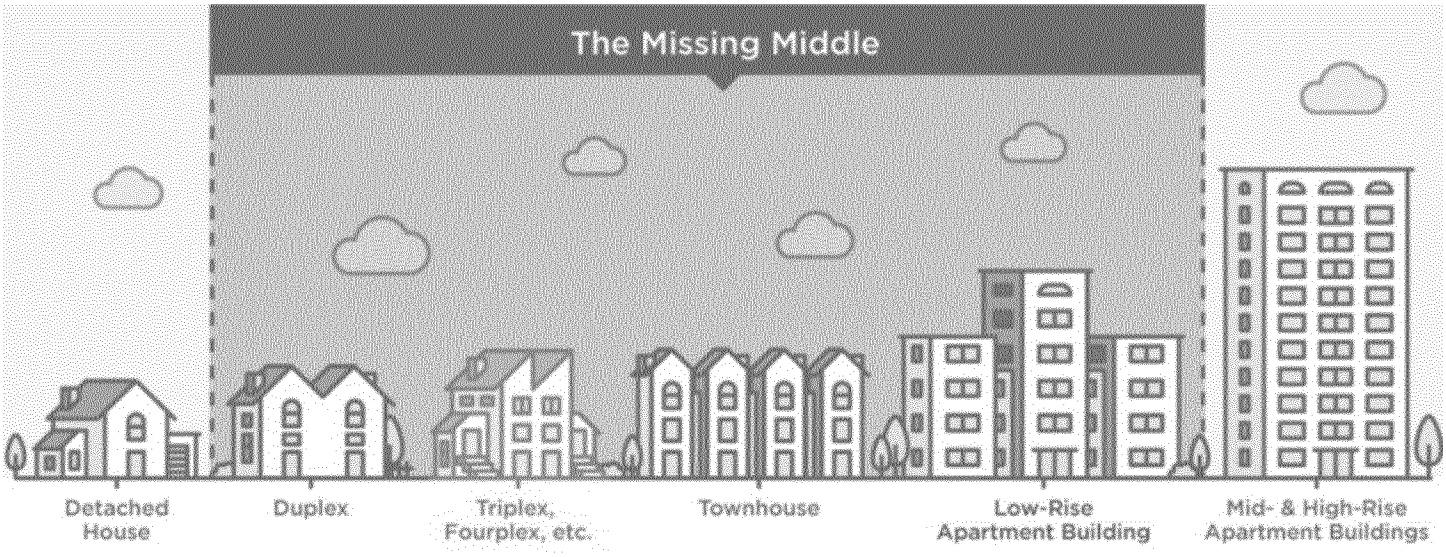
Housing Tenure – Household tenure refers to the way in which an individual or a household occupies their home, such as renting a home or owning a home.

Low-Income Housing Tax Credit (LIHTC) – The Low-Income Housing Tax Credit (LIHTC) program is a program designed to create affordable housing in communities across the United States. The LIHTC gives state and local agencies an annual budget to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

Missing Middle Housing - Refers to a range of housing styles between a single family home and high density development. See image below.

Severely Cost Burdened Household – A household is considered "severely cost burdened" when it spends more than 50 percent of its total, pre-tax income on housing (including utility payments).

Very Low-Income Households – A household is considered to be a 'very low-income household' when its total, pre-tax income is less than 50 percent of the community's AMI.



Strategic Housing Plan Overview

The findings of the Housing Needs Assessment and Public Outreach and Engagement, Sections 2 and 3 below, provide insights into Superior's housing issues and needs. The most pressing housing issues include the following:

Affordability: Reduce the cost of housing for households, especially for low-income and cost-burdened households.

Housing Supply: Increase the inventory and variety of housing to meet the diverse needs of Superior households.

Senior Housing: Increase the stock of housing options for aging adults.

Improve Access to Housing: Increase awareness of housing programs and services to residents and form partnerships to close the gap in housing resources.

The strategies included in this plan address multiple objectives of these housing issues and needs. Each strategy is accompanied by a set of actions or implementation tools, along with an estimated timeline, potential partners, income levels served, impact level, and strategy type. While the ranking of these action elements is qualitative, the purpose is to highlight the complex factors that make some strategies require more time and resources than others.

As part of this planning effort, the consultant team conducted a feasibility analysis, included as an appendix. This study informed the recommendations below.

Additionally, this plan acknowledges that many of these strategies require funding. Over the life of this plan, the Town expects to recieve funding from the 2023 Boulder County Affordable Housing Tax and intends to remain eligible for funds from the State of Colorado through Proposition 123 and other housing programs. Some strategies may require additional funds beyond what these measures can provide. As the State of Colorado and Boulder County develop the distribution plans for these dollars, the Town can better understand the liklihood of anticipated funding amounts.

Section 4 of this Plan contains complete descriptions of the Objectives, Strategies, and Actions.

How does the Strategic Housing Plan relate to the upcoming Comprehensive Plan and Home Rule Efforts?

The Strategic Housing Plan is intended to identify and evaluate potential strategies that could result in housing development that acheives the Town's policy objectives, and does not propose any specific development or development project or location within the Town. Strategies explored in this plan that could result in housing development within the Town will be further considered through the upcoming Comprehensive Plan process to determine appropriate locations, if any. The Comprehensive Plan process will include full evaluation of site considerations, intensity of development, integration with other Town-wide goals, compatibility, and other location-specific elements.

Adoption of the Strategic Housing Plan is unrelated to the Town's effort to consider adoption of a Home Rule Charter. This plan itself will not limit the applicability of any legislation adopted by the State of Colorado on the Town. Beyond the requirements of the grant supporting this plan, it does not obligate the Town to take any specific action.

Housing Strategies & Actions at a Glance

Objective 1: Increase Housing Choices for People

- Remove regulatory barriers to support the production of various housing types, such as missing middle housing, senior housing, multifamily housing, and mixed-use housing.
- Increase opportunities for Accessory Dwelling Unit (ADU) development.
- Promote the development of Missing Middle Housing.

Objective 2: Support & Promote Local and Regional Affordable Housing Efforts

- Support existing and create new partnerships to address affordable housing needs.
- Create an incentive program and pair it with the existing inclusionary housing ordinance to promote the creation of affordable housing.
- Explore local funding or partnerships to reduce the cost of land for affordable housing.
- Explore opportunities to generate revenue for affordable housing development.

Objective 3: Remove Housing Barriers for Those Who Often Encounter Them

- Promote housing choices for seniors.
- Promote housing for people with intellectual and developmental disabilities (IDD).
- Improve access to housing resources.
- Support English Language Learners and BIPOC residents.

Affordable Housing Efforts To-Date:

In 2018, the Town of Superior committed to the county-wide goal of 12% of housing stock being affordable by 2035. In Superior, this is roughly 575 housing units.

Inclusionary Housing Ordinance: In 2020, the Town adopted an IHO that requires 15% of units be affordable within new developments containing 10 or more homes. To date, the Town has no deed restricted affordable housing.

Proposition 123: The Town intends to remain eligible for Prop 123, which requires construction of 22 affordable units by 2027.

2. Summary of the Housing Needs Assesment

A Snapshot of Existing Housing and Demographic Conditions and Needs

The complete Housing Needs Assessment is provided as an appendix.

Who Lives in Superior Today?

The population of Superior is generally younger, and most households consist of families with children.

- Superior's population skews younger; 30% of residents are under age 19, and 29% of residents are between 25 and 44 years old.
- Approximately 40% of households are couples with children, and half of Superior's households consist of three or more persons, indicating that these household characteristics are likely those of families.

Superior's senior population is rapidly growing. This growth is unlikely to slow as Millennials and GenXers grow older.

- Seniors aged 65 years and older experienced the fastest growth since 2011, increasing by 246%, suggesting that Superior is experiencing a substantial aging trend. This could be due to factors such as access to health care, an attractive environment for retirees, families aging in place, or an influx of older adults seeking a peaceful lifestyle.
- Millennials and Gen Xers represent about 57% of Superior's population. As this population ages, Superior's senior population will continue to grow.

Renter households are typically smaller in size (1 and 2-person households) and generally live in apartments.

- About 62% of renter-occupied housing in Superior is occupied by households with one to two persons.
- Owner-occupied housing is generally occupied by families with three or more persons.

Superior is an affluent community where households have one of the highest median household incomes in the county.

- In 2021, Superior had a median household income of $131,000 — the second-highest median household income when compared to the following comparison cities of Erie, Lafayette, Louisville, Longmont, and Boulder.
- Incomes for owner households are generally higher than renter households.

Superior's population has grown to be more racially and ethnically diverse.

- While the majority (70%) of Superior's population identifies as White, the number of racial and ethnic groups has increased since 2011. The Asian population is the second-largest racial group (17%), followed by the Hispanic population (9%).
- The Black or African American population was the only racial group that experienced a decrease since 2011.

What are the Current Housing Conditions in Superior?

The majority of superior's housing stock is single-family detached—with a limited diversity of housing types.

- The majority (60%) of housing inventory in Superior is single-family detached. Superior primarily built single-family homes throughout the 2000s and 2010s. Only starting in 2020 did multifamily building permits outnumber single-family permits.

The Marshall Fire has further exacerbated the lack of available housing in Superior. While demand for housing is high, overall housing vacancy is very low.

- The Marshall Fire of 2021 destroyed 390 residential properties (approximately 8% ot the Town's housing units) and 4 commercial properties.
- Superior had a housing vacancy of 2.5% in 2021, one of the lowest among Erie, Lafayette, Louisville, Longmont, and Boulder. For comparison, Boulder County had a housing vacancy rate of 5.9% in 2021.

Homeownership rates have fallen in Superior as increasing numbers of households tend to rent.

- In Superior, homeownership rates have decreased 10% since 2010, while homeownership rates remained stable in Boulder County and Colorado.
- The share of Superior households who rent increased from 30% in 2011 to 40% in 2021. This underscores the significance of having rental housing that is both of good quality and reasonably priced, and increasing opportunities for home ownership in the Town.

Incomes have not kept pace with rising housing costs, and housing attainability in Superior has become challenging for many residents.

- While a household earning 100 percent of the area median income ($144,100 is AMI for a family of four in Boulder County in 2023) can afford the average rent, they cannot afford to purchase a home at the median price ($724,300). A Superior household would need to make $181,000 or more to afford a median-priced home in 2023. This suggests that higher-income households likely have a better chance of homeownership while lower and median-income households might be limited to renting.
- The inability of a moderate-income household to afford the median-priced home raises questions about the potential barriers to homeownership in Superior. Factors like high down payment requirements, stricter mortgage lending criteria, and rising home prices relative to income growth can make it difficult for many households to enter the homeownership market.
- In 2021, about 40% of renter households in Superior were considered cost burdened.

What Types of Housing Will Future Residents Need?

Superior needs a diversity of housing types to support the needs of its existing residents and those who are employed in superior but can't afford to live here. Increasing the supply of both renter and ownership housing units is important for Superior.

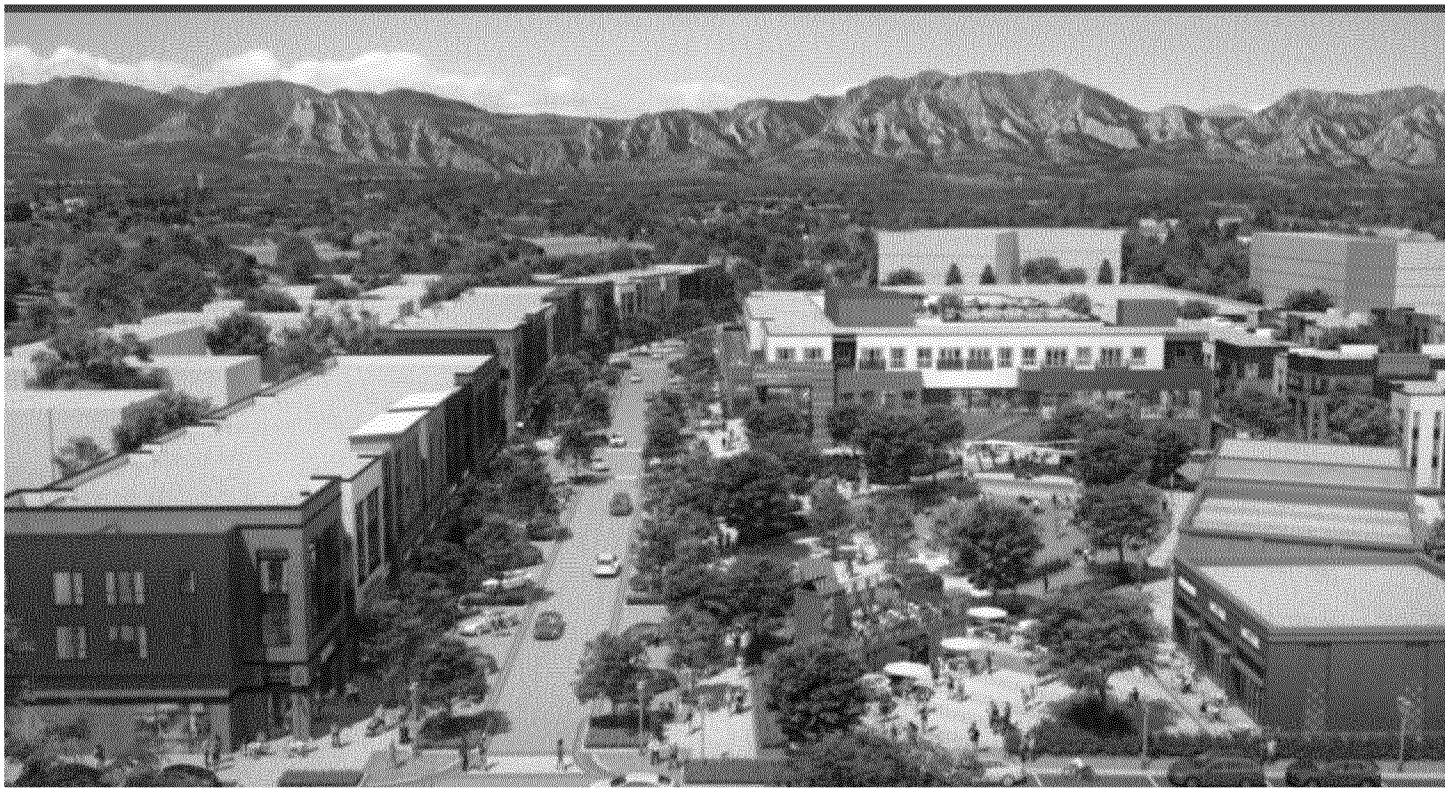
- If the demand for housing, particularly for homeownership, exceeds the available supply, it can drive up home prices and make it challenging for households with moderate incomes to purchase a home. Similarly, if the demand for rental housing exceeds the available supply, it can drive up rent prices and price out households that rent in Superior.
- Downtown Superior, a key growth area, has added several hundred housing units of diverse housing types. These newly built housing units can help meet some of the town's housing needs; however, Superior should continue looking for strategic locations for infill development.

As Superior's population ages, there will be a growing need for housing to accommodate this demographic group.

- Superior's aging population will need housing that meets various household needs, such as wanting to downsize, aging in place, or multigenerational living.
- Increasing property tax valuations have led to large increases in property tax, impacting the ability of households with fixed incomes to remain in their homes.

Superior will have more middle-aged millennials wanting to enter the homeownership market.

- As they age, more Millennials are likely to desire to own their homes. As a result, there will be an increased demand for starter homes and relatively affordable types of ownership and rental housing.
- Additionally, to accommodate the housing needs of this population group, there will need to be more one- and two-bedroom housing units and housing options near major employment centers and services.



3. Public Outreach and Engagement

The Strategic Housing Plan was developed between May 2023 and July 2024. The community engagement process for the Plan involved a series of interactive and online activities aimed at gathering input from residents.

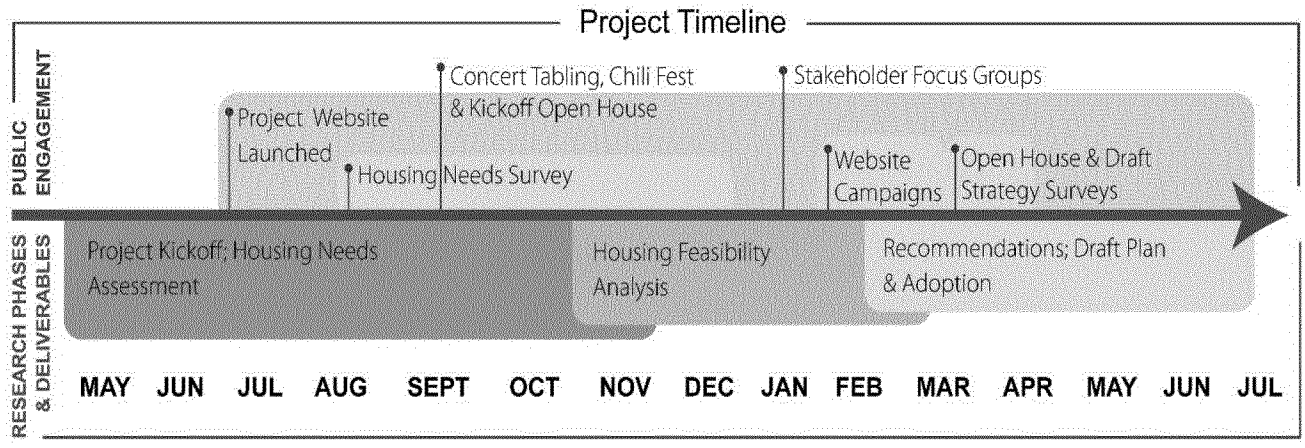
Events like open houses and community festivals provided forums for face-to-face discussions, while focus groups helped address specific concerns of vulnerable populations such as seniors and people with disabilities. Online surveys and a dedicated website allowed for broader community participation, ensuring that even those unable to attend in-person events could have their voices heard.

Additionally, social media played a role in keeping the community updated and engaged throughout the process. This comprehensive approach helped capture a wide range of opinions and suggestions, aiding in the development of a well-rounded housing plan.

What Public Engagement Activities Were Conducted?

- **3 Open Houses**
- **4 Stakeholder Interview Events**
- **2 Booths at Community Events**
- **7 Online Surveys and Engagement Prompts**
- **1 Project website on ShapeSuperior.com**

APPROXIMATELY 200 PEOPLE PARTICIPATED AT IN-PERSON EVENTS AND THE TOWN RECEIVED MORE THAN 1,340 SURVEY RESPONSES THROUGHOUT THE PROJECT.





What Housing Issues Are on the Top of Superior Residents' Minds?

The following key findings elevated by residents highlight a mix of challenges related to affordability, diversity of housing options, and maintaining the quality of life as the town grows and changes.

- Superior residents care most about aging in place, affordable homeownership, preserving community character in the face of development pressure, and Superior as a "complete community " with amenities and activities.
- Many Superior residents recognize that there is a need for housing that is affordable to low-income households.
- Superior residents identify costs, overall supply, and availability of options as the greatest housing challenges in the community.
- Stakeholders identified a need for supportive, affordable, and mixed income communities to support seniors and residents with disabilities.
- Stakeholders identified community misunderstanding and opposition, cost, market variability, and funding limitations as key barriers to supportive and affordable housing provision.
- Superior residents expressed a strong preference for traditional single-family homes occupied by the owner(s), but also indicated robust and varied interest in other housing options.

> "By building more (affordable) housing you're essentially reducing the cost of existing homeowners equity"

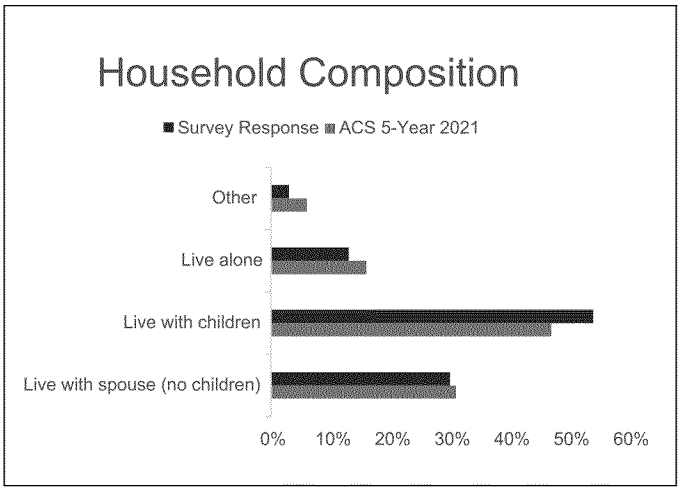
- Superior residents expressed mixed support and opposition for draft housing strategies, with more support for strategies that reduce housing barriers (Objective 3), and least support for strategies that support affordable housing efforts (Objective 2).
- Stakeholders recommended a variety of potential strategies and resources to promote and allow for housing that supports community members who are most vulnerable.

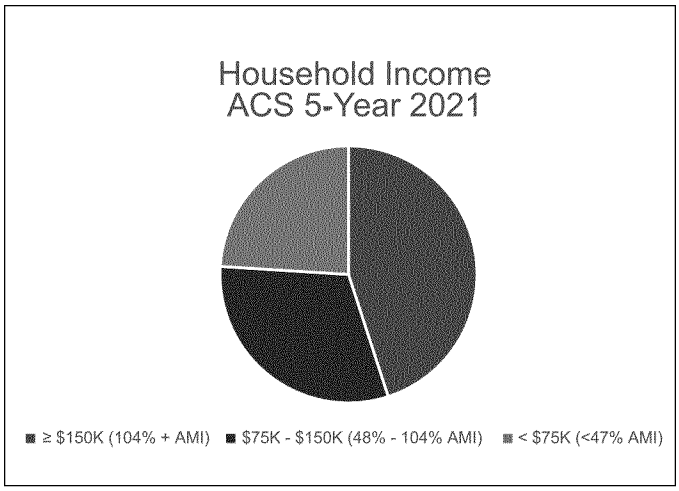
> "We need to find ways to increase housing supply and provide affordable housing so we can be an inclusive community."

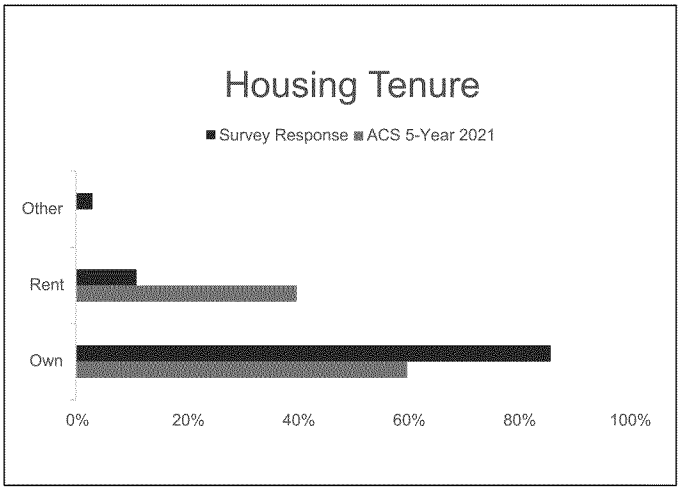
Engagement Outcomes

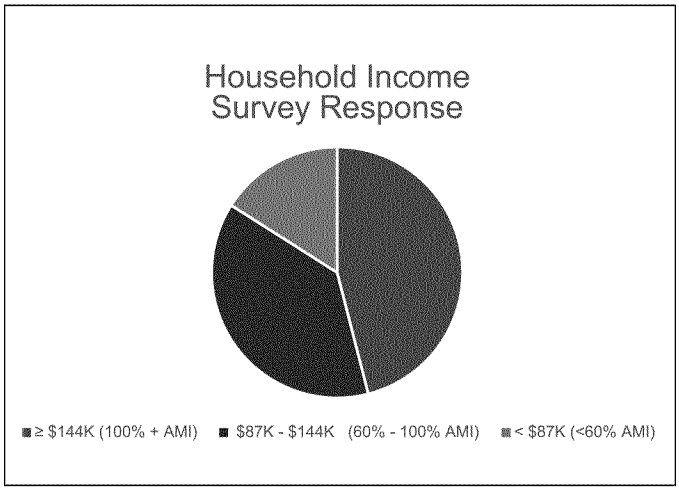
By comparing self-reported survey responses to data obtained for the Housing Needs Assessment, the Town has a measure for evaluating the effectiveness of our outreach campaign. The survey data used below comes from respondents who indicated that they are current residents of Superior (96%). Judging by this comparison, the engagement efforts were fairly sussessful at reaching most segements of the population, though residents who live alone, rent apartments, have lower incomes, and are more housing cost burdened remain underrepresented.

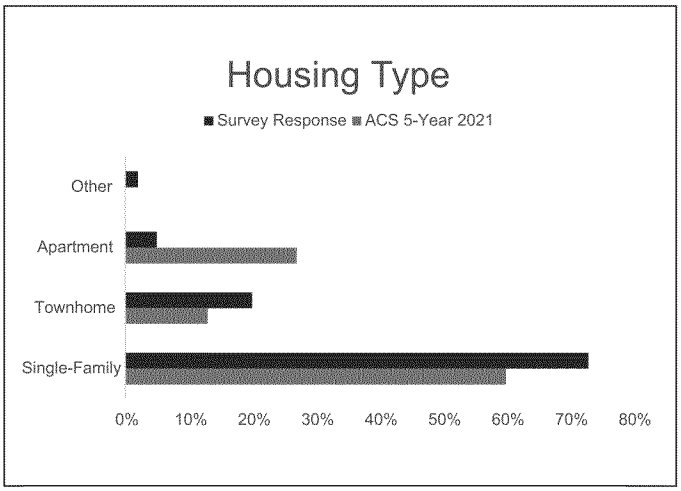
Comparisons of Housing Needs Assessment and Survey Responses

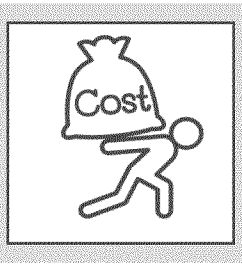
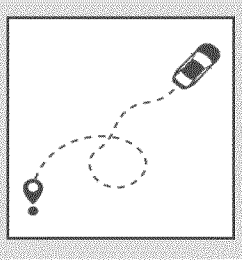










Percentage of residents that report they are cost burdened	Survey responses: 29% *2021 ACS 5-Year: 40%*	
Percentage that report that transportation costs negatively impact housing choices	Survey responses: 18% *Average Local Annual Transportation Cost: $14,589*	
Likelihood of moving in the future	Planning to relocate in the next 5 years: 42% Hoping to remain in Superior: 75%	
Overall satisfaction with housing choices in Superior	Survey responses: 56% are satisfied *44% are unsatisfied*	

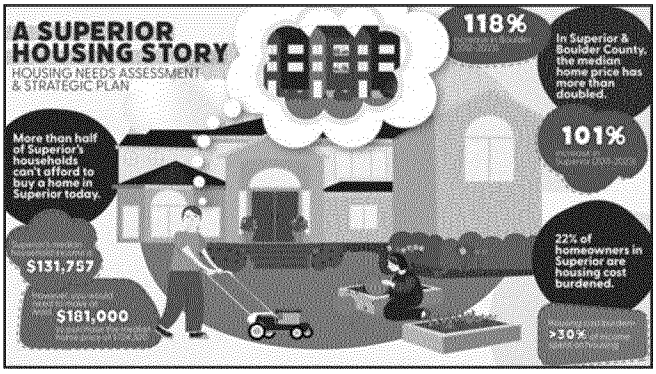
How was this input used?

- Understand housing needs and preferences.
- Provide insights into what key barriers need to be addressed.
- Inform strategy objectives.
- Collect input on future housing vision.
- Shape specific strategies and implementation actions.
- Prioritize strategies and actions.

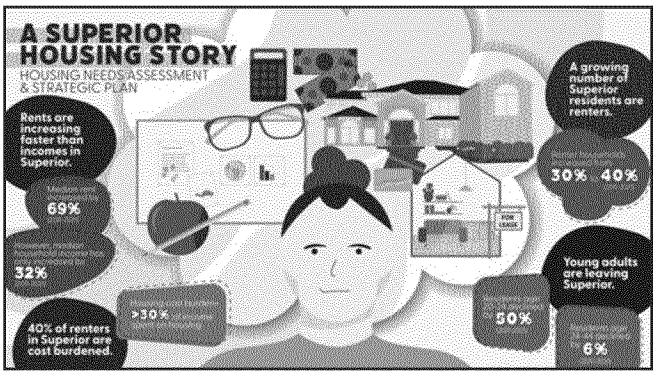
"I hope to see a mix of permanently affordable homes to own, subsidized rental units, as well as attainable middle income housing built in Superior. All housing needs to be in close proximity to public transportation and amenities."

Beyond the Numbers

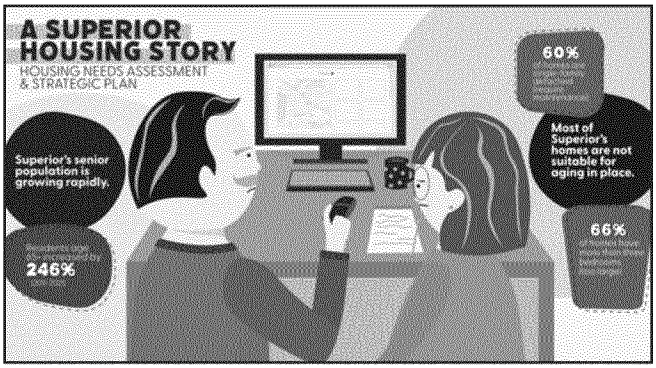
The Town of Superior's Housing Needs Assessment got staff musing on a little ditty about longtime Superior residents Jack and Diane. The following stories were shared for idea generation with Town residents.



The story was intended to be relatable and to humanize the facts and figures uncovered by the housing data.



Jack and Diane are a middle aged couple who, like so many other Superior residents, have good jobs with salaries that have failed to keep up with up housing costs, young adult child who they would like to help get a good start in life by supporting their education, and aging parents to whom they both want and need to live in closer proximity.



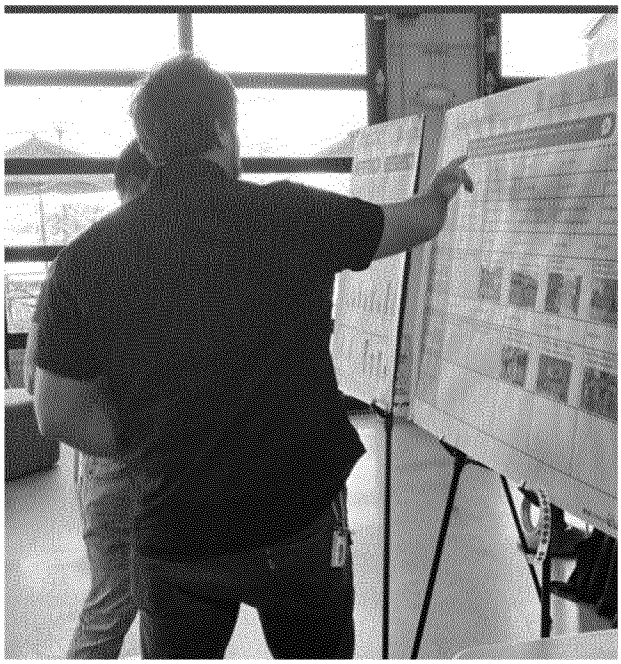
"It's unfortunate that living in Boulder County is becoming increasingly expensive. Sadly, I advise figuring out a way to make more money, move to a less expensive town, or find a small home that costs less."

"Sell and downsize perhaps in another municipality with more reasonably priced homes."

"Move. You'll never be able to afford to downsize in Superior without having to pay substantially more, which is the unfortunate situation many of us with kids in college or finishing college are discovering. It's very unfortunate that our town is pricing us out."

"Be a voice and advocate for your needs."

"Stay where you are, even though you have good equity there are no smaller ranch houses under a million in Superior, except for the tiny homes which are too small and ridiculously priced in the 600,000."



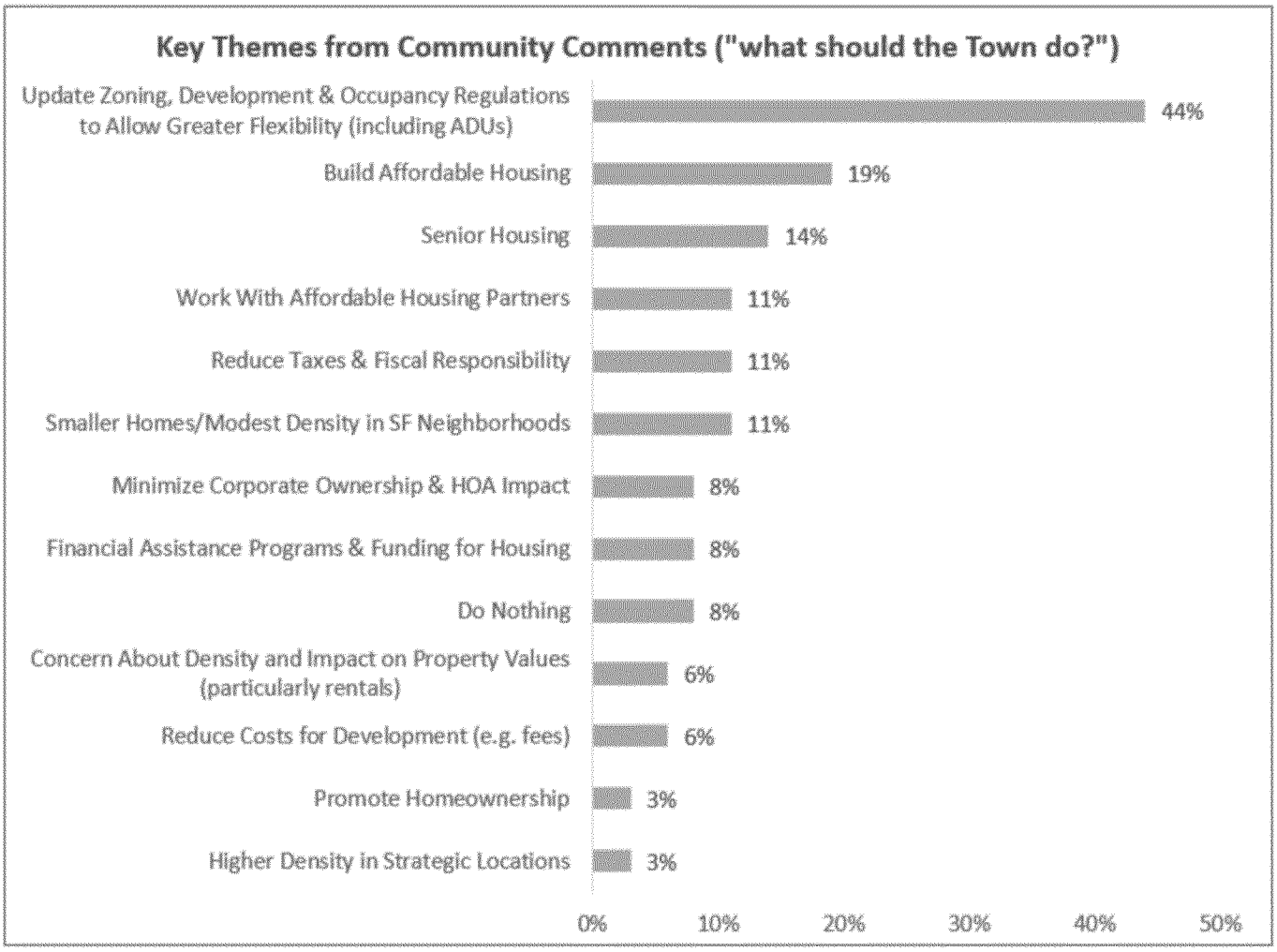
Potential Solutions & Strategies

Approaches & Potential Solutions Identified by the Community

Open-ended responses resulted in 13 key themes related to outcomes, approaches, and strategies related to housing in Superior. Those that rose to the top include updates to regulations (such as zoning, development code, etc.) to allow for more flexibility around what's permitted in the housing market and efforts to build affordable housing.

Draft Strategy Prioritization

In general, participants were more supportive of strategies to support reduce housing barriers (Objective 3), and less supportive of strategies to support affordable housing efforts (Objective 2). Support for strategies related to providing more housing choice overall was mixed.



4. Implementing the Strategic Housing Plan

The complete descriptions of each Objective, Strategy and Action are provided in this section, along with the guiding principles of the Strategic Housing Plan. Each action includes the information in the table below to help understand implementation timline, type of action, potential partners, the level of effort required for implementation, the income level served, and the type of strategy type; Programmatic, Housing Production, Partnership, Funding and/or Regulatory.

Timeline:	Short-term (1-2 years), Mid-term (3-5 years), Long-term (5+ years)
Action:	What level of time commitment is needed. One-time or On-going.
Partners:	What partners might be needed to support implementation.
Level of Effort	The level of staff time, resources, and potential funding to implement the action: Low, Moderate, High.
Income Level Served:	The income-level that this action will serve.
Impact Level:	What is the likely impact of this action: Low, Medium, and High.
Strategy Type:	 Programmatic  Housing Production  Partnership  Funding  Regulatory

Strategic Housing Plan Principles: A Guide to Decision-Making



These "rules of the road" offer guidance for decision making to maintain clarity as the Town pursues its housing goals. Whether the Town of Superior's approach to housing is ultimately opportunistic and flexible or targeted and rigid, these tools can operate inside a set of high level principles that reflect both the community's values and aspirations, as well as its economic, political, and fiscal realities.

Be action-oriented and embrace incremental progress

Housing markets are complex, powerful, and difficult to affect. This can appear daunting to those who seek different market outcomes. But the Town of Superior is a forward-thinking and creative local government with a history of getting things done. There are action items in the following strategies that the Town can begin working on quickly, with demonstrable results to follow. Superior should have no hesitation about getting started right away, and beginning the process of stacking up small but important wins that add up over time.

Aim for mixed-income outcomes

Just as housing monocultures run counter to the need for flexibility for individual households and the community over time, so too do income monocultures. A focus on increasing affordability townwide will help to maintain income diversity as Superior considers the few remaining parcels in Town and redevelopment of underutilized areas in the upcoming Comprehensive Plan. Mixed-income housing development should be front of mind when planning for housing in the future.

Pursue geographic dispersion

No part of the community should be "off limits" to new housing or affordable housing. Each neighborhood should have opportunities for the location of new and affordable housing. This is not to say that every opportunity will be the same, or that a project that is the right fit for one location could easily be relocated somewhere else. But if housing affordability is a townwide challenge, then every part of the Town has some role to play in helping to address it.



Get the right project in the right place

Affordability is a critical consideration for newly built housing, but it is not the only consideration that matters. Superior is a community with a well-established existing planning context, and new housing, if not properly designed for its site, block, street, or neighborhood, may fail to contribute positively to the town. Simply being affordable may not be enought to outweigh a poorly planned site, inappropriate architecture, or a shoddily constructed building. The town's planning system, from the comprehensive plan to the land use code, should set rules within which any housing developer, including affordable housing developers, must operate.

Support other affordable housing developers when possible and lead when necessary

Housing development, especially affordable housing development, is a difficult and financially complex undertaking. The Town cannot provide housing directly, but there are existing organizations that are expert in housing development, and are able and willing to build affordable housing in Superior. The Town may consider a number of tools to increase affordable housing that no other entity can achieve such as land use designations and development regulations including zoning and allocation of meaningful financial resources to fill financing gaps.

Act regionally

Although the town has an affordablity challenge, it is not Superior's alone. It is a regional phenomemom across the entire Denver and Boulder area. Superior should show leadership by implementing this Plan and the Town should also stand ready to collaborate with other regional actors, from neighborhing jurisdictions to the Regional Housing Partnership, as opportunities present themselves.

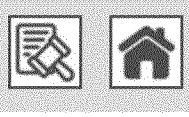
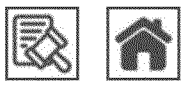
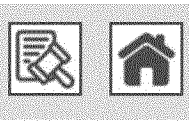
Objective 1

Increase Housing Choices for People

Several market factors have contributed to Superior's housing unaffordability. These include limited housing availability due to geography constraints, strict zoning rules, laws related to construction defects, and public approval processes, combined with high demand from population growth, all of which drive up prices. Land use policies that limit housing types and density can often exacerbate the problem and limit housing mobility for households to downsize or purchase their first starter home. High construction costs, including land, materials, and labor, along with changes in loan interest rates, also play a role in making housing less affordable. To tackle these issues and ensure that all residents can remain in the community as their housing needs change, Superior should consider implementing strategies that focus on making it easier to build more varied types of homes and creating more affordable housing.

STRATEGY
1.1 Remove regulatory barriers to support the production of various housing types, including missing middle housing, senior housing, multifamily housing, and mixed-use housing.

While the Town of Superior does not directly produce or control housing, the town's land use policies, development code, infrastructure investments, and programs influence the housing market as well as what types of housing get built. These same policies and regulations often act as barriers to the viability and financial performance of housing. Amending and/or removing regulatory barriers can yield great benefits, such as making certain housing types viable, producing more housing, and potentially lowering housing costs to build and to the end consumer.

Action 1.1.1	Explore reductions in minimum parking requirements for desired housing types	
Action 1.1.2	Establish clear and objective development standards and approval processes for desired housing.	
Action 1.1.3	Develop pre-approved housing plan sets for ADUs and missing middle housing types	

THE DETAILS

1.1.1. Explore reductions in minimum parking requirements for desired housing types.

Reducing parking requirements for residential housing projects can lower construction costs, increase the efficiency of land use, and promote more sustainable urban environments. Removing regulatory barriers that act as financial hurdles is one of the policy tools that Superior has at its disposal to promote the production of a variety of housing types.

Cities and towns can take different approaches to structuring parking requirements. For example, jurisdictions may choose to apply parking reductions based on the location of the housing, with lower parking requirements more common in areas closer to transit stations or frequent bus service. In some locations, increasing allowances for the use of on-street parking may also be considered.

Timeline:	Short-term
Action:	One-time
Partners:	N/A
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	High
Strategy Type:	Housing Production, Regulatory

1.1.2. Establish clear and objective development standards and approval processes for desired housing.

Establishing clear and objective development standards can help create a transparent and predictable process for building new housing by reducing uncertainties and often lowering project costs. For the Town, these standards can simplify the approval process, requiring less staff time and resources, as well as ensure that new developments meet community needs and housing goals. The Town of Superior can implement such improvements to new infill or/greenfield neighborhoods providing higher-quality housing that adheres to consistent standards.

Following establishment of clear and objective standards, some communities take a further step to ensure predictability by removing requirements for public hearings. This allows developers to meet the stated goals and standards of the Town, while removing the uncertainty that occurs with public review. Alternatively, applications that meet standards could be placed on a "fast-track" review to ensure public hearings happen quickly.

Timeline:	Mid-term
Action:	One-time
Partners:	N/A
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	Medium
Strategy Type:	Housing Production, Regulatory

1.1.3. Develop pre-approved housing plan sets for ADUs and missing middle housing types

Developing pre-approved plan sets facilitates and expedites the construction of desired housing types. Pre-approved plans reduce the costs of designing new homes and streamline the permitting of missing middle housing.

Several benefits of pre-approved housing plans include:

- Increased awareness of missing middle housing types, allowing the community to become more familiar with duplexes, cottage housing, and small-scale apartments.
- Reduces overall project costs and shortens timeframe for project.
- Promote higher-quality design, while making it easier for to build them.
- Promote a set of building designs that fit well within the community context, and which reduces regulatory friction in obtaining permit approvals.

Timeline:	Long-term
Action:	One-time
Partners:	N/A
Level of Effort	High
Income Level Served:	All Income Levels
Impact Level:	Medium
Strategy Type:	Housing Production, Regulatory

Case Study: Portland Land Use Review

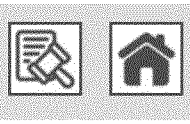
The City of Portland's permit review process is innovative in the way that they tier their review process based on the scale and type of development proposed. The city has five different types of land use reviews.

These include: Type I, Type II, Type IIx, Type III, and Type IV

Each one varies in the type of review from simple review procedures required for historic properties, to demolitions, and more complex reviews that required for land divisions or multi-story development project. Each review type clearly states procedural requirements, public notice timeline, hearing timeline, and when approval decision would be made. These clear review procedures give developers insights into what is needed for their development but also clear timelines for when they can expect a review to be completed.

STRATEGY
1.2. Increase opportunities for Accessory Dwelling Unit (ADU) development.

Allowing Accessory Dwelling Units (ADUs) to be built on single-family lots or within existing single-family homes can modestly increase housing density town-wide. ADUs offer flexible living solutions that can adapt to changing family needs. They can serve as a home for aging parents facilitating multigenerational living, a starter apartment for adult children, or a separate space for guests. Additionally, ADUs can generate passive income if rented out, providing economic benefits to homeowners.children reside on the property.

Action 1.2.1	Explore allowing ADUs town-wide.	
Action 1.2.2	Review and clarify ADU development standards to make it easier to develop ADUs.	
Action 1.2.3	Explore incentives for ADUs and tie them to affordability, such as deed restrictions	

THE DETAILS

1.2.1. Explore allowing ADU's town-wide.

While some ADUs have been built in Superior, this housing type is only allowed in a small geographic area in Original Town. Allowing ADUs town-wide can help advance the goals of the housing plan. There are several ways to encourage the development of ADUs, including zoning changes to remove development barriers as well as offering financial incentives.

Beyond allowing ADUs town-wide, the Town can facilitate the construction of ADUs for residents by implementing the following actions:

- Offer dedicated technical assistance for the development of ADUs
- Promote and participate in ADU tours.
- Develop pre-approved ADU permit plans to streamline the review process and reduce cost.

Timeline:	Short-term
Action:	One-time
Partners:	HOAs
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	Medium
Strategy Type:	Housing Production, Regulatory

1.2.2. Review and clarify ADU development standards to make it easier to develop ADUs

Key themes emerged from the community engagement process and development feasibility analysis such as a need to clarify ADU development standards and removing building regulatory code barriers to make it easier to build ADUs within existing single-family homes. This also includes simplifying the building code for residents wanting to create internal ADUs. The Town can promote the construction of ADUs by implementing the following actions:

- Clarify and simplify ADU development standards within the municipal code.
- Create materials to help guide the building permit process.
- Amend code to remove ADU parking requirements.
- Develop strategy to bring existing ADUs into compliance.
- Partner with housing builder organizations and State of Colorado to support minimal building requirements for internal/attached ADU's such as fire wall separation, separate entrance from primary dwelling unit, and separate HVAC system.

Timeline:	Mid-term
Action:	One-time
Partners:	ADU developers and home builders
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	Medium
Strategy Type:	Housing Production, Regulatory

1.2.3. Explore incentives for ADUs and tie them to affordability requirements such as deed restrictions.

Development incentives are powerful tools used to encourage desired housing types by helping offset the costs of construction. Since ADUs will are typically built by homeowners of single-family homes, there exist only a limited number of ways to fund the construction of an ADU. Homeowners will either have to fund the ADU construction through cash savings or obtain a loan from a bank. Superior can help offset the costs of ADU construction by waiving or subsidizing permitting fees, or by providing loans or funding assistance. While some jurisdictions do not place affordability requirements in exchange for financial help, many jurisdictions do enact some type of affordability requirement and deed restriction to the ADU property in exchange for financial assistance.

Timeline:	Mid/Long-term
Action:	One-time
Partners:	Homeowners
Level of Effort	High
Income Level Served:	80% AMI and below
Impact Level:	High
Strategy Type:	Housing Production, Regulatory

Case Study: Napa County Affordable ADU Loan Program

In 2022, Napa County launched the Affordable ADU Loan Program, funded initially with $5 million from ARPA funds, to promote affordable housing through the development of Accessory Dwelling Units (ADUs). The program offers forgivable loans ranging from $25,000 to $105,000 to homeowners willing to build ADUs and maintain rent levels affordable to households earning up to 80% of the Area Median Income (AMI) for five years. The loan amounts are calculated based on the projected difference between market and affordable rents over this period, effectively making these loans the capitalized value of a five-year rental subsidy.

The program witnessed substantial interest upon its launch in February 2023, quickly utilizing the available funds with hundreds of homeowners applying. Future funding rounds will tap into hotel tax revenues, allowing the program to continue supporting the construction of ADUs at a smaller scale compared to traditional multiunit projects.

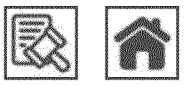
Case Study: West Denver Single Family Plus Program

The Accessory Dwelling Unit (ADU) program in West Denver, developed in partnership with Habitat for Humanity and local nonprofits, aims to assist homeowners, particularly those with low to moderate incomes, in constructing affordable ADU's on their properties as a way to supplement their income and minimize potential displacement. The program significantly reduces construction costs from around $200,000 to between $100,000 and $140,000, partly by using pre-approved designs. It also offers financial support through forgivable loans of $25,000 and covers initial costs like soil testing, which can be incorporated into a mortgage. Additionally, the city's loans are forgivable over 25 years, and housing counselors provide necessary guidance, ensuring the financial feasibility for participants.

STRATEGY

1.3. Promote the development of Missing Middle Housing

To respond to the need for affordable housing, several housing types can be encouraged in multiple forms, densities, sizes, and locations. Through land use changes, the Town of Superior can encourage a diversity of housing types such as cottage housing, duplex, triplex, and other missing middle housing types that can moderately increase housing density and housing units.

Action 1.3.1	Consider allowing moderate density increases in single-family zones to allow for duplexes and triplexes.	
Action 1.3.2	Identify locations for small-lot zoning and smaller housing units.	

THE DETAILS

1.3.1. Consider allowing moderate density increases in single-family zones to allow for duplexes and triplexes.

Superior's housing is fairly homogenous, where 60 percent of the housing stock is single-family detached homes. Building a wider range of housing options is one way to support broader affordability within the Town of Superior. Moderately increasing density in single-family zones can increase the number of units that can be built on a lot, creating an efficient use of land and economies of scale. Generally, per unit construction cost is lower for duplexes and triplexes compared to single-family homes, mostly due to shared building components like roofs and foundations, which spreads out costs and can lower prices for buyers and renters, reducing the overall housing costs burden within Superior.

Superior could evaluate modest density increases across single-family zones with the upcoming Comprehensive Plan to support a greater number of housing units to be built.

Additional actions the Town should consider as part of the Comprehensive Plan include:

- Clearly define each missing middle housing type, including explicit standards for building scale, unit count, configuration/form, or any combination of these parameters
- Seek out best practice guidance around parking, regulating intensity, and where to allow missing middle housing, to ensure its implementation is rooted in feasibility and equity.

Timeline:	Long-term
Action:	One-time
Partners:	N/A
Level of Effort	High
Income Level Served:	All Income Levels
Impact Level:	High
Strategy Type:	Housing Production, Regulatory

1.3.2. Identify locations for small-lot zoning and smaller housing units.

Superior has limited vacant land remaining to develop. Small lot zoning allows single-family homes and other smaller dwelling units (e.g., ADUs) and duplexes to be built on lots smaller than those typically allowed in single-family zone districts. Development on these small lots can be permitted by ordinances that reduce or relax minimum lot size, setbacks, or lot coverage requirements.

Small lot zoning is most effective in developed residential zones with fragmented lots, where, under present land use regulations, additional housing units would not be allowed. It can also be applied effectively in areas below maximum density where large or adjacent lots could be subdivided to create denser development.

As part of the Comprehensive Plan update, Superior should consider evaluating residential areas that could support higher-density housing and allow for greater housing options. Small lot zoning is often created and applied to focused areas through individual ordinances or amendments to existing codes or Planned Developments.

Timeline:	Long-term
Action:	One-time
Partners:	N/A
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	High
Strategy Type:	Housing Production, Regulatory

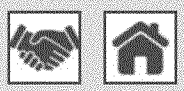
Objective 2

Support and Promote Local and Regional Affordable Housing Efforts

Currently, the Town lacks permanently affordable rental properties and homes with deed restrictions for affordability. While the Town has passed an inclusionary housing ordinance that requires new residential developments of 10 units or more to set aside a certain percentage as affordable, the Town has not yet seen any new affordable housing units. It is crucial for Superior to considerably expand its supply of affordable housing choices to meet the needs of households with low and moderate incomes.

STRATEGY
2.1 Support existing and create new partnerships to address affordable housing needs

While the Town of Superior relies on the support from regional partners such as the Boulder Housing Authority, Habitat for Humanity, or private affordable housing developers to build affordable renter and ownership housing, these relationships can be deepened, and new partnerships can be built with other housing providers and builders to facilitate and encourage the development of affordable housing in Superior. These partnerships can be instrumental in supporting the production of affordable housing.

Action 2.1.1	Partner with organizations such as Habitat for Humanity and Boulder County Housing Authority to support the creation of affordable homes	

THE DETAILS

2.1.1. Partner with organizations such as Habitat for Humanity and Boulder County Housing Authority to support the creation of affordable homes.

The Town of Superior has ongoing partnerships with Boulder County Housing Authority and can make new partnerships with Habitat for Humanity to support their mission of building affordable homeownership units in Superior.

While the Town of Superior does not build housing itself, partnerships with local nonprofit housing providers and builders can substantially increase the likelihood of affordable homeownership housing getting built. These partnerships allow towns and cities to leverage the nonprofits' expertise in affordable housing development and access to diverse funding sources. Nonprofits bring strong community ties that facilitate public engagement and trust, ensuring projects are well-received and meet specific local needs.

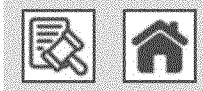
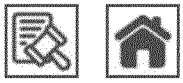
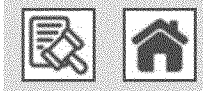
These ongoing partnerships are also beneficial to nonprofits as they allow for direct dialogue with town staff to help overcome potential development barriers and address them with code amendments or modifications to get the housing projects built.

As part of the Town's inclusionary housing program, the town can also consider partnering with these nonprofit housing providers and builders to help administer eligibility requirements and ensure that the for-sale housing units remain affordable to future generations.

Timeline:	Mid-term
Action:	Ongoing
Partners:	BCHA, Habitat for Humanity
Level of Effort	Moderate
Income Level Served:	120% AMI and below
Impact Level:	High
Strategy Type:	Housing Production, Partnerships

STRATEGY
2.2. Create an incentive program and pair it with the existing Inclusionary Housing Ordinance to promote the creation of affordable housing.

Explore developing an incentive program to encourage the development of affordable housing. Incentives may include land development, regulatory, or financial incentives.

Action 2.2.1	Incentivize affordable housing development through density and height bonuses and parking and landscape reductions.	
Action 2.2.2	Expeditie review processes for affordable housing projects.	
Action 2.2.3	Subsidize or reduce fees for affordable housing projects.	

THE DETAILS

2.2.1. Incentivize affordable housing development through density and height bonuses and parking and landscape reductions.

Some communities realize additional affordable housing through approval of density and/or height bonuses, or offer exceptions from development standards such as minimum landscape or parking requirements. Density and height incentives can be utilized to increase the number of affordable units beyond the minimum standards or help offset some of the cost. Additionally, in some instances, incentives can be utilized to make building affordable units on-site more economically attractive than paying the fee-in-lieu.

The Town of Superior can pair a list of incentives with mandatory requirements to promote the construction of affordable units on-site and use enhanced incentives to increase the supply of both market-rate and affordable housing.

As noted in strategies within Objective 1 above, parking requirements that have been set too high can create several problems, including increased development costs and challenges to utilizing smaller sites for infill development or providing other services and amenities on-site. Beyond height, density, parking and landscaping, other development standards may be appropriate for relief including lot coverage, lot size, setback, etc. These considerations are particularly important for affordable housing developers.

Timeline:	Mid-term
Action:	One-time
Partners:	BCHA, other housing developrs
Level of Effort	High
Income Level Served:	80% AMI and below
Impact Level:	High
Strategy Type:	Housing Production, Regulatory

2.2.2. Expedite review processes for affordable housing projects.

Expedited permitting and review processes can help increase the supply of housing and reduce development costs as a project moves from design and engineering to construction. Expedited reviews typically allow qualifying affordable housing projects (which can sometimes include the conversion of some underused commercial properties into affordable housing) to be processed faster to help minimize project delays and unexpected costs.

Overall, expedited permitting and review policies help increase the supply of homes and apartments that are affordable to families by expediting and simplifying the permitting and review process.

Expedited reviews look different across many communities and can include some or all of the following:

- Allowing affordable housing projects that meet the Town's development code and design standards to be approved administratively;
- Fast-tracking affordable housing project applications through the review process, and prioritizing affordable housing applications over other applications;
- Assigning a Town staff member as a project advocate/expediter to help resolve development code issues that come up during project review.

Timeline:	Mid-term
Action:	One-time
Partners:	BCHA, other housing developers
Level of Effort	High
Income Level Served:	80% AMI and below
Impact Level:	High
Strategy Type:	Housing Production, Regulatory

2.2.3. Subsidize or reduce fees for affordable housing projects.

The Town of Superior can enhance the viability of income-restricted affordable housing projects by offering development fee reductions or waivers which help lower the overall development costs for a project, making it more feasible to develop a project. Many communities offer partial or full waivers of planning fees, permit fees, impact fees, or utility connection fees to projects that include affordable units. While this can be an easy way to offer real financial benefit to projects that provide affordable housing, jurisdictions often rely on these fees to provide essential services. As a result, most often when jurisdictions waive some or all fees for a project, the jurisdiction covers the fees that would have been paid by the project through other general fund sources, which basically subsidizes these fees.

To effectively implement such program, the Town must make strategic decisions to the following:

- Conduct an analysis to see how waiving or reducing impact fees for affordable housing projects could impact the Town's overall general fund;.
- Consider selectively reducing only certain development-related fees and setting a sunset date or cap on eligible projects to gauge program's demand and impact;.
- Identify alternative revenue sources or new revenue sources, such as the Boulder County Affordable Housing tax extension to subsidize/compensate for the waived fees;.

- Consider conducting a detailed financial feasibility analysis and calibrate the inclusionary housing ordinance to tailor development incentives and determine what enhanced incentives could be provided to further affordability goals within development projects (e.g., deeper affordability or a greater number/percentage of affordable units).

Instead of offering fee reductions or exemptions, the Town might consider implementing a development fee deferral program. This program would align with the developer's financial planning by allowing them to pay development fees when the property begins to generate revenue through rent or sales rather than at the time of permit issuance. Such an arrangement would enable developers to manage payments as funds become available, potentially reducing the need for additional financing and the associated interest costs on construction loans.

Timeline:	Short-term
Action:	One-time
Partners:	BCHA, other housing developers
Level of Effort	Moderate
Income Level Served:	80% AMI and below
Impact Level:	High
Strategy Type:	Housing Production, Regulatory

STRATEGY
2.3. Explore funding or partnerships to reduce the cost of land for affordable housing.

Superior is primarily a built-out community and some future housing will require redevelopment, infill development, or conversion of property to a more productive use. The Town should consider using Town-owned land or other undeveloped properties that could be used for new affordable homes. The cost of land is a significant portion of the overall cost to develop housing, and the Town can take an active role in helping to overcome this barrier.

Action 2.3.1	Create a land donation, land acquisition or land banking program.	

THE DETAILS

2.3.1. Create a land donation, land acquisition or land banking program.

This action would establish a comprehensive land disposition policy that clearly outlines its goals for the use of publicly owned land, including the purchase of land and creating a priority for affordable housing development. In residential development, land is often the largest expense, which can make up roughly 20 percent of the overall project costs. Subsidizing or reducing this cost, or using Town-owned land, for the creation of affordable housing can substantially increase the financial feasibility and/or the number of affordable housing units. A key element of this program is partnerships with affordable housing providers to build affordable housing units and to redevelop vacant or underutilized land.

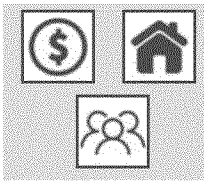
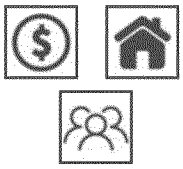
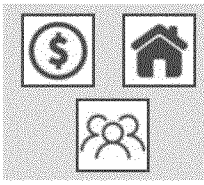
Program details should consider the following:

- Criteria to assess specific sites for affordable housing (e.g., location, zoning, readiness for development, size, value, etc.).
- Criteria for purchasing vacant or underutilized land for affordable housing (e.g., value, size, zoning, infrastructure needs, readiness, etc.)
- Establish a formal partnership agreement with local nonprofit housing providers and builders to support the site's development and access to construction funding, as well as ongoing administrative monitoring of affordability.
- Outline a disposition strategy for when to hold, develop, or sell land based on market conditions.
- Require terms of affordability (e.g., deed restrictions).
- Develop pre-approved ADU permit plans to streamline the review process and reduce cost.

Timeline:	Mid/Long-term
Action:	One-time
Partners:	BCHA, other non-profit housing providers
Level of Effort	High
Income Level Served:	120% AMI and below
Impact Level:	High
Strategy Type:	Housing Production, Partnership

STRATEGY
2.4. Explore opportunities to generate and manage revenue for affordable housing development.

The Town primarily relies on federal, state, and county funding to support housing development and services. Creating a dedicated housing trust fund to manage revenue from a variety of sources can promote the construction of affordable housing, and to help support a range of actions including assistance to first-time homebuyers, providing supportive housing, and other services.

Action 2.4.1	Explore the creation of a housing trust fund to support a variety of affordable housing activities.	
Action 2.4.2	Explore the creation of a commercial and/or residential linkage fee to provide financial support of affordable housing.	
Action 2.4.3	Establish the fee-in-lieu amounts as intended in the inclusionary housing ordinance.	

THE DETAILS

2.4.1. Explore the creation of a housing trust fund to support a variety of affordable housing activities.

A housing trust fund is a dedicated source of funding created by jurisdictions to support affordable housing initiatives. Their popularity is mostly due to their funding flexibility. The primary purpose of housing trust funds is to provide financial assistance for the development, maintenance, and support of affordable housing projects.

This financial assistance can include things like:

- Funding for the construction of new units.
- Subsidies/rental assistance.
- Purchasing of existing residential properties.
- Renovations and remodels of existing housing stock.
- Programmatic support related to housing.

Housing trust funds are aimed at addressing housing shortages, improving housing affordability, and assisting vulnerable population groups in obtaining stable housing. The funding of these trusts often comes from specific revenue sources such as one-time general fund allocation and ongoing funding from fees and taxes.

Example Fees and Taxes

- Residential and Commercial Impact Fees
- Inclusionary Housing In-Lieu Fees
- Sale of CityTown-Owned Land
- Real Estate Transfer Tax
- Short-term Rental Fee

Timeline:	Mid/Long-term
Action:	One-time
Partners:	N/A
Level of Effort	High
Income Level Served:	80% AMI and below
Impact Level:	High
Strategy Type:	Housing Production, Funding, Programmatic

2.4.2. Explore the creation of a commercial and/or residential linkage fee to provide financial support for affordable housing projects.

A commercial linkage fee is a fee applied to new commercial development like office or retail. This fee is charged because these developments often lead to higher employment and demand for housing, which overall puts upward pressure on housing demand and increases home prices. The revenue collected from these fees is used to help fund affordable housing projects, making it easier for people of all income levels to find homes in the community. This fee nexus connects the growth of business space directly with efforts to keep housing affordable.

If established, the Town of Superior can utilize funds from a commercial linkage fee and funnel them to the housing trust fund to directly finance the development of income-restricted housing projects or other affordable housing needs.

Additional considerations include:

- Conduct a study on the impacts of a fee on commercial development to ensure it is balanced to support affordable housing goals without overburdening new commercial projects.
- Conduct a nexus study to establish a reasonable connection between the fee and the need for affordable housing, which is prerequisite for adopting the fee program.

Timeline:	Mid-term
Action:	One-time
Partners:	N/A
Level of Effort	High
Income Level Served:	80% AMI and below
Impact Level:	High
Strategy Type:	Housing Production, Funding, Programmatic

2.4.3. Establish the fee-in-lieu amounts as intended in the Inclusionary Housing Ordinance.

In 2020 the Town of Superior passed an inclusionary Housing Ordinance to advance affordable housing in the Town, and to support the Boulder County Regional Housing Partnership's goal of 12% of all housing being affordable. The ordinance requires that new residential developments of 10 units or more are required to have 15 percent of the units as restricted residential units serving persons making up to 80 percent of AMI. The ordinance provides a fee-in-lieu option,which allows developers to pay a fee instead of building affordable housing units within their new developments. The fee collected is then used by towns and cities to fund affordable housing projects elsewhere in the community.

While the fee-in-lieu is an option for developers within the inclusionary housing ordinance, the actual fee amounts and schedule have not been established by the Board of Trustees or town staff. This action would initiate a study to help town staff calculate and establish a fee-in-lieu payment.

Generally, the fee-in-lieu should be similar to the cost of producing a unit on site. For example, if the fee is set too high or too low, it can disrupt the housing market, influence developer's choices of where to build, and impact the creation and location of affordable housing. Setting these fees is complex and must consider factors like market trends, construction costs, and the varying need for affordable housing across different income groups.

Additional considerations include:

- Conduct a fee-in-lieu study to understand how much it costs to build a unit in Superior and help set a fee rate.
- Conduct a more comprehensive study to calibrate the Town of Superior's inclusionary housing ordinance with a fee-in-lieu study and development feasibility that models a tiered incentives program.

Timeline:	Short/Mid-term
Action:	One-time
Partners:	N/A
Level of Effort	High
Income Level Served:	80% AMI and below
Impact Level:	High
Strategy Type:	Housing Production, Funding, Programmatic

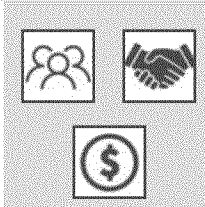
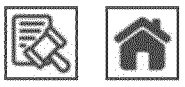
Objective 3

Remove Housing Barriers for Those that Encounter Them

Superior residents emphasized the need for greater access to housing for specific population groups such as renters, low-income households, senior adults, and residents with intellectual and developmental disabilities. It is important for the Town to maintain and increase partnerships with organizations that provide programmatic support and that build housing units specific to the needs of these population groups. These types of organizations include nonprofit housing providers and builders, community organizations, and regional partners.

STRATEGY
3.1 Promote housing choices for seniors.

Superior has experienced an increase in the number of older adult households. This will increase the demand for home remodels to facilitate aging in place and an increased demand for multifamily developments with services geared to the varying needs of older adults.

Action 3.1.1	Explore programs and partnerships to support housing rehabilitation to help senior homeowners make repairs, accessibility modifications, or energy efficiency improvements to their homes.	
Action 3.1.2	Explore land use policy changes to support the development of housing for seniors.	
Action 3.1.3	Explore incentive programs and partnerships that promote the creation of senior housing.	

THE DETAILS

3.1.1. Explore programs and partnerships to support rehabilitation to help senior homeowners make repairs, accessibility modifications or energy efficiency improvements to their homes.

Several housing providers and some city housing departments offer programs to assist homeowners and tenants of single-family homes with housing rehabilitation and major home repairs (e.g., roof replacements, plumbing, heating, or electrical). These home rehabilitation programs can also help occupants make their homes safer and livable by offering low-cost loans and grants to make needed accessibility improvements such as constructing ramps, widening doorways, and modifying bathrooms and kitchens.

Both the City of Boulder and the City of Longmont have a housing rehabilitation program that helps occupants of single-family homes make needed improvements to their homes. Only eligible households are able to access these resources, which typically include income qualifications, must be within the jurisdiction limits, and must be eligible for home repairs/improvements.

The Colorado Energy Office provides a weatherization assistance program to all counties in Colorado. Promoting this program on a centralized housing resource page within the Town's webpage can increase the awareness of this program among residents and improve the quality of housing.

The Town of Superior is limited on funding and the number of new staff it could add to its team to create and administer new programs (e.g., home rehabilitation programs). However, the Town can examine the viability of partnering with existing programs, such as the Boulder-Longmont accessibility program, to provide services to Superior residents. This partnership will likely require ongoing annual funding to support with low-cost loans and or grants to residents.

Timeline:	Mid-term
Action:	Ongoing
Partners:	Boulder, Longmont, BCHA, State of Colorado, non-profits
Level of Effort	Moderate
Income Level Served:	80% AMI and below
Impact Level:	Medium
Strategy Type:	Programmatic, Partnership, Funding

3.1.2. Explore land use policy changes to support the development of housing for seniors.

The Town of Superior last updated its Comprehensive Plan in 2012 and since then several housing types have emerged that support a wide range of household needs that the current land use and zoning code does not allow.

To support the development of housing for seniors, the Town of Superior can take several actions in its upcoming Comprehensive Plan. These include but are not limited to:

- Zoning amendments. Modify zoning regulations to allow for higher density residential developments specifically tailored for seniors. This may include reducing minimum lot sizes, and relaxing height restrictions in strategic locations to encourage the construction senior housing.
- Mixed-use Zoning. Promote mixed use development that integrates residential living with retail, healthcare, and recreational facilities. This helps create an environment where seniors can live comfortably with easy access to services.

- Accessibility Requirements. Introduce or strengthen regulations that ensure all senior housing development projects are fully accessible. This may include wider doorways, no-step entries, elevators, and other features that accommodate mobility aids and enhance mobility for seniors.
- Transportation Access. Ensure that senior housing developments are located near public transportation routes and stations. Accessibility to transportation can substantially improve the quality of life for seniors, allowing them independence and easy access to healthcare services and the rest of the community.
- Cohousing. Encourage development of cohousing opportunities within Superior that can support senior residents with daily needs and improve social connections.
- Community Services Integration. Encourage the integration of community services within or nearby senior housing. This includes health care facilities, senior centers, and social services that are geared toward older adults.

Timeline:	Short-term
Action:	One-time
Partners:	Senior housing developers and service providers
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	Medium
Strategy Type:	Housing Production, Regulatory

3.1.3. Explore incentive programs and partnerships that promote the creation of senior housing.

Superior's senior population is rapidly growing, and it is unlikely to slow down as millennials and Gen Xers grow older. The lack of senior housing in Superior puts additional pressure on the existing housing stock as multiple households compete for the same housing because aging seniors who don't need large homes don't have alternative housing in Superior to move into. Superior has an immediate demand for senior housing and establishing an incentive program for higher-density housing can promote the creation of senior housing.

The following list of incentives can greatly help developers increase the viability of senior housing projects.

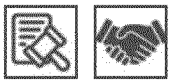
- Incentives for developers. Offer density and height bonus, fee reductions, or expedited permitting processes for developers who build affordable housing geared towards seniors.
- Land Dedication. Implement policies that set aside public land specifically for senior housing developments. This can reduce developers' land acquisition costs, thereby lowering the overall cost of housing units.

Timeline:	Short/Mid-term
Action:	Ongoing
Partners:	Senior housing developers and service providers
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	High
Strategy Type:	Housing Production, Partnerships

STRATEGY

3.2. Promote housing for people with intellectual and developmental disabilities.

While the Town of Superior does not directly produce or control housing, it can partner with organizations that serve the housing needs of people with intellectual and developmental disabilities (IDD).

Action 3.2.1	Support and/or partner with mission driven affordable housing providers to provide affordable housing and support services for people with IDD in the Town.	
Action 3.2.2	Evaluate the Town's group home regulations to identify barriers to group home development.	

THE DETAILS

3.2.1. Support and/or partner with mission driven affordable housing providers to provide affordable housing and support services for people with IDD in the Town.

Through the community engagement process, residents expressed the need for housing for specific population groups, particularly for those with intellectual and developmental disabilities. While this housing type is less commonly built because residents require services tailored to their specific needs, these residents also require housing to be affordable. Several factors, including market demand, rent, service and programmatic costs, and development costs, can make this housing type challenging to build. However, partnering with agencies like Trailhead Community, which helps Colorado communities build this housing type, can provide insights into the type of help cities and towns can provide to promote this type of housing development.

To help meet the unique needs for this population, there are several state and regional organizations that offer many different programs that assist both children and adults with intellectual and developmental disabilities. Most programs provide a form of educational, advocacy, self-sufficiency, and recreational programs to support children and adults with all aspects of their life journey. Supporting and promoting these programs on Town-owned web pages can increase awareness among residents and provide valuable resources and information sharing.

Timeline:	Mid-term
Action:	Ongoing
Partners:	Trailhead Community, other IDD housing providers
Level of Effort	Moderate
Income Level Served:	80% AMI and below
Impact Level:	Medium
Strategy Type:	Partnerships

3.2.2. Evaluate the Town's group home regulations to identify barriers to group home development.

Group homes, which provide residential accommodations and supportive services to specific populations like seniors, individuals with disabilities, or those recovering from substance abuse, can face regulatory barriers that impede the development of this housing type.

The Town of Superior should consider reviewing and amending the following regulatory elements that often limit the development of group homes.

- Zoning Restrictions. Many cities and towns have zoning laws that restrict the locations where group homes can be established. These restrictions might limit group homes to certain areas that are not suitable for the residents to access community services and support networks.
- Occupancy Limits. Regulations often cap the number of occupants allowed in residential dwellings, which can be problematic for group homes that need to accommodate more individuals to be economically viable or to fulfill their mission.
- Permitting Process. The permitting process can be cumbersome and time-consuming, with multiple levels of approval needed. This can often lead to community pushback that influences local governments to impose stricter regulations or to reject proposals altogether. Simplifying the permit approval process without the need for public hearings or Town Board approvals can help expedite the process and increase the likelihood of this development being built.
- Impact on Local Services. Local regulations might consider the potential impact of group homes on neighborhood services and infrastructure (e.g., increased demand for local healthcare or other services), which can lead to additional requirements or limitations being placed on these homes.

Timeline:	Short/Mid-term
Action:	One-time
Partners:	N/A
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	Medium
Strategy Type:	Regulatory, Partnership

STRATEGY

3.3. Improve access to housing resources.

Ensuring renters have access to housing-related resources and information can help improve housing stability.

Action 3.3.1	Create a centralized Town webpage that provides links to regional housing provider programs that serve Superior residents.	
Action 3.3.2	Advocate for and support existing regional and state tenant protection regulations that serve to improve outcomes for renters.	

THE DETAILS

3.3.1. Create a centralized Town webpage that provides links to regional housing provider programs that serve Superior residents.

Having a centralized webpage dedicated to housing resources offers significant benefits to residents. It serves as a one-stop shop for residents, providing easy access to comprehensive information about local and regional housing programs. This can include information on affordable housing options, emergency shelters, rental assistance, home rehabilitation, and homeownership options. This kind of webpage can simplify the search process, saving residents time and effort. Additionally, it can help increase awareness and utilization of available housing services, ensuring that more residents benefit from the support they need. For the Town of Superior, this centralized hub enhances communication with residents and promotes transparency in available services.

The Town of Superior should consider translating this webpage into multiple languages to ensure that a diverse set of residents have access to the same resources as others.

Timeline:	Short-term
Action:	Ongoing
Partners:	BCHA and other housing providers
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	Medium
Strategy Type:	Programmatic, Partnerships

3.3.2. Advocate for and support existing regional and state tenant protection regulations that serve to improve outcomes for renters.

Advocating, supporting, and expanding tenant protection laws can further the housing stability of renter households. This support can prevent unlawful evictions and rent hikes, contributing to housing stability in the community. Additionally, it fosters a fairer rental market where tenants can feel safe and landlords are held accountable to specific standards. Cities and towns have gone above standard tenant protection laws, implementing emergency ordinances to further tenant protections. Ordinances that the Town of Superior can consider include:

- Require ample notice periods for rent increases (e.g., 6-month notice); lease terminations; and the need to vacate due to renovations.
- Prohibit discrimination based on source of income.
- Require landlords to provide a summary of tenant's rights upon leasing a rental unit.

Timeline:	Short/Mid-term
Action:	Ongoing
Partners:	BCHA and other housing providers
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	Medium
Strategy Type:	Programmatic, Partnerships

STRATEGY
3.4. Support English Language Learners and BIPOC residents.

Non-English speakers often face challenges due to the absence of translators and translated materials. Tenants sometimes need to report issues requiring repairs in their apartments but struggle to communicate clearly with landlords or city code compliance personnel. Consequently, they typically turn to cultural organizations for help with translation and comprehension of documents, such as those pertaining to their housing conditions.

Action 3.4.1	Form partnerships and work with culturally specific organizations to promote the availability of programs, incentives and housing availability.	
Action 3.4.2	Remove language barriers to accessing housing resources and information by using technological solutions and/or partnering with culturally specific organizations.	

THE DETAILS

3.4.1. Form partnerships and work with culturally specific organizations to promote the availability of programs, incentives and housing availability.

Partnering with culturally specific organizations to promote housing programs and incentives can bring significant benefits to Superior residents. These organizations often have insight into the needs and preferences of the community they serve, enabling more effective communication and outreach about housing options. Such partnerships can ensure that information about housing programs is culturally relevant and accessible, which increases engagement and trust among community members. These collaborations can also create a two-way information sharing and help inform the Town about how to tailor housing initiatives to better address the unique challenges faced by different cultural groups.

Timeline:	Short/Mid-term
Action:	Ongoing
Partners:	Boulder County Housing, SUMA
Level of Effort	Moderate
Income Level Served:	All Income Levels
Impact Level:	Medium
Strategy Type:	Programmatic, Partnerships

3.4.2. Remove language barriers to accessing housing resources and information by using technological solutions and/or partnering with culturally specific organizations.

While there is no "one-size-fits-all" approach to meeting the diverse needs of populations living in Superior, there are a few steps the Town can take to increase access to housing resources. These steps include removing language barriers like translating webpages and housing documents in multiple languages to increase awareness of available resources. Commonly, language barriers can create challenges in comprehending the types of assistance residents can access and determining their eligibility for various programs.

Timeline:	Short/Mid-term
Action:	Ongoing
Partners:	Boulder County Housing, SUMA
Level of Effort	Low
Income Level Served:	All Income Levels
Impact Level:	Medium
Strategy Type:	Programmatic, Partnerships

HB21-1271 Qualifying Strategies for IHOI and IHOP grant programs

1. **The use of vacant publicly-owned real property** within the local government for the development of affordable housing
2. **Subsidize or Reduce Fees:** The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development
3. **Expedited Review for Affordable Housing:** The creation of an expedited development review process for affordable housing aimed at households the annual income of which is at or below 120% of the area median income of households of that size in the county in which the housing is located
4. **Expedited Review for Commercial Conversions:** The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units
5. **Density Bonus:** The establishment of a density bonus program to increase the construction of units that meet critical housing needs in the local community
6. **Submetering:** With respect to water utility charges, the creation of processes to promote the use of sub-metering of utility charges for affordable housing projects and the creation of expertise in water utility matters dedicated to affordable housing projects
7. **Subsidize Infrastructure:** With respect to infrastructure, the creation of a dedicated funding source to **subsidize infrastructure costs** and associated fees related to publicly owned water, sanitary sewer, storm sewers, and roadways infrastructure
8. **Granting duplexes, triplexes, or other** appropriate multi-family housing options as a use by right in single-family residential zoning districts
9. **Affordable Housing as a Use by Right:** The classification of a proposed affordable housing development as a use by right when it meets the building density and design standards of a given zoning district
10. **ADUs:** Authorizing accessory dwelling units as a use by right on parcels in single family zoning districts that meet the safety and infrastructure capacity considerations of local governments
11. **PUDs:** Allowing planned unit developments with integrated affordable housing units
12. Allowing the development of **small square footage** residential unit sizes
13. **Reduced Parking:** Lessened minimum **parking** requirements for new affordable housing developments
14. The creation of a **land donation, land acquisition, or land banking** program
15. **An inclusionary zoning** ordinance (per CRS 29-20-104(1))
16. **Other** novel, innovative, or creative approaches to incentivize affordable housing development

Note: The list of strategies above are based on HB21-1271, the legislation that created this program.

HOUSING NEEDS ASSESSMENT
TOWN OF SUPERIOR

December 2023

Prepared for: Town of Superior

Final Report

ECONorthwest
ECONOMICS · FINANCE · PLANNING

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Executive Summary

The rising housing prices in the Boulder County region impact all communities differently, and each community is searching for solutions tailored to their specific challenges. Superior faces similar issues to other regional communities, including the unaffordability of rental and homeownership options, increasing construction costs, and limited available land. However, Superior also has its own distinct challenges that necessitate focused solutions.

An essential component of Superior's solutions is this Housing Needs Assessment (HNA) report, which synthesizes background data and information to comprehend Superior's current demographic and housing market conditions. The HNA examines various housing-related factors, including income, employment, population, household characteristics, housing costs, and affordability. The HNA serves as a foundation for the development of the housing strategic plan.

The following section summarizes the most salient findings of this housing needs assessment.

Who Lives in Superior Today?

The population of Superior is generally younger, and most households consists of families with children.

- Superior's population skews younger, with the largest cohort being residents under 19 years of age (30 percent) followed by those 25 to 44 years old (29 percent).
- Approximately 40 percent of households are couples with children, with half of Superior households comprising 3 or more persons, indicating that these household characteristics are of families.

Superior's senior population is rapidly growing. This growth is unlikely to slow as millennials and Gen Xers grow older.

- Seniors aged 65 years and older experienced the fastest growth since 2011, increasing by 246 percent. This notable increase in the population aged 65 years and older suggests that Superior is experiencing a substantial aging trend. This could be due to factors such as improved health care, an attractive environment for retirees, families aging in place, or an influx of older adults seeking a peaceful lifestyle.
- Millennials and Gen Xers represent about 57 percent of Superior's population. As this population ages, Superior's senior population will continue to grow.

Renter households are typically smaller in size (1 and 2-person households) and generally live in apartments.

- About 62 percent of the renter-occupied housing in Superior is occupied by households with 1 to 2 persons.
- Owner-occupied housing is generally occupied by families with 3 or more persons.

Superior is an affluent community where households have one of the highest median household incomes in the County.

- In 2021, Superior had a median household income of $131,000—the second-highest median household income when compared to the following comparison cities of Erie, Lafayette, Louisville, Longmont, and Boulder.
- Incomes for owner households are generally higher than renter households.
- The median household income of renters and owners in Superior is the highest when compared to Erie, Lafayette, Louisville, Longmont, and Boulder.

Superior's population has grown to be more racially and ethnically diverse.

- While the majority (70%) of Superior's population identify as White, most racial and ethnic groups have increased since 2011. The Asian population is the second-largest racial group (17%), followed by the Hispanic population (9%).
- The Black or African American population was the only racial group that experienced a decrease since 2011.

What Are the Current Housing Conditions in Superior?

The majority of Superior's housing stock is single-family detached—with limited diversity of housing types.

- The majority (60%) of housing inventory in Superior is single-family detached. Superior primarily built single-family homes throughout the 2000s and 2010s. Only starting in 2020 did multifamily building permits outnumber single-family permits.

The Marshall Fire has further exacerbated the lack of available housing in Superior, while demand for housing is high and overall housing vacancy is very low.

- The Marshall Fire of 2021 destroyed 390 residential properties and 4 commercial properties.

- Superior had a housing vacancy of 2.5 percent in 2021—one of the lowest compared to Erie, Lafayette, Louisville, Longmont, and Boulder. For comparison, Boulder County had a housing vacancy of 5.9 percent in 2021.

Homeownership rates have fallen in Superior, while more households tend to rent.

- In Superior, homeownership rates have decreased 10 percent since 2010, while homeownership rates remained stable in Boulder County and Colorado.
- The share of Superior households who rent increased from 30 percent in 2011 to 40 percent in 2021. This underscores the significance of having rental housing that is both of good quality and reasonably priced.

Incomes have not kept pace with the rising housing costs. Housing attainability in Superior has become challenging for many residents.

- While a household earning 100 percent of the area median income ($144,100) can afford the average rent, they cannot afford to purchase a home at the median price ($724,300). A Superior household would need to make $181,000 or more to afford the median-priced home in 2023. This suggests that higher-income households likely have a better chance of homeownership while lower and median-income households might be limited to renting.
- The inability of a moderate-income household to afford the median-priced home raises questions about the potential barriers to homeownership in Superior. Factors such as high down payment requirements, stricter mortgage lending criteria, and rising home prices relative to income growth can make it difficult for many households to enter the homeownership market.
- In 2021, about 40 percent of renter households in Superior were considered cost burdened. This means that these households are spending 30 percent or more of their annual income on housing costs.

What Types of Housing Will Future Residents Need?

Superior needs a diversity of housing types to support the needs of its existing residents and those who are employed in Superior but can't afford to live here. Increasing the supply of both renter and ownership product units is important for Superior.

- If the demand for housing, particularly for homeownership, exceeds the available supply, it can drive up home prices and make it challenging for households with moderate incomes to purchase a home. Similarly, if the demand for rental housing

exceeds the available supply, it can drive up rent prices and price out households that rent in Superior.

- Downtown Superior, a key growth area, has recently started construction and has built several hundred housing units of diverse housing types. Some future housing needs can be met by the new homes built in Downtown Superior while also looking for strategic locations for infill development.

As Superior's population ages, there will be a growing need for housing to accommodate this demographic group.

- Superior's aging population will need housing that meets various household needs such as wanting to downsize (smaller housing units), aging in place (adaptable homes and nearby services), or multigenerational living (attached or detached accessory dwelling unit).

Superior will have more middle-aged millennials wanting to get into the homeownership market.

- Homeownership for millennials will increase as they age. As a result, there will be a demand for starter homes and relatively affordable types of ownership and rental housing.
- Additionally, to accommodate the housing needs for this population group, there will need to be more one- and two-bedroom housing units and housing near major employment centers and services.

1. Introduction

1.1 Purpose and Context

Across Boulder County and beyond, the rising cost of renting and buying a home has created major housing challenges, especially in locations where housing supply hasn't kept pace with demand. Historically, Superior has enjoyed a relatively affordable housing market, but housing costs are also increasing here while supply is low. For example, as of June 2023, the average home sales price in Superior was $724,000, with homes selling in around 32 days. The homes lost to the Marshall Fire in 2021 further exacerbated our tight housing market.

To address this growing issue, the Town of Superior is conducting research to gain a better understanding of the housing needs and gaps specific to Superior residents. Through this research and engagement process, the Town aims to gather the necessary information and analysis to develop strategies and actions that will culminate in a plan to guide the Town's work in the coming years.

A critical and initial component of this work is the Housing Needs Assessment (HNA) that provides the data and analysis required to understand Superior's existing conditions and needs. The Housing Needs Assessment looks at many factors related to housing in Superior—such as income and employment, population and household characteristics, and housing costs and affordability—to provide a clear picture of the state of housing in Superior. The Housing Needs Assessment serves as a foundation for the development of the housing strategic plan.

1.2 Organization of This Report

The remainder of this document is organized into the following sections:

- **Section 2. Economic Trends and Conditions** summarizes key components of Superior's economy such as employment trends, wages, commute patterns, and household income.
- **Section 3. Demographic Profile** describes Superior's household characteristics and change over time, which is important for understanding resident's housing needs.
- **Section 4. Housing Profile and Market Trends** summarizes Superior's housing market, including housing supply, availability and vacancy, and development trends.

- **Section 5. Housing Attainability** summarizes housing costs in Superior and describes the different price points that households can afford based on area median incomes and wages.
- **Section 6. Marshall Fire Recovery** describes the Town's efforts to rebuild after the devastating Marshall Fire.
- **Section 7. Population Forecast** summarizes population forecasts in the next 20 years for Superior.
- **Section 8. Future Housing Need** summarizes the future housing need necessary to accommodate future population growth.

2.Economic Trends and Conditions

This section discusses key components of Superior's economy, which affect the demand for and cost of housing. The section summarizes Superior's employment trends, wages, commute patterns, household incomes, and other labor market indicators.

Key Findings

Superior is an affluent community where households have one of the highest median household incomes in the County.

- In 2021, Superior had a median household income of $131,000—the second-highest median household income when compared to Erie, Lafayette, Louisville, Longmont, and Boulder.
- Incomes for owner households are generally higher than renter households.
- The median household income for renters and owners in Superior is the highest when compared to Erie, Lafayette, Louisville, Longmont, and Boulder.

Continued employment growth linked to housing choices for large and growing sectors of the workforce.

- Between 2010 and 2020, Superior added 902 jobs, an increase of 51 percent. In comparison, Boulder County added 23,471 jobs, an increase of 18 percent.
- Superior's employment is concentrated in two industries: services and retail. Combined, these two industries make up approximately 71 percent of the total jobs in Superior.

- The services industry generally employs people with high skills and, as a result, wages earned in this industry average $84,000. The retail industry employs many lower-wage positions, with the average annual wage in Boulder County being $39,000. While a critical part of the economy, residents working in the retail industry may struggle to pay for housing in Superior where housing costs are high.

Most Superior jobs are filled by commuters who live outside of town, while most Superior residents commute elsewhere to work.

- Superior has a commute influx where 92 percent of jobs (2,462 positions) are filled by individuals who commute from locations outside of Superior. This could suggest that workers do not earn enough to afford to live in Superior.
- Superior residents commute elsewhere for work. A significant number of residents (5,846 individuals) from Superior travel to other counties for work. This highlights that residents commute long distances for work within the Denver Front Range region.

2.1 Income and Employment

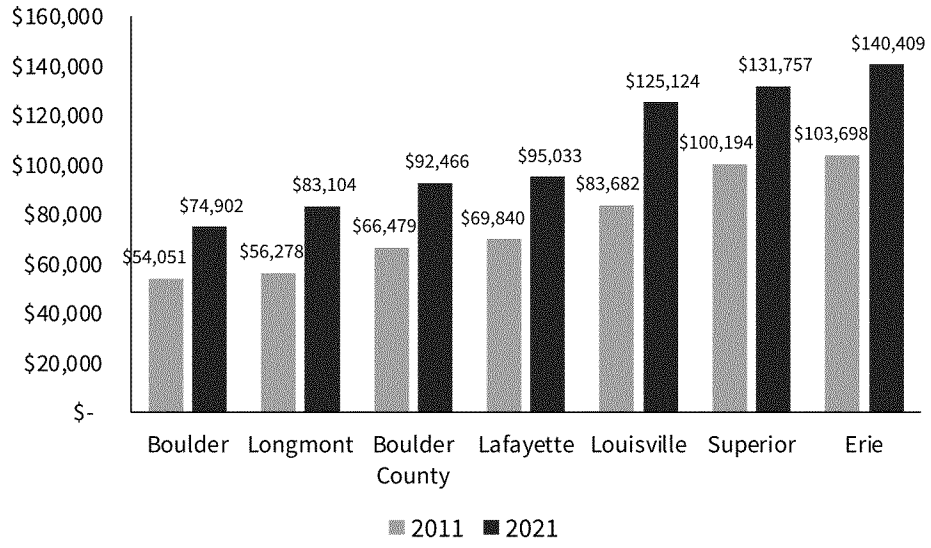
The ability of a household to acquire adequate housing is related to household income, whether earned or from other sources. Household income is oftentimes the crucial factor in evaluating the size and type of housing available for any given household. Household income can vary greatly across many demographic factors, including race, gender, tenure, and household type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households often face limited choices in the housing they can afford.

2.1.1 Household Median Income, 2011 and 2021

Since 2011, Superior has had the second-highest median household income when compared to the cities of Erie, Lafayette, Louisville, Longmont, and Boulder. In 2021, Superior had a median household income of $131,757. This is substantially higher than the median household income of $92,466 in Boulder County. Erie had the highest median household income at $140,409.

Exhibit 1. Median Household Income, Superior and Comparison Cities, 2011 and 2021

Source: American Community Survey (ACS) 2011 and 2021 5-year estimates



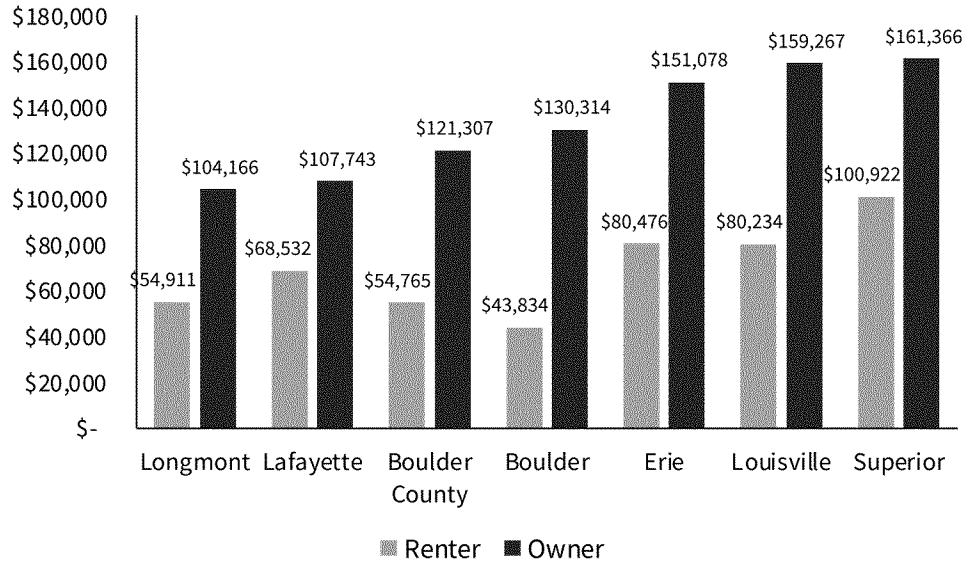
2.1.2 Renter Median Household Income vs Owner Median Household Income, 2021

Analyzing income disparity between renters and homeowners helps identify potential disparities in housing affordability. For example, if the median income of renters is significantly lower than that of homeowners, it might indicate that a larger portion of renter incomes are being dedicated to housing costs, potentially highlighting affordability issues for renters.

Superior has the highest renter and owner median household income when comparing it to the other comparison cities. Superior's renter median household income was $100,922 in 2021, while the owner median household income was $161,366; these trends indicate that Superior is an affluent community.

Exhibit 2. Renter Median Household Income vs Owner Median Household Income, 2021

Source: American Community Survey (ACS) 2021 5-year estimates

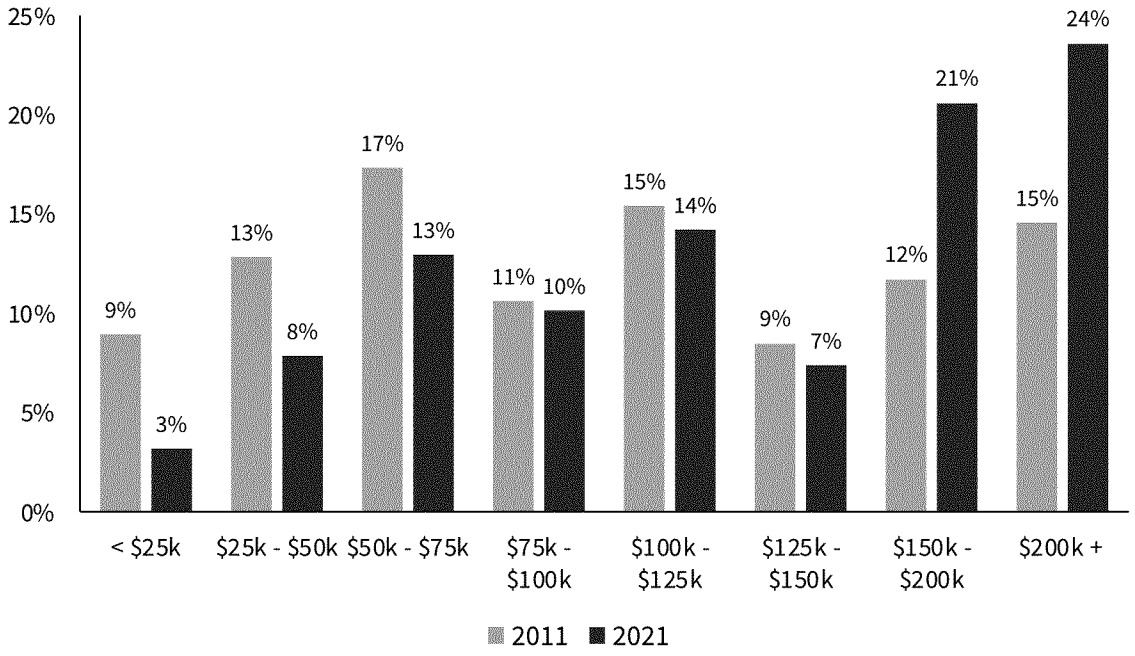


2.1.3 Household Income Distribution in Superior, 2011 and 2021

Since 2011, the share of households in Superior with the highest incomes has grown. In 2021, 45 percent of households had incomes greater than $150,000, compared to 27 percent in 2011. The share of households with incomes less than $75,000 has declined from 39 percent in 2011 to 24 percent in 2021. The share of households with moderate incomes has remained relatively stable during this period. Note that these amounts are not adjusted for inflation. The increase in households making over $150,000 and the decrease in households making $75,000 or less could indicate housing affordability challenges where rising housing costs and living expenses might be pushing out lower-income households.

Exhibit 3. Household Income Distribution, Superior, 2011 and 2021

Source: American Community Survey (ACS) 2011 and 2021 5-year estimates



* These incomes are in nominal dollars for each year. They are not adjusted for inflation.

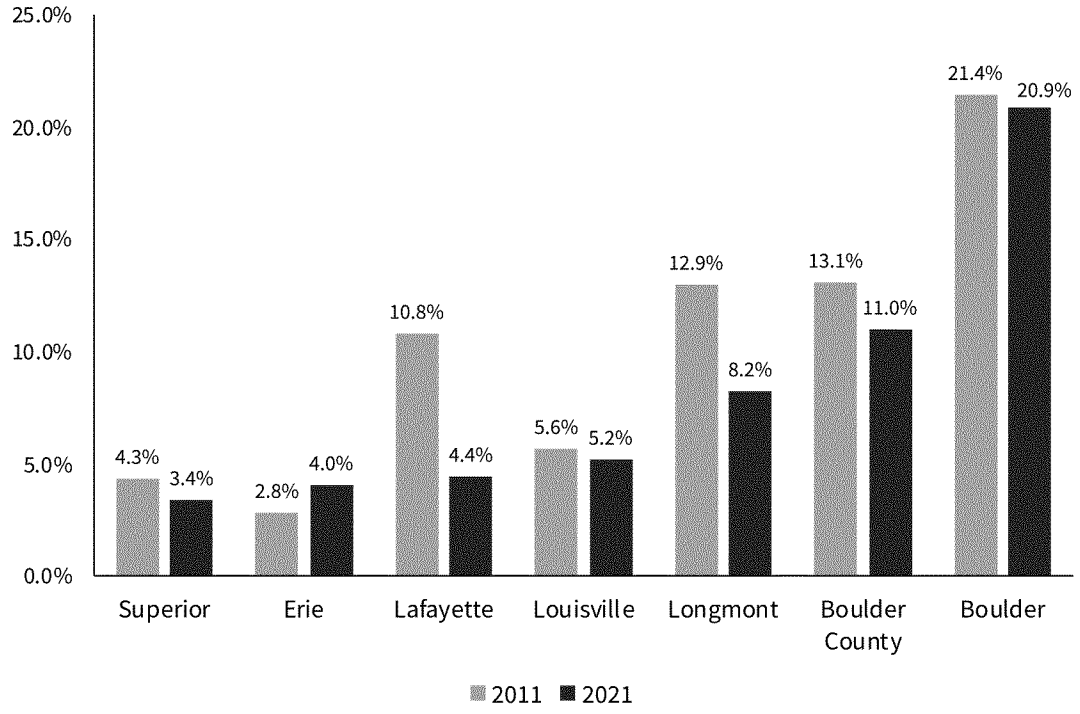
2.1.4 Poverty Rate

Monitoring the poverty rate over time is critical for assessing a community's needs and understanding hardships. A substantial change in the poverty rate over time can be a sign of an important trend, such as a deepening or an amelioration of economic distress or changes in the composition of an area's population due to a shortage of affordable housing.

In Superior, the share of people in poverty decreased from 4.3 percent in 2011 to 3.4 percent by 2021. Similarly, Boulder County and several comparison cities experienced a decline in the share of residents living in poverty. The overall decline in poverty rates in Superior and Boulder County indicate that there is a strong job market, which has provided stable employment opportunities for residents as well as an educated and skilled workforce.

Exhibit 4. Share of Population Living Below Poverty Level, Superior and Comparison Cities, 2011-2021

Source: American Community Survey (ACS) 2011 and 2021 5-year estimates



2.2 Employment Trends

2.2.1 Employment by Sector

Employment growth accompanied population growth in Superior between 2010 and 2020, especially in the sectors of manufacturing; education; and wholesale trade, transportation, and utilities (WTU). Between 2010 and 2020, employment in Superior grew 51 percent from 1,779 jobs to 2,681 jobs while Boulder County's employment grew 18 percent from 128,271 jobs to 151,742 jobs.

Between 2010 and 2020, employment in the goods-producing sector grew 364 percent, representing about 13 percent of the total employment in Superior. Services-producing jobs, which make up most of the jobs in Superior, grew 37 percent.

Services is the primary employment concentration in Superior, accounting for 48 percent of total jobs, and is mostly driven by the town's rapid population growth. Retail is the second-largest concentration of jobs in Superior, representing 23 percent of jobs in the town.

The finance, insurance, and real estate sector experienced a slight decline in jobs between 2010 and 2020.

Exhibit 5. Employment by Industry in Superior, 2010 and 2020

Source: Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employer Statistics (LODES)

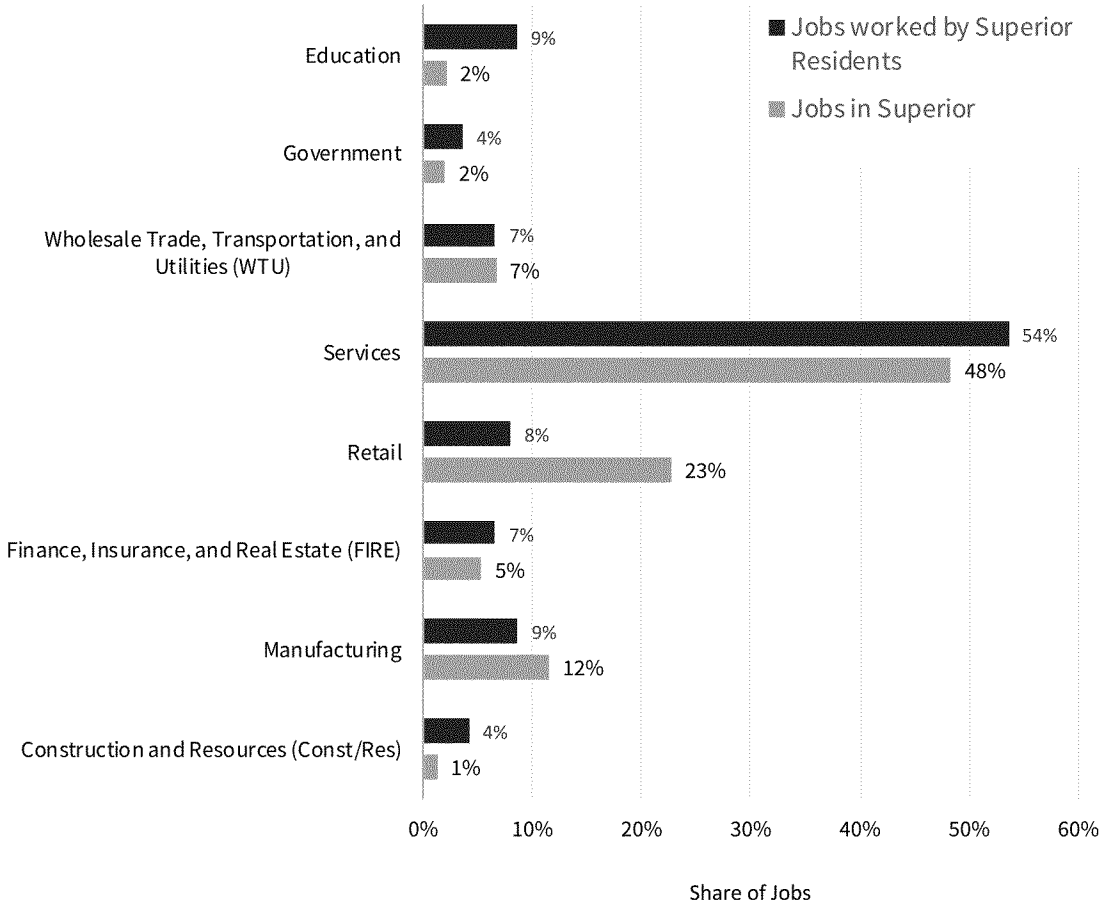
Industry	2010		2020		Percent Change
	Number	Percent	Number	Percent	2010-2020
Goods Producing	**74**	**4%**	**343**	**13%**	**364%**
Construction and Resources (Const/Res)	23	1%	34	1%	48%
Manufacturing	51	3%	309	12%	506%
Services Producing	**1,705**	**96%**	**2,338**	**87%**	**37%**
Finance, Insurance, and Real Estate (FIRE)	150	8%	143	5%	-5%
Retail	447	25%	609	23%	36%
Services	989	56%	1,296	48%	31%
Wholesale Trade, Transportation, and Utilities (WTU)	54	3%	179	7%	231%
Government	51	3%	54	2%	6%
Education	14	1%	57	2%	307%
Total Employment	**1,779**		**2,681**		**51%**

The exhibit below shows the jobs that Superior has and where residents work. Over half of Superior residents work in the services sector, where a typical worker earns approximately $84,000 annually in Boulder County. The other major industries where superior residents work include education, manufacturing, and retail. Residents working in education and retail on average earn $44,000 or less annually, while those working in manufacturing earn approximately $88,000 annually.

The services sector includes industries in information; professional, scientific, and technical services; management of companies and enterprises; administration and support; waste management and remediation; health care and social assistance; arts, entertainment, and recreation; and accommodation and food services.

Exhibit 6. Employment in Superior and Where Residents Work, 2020

Source: Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employer Statistics (LODES)



Overall, the County's employment has grown by 18 percent, an increase of 23,471 jobs. Compared to Superior, employment in Boulder County is concentrated more heavily in services, which makes up 59 percent of total jobs. The industries with the most growth between 2010 and 2020 include wholesale trade, transportation, and utilities (33 percent) and education (48 percent). As in Superior, the finance, insurance, and real estate sector across the County declined slightly, at 3 percent.

Exhibit 7. Average Employment by Industry in Boulder County, 2010-2020

Source: Bureau of Labor Statistics

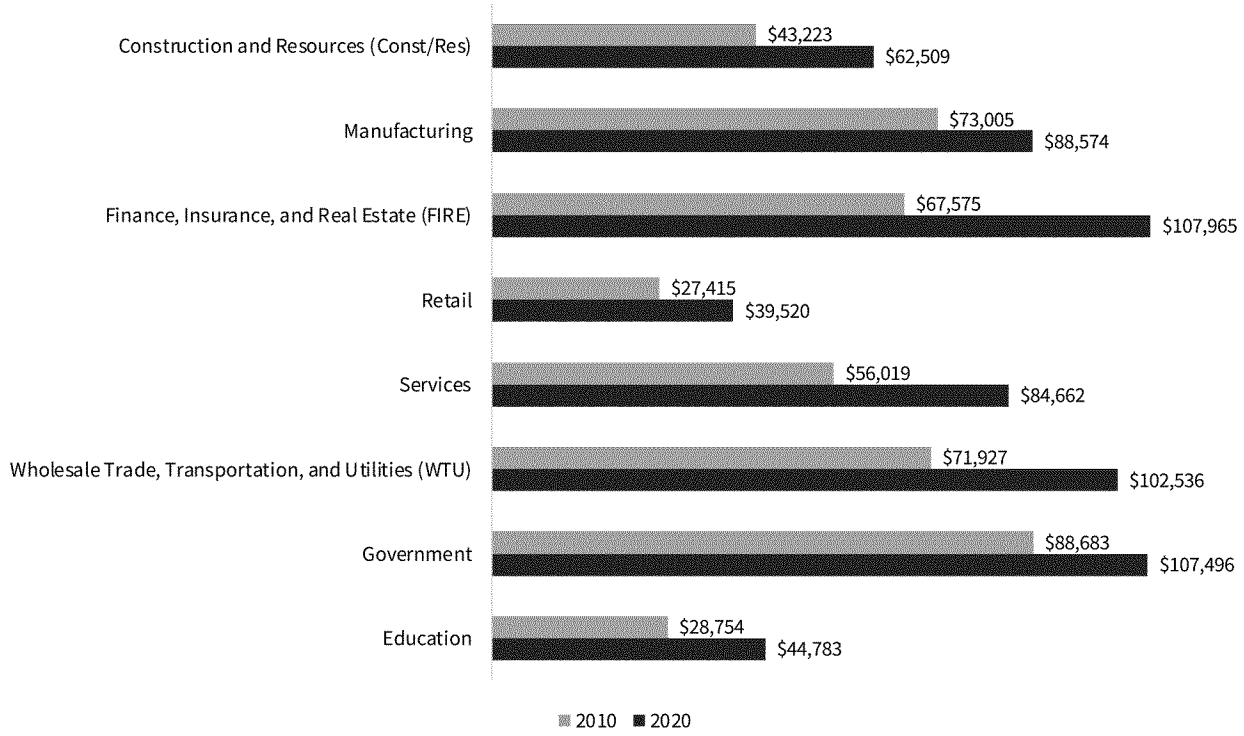
Industry	2010		2020		Percent Change
	Number	Percent	Number	Percent	2010-2020
Goods Producing	**20,173**	**16%**	**26,300**	**17%**	**30%**
Construction and Resources (Const/Res)	4,971	4%	6,186	4%	24%
Manufacturing	15,202	12%	20,114	13%	32%
Services Producing	**108,098**	**84%**	**125,442**	**83%**	**16%**
Finance, Insurance, and Real Estate (FIRE)	6,920	5%	6,716	4%	-3%
Retail	15,181	12%	16,551	11%	9%
Services	75,536	59%	88,922	59%	18%
Wholesale Trade, Transportation, and Utilities (WTU)	6,275	5%	8,332	5%	33%
Government	2,319	2%	2,153	1%	-7%
Education	1,867	1%	2,768	2%	48%
Total Employment	**128,271**		**151,742**		**18%**

2.2.2 Average Wages in Boulder County, 2010-2020

In Boulder County, average annual wages in the finance, insurance, and real sector have grown the most since 2010 (by 60 percent) despite the decline in overall employment in these categories, as shown in Exhibit 7. In 2020, these jobs had the highest average annual wage at $107,965. The government and wholesale, trade, and utilities (WTU) industries also have annual wages greater than $100,000 as of 2020. Manufacturing and government jobs in Boulder County experienced the lowest wage increase since 2010 (21 percent). Average wage data is only available at the County level.

Exhibit 8. Average Wages by Industry in Boulder County, 2010-2020

Source: Bureau of Labor Statistics



2.2.3 Education Attainment

A community with a significant percentage of college-educated individuals often sees a concentration of advanced-skill jobs with higher pay, leading to higher household incomes.

A large share of Superior's population is college educated. As of 2021, 40 percent of Superior residents had a bachelor's degree and 37 percent had a graduate degree. Only 7 percent of adult residents had a high school degree or had not completed high school.

Exhibit 9. Education Attainment in Superior, 2021

Source: American Community Survey (ACS) 2021 5-year estimates

Education Attainment	Total	Percent
Less than High School Degree	161	2%
High School Degree	421	5%
Some College or Associate Degree	1,397	16%
Bachelor's degree	3,494	40%
Advanced Degree	3,222	37%

2.2.4 Commuting Patterns

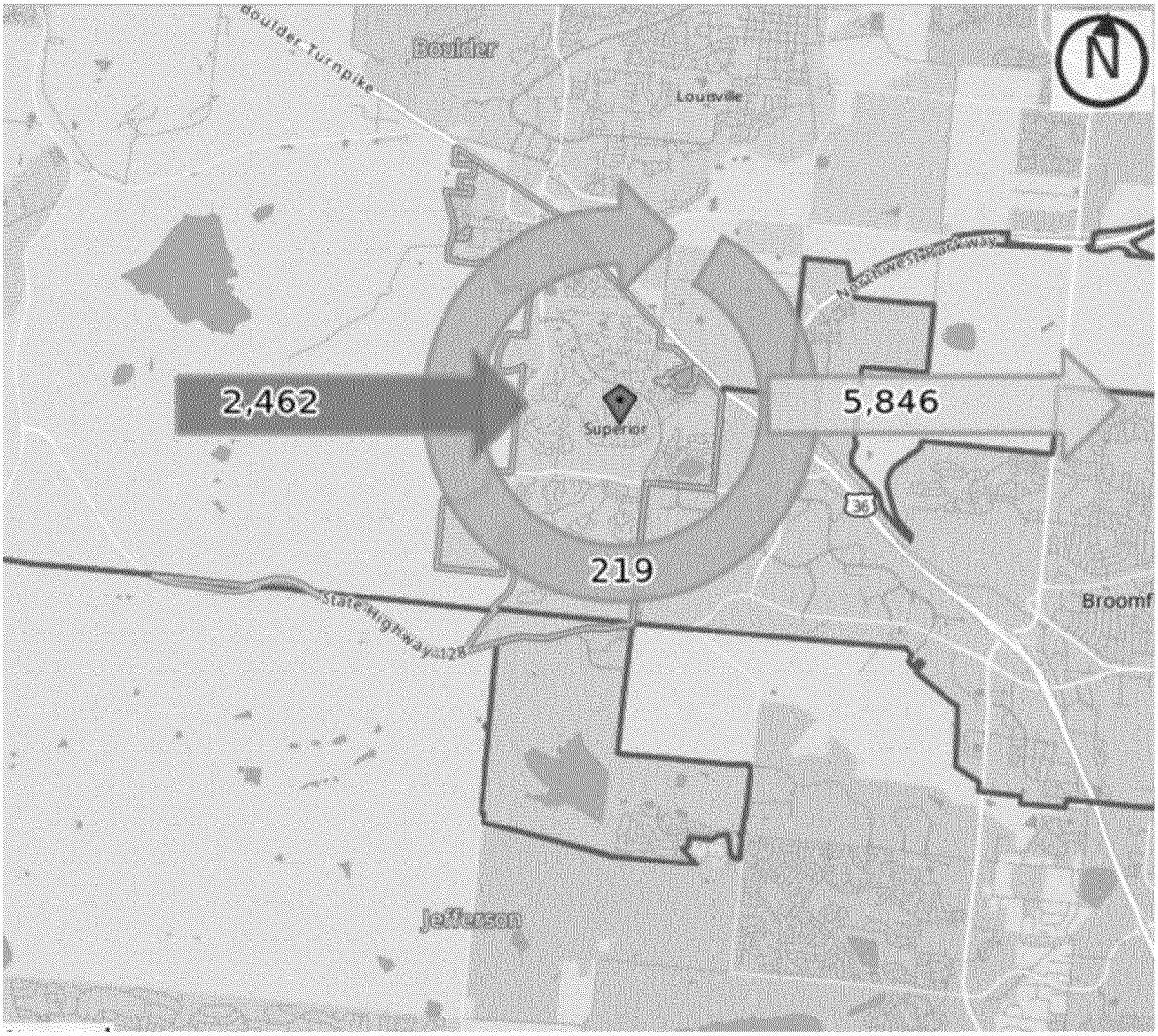
According to the Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employer Statistics (LODES) program, 2,462 of the 2,681 jobs located in Superior (92 percent) are held by commuters coming in from outside of the town. The other 219 jobs (8 percent) are held by residents who also live in Superior. An additional 5,846 jobs are held by residents of Superior who travel to another county for work.

The top 5 counties where residents of Superior travel for work include the following:

39.1%	**17.3%**	**11.0%**	**8.7%**	**7.8%**
2,369	1,050	669	526	473
Boulder County	Denver County	Jefferson County	Adams County	Broomfield County

Exhibit 10. Commuting Patterns, Superior, 2020

Source: Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employer Statistics (LODES)



3. Demographic Profile

This section provides an overview of Superior's demographics, which provides a foundational context for the housing market profile and conditions. The discussion is organized around population growth and forecast, household characteristics, and race and ethnicity.

Key Findings

Key highlights in Superior's demographic trends include:

Superior grew steadily in the past decade, and forecasts indicate that it will grow at a slightly faster rate over the next two decades.

- Between 2011 and 2021, Superior grew by 482 new residents. Compared to other cities in Boulder County, Superior experienced the smallest population growth by percentage.
- In the next two decades, Boulder County is anticipated to grow by nearly 52,000 people, which will continue to add pressure for additional housing in Superior to accommodate a portion of this growth.

The population of Superior is generally younger, and most households consists of families with children.

- Superior's population tends to skew younger, where the population under 19 years of age comprises the largest cohort of residents (30 percent) followed by those 25 to 44 years old (29 percent).
- Approximately 40 percent of households are couples with children. Half of Superior households have 3 or more persons, indicating that these household characteristics are of families.

Superior's senior population is rapidly growing. This growth is unlikely to slow as millennials and Gen Xers grow older.

- Seniors aged 65 years and older experienced the fastest growth since 2011, increasing by 246 percent. This notable increase in the population aged 65 years and older suggests that Superior is experiencing a substantial aging trend. This could be due to factors such as improved health care, an attractive environment for retirees, families aging in place, or an influx of older adults seeking a peaceful lifestyle.
- Millennials and Gen Xers represent about 57 percent of Superior's population. As these populations age, Superior's senior population will continue to grow.

Superior's population has grown to be more racially and ethnically diverse.

- While the majority of Superior's population identify as White (70 percent), most racial and ethnic groups have increased since 2011. The Asian population is the second-largest racial group (17 percent), followed by the Hispanic population (9 percent).

- The Black or African American population was the only racial group that experienced a decrease since 2011.

3.1 Household Characteristics

The characteristics of a community's households impact the type of housing needed in that community. This section discusses the household characteristics affecting the housing needs of Superior residents.

The U.S. Census Bureau defines a household as all persons who occupy a housing unit, which may include families, single persons, and unrelated persons sharing a housing unit (such as roommates). Persons residing in group quarters such as dormitories or retirement homes are not considered households.

The characteristics of a community's households serve as important indicators of the type and size of housing needed in the town. For instance, single-person households often occupy smaller apartment units or condominiums, such as studios, one-bedroom units, or accessory dwelling units (ADUs). Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities.

3.1.1 Population and Households

Population growth and household formation are the primary drivers of demand for housing. The rate of population growth and household characteristics heavily influence the demand for specific housing types.

Exhibit 11 shows population growth in Superior and comparison cities within Boulder County between 2011 and 2021. Since 2011, Superior has added 481 new residents. This increase represents the smallest growth among the comparison cities in real terms and the smallest average annual growth rate, at 0.38 percent.

Exhibit 11. Historical Population Growth, Superior and Comparison Cities, 2011-2021

Source: DOLA, Colorado State Demography Office, ECONorthwest

			2011-2021 Change	
	2011	2021	Number	AAGR
Superior	12,572	13,053	481	0.38%
Erie	8,711	13,124	4,413	4.18%

	2011	2021	2011-2021 Change	
			Number	AAGR
Lafayette	24,722	31,035	6,313	2.30%
Longmont	87,390	98,117	10,727	1.16%
Louisville	18,560	20,855	2,295	1.17%
Boulder	100,233	106,978	6,745	0.65%
Boulder County	300,526	329,793	29,267	0.93%

Exhibit 12 represents historical household growth in Superior and comparison cities. Between 2011 and 2021, Superior grew by an estimated 243 households, or a 5 percent increase in total households. This increase was the lowest rate among the comparison cities. In comparison, Erie saw the largest household growth during the same period, at 48 percent (or 1,408 households).

Exhibit 12. Historical Household Growth, Superior and Comparison Cities, 2011-2021

Source: DOLA, Colorado State Demography Office, ECONorthwest

	2011	2021	2011-2021 Change	
			Number	Percent
Superior	4,539	4,781	243	5%
Erie	2,923	4,331	1,408	48%
Lafayette	9,772	12,414	2,642	27%
Longmont	34,004	39,563	5,559	16%
Louisville	7,669	8,618	948	12%
Boulder	46,404	49,299	2,894	6%
Boulder County	121,382	132,009	10,627	9%

3.1.2 Average Household Size

Superior had an average household size of 2.73 in 2021. This is the second-largest average household size when compared to the comparison cities and County. Boulder County had an average household size of 2.38.

Exhibit 13. Average Household Size, Superior and Comparison Cities, 2021

Source: American Community Survey (ACS) 2021 5-year estimates

2.73	3.03	2.50	2.48	2.42	2.17	2.38
Superior	Erie	Lafayette	Longmont	Louisville	Boulder	Boulder County

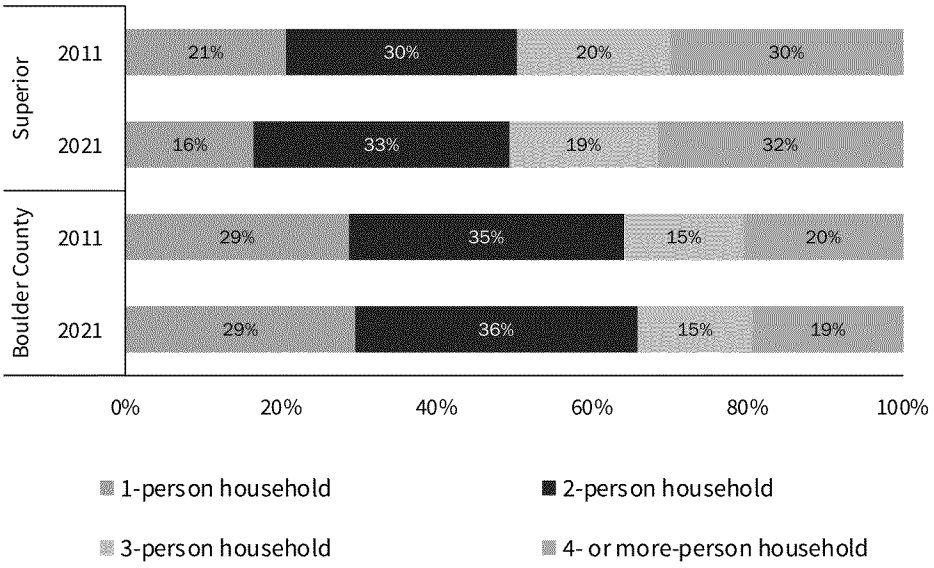
3.1.3 Household Size

The households in Superior comprised of 3 persons and 4 or more persons make up 51 percent of the total households, while 2-person households make up the second-largest household type and make up 33 percent of all households. Between 2011 and 2021, there was a considerable shift in Superior's household size formation. Most notably, 2-person households and those with 4 or more persons increased, while 1-person and 3-person households decreased. This trend could suggest that there are some affordability challenges in Superior for 1-person households or a lack of available and appropriately sized housing.

Compared to Superior, households in Boulder County comprised of 1 or 2 persons make up 65 percent of all households in the County. Households comprised of 3 persons and 4 or more persons make up 35 percent. These trends suggest that households in Superior are typically families with 3 or more persons and couples, while in Boulder County they represent single and couple households.

Exhibit 14. Household Size, Superior and Boulder County, 2011 and 2021

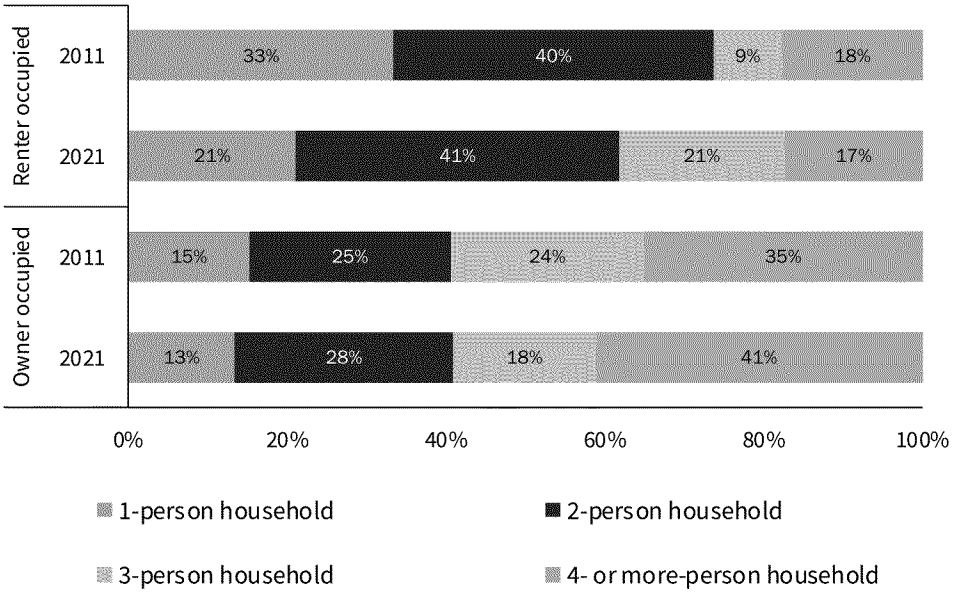
Source: American Community Survey (ACS) 2011 and 2021 5-year estimates



Household size varies widely by tenure in Superior. Renter households make up the majority of 1- and 2-person households (62 percent), while owner households make up the majority of 3- and 4-person households. These household size trends generally track with the trends of the available housing within a community. For example, 1- and 2-person households generally tend to live in apartments while family-sized households tend to live in single-family homes or larger-sized units that accommodate their needs.

Exhibit 15. Household Size by Tenure, Superior, 2011 and 2021

Source: American Community Survey (ACS) 2011 and 2021 5-year estimates

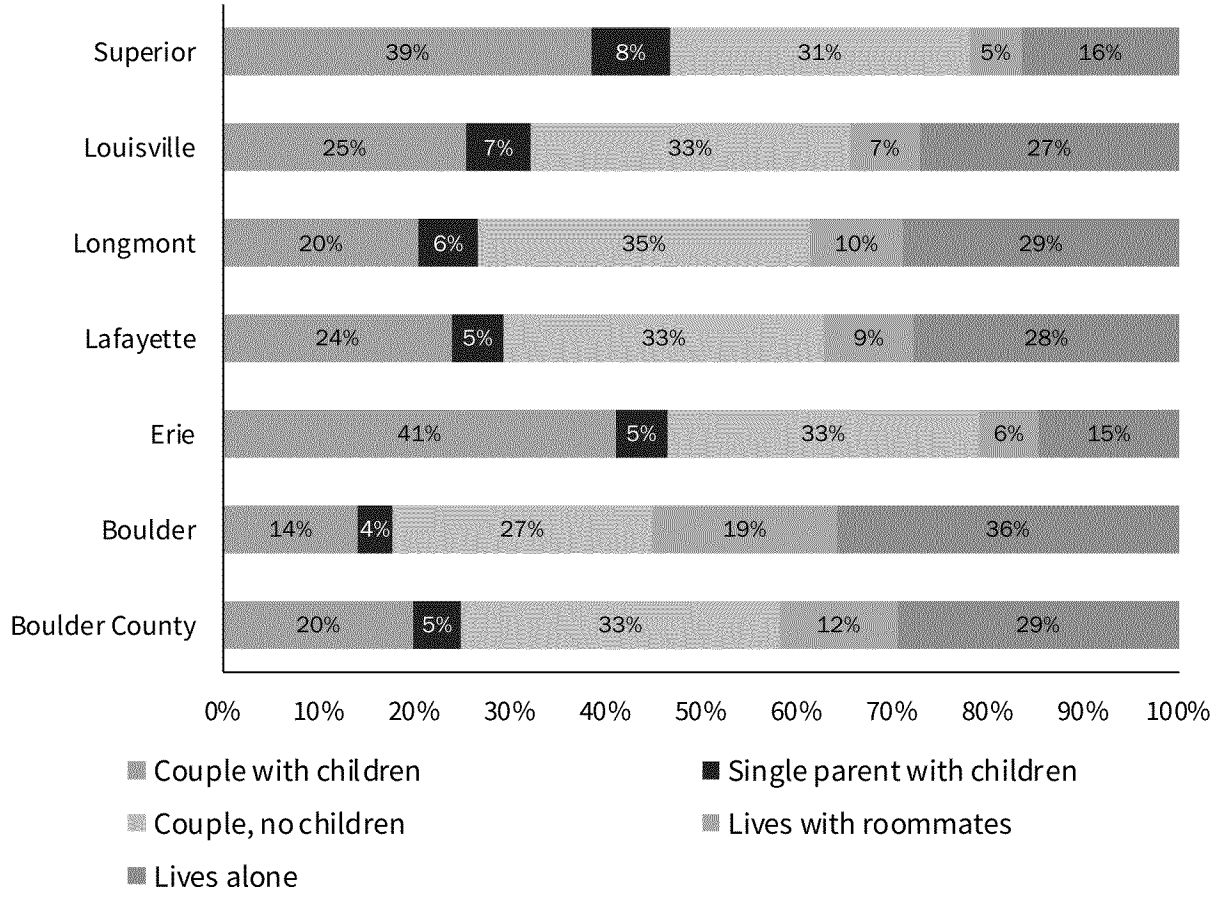


3.1.4 Living Arrangement

Exhibit 16 below shows trends in the living arrangement of Superior households. The majority of Superior households (39 percent) are comprised of a traditional nuclear family consisting of a married couple and their children. The second-largest household type in Superior is couples living together with no children. These trends further strengthen that Superior households are mostly families with children. One-person households make up the smallest share of households in Superior.

Exhibit 16. Living Arrangement of Households, Superior and Comparison Cities, 2021

Source: American Community Survey (ACS) 2021 5-year estimates



3.1.5 Median Age

Superior	Erie	Lafayette	Longmont	Louisville	Boulder	Boulder County
37	37	39	40	43	37	37

Superior's population is young, with a median age of 37 in 2021. Other jurisdictions like Erie, Boulder, and Boulder County also have a young population, with a median age of 37. Longmont and Louisville have older populations relative to the comparison cities.

3.1.6 Age Distribution

The age characteristics of a community indicate current needs and future trends for housing. Because different age groups have very different housing needs, housing demand correlates to the age of residents. For example, young adult households may choose to occupy apartments, condominiums, and small single-family homes because of affordability, location, and household size/presence of children. Middle-aged adults may prefer larger homes in which to raise families, while seniors may prefer smaller units that have lower costs, less maintenance, and nearby services.

The exhibit below shows the age characteristics of Superior's population. Superior's population generally skews younger. The population under 19 years of age comprises the largest cohort of residents in Superior, followed by adults ages 25 to 44 and 45 to 64, making up 29 and 28 percent of the town's population, respectively. Overall, Superior has maintained a relatively small population of senior adults aged 65 years and older.

In comparison, Boulder County's population skews younger as well with roughly 60 percent of its population spread across those under 19 years old, 20 to 24 years old, and 25 to 44 years old.

Exhibit 17. Age Distribution, Superior and Comparison Cities, 2021

Source: American Community Survey (ACS) 2021 5-year estimates

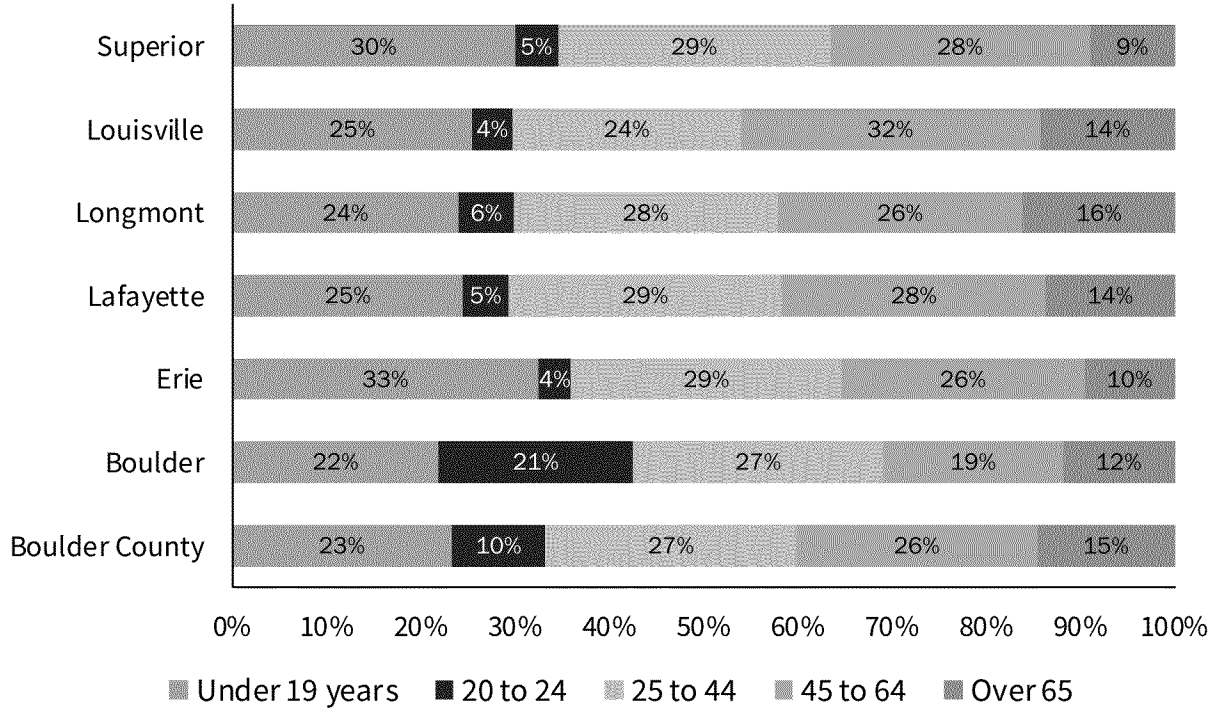


Exhibit 18 below shows how Superior's age distribution has changed over time. Seniors aged 65 years and older experienced the fastest growth since 2011—increasing by 246 percent. This notable increase in the population aged 65 years and older suggests that Superior is experiencing a substantial aging trend. This could be due to factors such as improved health care, an attractive environment for retirees, or seniors who are aging in place. Other notable increases include the age cohort under 19 years old increasing by 10 percent and the age cohort 45 to 64 years old increasing by 25 percent. The 50 percent decline in the 20 to 24 age group could indicate a potential outflow of young adults seeking education, job opportunities, or different living environments. This could also mean that this age group cannot find housing affordable to them in Superior. Boulder County trends for this age group have remained stable between 2011 and 2021.

Exhibit 18. Change in Superior's Age Distribution, 2011-2021

Source: American Community Survey (ACS) 2011 and 2021 5-year estimates

	2011	2021	2011-2021 Change	
			Number	Percent
Under 19 years	3,616	3,983	367	10%
20 to 24 years	1,200	605	-595	-50%
25 to 44 years	4,092	3,830	-262	-6%
45 to 64 years	2,915	3,656	741	25%
Over 65 years	349	1,209	860	246%

3.1.7 Race and Ethnicity

Most of Superior's population identify as non-Hispanic White. In the past decade, Superior has grown to be more racially and ethnically diverse. Most racial and ethnic groups have increased since 2011. The Black or African American population decreased in the past decade. The Asian population is the second-largest racial group (17 percent), followed by the Hispanic population (9 percent).

Exhibit 19. Race and Ethnicity, 2011 and 2021

Source: American Community Survey (ACS) 2011 and 2021 5-year estimates

	2011		2021		2011-2021 Change	
	Number	Percent	Number	Percent	Number	Percent
Non-Hispanic White	9,497	78%	9,300	70%	-197	-2%
Black or African American	85	1%	37	0%	-48	-56%
American Indian and Alaska Native	0	0%	86	1%	86	-
Asian	1,501	12%	2,235	17%	734	49%
Native Hawaiian or Pacific Islander	0	0%	9	0%	9	-
Other	0	0%	18	0%	18	-
Two or more races	301	2%	449	3%	148	49%
Hispanic	788	6%	1,149	9%	361	46%

4. Housing Profile and Market Trends

This section summarizes Superior's housing market. It examines housing supply and availability, development trends, and affordability of ownership and rental housing.

A housing profile and housing market analysis are important for understanding housing affordability and demand because they provide valuable information about the current state of the housing market, including the supply of housing units, average cost of rent or homeownership, and demographics of the area, which can help predict future housing demand and need. Projecting future housing need is important to ensure that Superior is planning to provide housing at all income levels for its population—especially those with lower incomes.

For the purposes of this report, unless stated otherwise, the existing supply includes properties impacted by Marshall Fire and the future projections do not include permits and households rebuilding following Marshall Fire. This report assumes these properties rebuild within the 2043 future projected timeline.

Key Findings

Key highlights in Superior's housing profile and market trends include:

The Marshall Fire has further exacerbated the lack of available housing in Superior.

- The Marshall Fire of 2021 destroyed 390 residential properties and 4 commercial properties.
- Superior had a housing vacancy of 2.5 percent in 2021—one of the lowest of the comparison cities of Erie, Lafayette, Louisville, Longmont, and Boulder. For comparison, Boulder County had a housing vacancy of 5.9 percent in 2021.

Superior's housing inventory lacks diversity. Homogeneous new construction is unlikely to support workforce housing needs.

- The majority of housing inventory in Superior is single-family detached (60 percent). Superior has primarily built single-family homes throughout the 2000s and 2010s. Only starting in 2020 did multifamily building permits outnumber single-family permits.
- The share of Superior households who rent increased from 30 percent in 2011 to 40 percent in 2021. This underscores the significance of having rental housing that is both of good quality and reasonably priced.
- Young professional households aged 15 to 34 were the most likely to rent in Superior, while older households 45 to 64 were the least likely to rent.

Incomes have not kept pace with the rising housing costs. Housing attainability in Superior has become challenging for many residents.

- While a household earning 100 percent of the area median income ($144,100) can afford the average rent, they cannot afford to purchase a home at the median price ($724,300). A Superior household would need to make $181,000 or more to afford the median-priced home in 2023. This suggests that higher-income households likely have a better chance of homeownership, while lower and median-income households might be limited to renting.
- The inability of a moderate-income household to afford the median-priced home raises questions about the potential barriers to homeownership in Superior. Factors such as high down payment requirements, stricter mortgage lending criteria, and rising home prices relative to income growth can make it difficult for many households to enter the homeownership market.

- In 2021, about 40 percent of renter households in Superior were considered cost burdened. This means that these households are spending 30 percent or more of their annual income on housing costs.

Increasing the supply of both renter and ownership product units is important for Superior.

- If the demand for housing, particularly for homeownership, exceeds the available supply, it can drive up home prices and make it challenging for households with moderate incomes to purchase a home. Similarly, if the demand for rental housing exceeds the available supply, it can drive up rent prices and price out households that rent in Superior.

4.1 Defining Affordable Housing

Housing affordability refers to the degree to which a household or individual can afford to pay for housing without experiencing financial hardship or sacrificing other essential needs.

According to the U.S. Department of Housing and Urban Development (HUD), affordable housing refers to a residence that a household or family can acquire—either through buying, renting, or other methods—that requires payment of no more than 30% of the household's income. Typically, households paying more than 30 percent of their income for housing are considered cost burdened, while households paying more than 50 percent for housing are considered severely cost burdened.

4.2 Housing Supply

According to the American Community Survey (ACS), Superior had 4,790 housing units as of 2021. Between 2011 and 2021, 193 housing units were added to Superior's housing inventory. These housing units are likely reflected in these developments:

Development	# of Units
Calmante II	33
Coal Creek Crossing	53
Rogers Farm (RM zoned)	27
Downtown/Discovery	80*

**Approximate*

Exhibit 20. Total Housing Units in Superior, 2011 and 2021

Source: American Community Survey (ACS) 2011 and 2021 5-year estimates

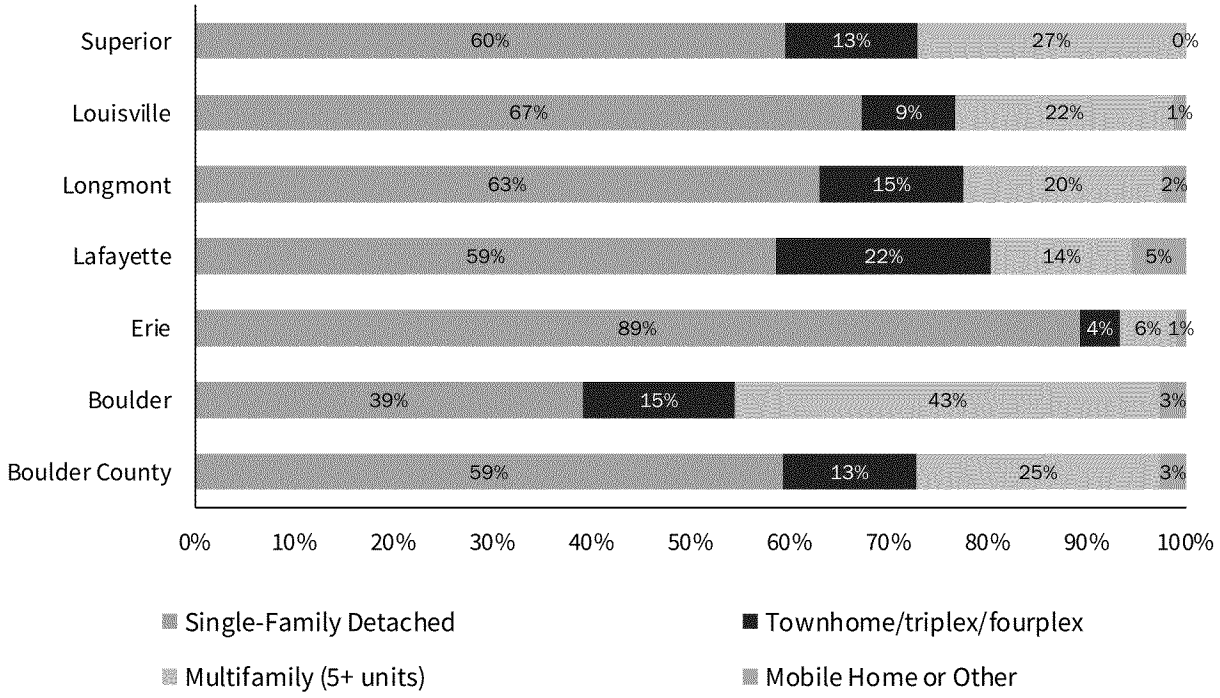
	2011	2021	# Change	AAGR
Housing Units	4,597	4,790	193	0.41%

4.2.1 Existing Housing Inventory by Type

The mix of housing types in Superior is similar to the overall distribution in Boulder County, with 60 percent in the form of single-family detached homes and 13 percent in townhomes and small duplexes, triplexes, and fourplexes. There is a higher share of multifamily units in Superior relative to comparison cities, at 27 percent, second only to Boulder. Less than 1 percent of Superior's housing inventory is mobile homes or other forms.

Exhibit 21. Share of Housing by Building Type, Superior and Comparison Cities, 2021

Source: American Community Survey (ACS) 2021 5-year estimates



4.2.2 Age of Housing Inventory

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs.

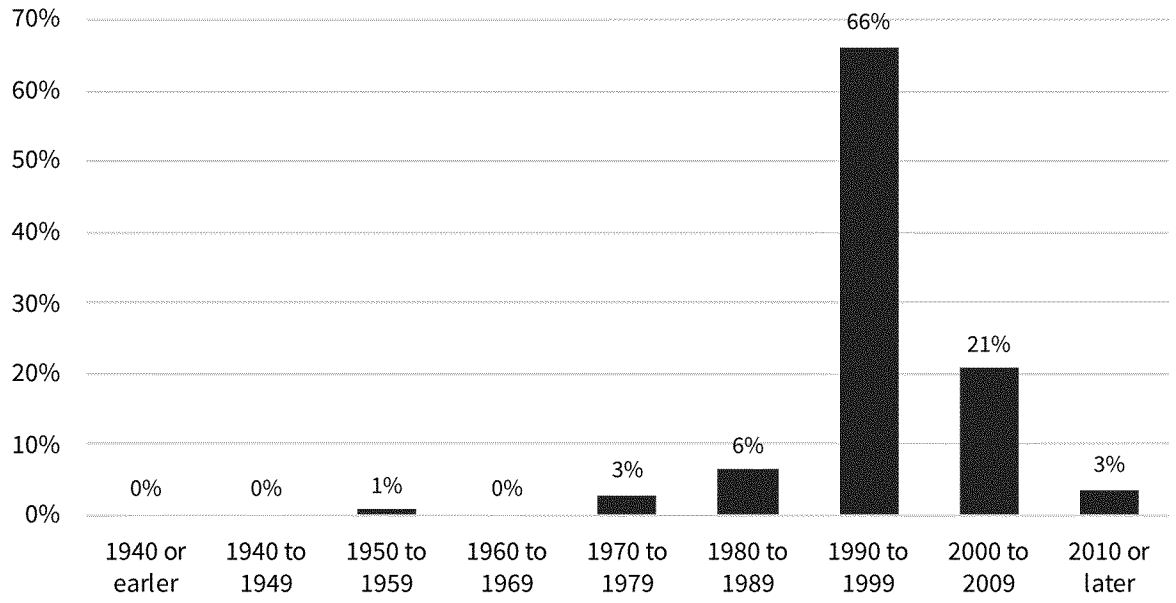
The majority of Superior's current housing units—more than 90 percent—were built in the last 30 years. Most of the housing inventory was built in the 1990s with the development of the Rock Creek Ranch area and expansion of the town boundaries to include the 1,570-acre subdivision.[1] Most of homes older than 30 years were located in Original Town and were destroyed in the Marshall Fire. Units built since 2010 make up a very small share of Superior's

[1] Town of Superior Comprehensive Plan, p. 2–1.

total housing supply. However, the extensive residential construction of Downtown Superior that began in late 2020 is changing the housing makeup of Superior, along with new construction associated with the Marshall Fire recovery. Several new multifamily housing units have been built recently or are under construction, increasing the supply of apartment units and attached housing units.

Exhibit 22. Share of Housing Units by Year Built, Superior, 2021

Source: American Community Survey (ACS) 2021 5-year estimates



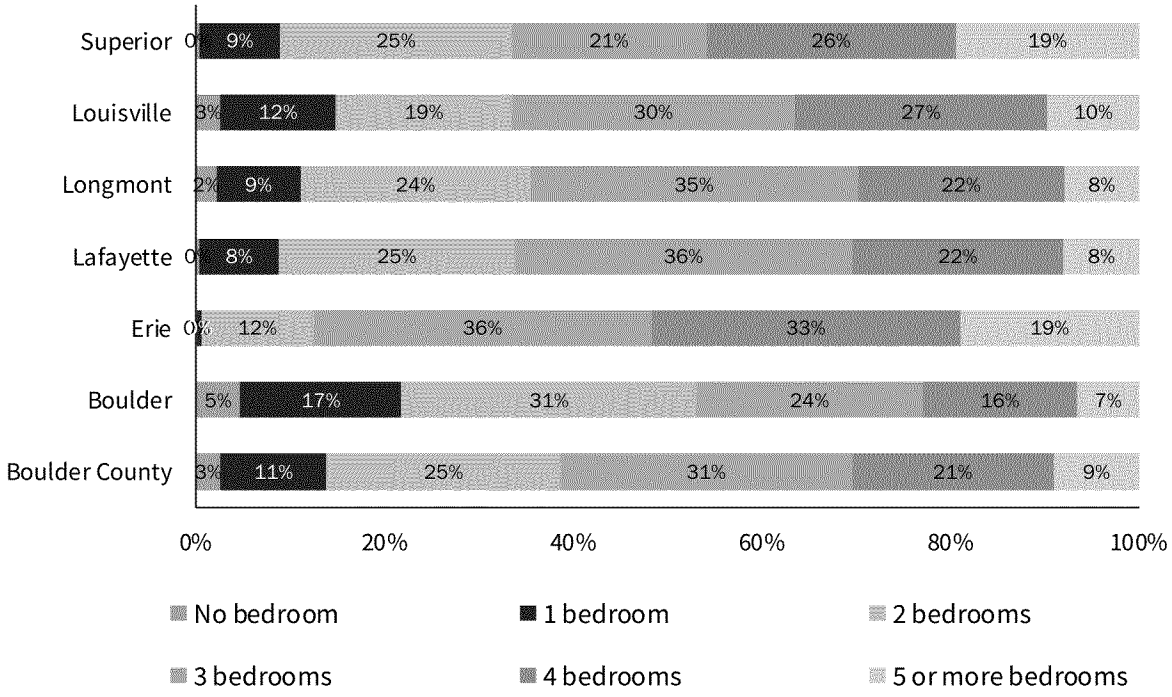
4.2.3 Number of Bedrooms

With single-family detached units as the most common type of housing, it is not surprising that a majority of dwelling units in Superior have three or more bedrooms. A small percentage of Superior's housing stock are studios (no bedroom) or 1-bedrooms. Among comparison cities, Superior has one of the largest shares of homes with five or more bedrooms, at 19 percent. This indicates that most of the single dwelling and multi-dwelling units in Superior are supportive of family households, with a very small share of units supportive for single residents. This limits the pool of units that single households or couples could obtain in Superior's housing market.

Based on recent permit data from the city, the residential market has been building smaller residential units for single households and couples through the development of several studios and 1- and 2-bedroom units.

Exhibit 23. Share of Housing Units by Number of Bedrooms, Superior and Comparison Cities, 2021

Source: American Community Survey (ACS) 2021 5-year estimates



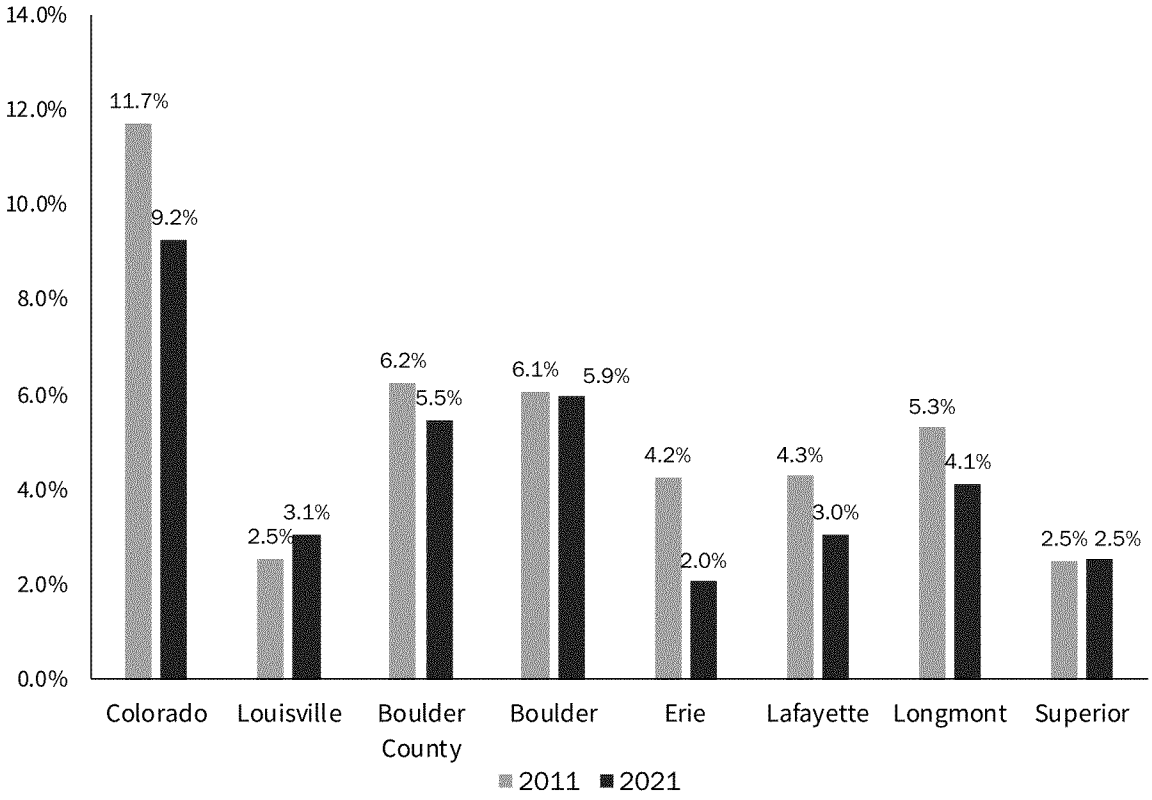
4.2.4 Overall Housing Vacancy, 2011-2021

Vacancy is a measure of the availability of housing units in a given area. When there are more vacant units than there are people looking for a place to live, it can lead to lower rents and other housing costs. This can make housing more affordable for people who are looking for a place to live. On the other hand, when there is a low vacancy rate and high demand for housing, it can lead to higher rents and other housing costs. This can make housing less affordable for people who are looking for a place to live.

Therefore, vacancy rates can have a significant impact on housing affordability in an area. The exhibit below shows vacancy rates for Superior and comparison cities between 2011 and 2021. Superior has one of the lowest overall vacancy rates, at 2.5 percent. Trends in Boulder County show that vacancy rates have mostly declined, suggesting that it is more difficult for households to find an affordable place to live.

Exhibit 24. Housing Vacancy Rate, Superior and Comparison Cities, 2011-2021

Source: American Community Survey (ACS) 2011 and 2021 5-year estimates



4.2.5 Vacant Units by Reason, Superior and Boulder County, 2021

Housing units can be recorded as vacant in the American Community Survey for a variety of reasons. Some vacancies are short term, such as when a unit is listed for rent or sale but not currently occupied. Seasonal (or vacation) homes represent another type of vacancy because they are not occupied year-round.

As shown in the exhibit below, most of the vacant units in Superior are currently listed for rent or are rented but tenants have not yet moved in. A smaller share of vacant units, at 16 percent, are vacation homes or part-time residences. Superior's share of vacation homes is slightly lower than Boulder County, where 20 percent of vacancies are due to seasonal use.

Seasonal, recreational, and occasional-use units collectively refer to housing units that are not consistently occupied by residents but are utilized for specific seasons, occasional purposes, or temporary stays by individuals with their usual place of residence elsewhere.

Exhibit 25. Vacant Units by Reason, Superior and Boulder County, 2021

Source: American Community Survey (ACS) 2021 5-year estimates

	Superior		Boulder County	
Vacancy Reason	Count	Precent	Count	Percent
For rent	44	36%	843	31%
Rented, not occupied	45	37%	538	20%
For sale only	14	11%	219	8%
Sold, not occupied	0	0%	38	1%
For seasonal, recreational, or occasional use	19	16%	540	20%
For migrant workers	0	0%	0	0%
Other vacant	0	0%	516	19%
Total:	122		2,694	

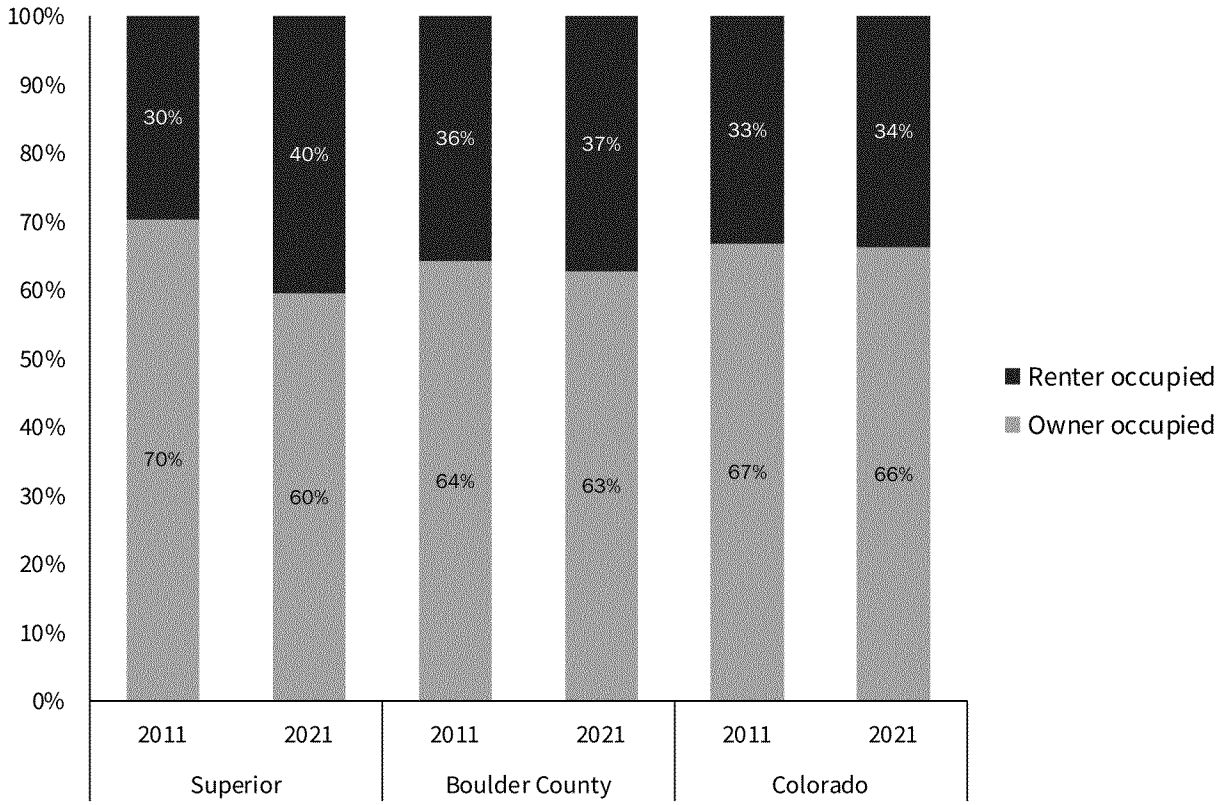
4.2.6 Housing Tenure (Owner vs Renter)

Household tenure is an important component of housing needs, as it helps to determine whether future housing should be built as ownership units or rental units. In many areas, a notable portion of households choose to rent their homes, emphasizing the significance of having rental housing that is both of good quality and reasonably priced.

Most of Superior's housing units are occupied by owners, but the share of owned homes has declined in the past 10 years. The current share of owner-occupied homes in Superior (60 percent) is similar to the share in Boulder County (63 percent). As of 2021, 40 percent of households in Superior were renters, higher than the renter percentage in Colorado (34 percent) and Boulder County (37 percent). The share of Superior households who rent increased from 30 percent in 2011 to 40 percent in 2021.

Exhibit 26. Housing Tenure, Superior and Boulder County, 2011-2021

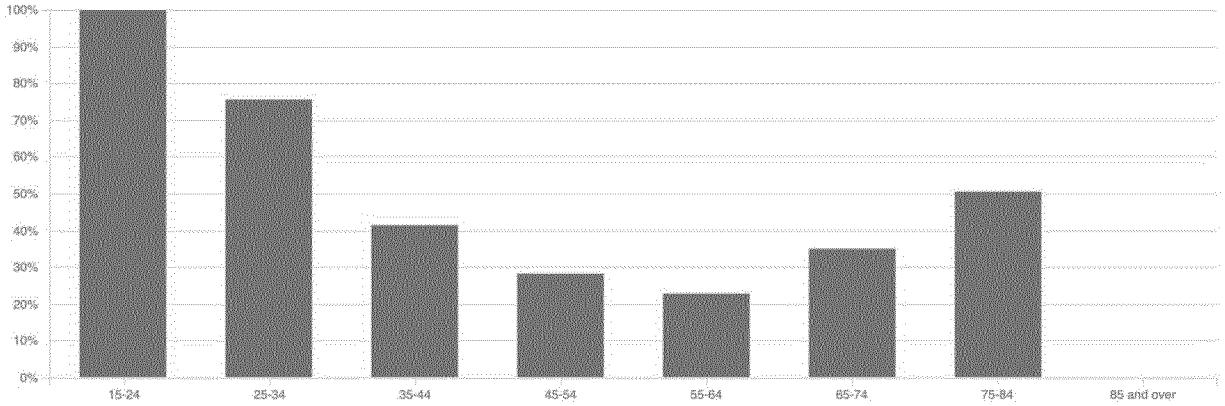
Source: American Community Survey (ACS) 2011 and 2021 5-year estimates



The share of households who rent varies substantially by age; therefore, renters of different ages and household sizes may be interested in different forms and sizes of rental homes. In Superior, as of 2021, households headed by an individual aged 15 to 34 were the most likely to rent. While households headed by an individual aged 55 to 64 were the least likely to rent.

Exhibit 27. Share of Renter by Age, 2021

Source: American Community Survey (ACS) 2021 5-year estimates



4.3 Apartment Rental Market

The exhibit below shows a snapshot of Superior and Boulder County's apartment rental market. As of 2023 Q2, Superior had approximately 1,210 apartment rental units in one multibuilding complex. Boulder County had 28,406 apartment units in 708 buildings. Additionally, there are 504 apartment units in the pipeline or under construction in Superior, with an additional 1,753 units under construction elsewhere in Boulder County. The average rent per unit in Superior is $2,406 or $2.38 per square foot, which exceeds the County average rent per unit of $1,917 or $2.25 per square foot.

Exhibit 28. Superior and Boulder County Apartment Rental Market Snapshot, 2023

Source: CoStar

	Inventory (buildings)	Units	Inventory Avg. SF	Under Construction	Avg. Rent per SF	Avg. Rent per Unit	Vacancy Rate
Superior	1*	1,209	1,028	504	$2.37	$2,392	7.7%
Boulder County	708	28,406	847	2,257	$2.24	$1,906	5.7%

* This project is a large multibuilding complex owned by a single entity.

According to CoStar, the apartment rental market in Superior was relatively stable with an overall vacancy rate of 7.7 percent as of 2023 Q2, as shown in exhibit 29. By comparison, Boulder County had a tighter housing market, with a vacancy rate of 5.7 percent. Since 2013,

Superior's apartment market has seen growth of 74 percent ($1.01 per square foot), which has outpaced Boulder County's rent growth of 52 percent ($0.77 per square foot).

Exhibit 29. Apartment Rent per Square Foot and Vacancy Rate, Superior and Boulder County, 2013–2023 Q2

Source: CoStar

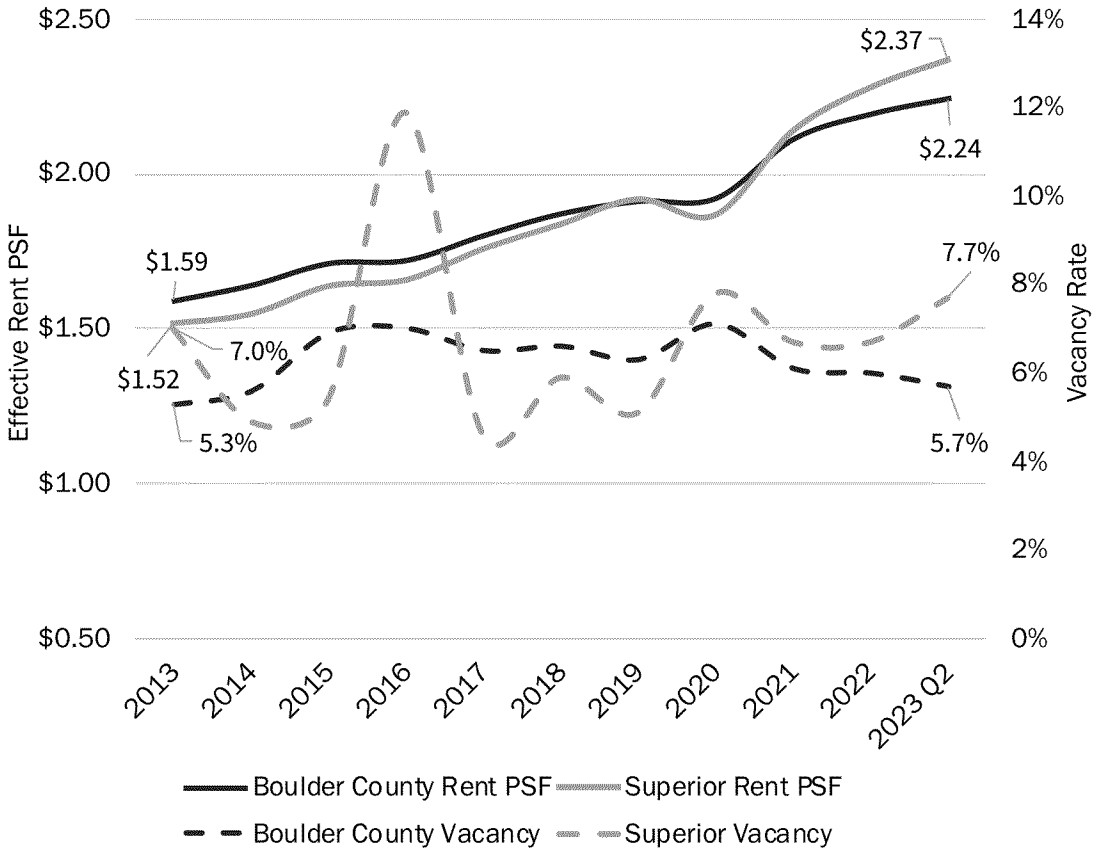


Exhibit 30 shows apartment deliveries and net absorption in Superior. Apartment deliveries refer to the new units built in the market, while net absorption refers to the difference between the number of units leased and the number of units vacated during a specific period. Since 2013, there have been no new multifamily apartment units completed in Superior's market.

Exhibit 31 shows apartment deliveries and net absorption in Boulder County overall. Since 2013, Boulder County has seen a delivery of 8,365 units and a net absorption of 7,779 units. New units delivered seem to be absorbed (leased up) by the market quickly, indicating a strong demand for apartments in the County.

Exhibit 30. Apartment Deliveries and Net Absorption, Superior, 2013-2023 Q2

Source: CoStar

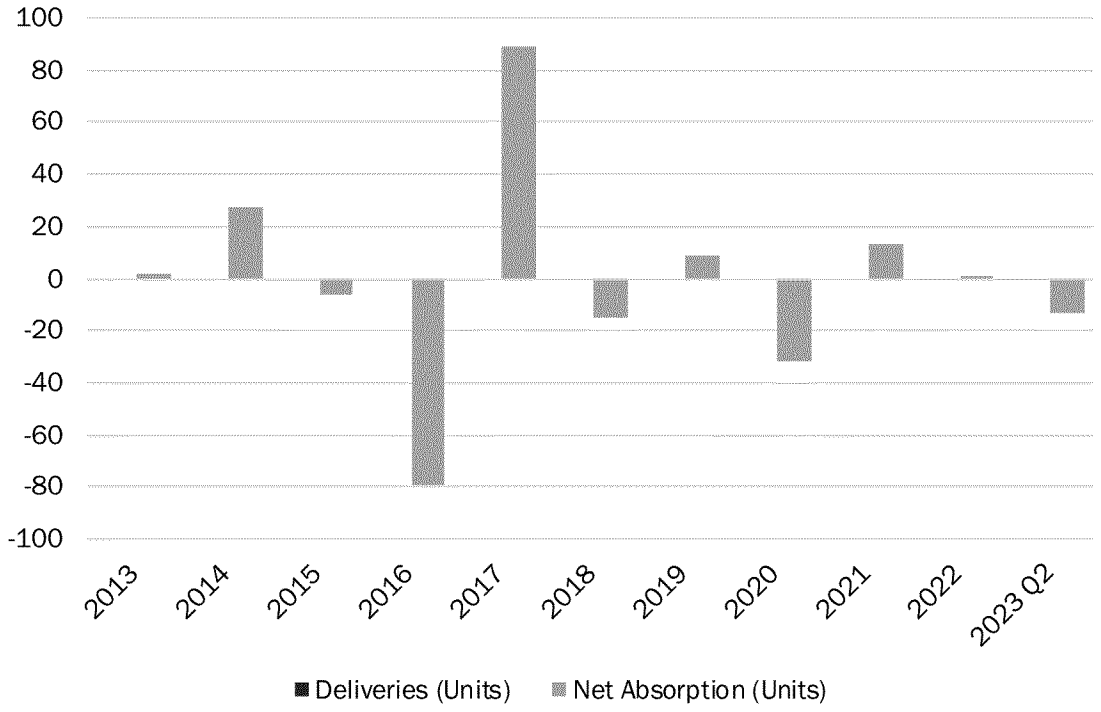
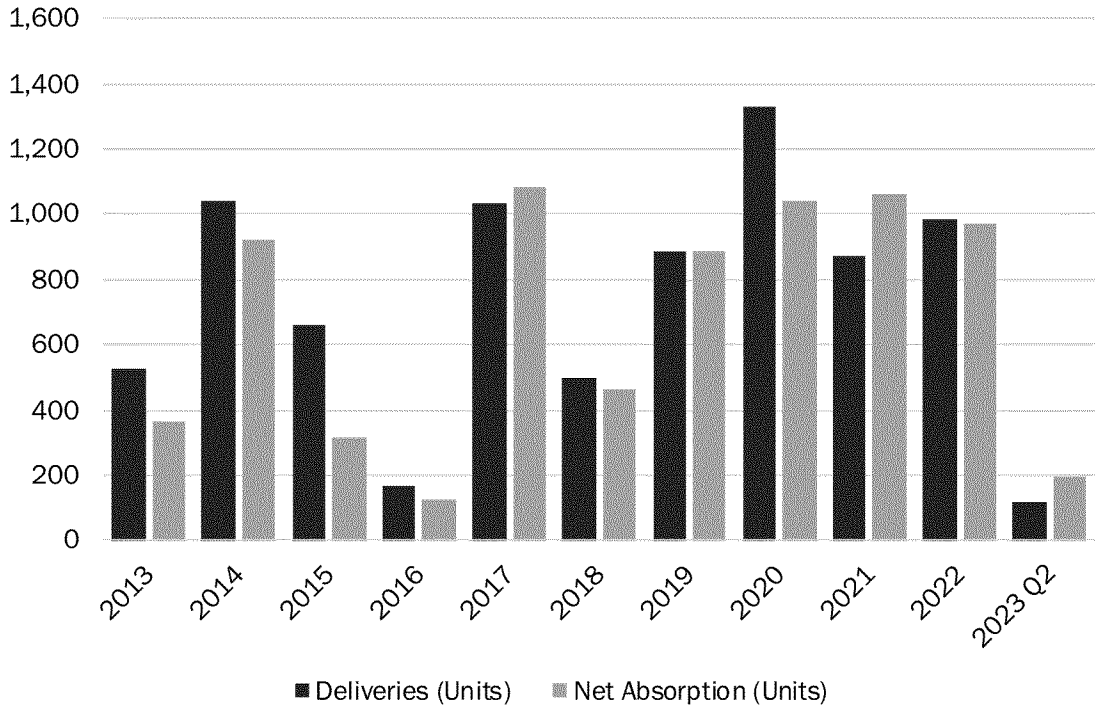


Exhibit 31. Apartment Deliveries and Net Absorption, Boulder County, 2013-2023 Q2

Source: CoStar



4.4 Housing Production

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The production of houses, including types of housing built as well as the incorporation of subsidized affordable housing, is an important factor in addressing the housing need of the community. This section details the housing stock characteristics of Superior to identify how well the current housing stock meets the needs of the current and future residents of the Town.

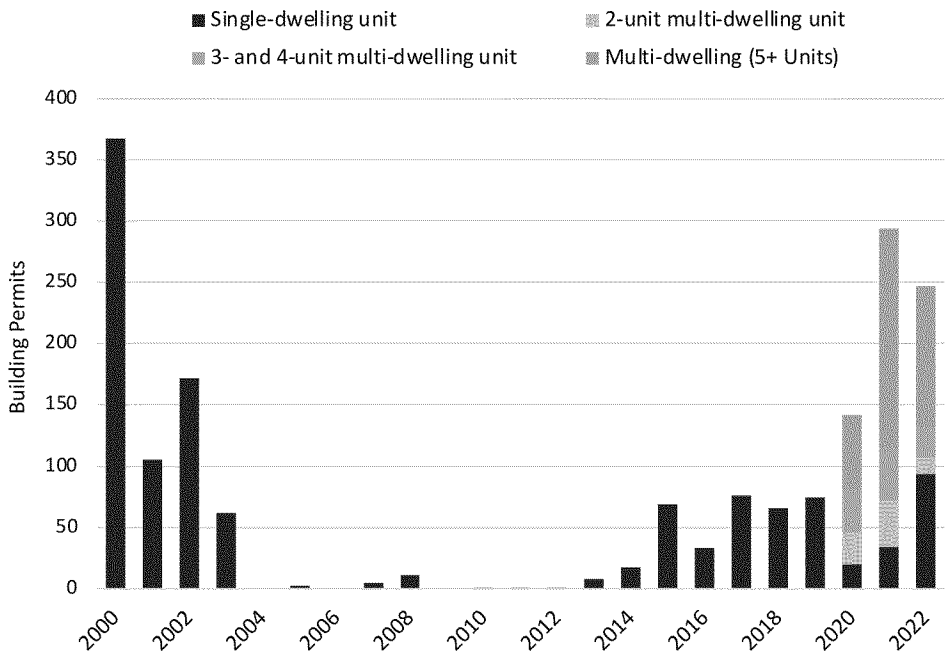
4.4.1 Building Permits

Exhibit 32 shows trends in residential building permits. For the past 20 years, single-dwelling units have been the dominant type of housing permitted in Superior, but as of 2020, permits for small duplex, triplex, fourplex, and apartment units outpaced single dwellings.

Development trends show that Superior's housing market experienced decline before the 2008 Great Recession and was slow to recover. Residential permitting has grown rapidly since 2020, driven by the development of Downtown Superior. Despite this increase, the pace of permitting has not reached the level seen in 2000 when 367 permits were approved.

Exhibit 32. Building Permits in Superior, 2000-2022

Source: HUD SOCDS Building Permits Database



The following table outlines the number and type of housing units added to the Town of Superior following the 2021 ACS total. The table includes units that are complete, under construction, or able to pull a building permit.

Development	# of Units	Unit Type
Lanterns Lane	62	Duplex
Rogers Farm (Wee Cottages)	55	Small Lot Single-Family
Superior Shores	94	Townhomes
Downtown	972*	Mix of Single-Family, Townhomes, Apartments
Total	1,183	

**1,052 approved to date, assumed 80 units complete within pre-2021 totals*

4.5 Unregulated and Subsidized Affordable Housing

An important component of any community's housing inventory is the stock of housing that is affordable to households earning lower incomes. This housing can be regulated or unregulated and is most often rental housing.

Unregulated affordable housing is affordable to lower-income households by virtue of its location, age, condition, or amenities. Typically, unregulated affordable housing units are older, smaller, and/or lower quality with fewer amenities, older appliances, or older appearances. These properties often have some deferred maintenance or capital needs. Because there is not enough regulated affordable housing across the country, unregulated housing is an important part of the housing stock in a community. But because it is unregulated, the rents charged at the properties can change suddenly and can be influenced by the larger real estate market. In addition, these properties can sometimes have habitability issues if they are not well maintained by the landlord.

Regulated affordable housing often has public funding that restricts the maximum incomes of the tenants or restricts the rents that can be charged to ensure that the housing is serving low-income households. This housing is sometimes referred to as government-assisted housing, referencing the public funds at the property. These restrictions vary by the type of funding and the affordability level at the property and typically have a limited duration that the property is affordable for a specified period. Generally, there are two types of housing programs in the United States that provide regulated affordable housing to cities: the Low-

Income Housing Tax Credit (LIHTC) program and Section 8 vouchers. These programs provide much-needed affordable housing to low-income residents. In the following sections, we summarize the inventory of regulated affordable housing units in Superior.

4.5.1 Low-Income Housing Tax Credit (LIHTC)

According to HUD's LIHTC database, Superior does not have any LIHTC housing. In the next section we discuss the other subsidized program available in Superior.

4.5.2 Section 8 Vouchers

According to Boulder County Housing Authority, 7 households in Superior received voucher assistance to help cover their rental housing costs.

4.6 Housing Cost

Housing cost has a direct relationship to housing accessibility for all economic segments of the community. In general, if housing supply exceeds housing demand, housing prices will decrease. If housing demand exceeds housing supply, housing prices typically increase. The availability of housing—which is measured by vacancy rates—can also affect housing cost.

Between 2012 and 2023, housing prices have significantly increased in Superior and across the region. Exhibit 33 below shows the median home sale price in Superior and a few comparison cities. The median home sale price in Superior increased from $359,000 in 2012 to $724,000 in Q1 2023, roughly a 100% increase. Since 2012, Superior's housing market increased at a similar rate in relation to the other comparison cities. The Marshall Fire of 2021, in its most recent impact, led to a surge in housing demand, subsequently causing an uptick in median home sale prices. However, Downtown Superior, having erected approximately 1,000 residential units after the fire, has mitigated the heightened housing demand, resulting in a modest decrease in prices.

Exhibit 33. Median Home Sale Price, Superior and Comparison Cities, 2012-2023

Source: Redfin

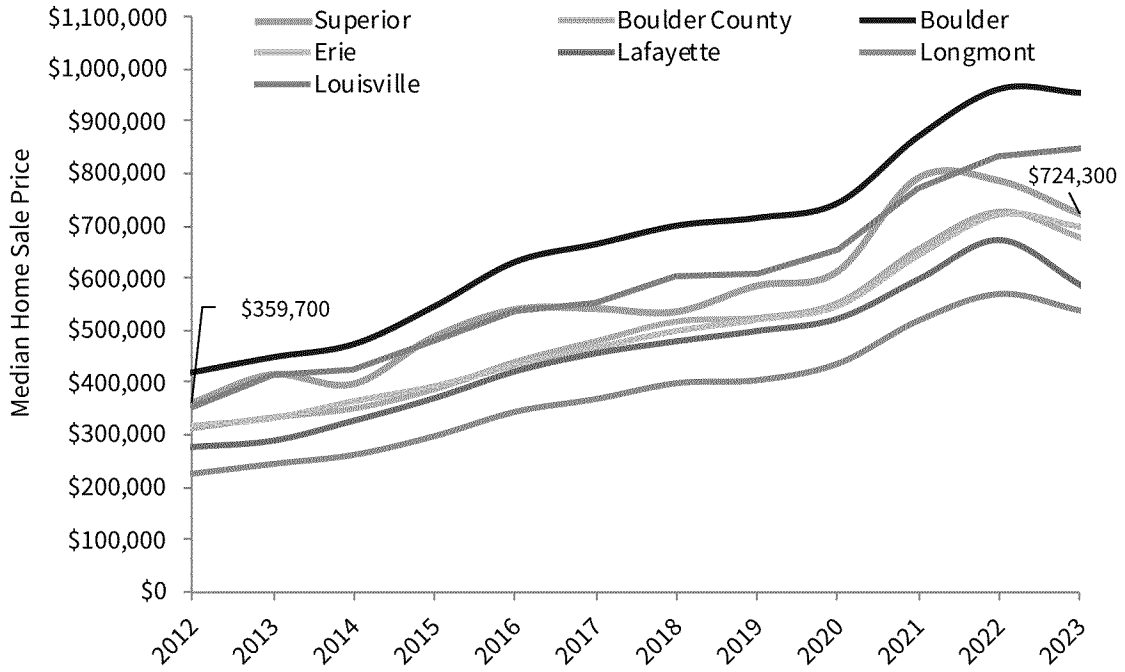


Exhibit 34 shows that the median sale price of a home has increased in all comparison cities since 2012, with the most significant increase in Louisville (139 percent), followed by Longmont (137 percent) and Boulder (127 percent). Compared to the comparison cities, Superior's housing market experienced the lowest change at 101 percent (or $364,600).

Exhibit 34. Change in Median Home Sale Price, Superior and Comparison Cities, 2012-2023

Source: Redfin
Note: Median home sale price information on Redfin was only available from 2012 onward.

Jurisdiction	2012	2023	Change (2012-2023)	
			Number	Percent
Superior	$359,700	$724,300	$364,600	101%
Louisville	$355,725	$850,000	$494,275	139%
Longmont	$228,025	$540,000	$311,975	137%
Lafayette	$276,200	$586,250	$310,050	112%
Erie	$318,175	$698,495	$380,320	120%
Boulder	$421,125	$955,000	$533,875	127%
Boulder County	$311,750	$680,000	$368,250	118%

Between 2011 and 2021, the median rent increased by 69 percent while the median household income increased by 32 percent. During this same period, the median home sale prices increased 353 percent. These trends suggest that incomes have not kept pace with the rising rents and home sale prices in Superior.

Exhibit 35. Change in Housing Costs and Median Household Income, Superior, 2011-2021

Source: American Community Survey (ACS) 2011 and 2021 5-year estimates, Redfin, ECONorthwest Calculations

	2011	2021	2011-2021 Change	
			Number	Percent
Median Rent	$1,283	$2,162	$879	69%
Median Home Sale Price	$175,000	$792,000	$617,000	353%
Median Household Income (unadjusted for inflation)	$100,194	$131,757	$31,563	32%

5. Housing Attainability

5.1 Cost Burden

State and federal standards specify that households spending more than 30% of gross annual income on housing experience a housing cost burden. Housing cost burden can occur when housing costs increase faster than household income. When a household spends more than 30% of its income on housing costs, households have less disposable income for other necessities, including health care, food, and clothing. In the event of unexpected circumstances such as the loss of employment or serious health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are more vulnerable and subject to constant changes in the housing market.

Exhibit 36 below shows housing cost burden for owner and renter households. In 2021, Superior renter households tended to be more cost burdened and severely cost burdened than owner households. About 26 percent of Superior renter households were cost burdened, while 14 percent were severely cost burdened. Housing affordability conditions for renter households in the County were more severe when compared to Superior. In Boulder County, 25 percent of renter households were cost burdened while 32 percent were severely cost burdened. In Boulder County specifically, several renter households had challenges with housing affordability and several were paying more than half of their annual income on housing costs.

Exhibit 36. Cost Burden by Tenure, Superior and Boulder County, 2021

Source: American Community Survey (ACS) 2021 5-year estimates

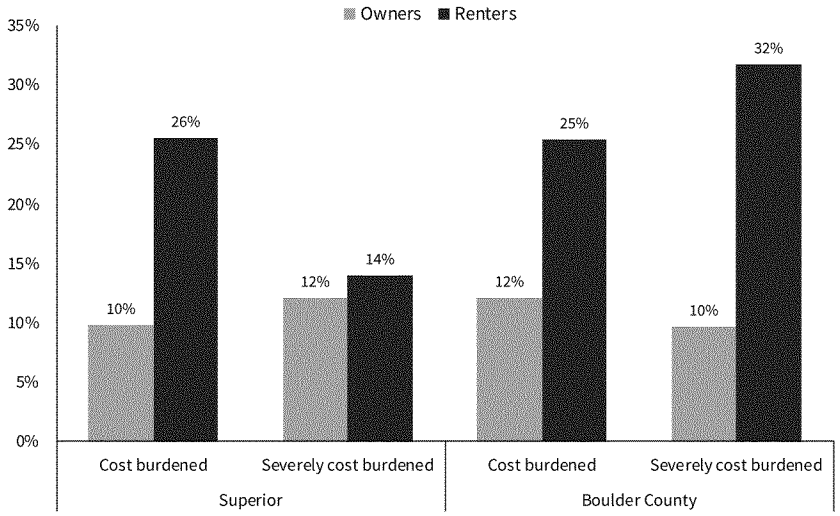
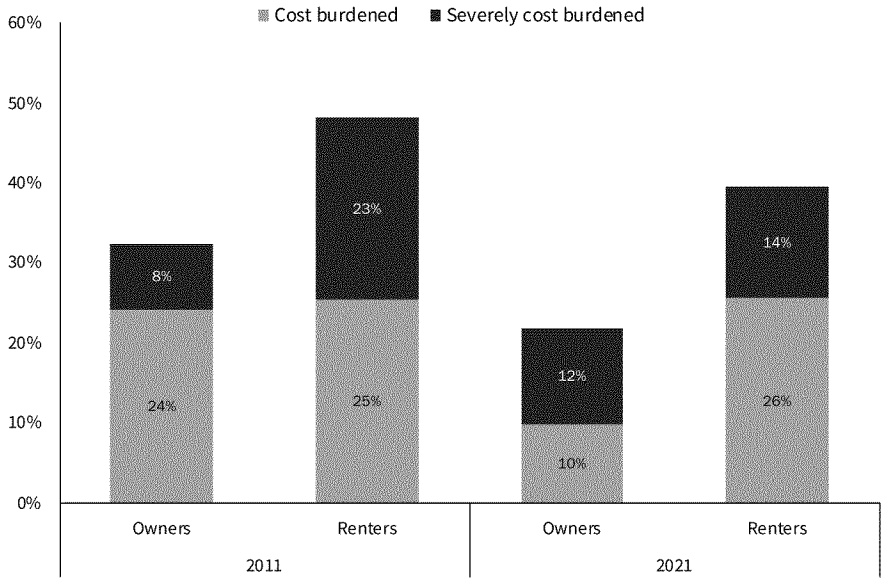


Exhibit 37 below shows how cost burden has changed over time in Superior. Generally, in 2021, fewer households in Superior were cost burdened compared to 2011. However, renter households remained the most susceptible to changing market conditions and were the most cost burdened in 2021. The fact that housing costs have outpaced household income growth can suggest increasing income inequality within Superior. Households with higher incomes may be able to cope better with rising housing costs, while those with lower incomes are more severely affected, potentially leading to an unequal access to housing that is affordable to them.

Exhibit 37. Change in Cost Burden by Tenure, Superior, 2011 and 2021

Source: American Community Survey (ACS) 2021 5-year estimates



5.2 Housing Attainability

Exhibit 38 shows the average rent and median home sale price in Superior in Q1 2023. With an average rent of $2,416 (for all homes and apartments), a household would have to make $96,940 or more to afford the average rent in Superior without being cost burdened. In comparison, with a median home sale price of $724,300, a household would have to make $181,000 or more to comfortably afford the median home price in Superior.

Exhibit 38. Average Rent and Median Sale Price in Superior and Related Affordability, Q1 2023

Source: Redfin, Zillow, ECONorthwest Calculations

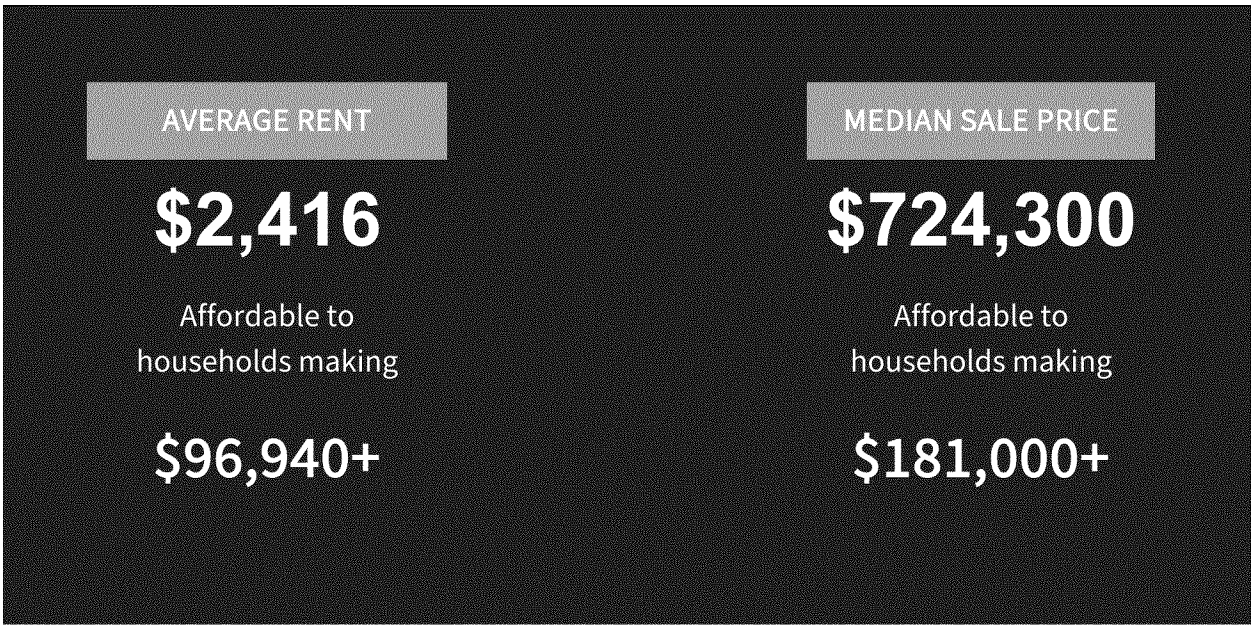


Exhibit 39 below illustrates housing affordability and the attainable monthly rent and home sale price based on household income. The median income for a family of four in Boulder County in 2023 is $144,100 (100% of area median income); this figure is based on HUD's calculation for Boulder County.

The estimates presented in Exhibit 39 are based on income and affordability ratios that lending banks typically use. They do not consider other household financial characteristics that can affect ability to pay for housing—other debt such as auto loans and credit cards as well as accumulated assets. A key challenge many lower-income households face is competition for affordable housing from higher-income households. It is rational for higher-income households to choose less-expensive housing if it is available and meets household needs.[2] Given entry costs (down payment for owner units, advance rent, and deposits for rental units) and required credit reports, lower-income households have clear disadvantages in competing for lower-cost housing.

Based on the information above about the average rent and median home prices in Superior, a household earning 100 percent of the area median income (AMI) in 2023 could not afford to purchase the median-priced home in Superior. However, this household could afford the

[2] https://www.strongtowns.org/journal/2021/4/27/are-new-homes-mostly-luxury-does-it-matter-if-they-are

average rent in Superior. This highlights four key takeaways playing out in Superior's dynamic housing market:

- **Superior has an income disparity.** While a household earning 100 percent of the area median income can afford the average rent, they cannot afford to purchase a home at the median price. This suggests that higher-income households likely have a better chance of homeownership, while lower- and median-income households might be limited to renting.
- **Potential barriers to homeownership exist.** The inability of a moderate-income household to afford the median-priced home raises questions about the potential barriers to homeownership in Superior. Factors such as high down payment requirements, stricter mortgage lending criteria, and rising home prices relative to income growth can make it difficult for many households to enter the homeownership market.
- **Increasing the supply of both renter and ownership product units is important** for Superior in the long term. If the demand for housing, particularly for homeownership, exceeds the available supply, it can drive up home prices and make it challenging for households with moderate incomes to purchase a home. Similarly, if the demand for rental housing exceeds the available supply, it can drive up rent prices and price out households that rent in Superior.

Exhibit 39. Housing Affordability in Boulder County for a Family of Four, 2023

Source: HUD, ECONorthwest Calculations

If your household earns:				
$43,200	**$86,500**	**$115,300**	**$144,100**	**$172,900**
30% of AMI	*60% of AMI*	*80% of AMI*	*100% of AMI*	*120% of AMI*
Then they can afford:				
$1,080 **Monthly Rent** **OR**	$2,160 **Monthly Rent** **OR** $260,000-$303,000 **Home Sale Price**	$2,880 **Monthly Rent** **OR** $404,000-$461,000 **Home Sale Price**	$3,600 **Monthly Rent** **OR** $504,000-$576,000 **Home Sale Price**	$4,320 **Monthly Rent** **OR** $605,000-$692,000 **Home Sale Price**
Related Occupation:				
Construction Worker	**Web Developer**	**Chemical Engineer**	**Data Scientist**	**HR Manager**
$43,290/ $20.81 hr	*$86,120/ $41.41 hr*	*$116,580/ $56.60 hr*	*$141,740/ $68.14 hr*	*$175,350/ $84.31 hr*

5.3 Worker Affordability

The exhibit below shows the average wages by industry in Boulder County and the maximum rent and median home price that workers in each industry could afford.

Only a select few industries in Boulder County have high enough wages that can afford the average rent of $2,416 in Superior. No industry has a high enough wage for a single earner to afford the median home price of $724,300 in Superior. Superior's employment is concentrated in the service sector and education industry. Based on the average wages earned in Boulder County in 2021, select workers in the services sector can afford the average rent but not the median-priced home. Workers in the education industry would typically not be able to afford the average rent or median-priced home in Superior.

A select number of industry professionals can afford the median-priced home in Superior, but only if they earn 1.5 times the industry wage per household. These jobs mostly fall under the services sector and those in utilities and wholesale trade.

Exhibit 40. Housing Affordability in Boulder County by Industry and Wages, 2021

Source: BLS, ECONorthwest Calculations

Industry	Annual Average Wage	Max Affordable Rent	Can Afford the Average Rent	Max Affordable Home Price	Can Afford Median Home Price in Superior	Can Afford Median Home Price with 1.5 Earners per household?
Agriculture, forestry, fishing, and hunting	$48,344	$1,209	No	$181,426	No	No
Mining, quarrying, and oil and gas extraction	$92,097	$2,302	No	$345,623	No	No
Utilities	$122,413	$3,060	Yes	$459,393	No	Yes
Construction	$67,538	$1,688	No	$253,457	No	No
Manufacturing	$96,587	$2,415	No	$362,473	No	No
Wholesale trade	$127,856	$3,196	Yes	$479,819	No	Yes
Retail trade	$40,551	$1,014	No	$152,180	No	No
Transportation and warehousing	$51,346	$1,284	No	$192,692	No	No
Information	$177,255	$4,431	Yes	$665,205	No	Yes
Finance and insurance	$143,372	$3,584	Yes	$538,048	No	Yes
Real estate and rental and leasing	$69,937	$1,748	No	$262,460	No	No
Professional, scientific, and technical services	$135,799	$3,395	Yes	$509,628	No	Yes
Management of companies and enterprises	$151,476	$3,787	Yes	$568,461	No	Yes
Administrative and support and waste management and remediation services	$51,675	$1,292	No	$193,927	No	No
Educational services	$48,225	$1,206	No	$180,979	No	No
Health care and social assistance	$61,078	$1,527	No	$229,214	No	No

Arts, entertainment, and recreation	$32,796	$820	No	$123,077	No	No
Accommodation and food services	$27,305	$683	No	$102,471	No	No
Other services (except public administration)	$49,621	$1,241	No	$186,218	No	No

5.4 Housing Affordability and Transportation Costs

Traditional measures of housing affordability ignore transportation costs, although transportation typically represents a household's second-largest expenditure. These costs are heavily influenced by the location of where a household lives relative to their place of work. When people live farther from job centers and places of work, less reliable alternatives exist, so households typically need to own a vehicle to make their daily trips.

In Superior, 2,462 people commute into the town for work, while 5,846 people commute out of Superior for work. The majority of Superior residents (66 percent) commute alone by car, 9 percent carpool, 3 percent use public transit, and 22 percent work from home. These commuting characteristics and auto dependency indicate that transportation costs may impact Superior households' ability to pay for housing and other household essentials.

According to the Center for Neighborhood Technology, which analyzes housing and transportation costs, an average Superior household spends 51 percent of their annual income on housing and transportation costs (33 percent for housing and 18 percent for transportation). A typical Superior household spends $14,584 annually on transportation costs and owns 1.88 vehicles per household. According to the Center for Neighborhood Technology, transportation costs are considered affordable if they are 15 percent or less of household income, or $12,453 per year. This suggests that Superior residents typically spend more on transportation costs than the average US household.

5.5 Homelessness

Data from the Metro Denver Homeless Initiative (MDHI) shows increases in homelessness in Boulder County. In 2023, MDHI counted 839 unhoused people living in Boulder County, a notable increase from previous counts and confirmation that homelessness is rising across Boulder County and the Denver metro region. Of the 839 people experiencing homelessness, 596 people were in emergency shelters, transitional housing, or safe haven programs. The other 243 people counted were sleeping unsheltered on the streets or another place not meant for human habitation. The data represents a snapshot in time that can vary due to

several factors such as weather conditions, methodology, and the participation of volunteers conducting the tallies.

Although there is no specific data that shows the number of unhoused individuals living in Superior, providing shelter and homeless preventive programs and resources is important toward providing the gamut of the housing spectrum.

In addition, Superior does not have a shelter in the Town and all individuals or families experiencing homelessness would need to go through Boulder County's Coordinated Entry. The Coordinated Entry is the first stop and key element of the adult homeless service system, which all individuals need to go through to identify the help they need.

6. Marshall Fire Recovery

In December 2021, the Marshall Fire in Boulder County grew out of several small wildfires, developing into a single large wildfire spanning roughly 6,000 acres that destroyed homes and businesses in Superior and Louisville. The fire destroyed 394 properties in Superior. The majority were residential properties (390 in total), and four commercial properties were destroyed. Roughly 8 percent of Superior's housing stock was destroyed during the Marshall Fire—further limiting the number of housing units available in Superior.

Since the fire, the Town of Superior's top priority has been helping residents with their recovery process. The Town created a web page and dashboard tracking the recovery efforts. As of August 2023, 394 lots have been cleared while 236 building permits have been issued and 37 building permits are pending. About 76 residential families have been able to move back into their neighborhood and 2 commercial buildings have been reopened. To help families rebuild, the Town has offered building permit and plan fee rebates to help reduce the costs of rebuilding. In total, as of August 2023, the Town has issued more than $2.5 million in rebates to families wanting to rebuild.

In March 2023, Louisville and Superior sponsored a Marshall Fire Recovery Advisory Panel by the Urban Land Institute (ULI). This panel provided feedback and recommendations for rebuilding housing and climate resilience, including:

- **Affordable homeownership options:** The Panel found that new construction in Louisville and Superior is priced above what many households in the area could afford and was exacerbated by the loss of housing in the fire. Particularly for "workforce" households, first-time homebuyers, and seniors, many new homeownership products (especially single-family detached homes) are unattainable. The Panel found that

there are opportunities to develop more "missing middle housing" to offer more attainable homeownership opportunities, including developing deed-restricted housing, subdividing existing lots, and supporting the development of accessory dwelling units. In addition, the Panel recommended cities consider implementing developer incentives for missing middle housing, purchase sites for infill housing, and offer first-time homeowner financial assistance.

- **Limited rental opportunities:** The Panel found that the loss of housing further constrained an already limited rental stock in the area, leading to rental price gouging. Particularly for lower-income residents, there is inadequate attainable rental stock in the areas. To address renter housing needs, the Panel recommended that cities implement developer incentives for building rental housing, as well as a disaster-related rental housing voucher program for displaced renters.
- **Data availability:** The Panel found there is a lack of data on the socioeconomic characteristics of the displaced neighborhoods following the fire. The Panel recommended cities consult findings from the Marshall Fire Unified Survey Team to better understand the affected residents' needs and tailor rebuilding strategies accordingly.

Initial findings from the Marshall Fire Unified Survey Team revealed disparities in insurance coverage and rebuilding progress across income levels. The survey team found that underinsurance was a significant obstacle for many affected households, with only a small percentage of respondents' expecting insurance coverage to fully meet their rebuilding costs. The extent of expected insurance coverage correlated with income levels, with higher-income households anticipating higher payouts. This correlation was also reflected in the progress of rebuilding, as those expecting higher insurance coverage were more likely to have received building permits after one year compared to those with lower coverage expectations. This inequity can exacerbate existing inequalities during the rebuilding process, and the survey team recommends the City prioritize programs that offer rebuilding assistance to households with fewer resources.

7. Population Forecast

One way to to understand the forecast of future housing demand in Superior is to consider county-level population forecasts from the Department of Local Affairs (DOLA) State Demography Office. In the next 20 years, Boulder County's population is forecasted to grow by 51,869 people, at an annual growth rate of 0.73 percent. Based on historical population trends, Superior's population has made up approximately 4 percent of the county's

population. If this trend continues, Superior's population is expected to grow by 2,075 people in the next 20 years. The exhibit below shows 2043 population forecasts for Boulder County along with Superior's 4% share. Much of the forecasted growth for Superior is already captured within the units shown in Section 4.4

Exhibit 41. Population Forecast, Superior and Boulder County

Source: DOLA County 1-Year Population Forecast 2022
Note: *ECONorthwest estimates. Assumes 4.0% share of county population.

				Future Growth (10 Years)		Future Growth (20 Years)	
	2023	2033	2043	# Total	AAGR	# Total	AAGR
Boulder County	331,428	358,550	383,296	27,122	0.79%	51,869	0.73%
Superior*	13,257	14,342	15,332	1,085	0.79%	2,075	0.73%

Based on units in Section 4.4, the following table estimates the resulting population growth:

	Total Units	Total Population
2011	4,597	12,572
2021	4,790	13,053
Currently approved, under construction, or complete since 2021*	5,973	15,656**

*Units associated with the remainder of Downtown Superior, Roger's Farm Wee Cottages, Lanterns Lane, and Superior Shores. See Sec. 4.4.

**The Total Population as a result of these developments assumes an average household size of 2.2 persons per unit.

The work to develop this report included an evaluation of existing zoning and entitlements to understand the opportunity for additional housing units. The only area of Town where additional units are currently possible is within Original Superior. According to the NW Superior Area Study, roughly 100 additional housing units could be constructed on lots that were vacant prior to Marshall Fire. Additional units in Original Town could be built as

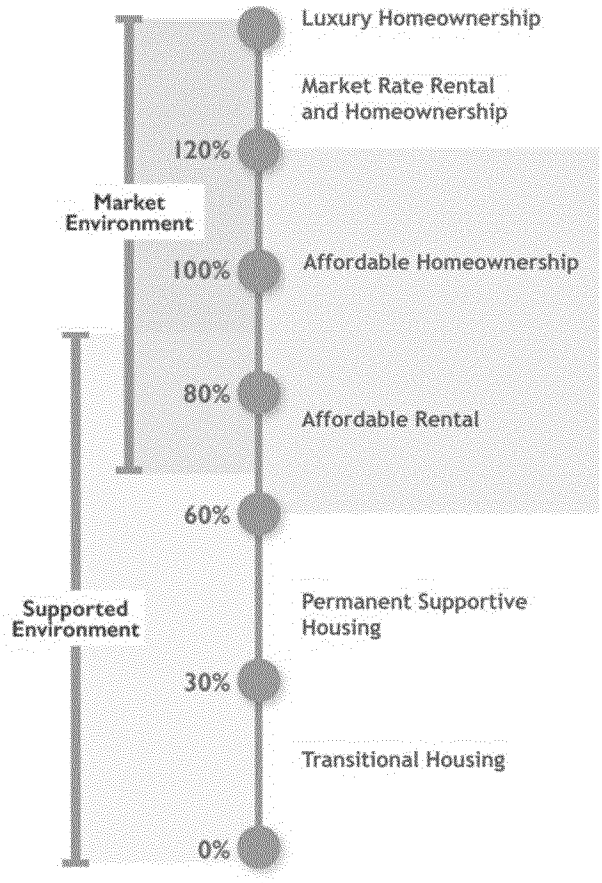
Accessory Dwelling Units. Any additional housing units would require change in land use codes, zoning, and Planned Development Amendments.

Despite the addition of the units described above, the Town will continue to experience demand for additional housing due to its proximity to Boulder and Denver and ongoing regional housing pressure brought on by population growth. Without changes to land use codes and policy, Superior would not be able to accommodate new units to meet the ongoing demand.

8. Future Housing Need

Community housing (also known as the housing continuum) encompasses a wide range of housing needs within an area, not only focused on affordable, or workforce, but all types of housing for people with a diversity of needs. While private, market-rate housing development is essential and desired in many areas, an intentional focus on supporting the development of housing that is attainable and accessible to a wide range of incomes, ages and social status is necessary to maintain a diverse, healthy, and prosperous community.

Exhibit 42. The Housing Continuum



A community with a harmonious housing continuum can effectively fulfill the diverse housing needs of numerous households, ensuring housing stability, particularly for those with lower incomes. It accommodates affordable housing options for the workforce while also offering market-rate and luxury housing for higher-earning households.

This report has identified current challenges for some households in Superior, and has identified trends which will influence housing needs in the future. Generally, there is an adequate amount of larger single-family homes to

meet Superior's needs in the next 20 years. Superior should focus on meeting the needs of targeted groups to provide a better balance of housing in the Town.

This assessment has identified housing needs for the following targeted population groups:

Aging Residents

- Superior's senior population is rapidly growing. This growth is unlikely to slow as Gen Xers grow older.
  - Seniors aged 65 years and older experienced the fastest growth since 2011, increasing by 246 percent.
  - Millennials and Gen Xers represent about 57 percent of Superior's population. As this population ages, Superior's senior population will continue to grow.
- Superior should consider multiple housing options to meet the changing needs of seniors. These could include services to allow "aging-in-place", single-story homes with universal design, rental properties that are targeted to seniors, allowances for multi-generational living including Accessory Dwelling Units throughout Town, and facilities that provide a continuum of care for seniors, including independent living, assisted living, and memory care.

Local low-wage workers, renters of all incomes, and first time homebuyers

- The Town's recently adopted Inclusionary Housing Ordinance does not apply to the properties currently developing new market rate housing.
- In Superior, homeownership rates have decreased 10 percent since 2010, while homeownership rates remained stable in Boulder County and Colorado.
- The share of households who rent increased by 10 percent between 2011 and 2021. This underscores the significance of having rental housing that is both of good quality and reasonably priced.
- The desire for homeownership by millennials and Gen Z will increase as they age. As a result, there will be a demand for starter homes and relatively affordable types of ownership and rental housing.
- Additionally, to accommodate the housing needs for this population group, there will need to be more one- and two-bedroom housing units and housing near major employment centers and services.

Housing Conditions & Needs Survey

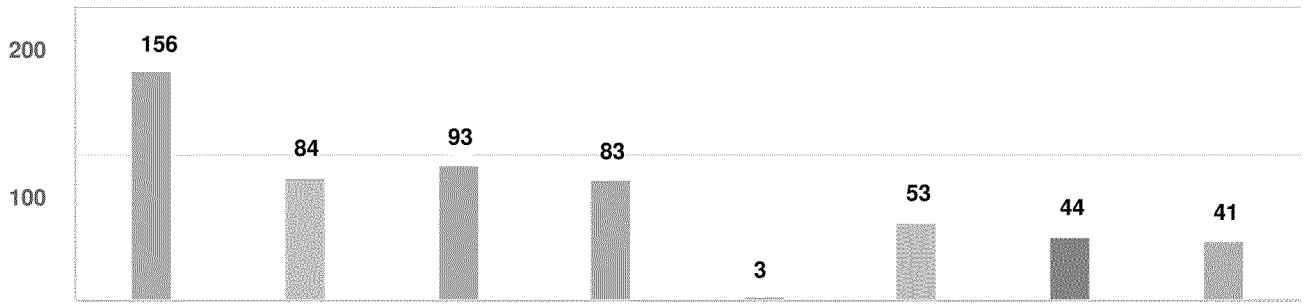
SURVEY RESPONSE REPORT
12 August 2019 - 01 July 2024

PROJECT NAME:
Housing Needs Assessment & Strategic Plan

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 Which of the following housing challenges do you think are most pressing in Superior? (select 3)

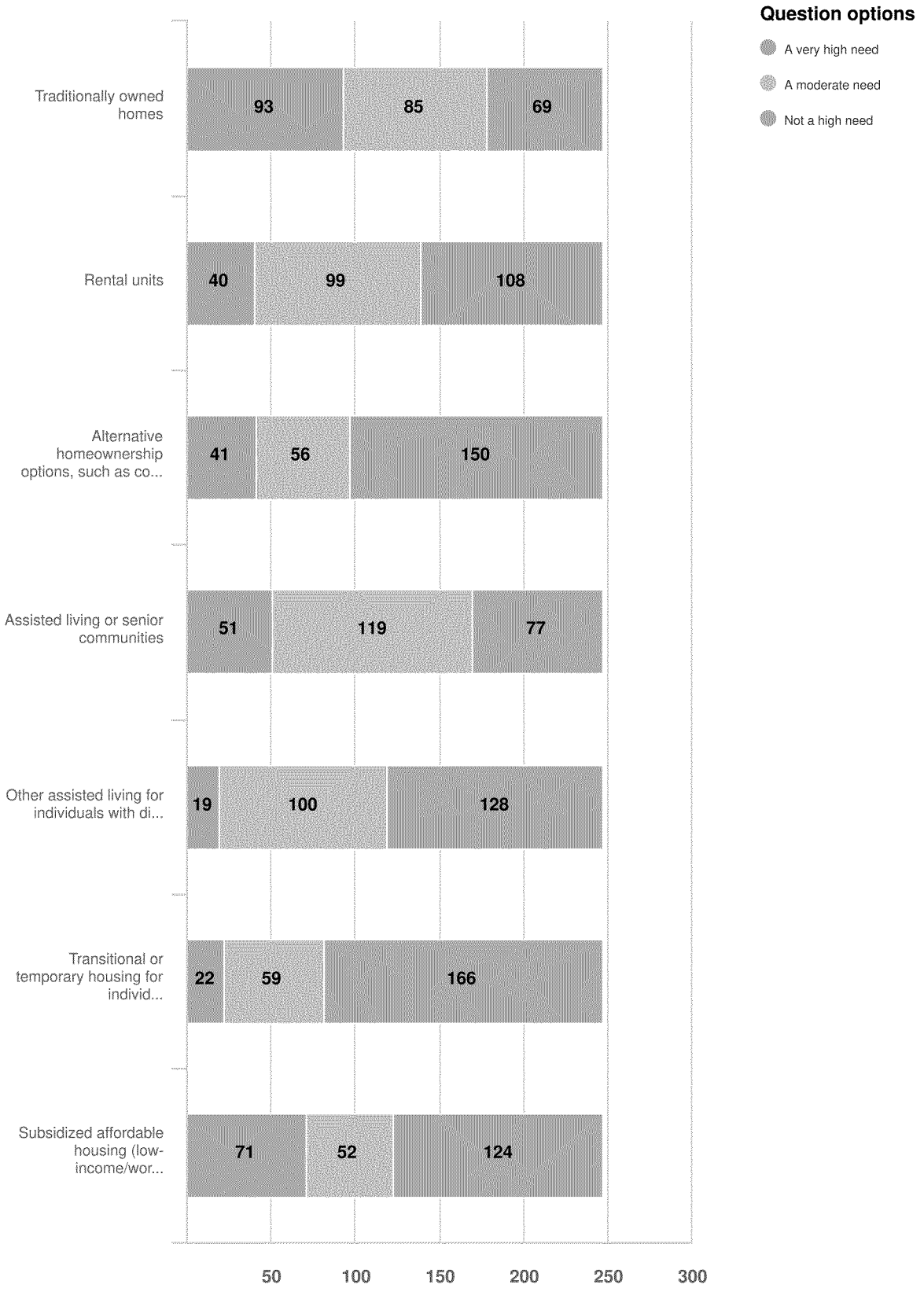


Question options

- Cost
- General availability of supply
- Availability of specific housing types (e.g. rental, ownership, single-family, duplex, townhome, 4-bedroom, 1-bedroom, ADA accessible, subsidized affordable, ADU, etc.)
- Maintenance and quality
- Homelessness
- Development and permitting process
- Proximity of available and/or affordable homes to daily needs (work, school, grocery, services, etc.)
- Transportation costs (time and/or money)

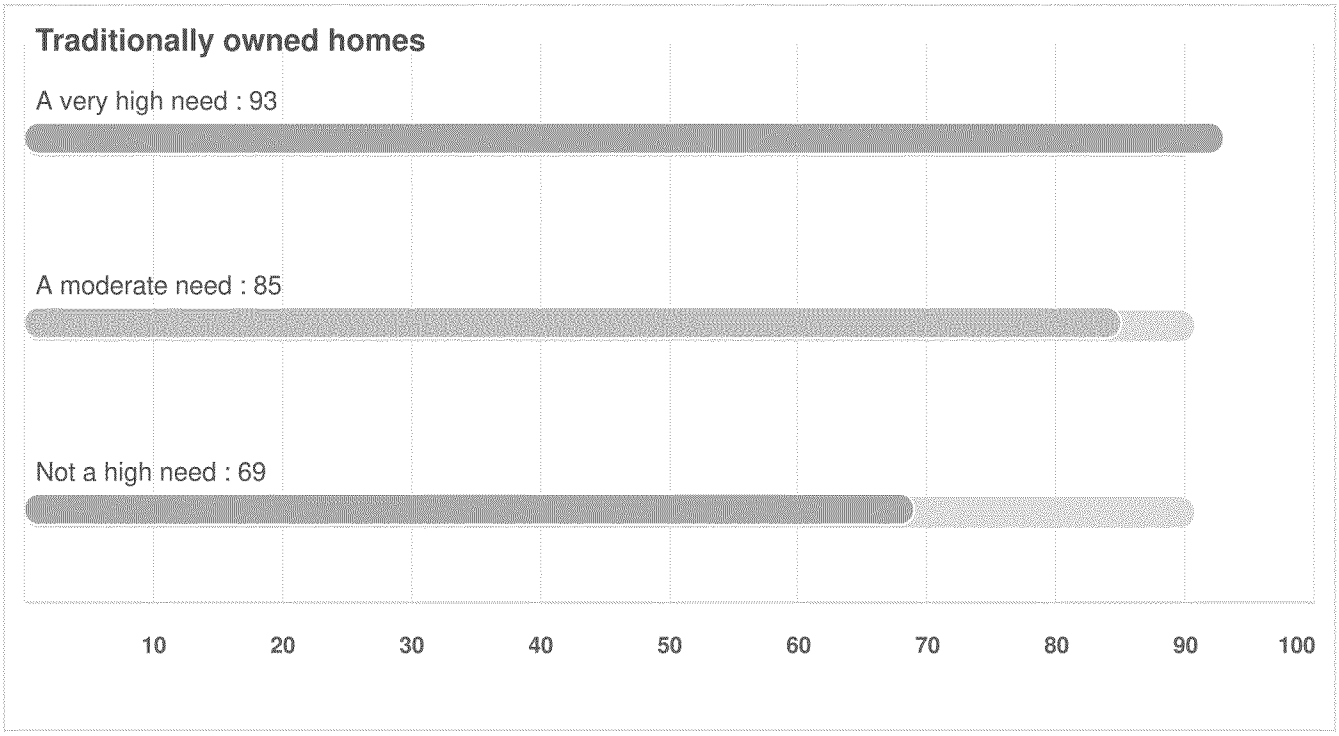
Mandatory Question (247 response(s))
Question type: Checkbox Question

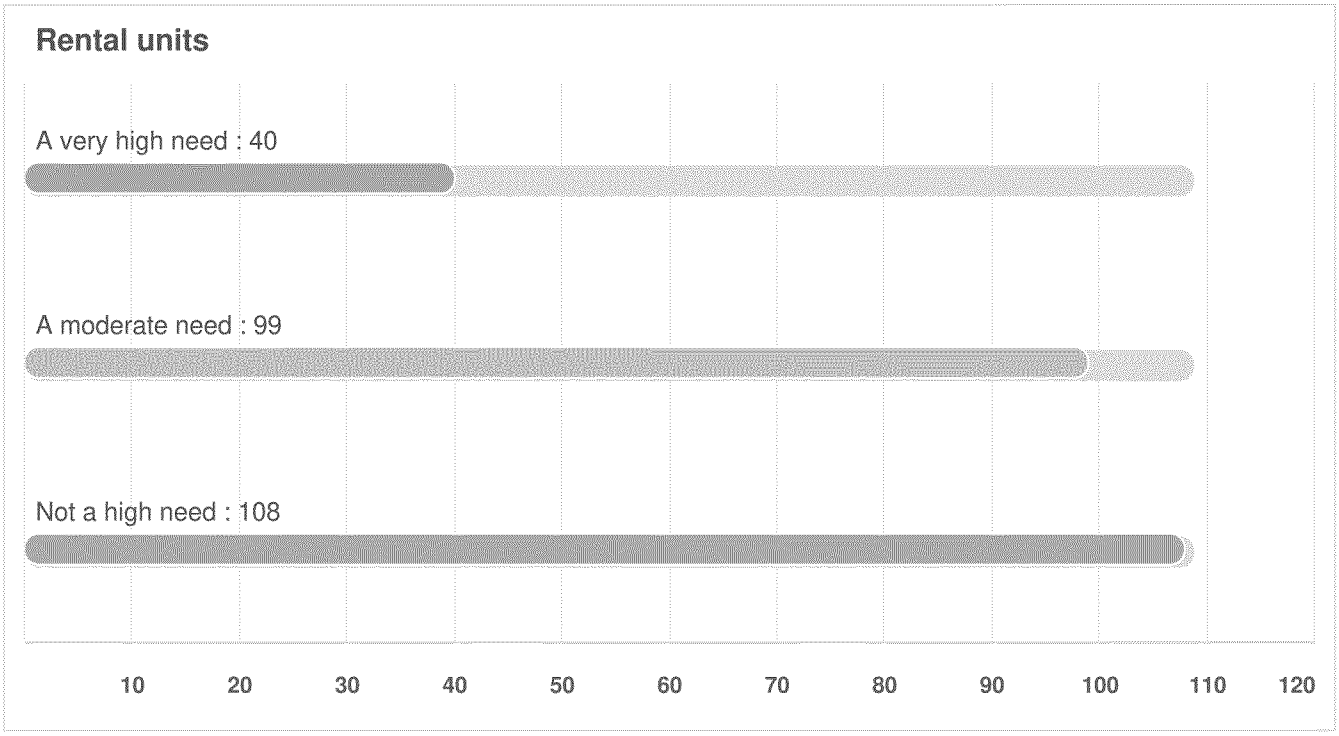
Q2 What types of housing ownership and management options do you think are most needed in the community? (indicate the level o...



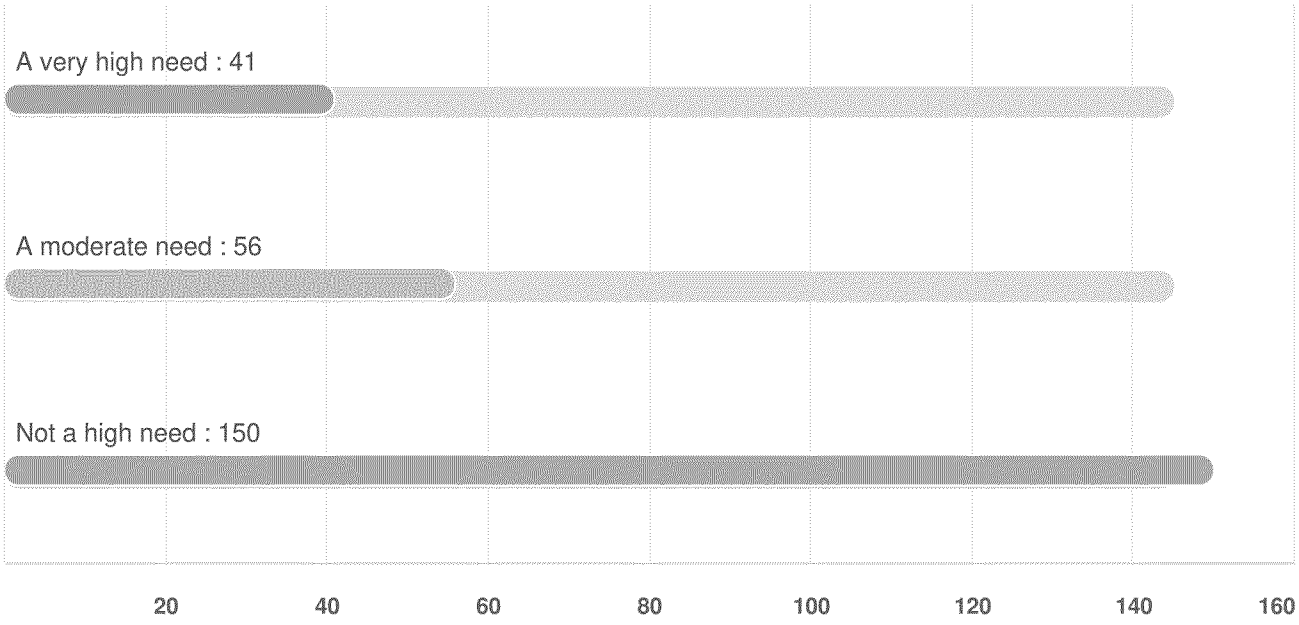
Mandatory Question (247 response(s))
Question type: Likert Question

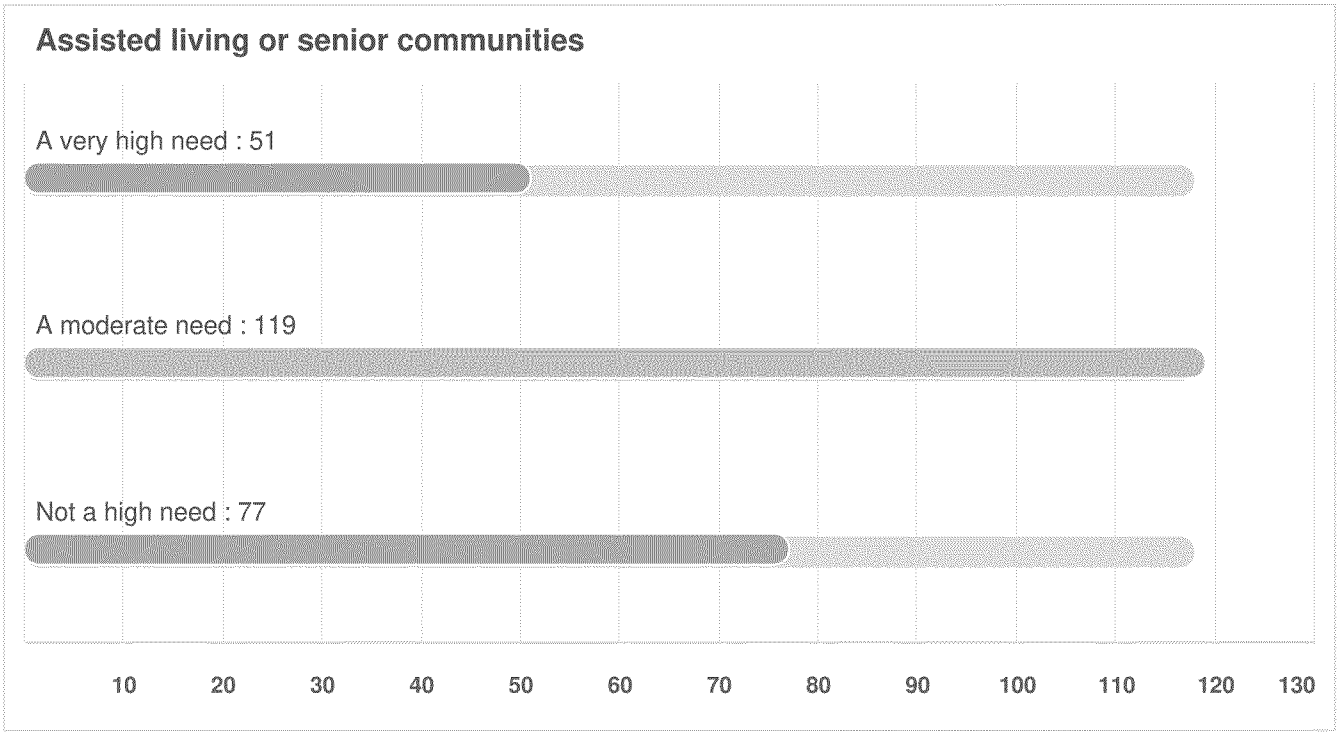
Q2 What types of housing ownership and management options do you think are most needed in the community? (indicate the level o...

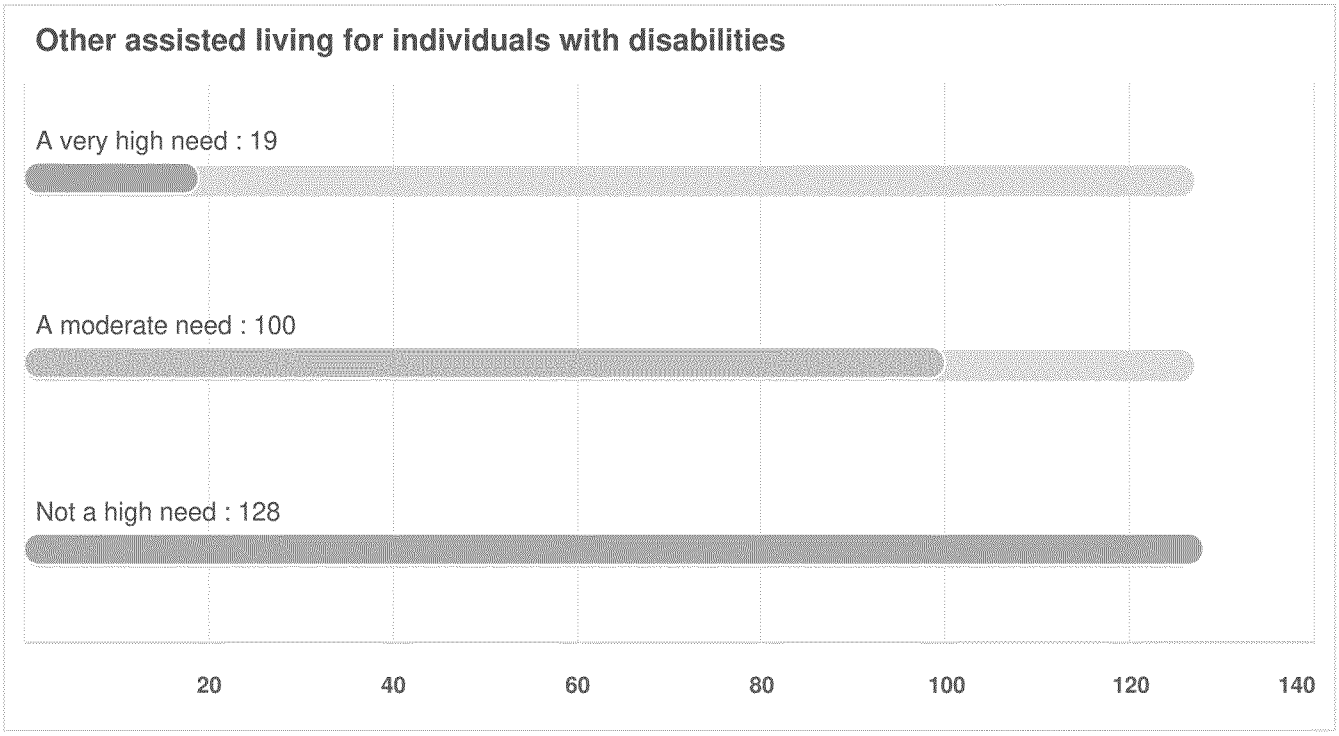



Rental units
A very high need : 40
A moderate need : 99
Not a high need : 108
10
20
30
40
50
60
70
80
90
100
110
120

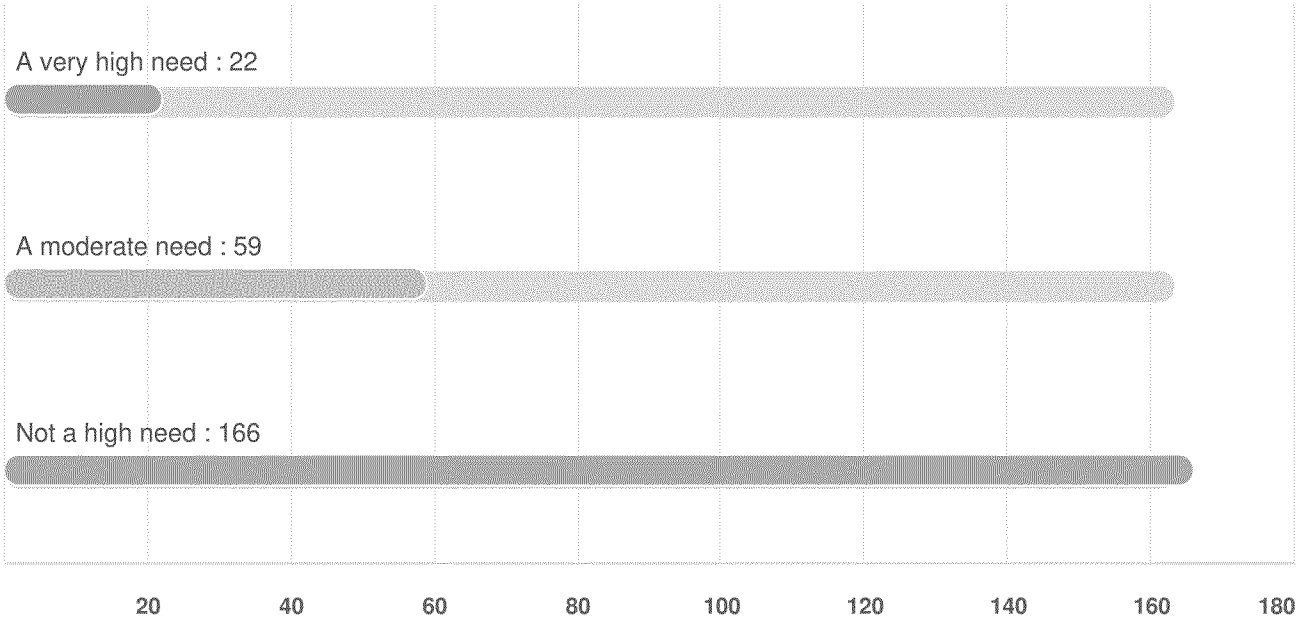
Alternative homeownership options, such as community land trusts and limited equity cooperatives (shared equity housing)

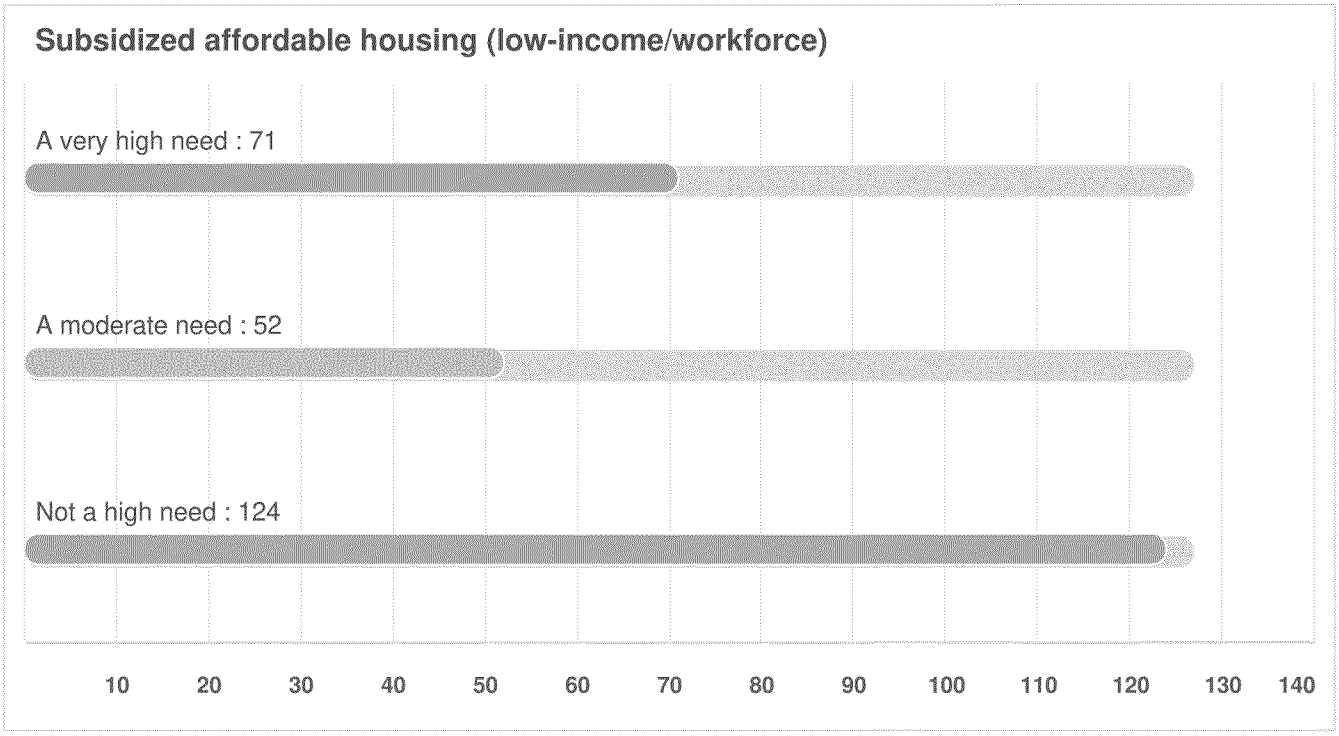



Assisted living or senior communities
A very high need : 51
A moderate need : 119
Not a high need : 77
10
20
30
40
50
60
70
80
90
100
110
120
130

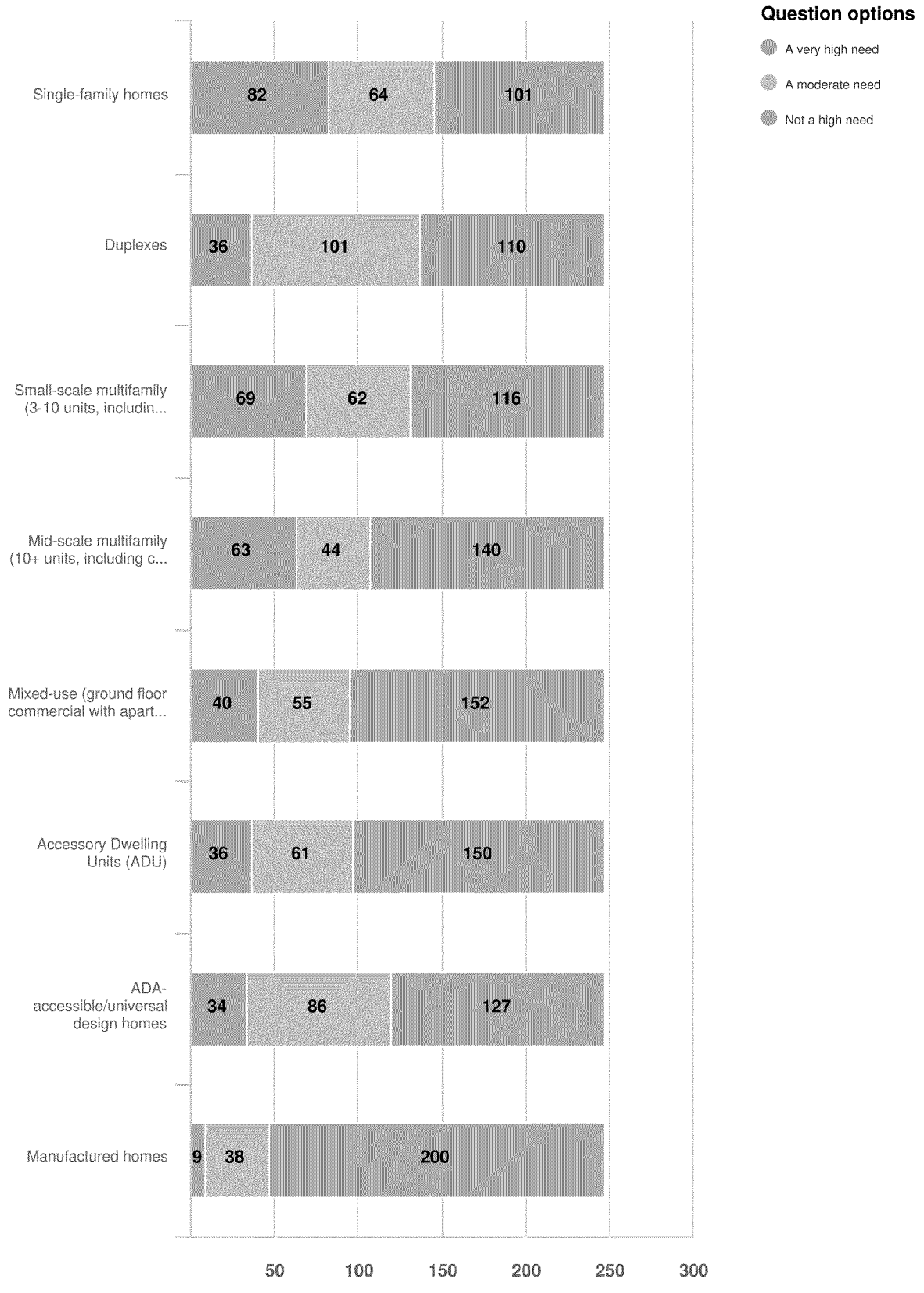

Other assisted living for individuals with disabilities
A very high need : 19
A moderate need : 100
Not a high need : 128
20
40
60
80
100
120
140

Transitional or temporary housing for individuals experiencing hardship and homelessness



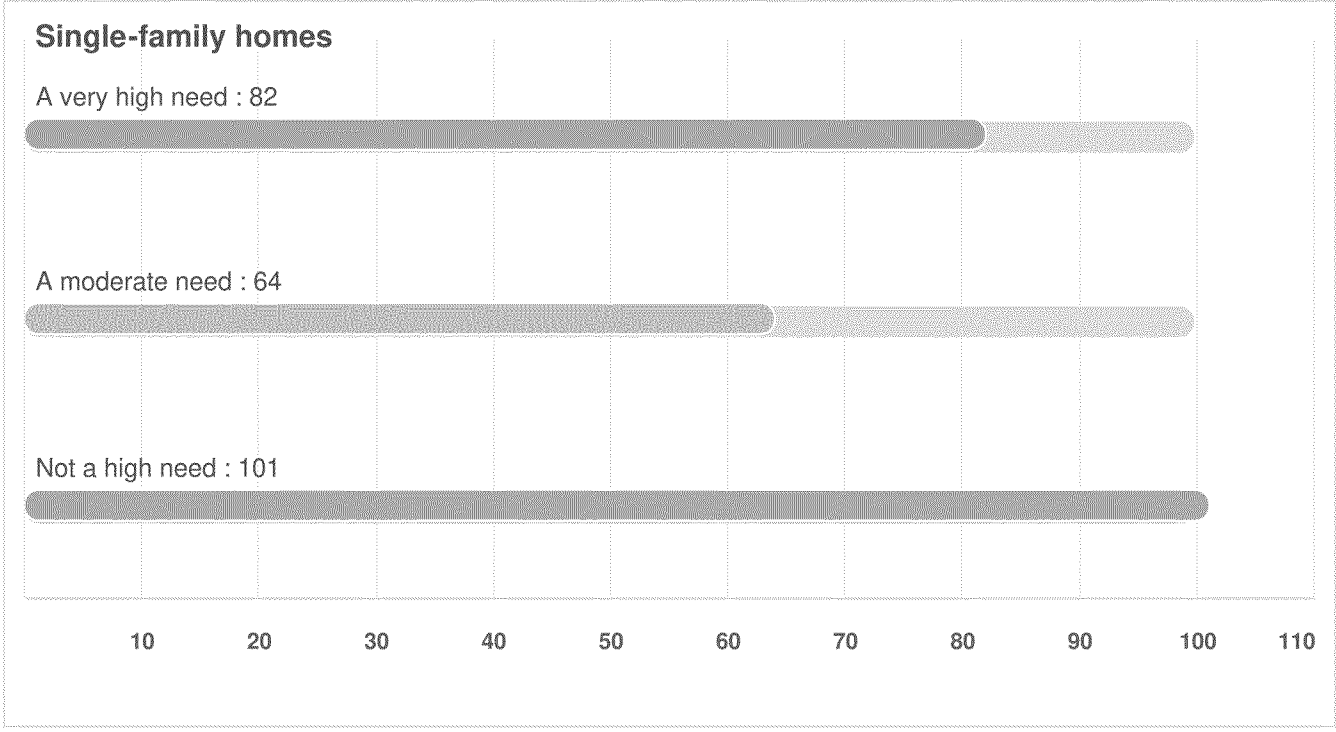

Subsidized affordable housing (low-income/workforce)
A very high need : 71
A moderate need : 52
Not a high need : 124
10
20
30
40
50
60
70
80
90
100
110
120
130
140

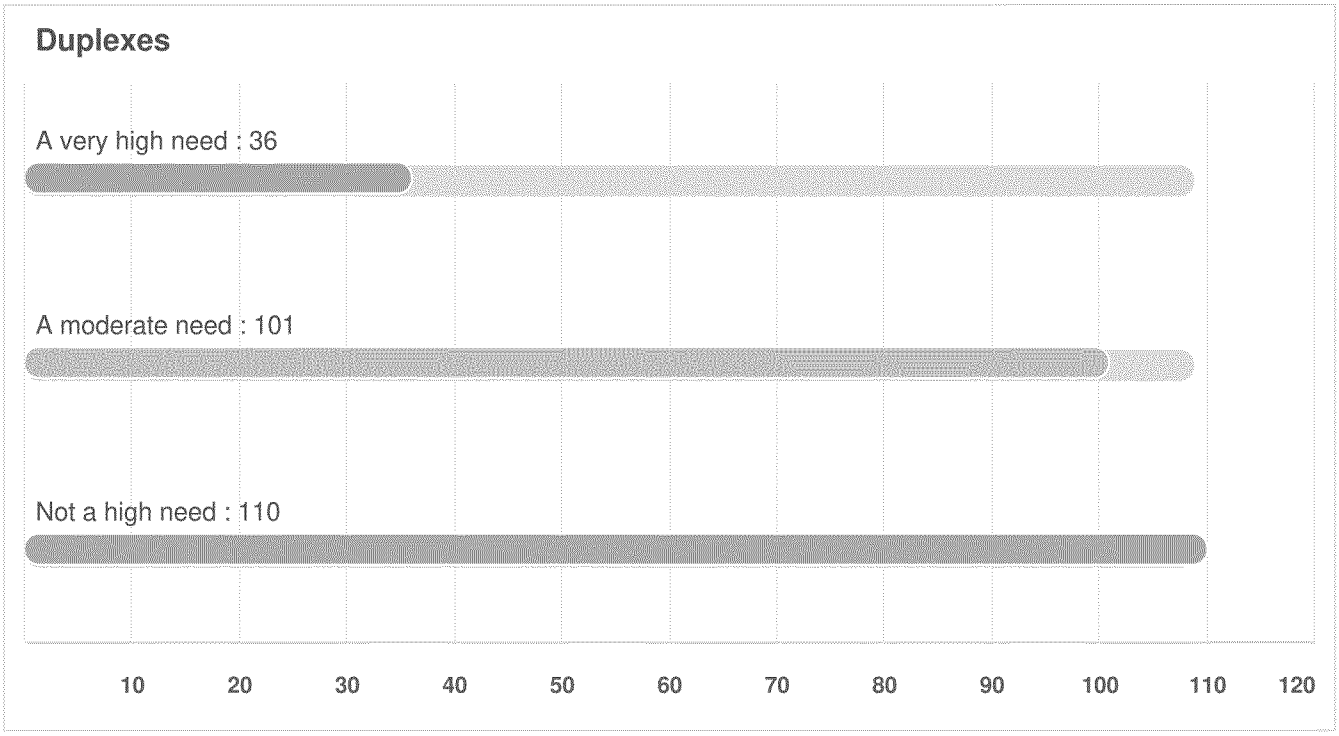
Q3 What types of housing structure options do you think are most needed in the community? (indicate the level of need for each...



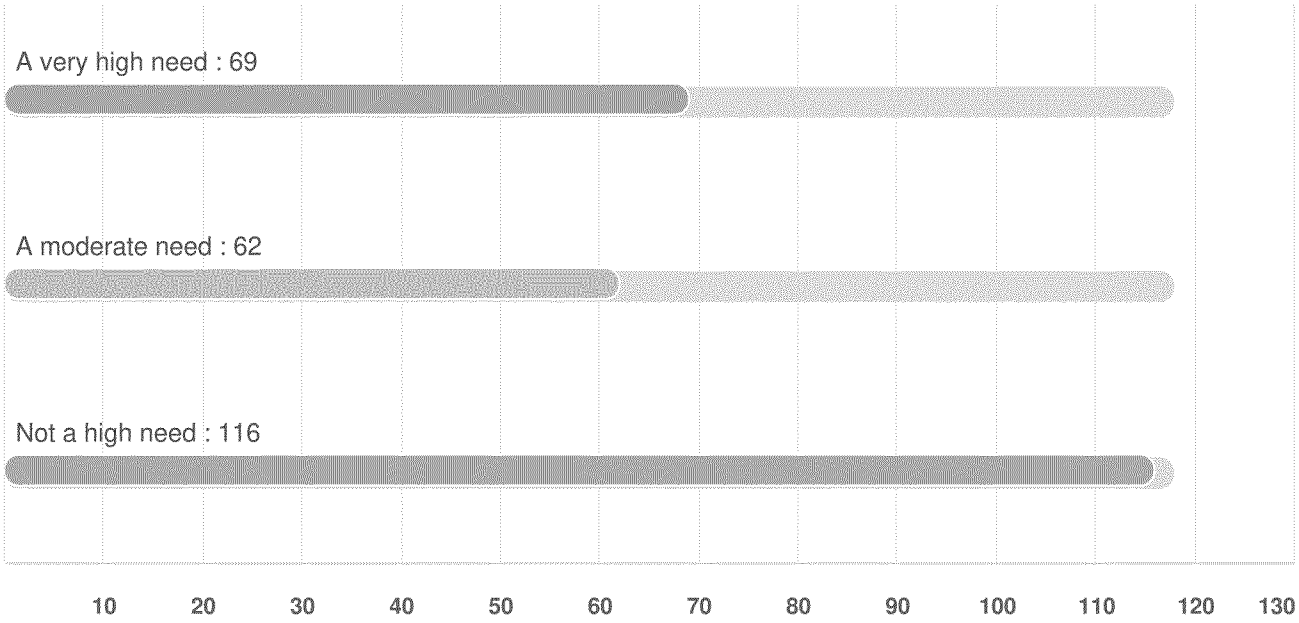
Mandatory Question (247 response(s))
Question type: Likert Question

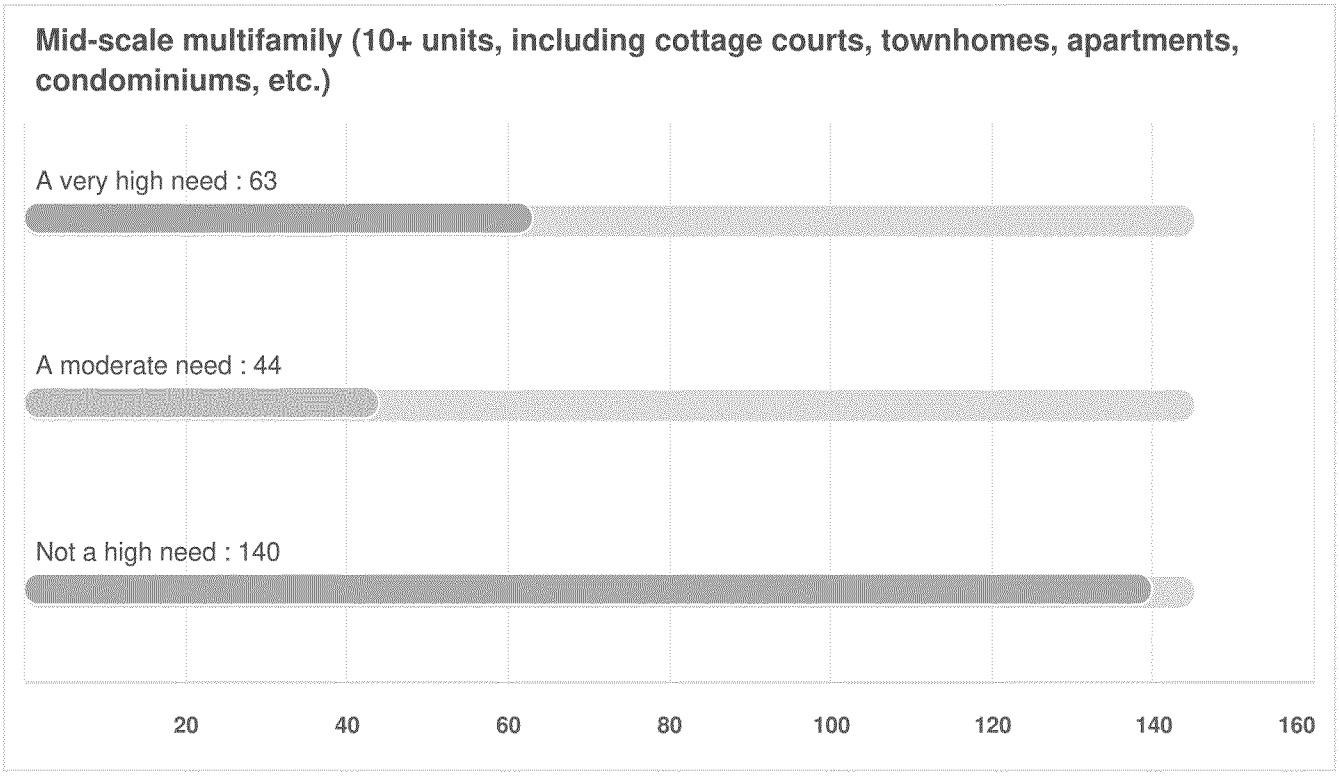
Q3 What types of housing structure options do you think are most needed in the community? (indicate the level of need for each...

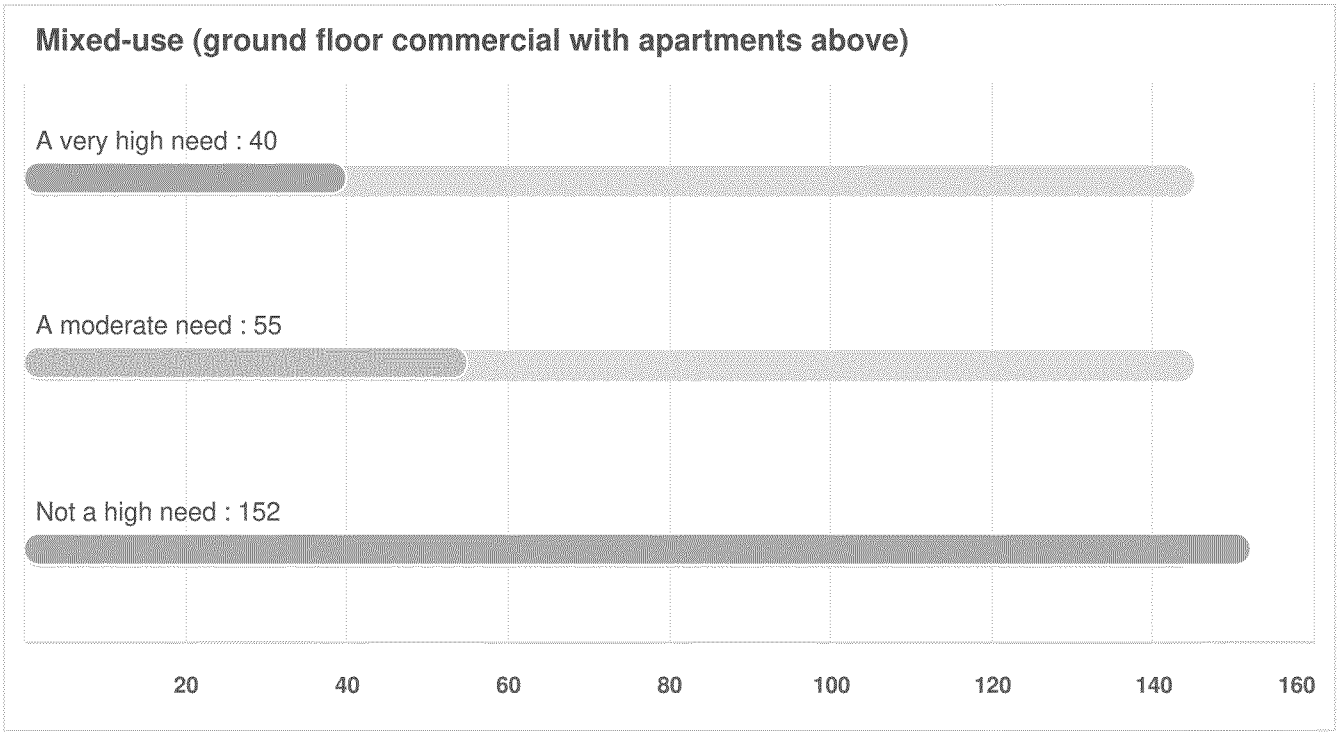


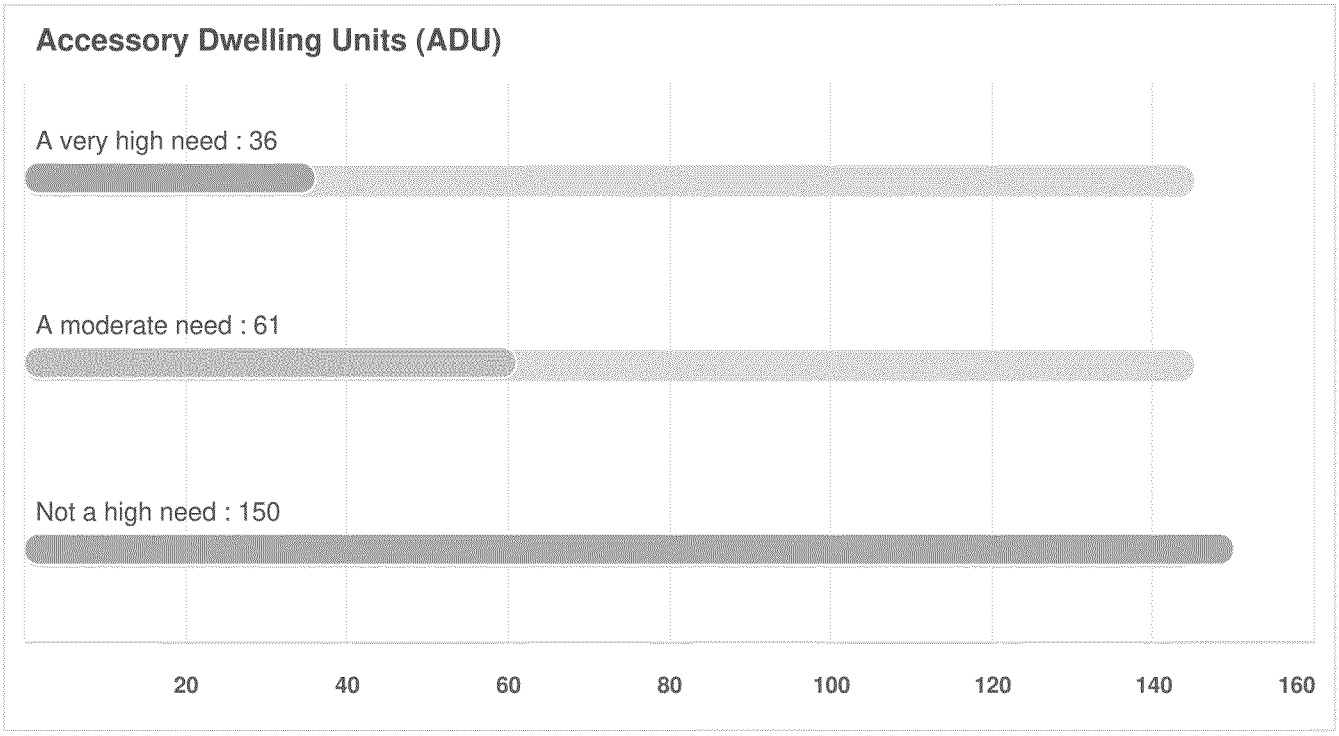

Duplexes
A very high need : 36
A moderate need : 101
Not a high need : 110
10
20
30
40
50
60
70
80
90
100
110
120

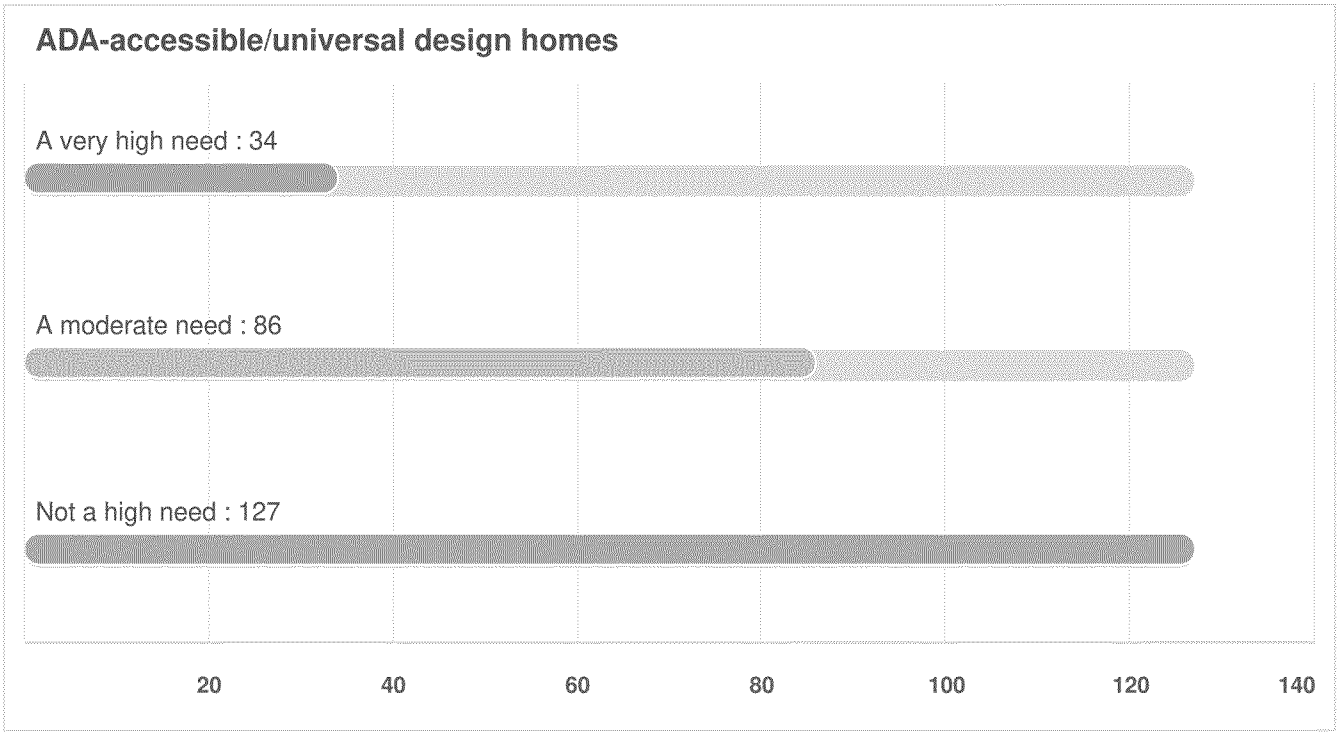
Small-scale multifamily (3-10 units, including triplexes, quads, cottage courts, townhomes, etc.).)

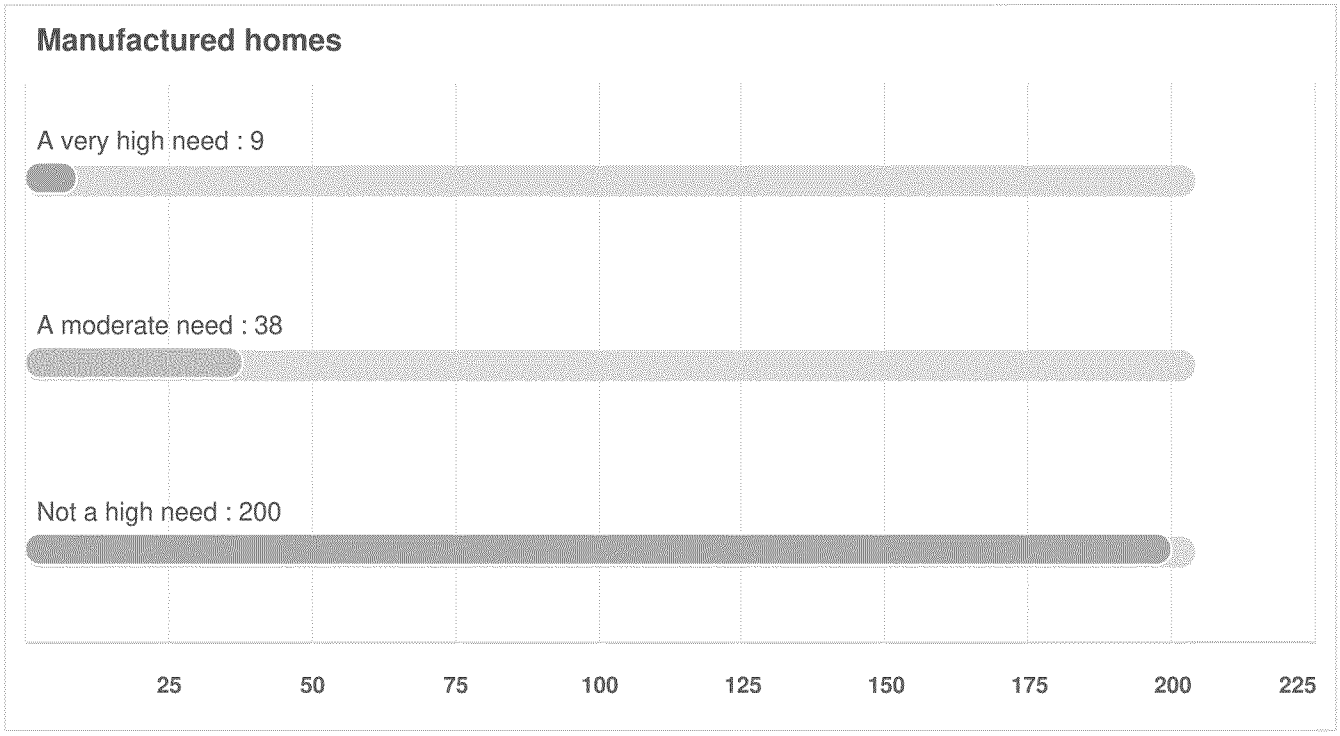



Mid-scale multifamily (10+ units, including cottage courts, townhomes, apartments, condominiums, etc.)
A very high need : 63
A moderate need : 44
Not a high need : 140
20
40
60
80
100
120
140
160

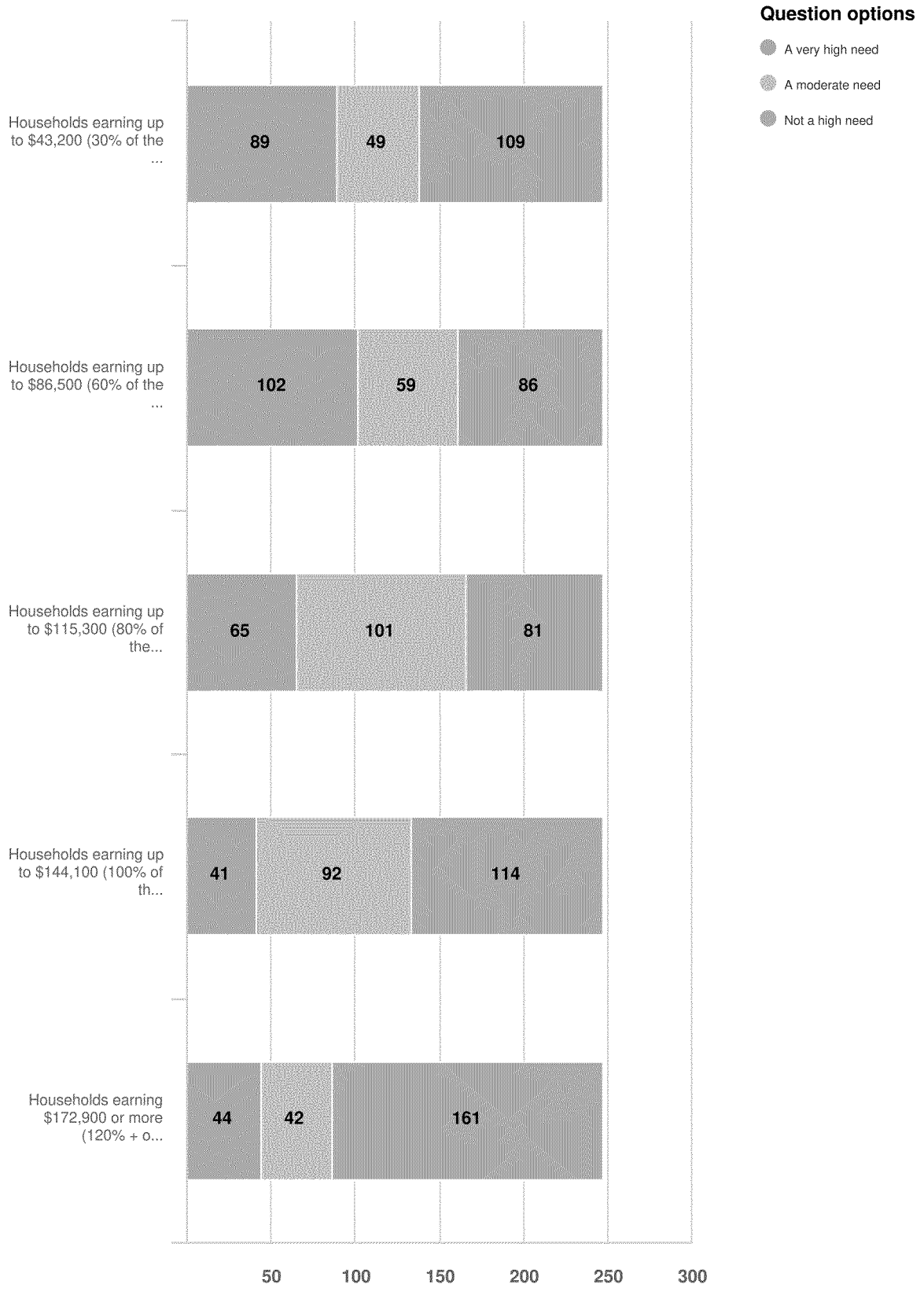

Mixed-use (ground floor commercial with apartments above)
A very high need : 40
A moderate need : 55
Not a high need : 152
20
40
60
80
100
120
140
160


Accessory Dwelling Units (ADU)
A very high need : 36
A moderate need : 61
Not a high need : 150
20
40
60
80
100
120
140
160


ADA-accessible/universal design homes
A very high need : 34
A moderate need : 86
Not a high need : 127
20
40
60
80
100
120
140

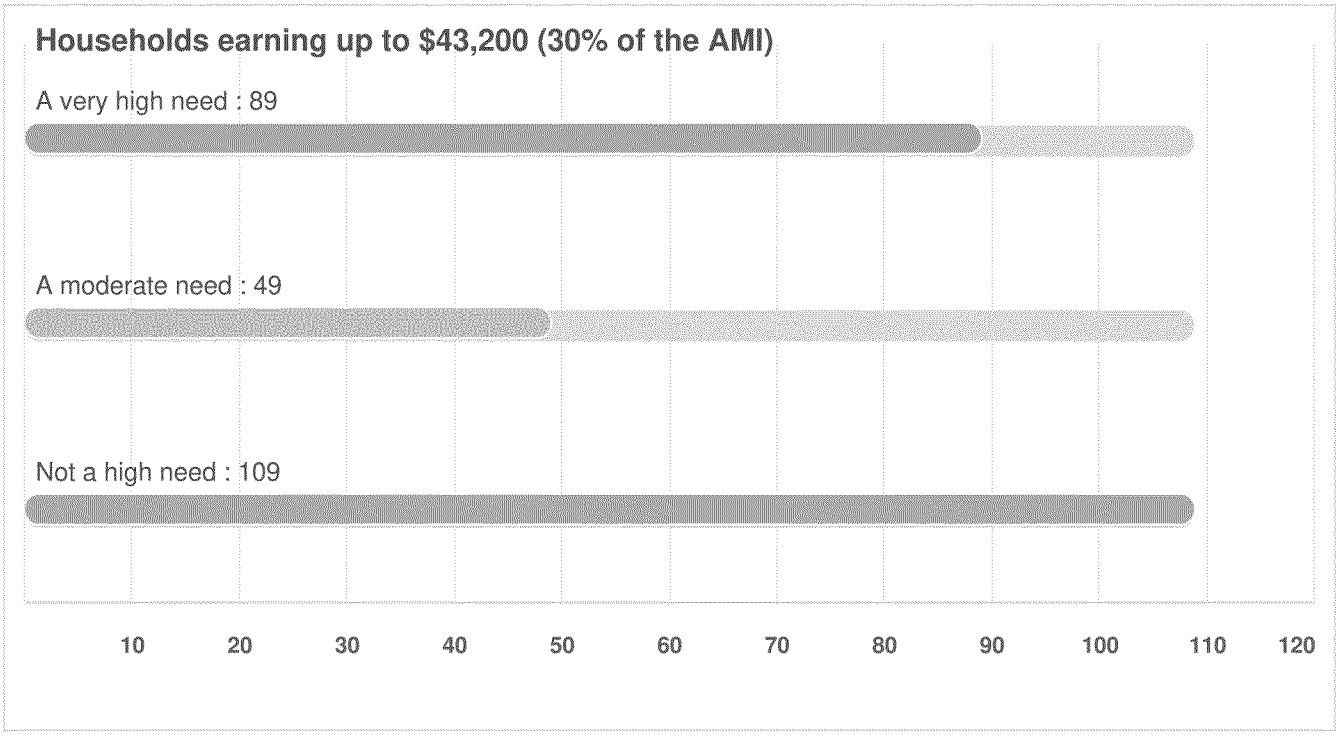

Manufactured homes
A very high need : 9
A moderate need : 38
Not a high need : 200
25
50
75
100
125
150
175
200
225

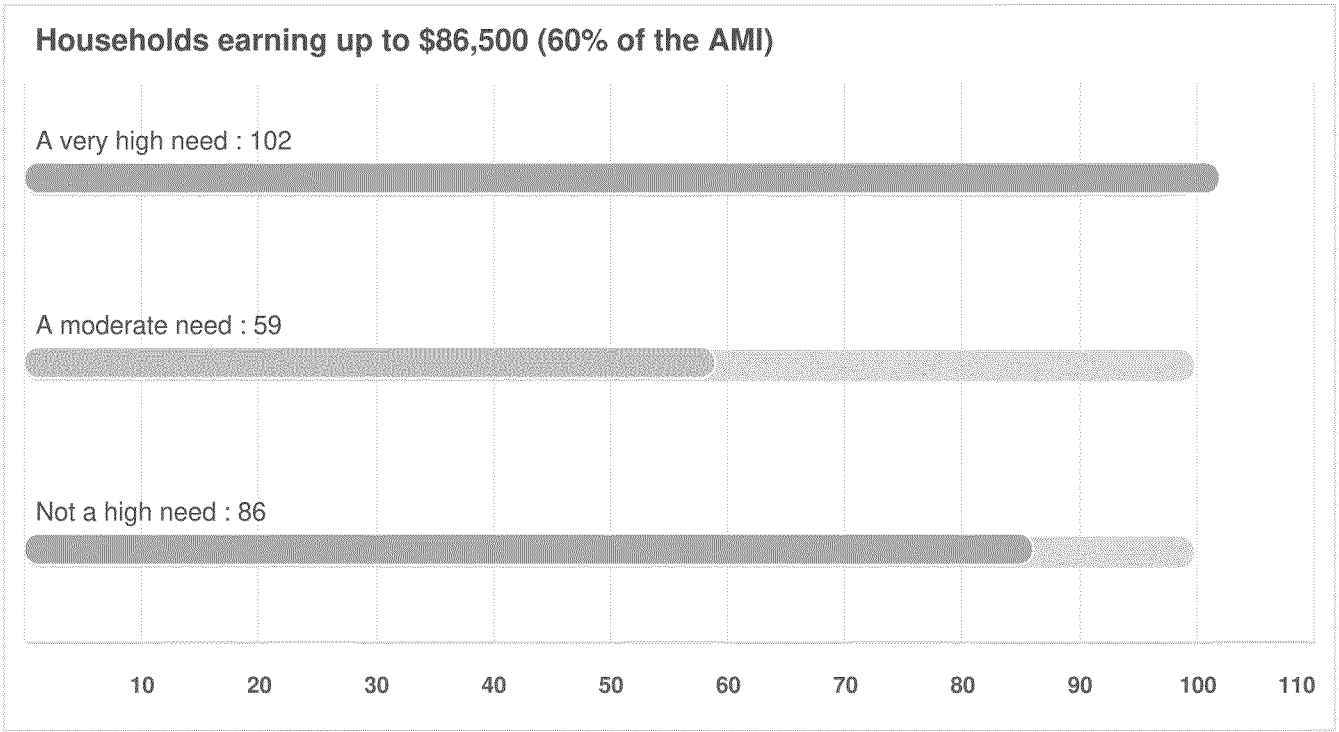
Q4 Based on your experience and personal community, which groups do you think have the highest need for housing in Superior? (...

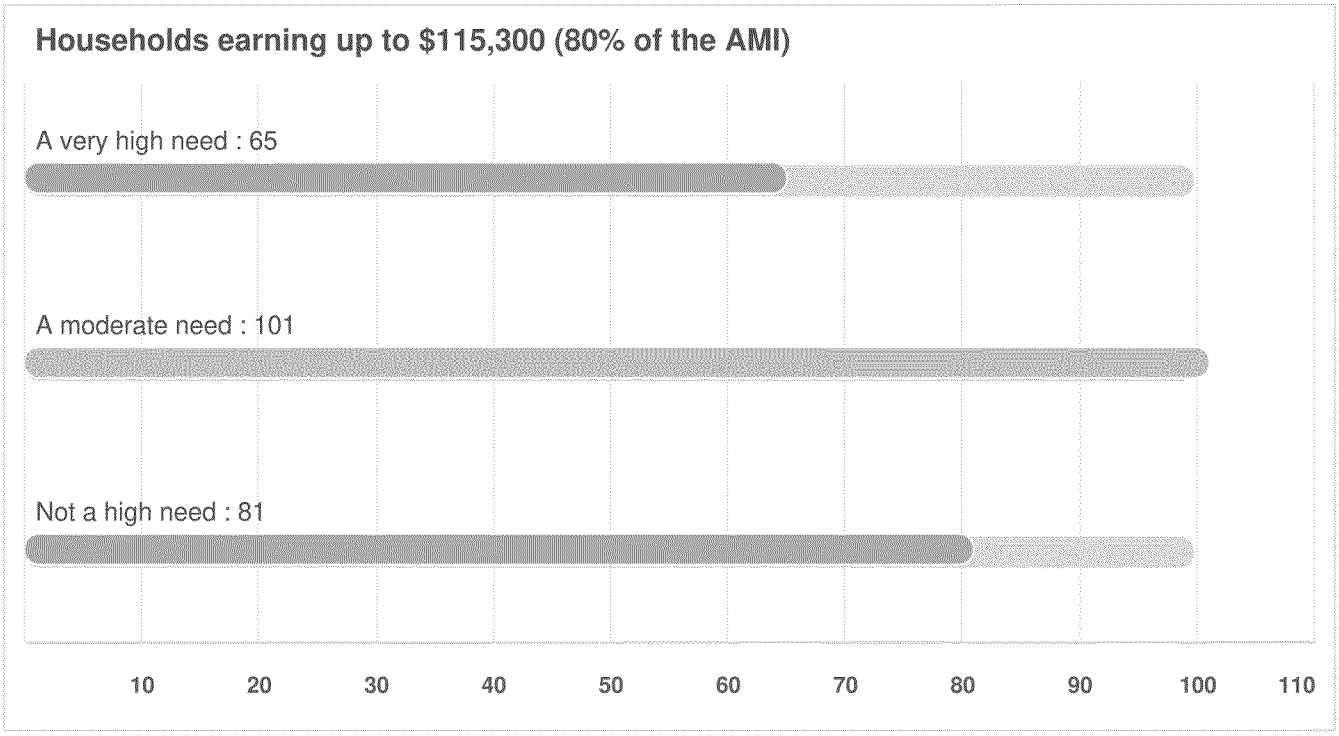


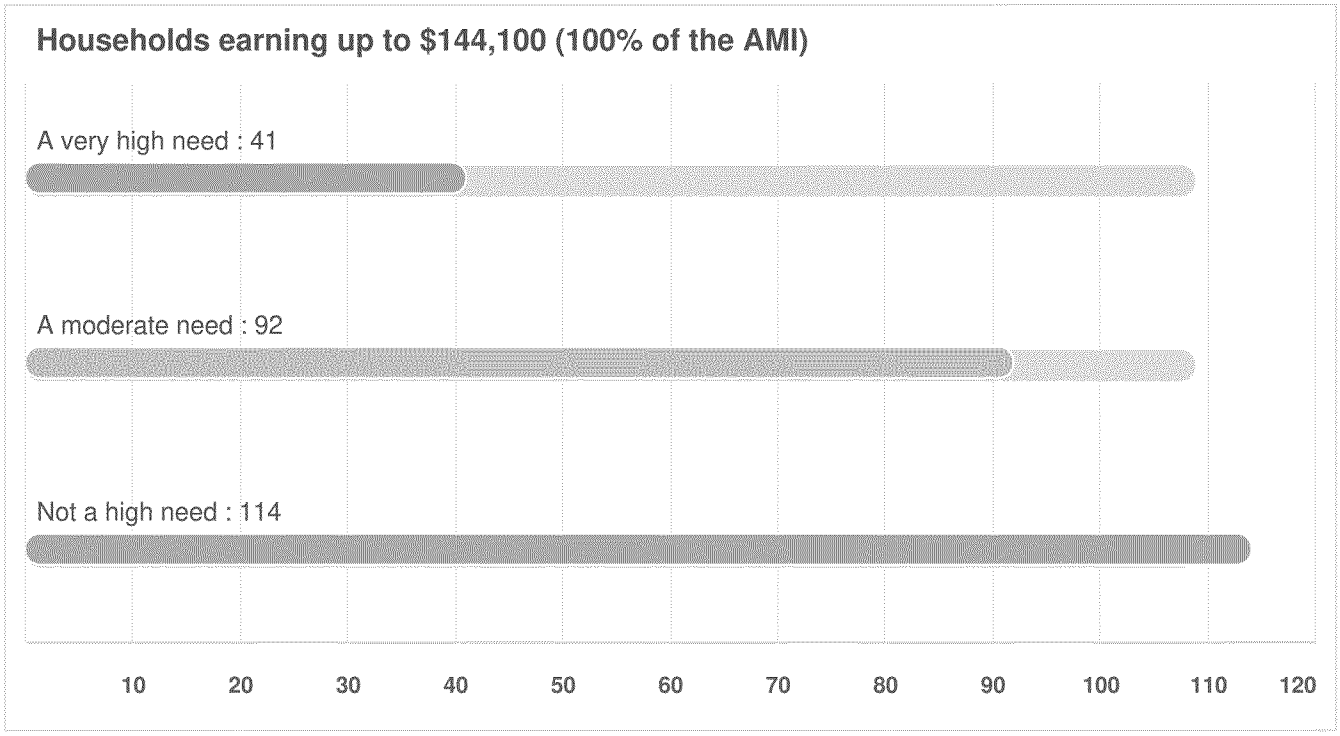
Mandatory Question (247 response(s))
Question type: Likert Question

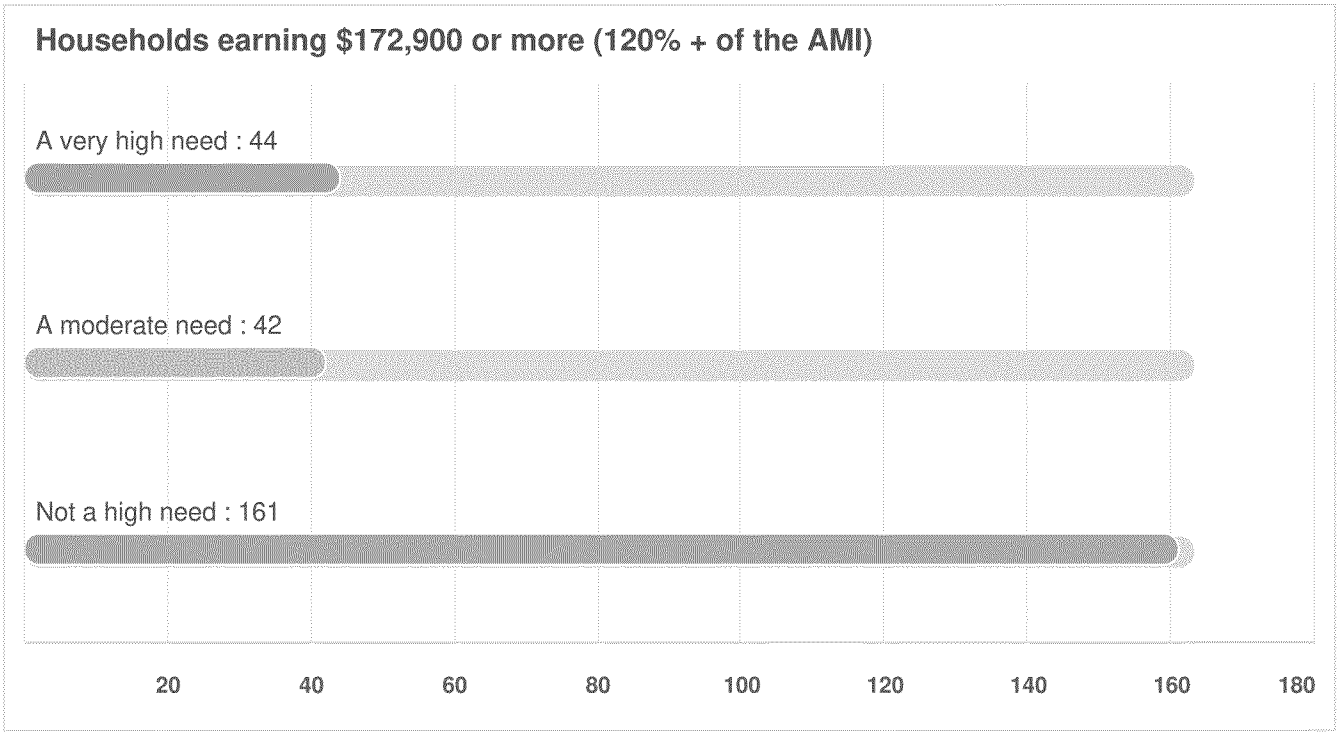
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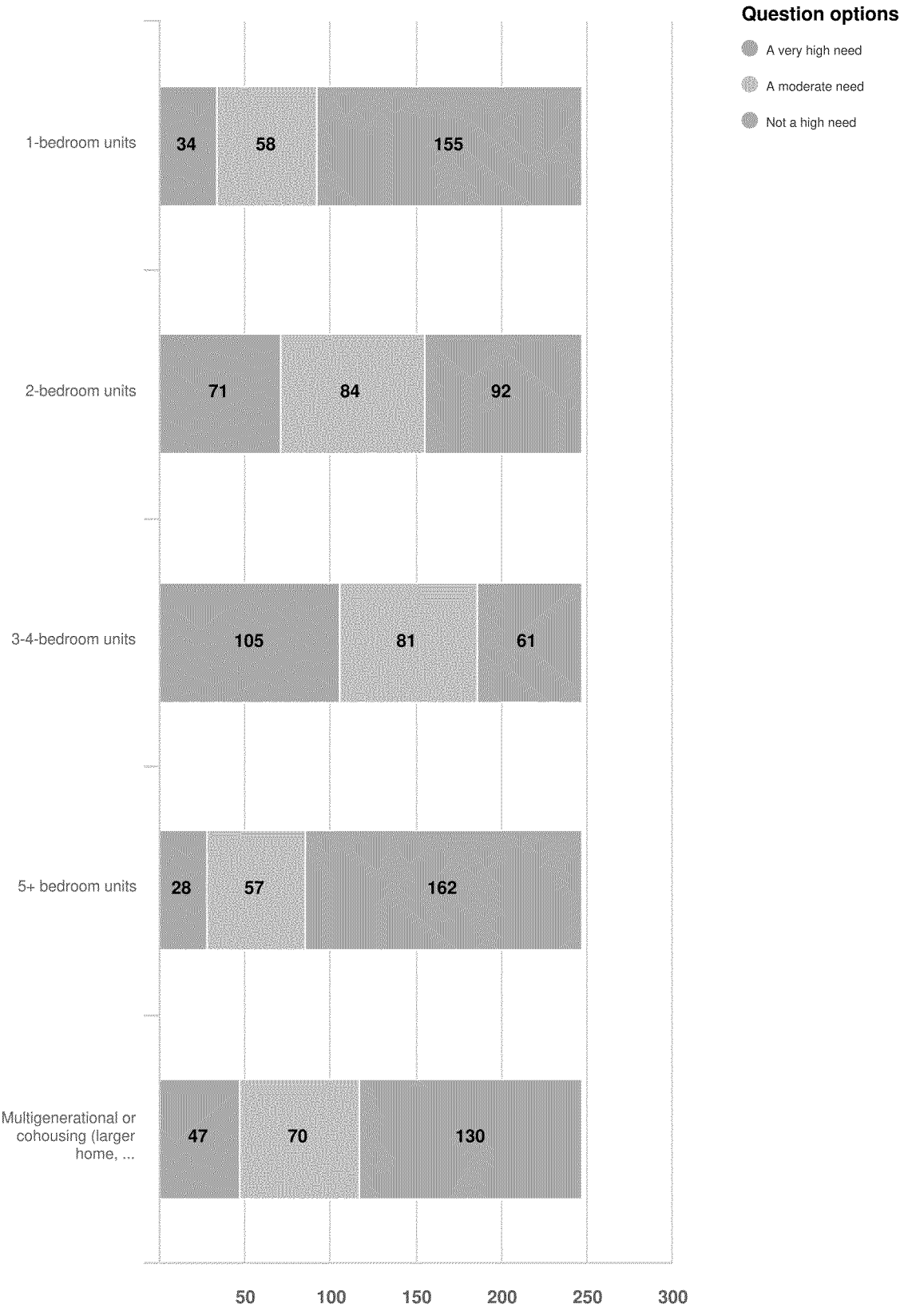

Households earning up to $86,500 (60% of the AMI)
A very high need : 102
A moderate need : 59
Not a high need : 86
10
20
30
40
50
60
70
80
90
100
110


Households earning up to $115,300 (80% of the AMI)
A very high need : 65
A moderate need : 101
Not a high need : 81
10
20
30
40
50
60
70
80
90
100
110


Households earning up to $144,100 (100% of the AMI)
A very high need : 41
A moderate need : 92
Not a high need : 114
10
20
30
40
50
60
70
80
90
100
110
120

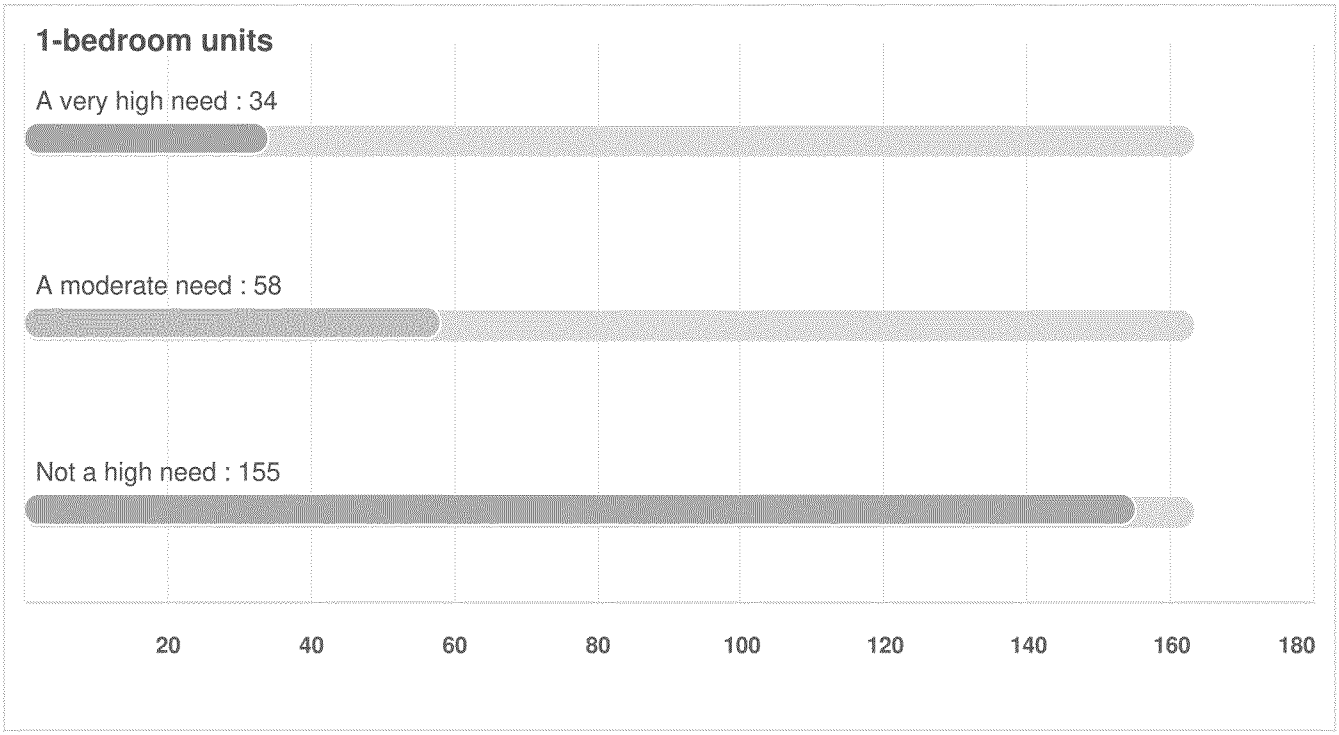

Households earning $172,900 or more (120% + of the AMI)
A very high need : 44
A moderate need : 42
Not a high need : 161
20
40
60
80
100
120
140
160
180

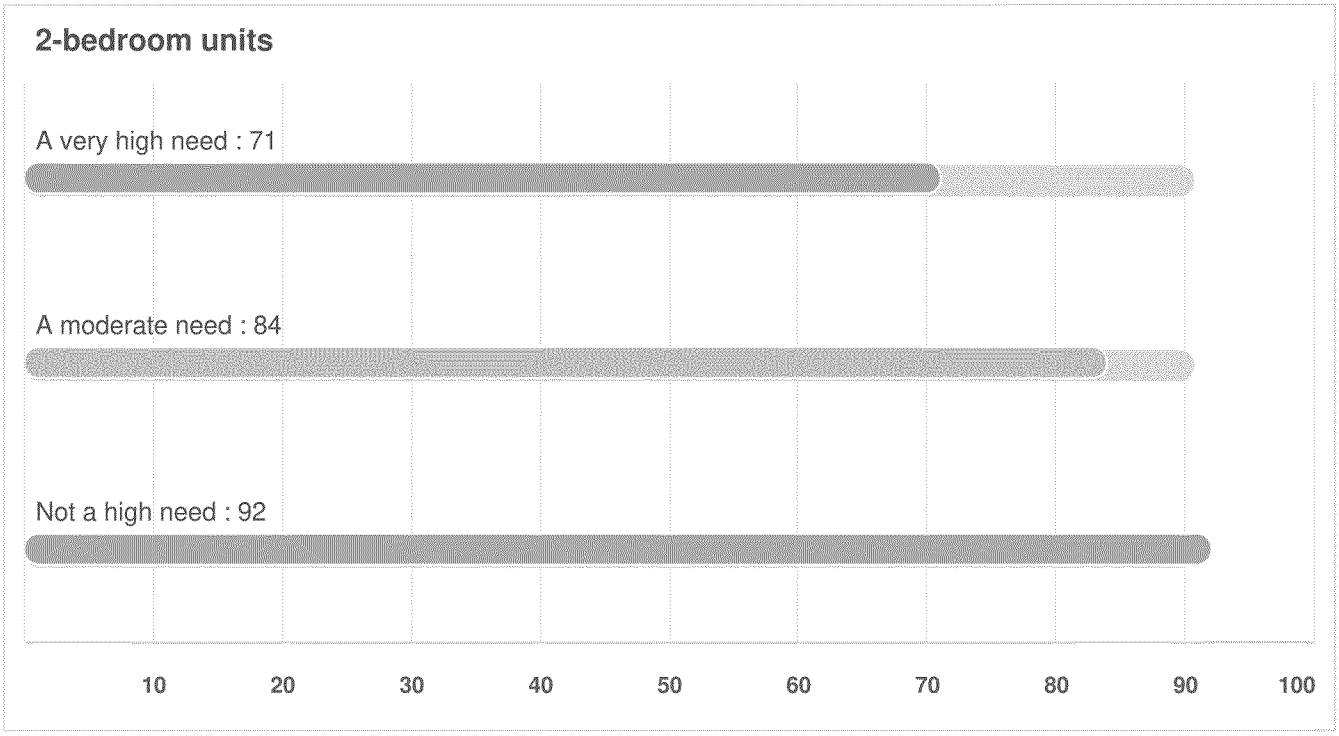
Q5 What types of housing size and layout options do you think are most needed in the community? (indicate the level of need fo...

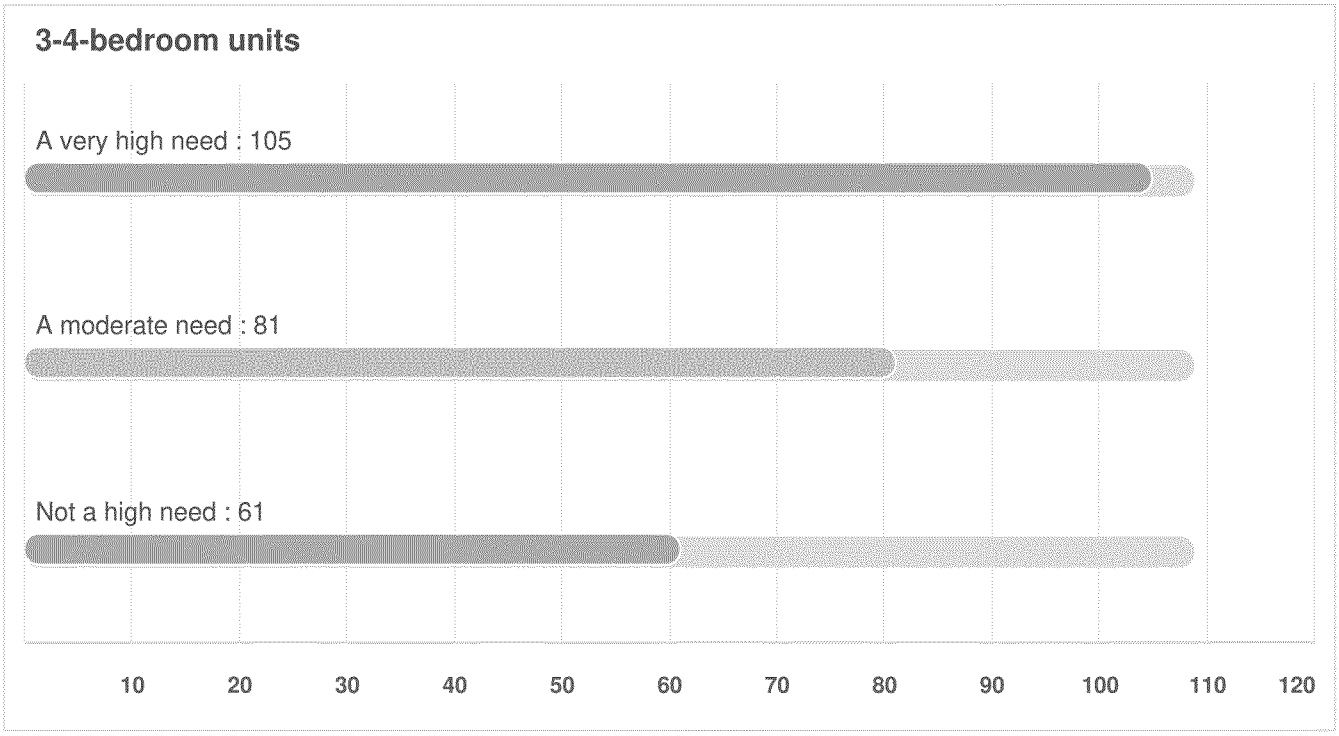


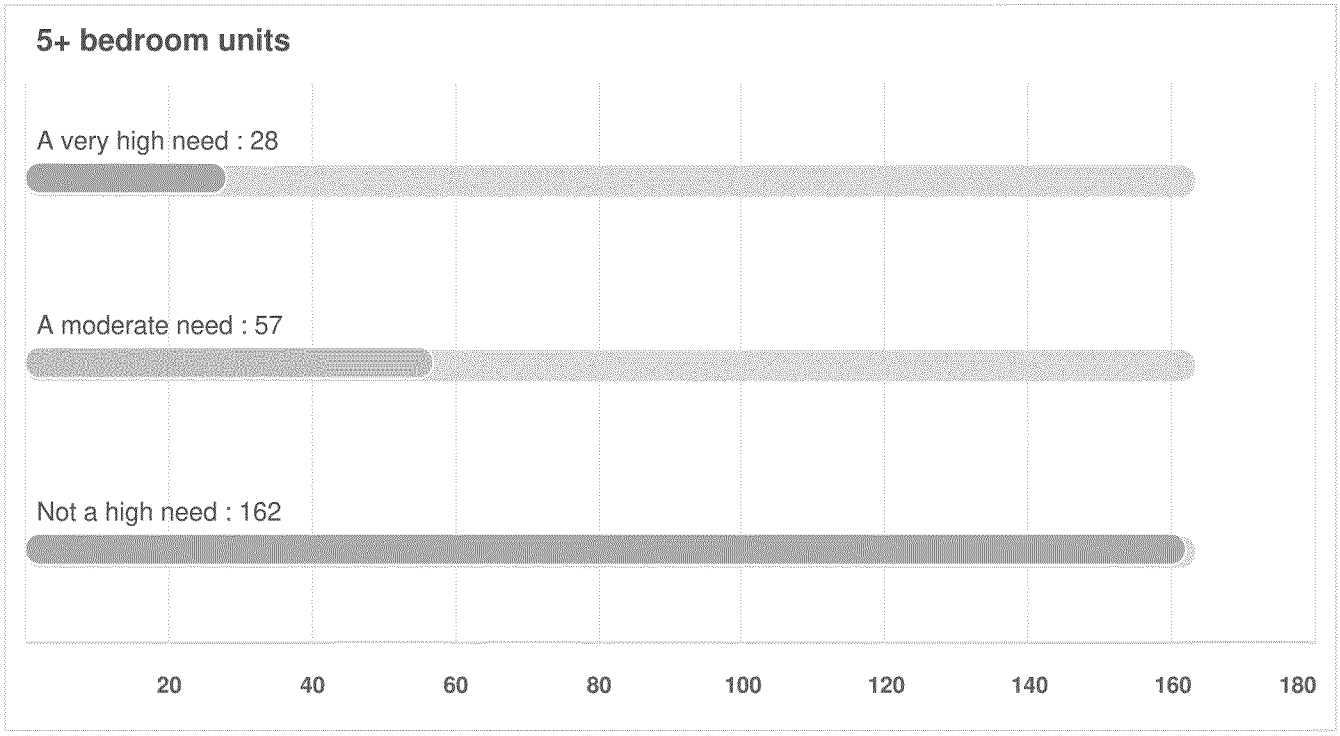
Mandatory Question (247 response(s))
Question type: Likert Question

Q5 What types of housing size and layout options do you think are most needed in the community? (indicate the level of need fo...

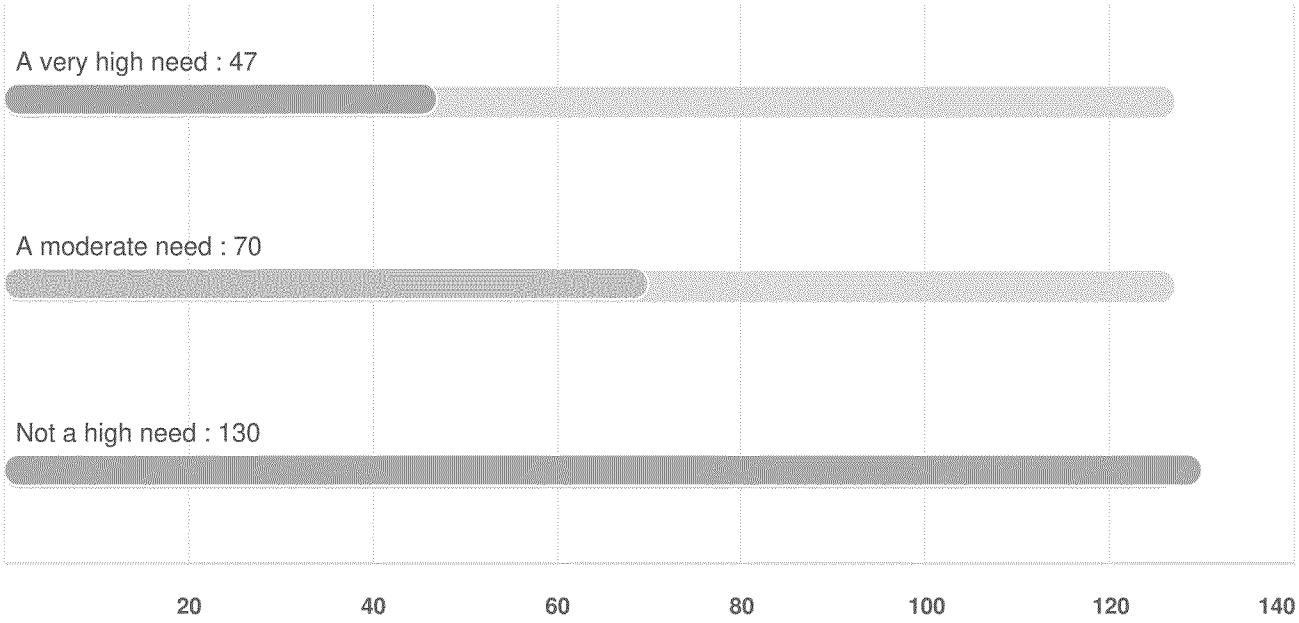



2-bedroom units
A very high need : 71
A moderate need : 84
Not a high need : 92
10
20
30
40
50
60
70
80
90
100


3-4-bedroom units
A very high need : 105
A moderate need : 81
Not a high need : 61
10
20
30
40
50
60
70
80
90
100
110
120


5+ bedroom units
A very high need : 28
A moderate need : 57
Not a high need : 162
20
40
60
80
100
120
140
160
180

Multigenerational or cohousing (larger home, sometimes with multiple kitchens and/or entrances)



Q6 What concerns do you have about housing and housing affordability specifically in

Superior looking forward to the next 10+ years?

chezgeoffroi 8/12/2023 03:38 PM	Affordable, walkable, mixed-use housing developments are desperately needed to achieve a balanced housing mix while addressing transportation needs and climate goals.
Jan krick 8/14/2023 07:42 PM	Rising cost.
jasonabair 8/21/2023 07:12 AM	The housing discussion is irrelevant unless and until the Town of Superior addresses the most pressing issue facing the town of Superior: Rocky Mountain Metropolitan Airport noise and lead pollution.
MattHorton 8/21/2023 07:17 AM	Any Affordable Housing needs to long term affordable, not just subsidised for the first resident.
ddsuperior2022 8/21/2023 07:21 AM	I'm afraid I'm going to be priced out of the market.
Jason 8/21/2023 07:23 AM	That we just don't have enough of it and the quality of life we enjoy will erode because we can't have people driving in from Aurora to work child care of at restaurants
John Bahr 8/21/2023 07:32 AM	None
welcht85 8/21/2023 07:34 AM	I would love to see Superior consider the thoughts, experiences, and needs of the older adults in our community. What does it take to age safely and comfortably in Superior. What options are available to older people if they can no longer stay in their home?
Zelda 8/21/2023 07:37 AM	Needs to be well thought out. I did not like the plan to take away the RTD parking lot that serves all Superior residents to put in affordable housing, where are we suppose to park? We definitely need senior citizen, disabled housing.
Paidipati 8/21/2023 07:50 AM	That teachers for our schools can live nearby

ncmalchow
8/21/2023 07:53 AM

The recent property tax assessment from the county was horrendous, especially since they blanket rejected everyone's appeal, so I have concerns about that going forward. A lot of medium density and high density housing are being built in and near Superior, or there are plans to. I have concerns on what that means for our town to support them, traffic (no one actually stops at stop signs anymore, a lot of fast e-bikes on sidewalks), schools, and roads (when they're not in great shape to begin with). I'm for affordable housing in theory, but without businesses here to employ people, we're just going to get people working in Denver living up here, and so not supporting our existing community.

myounce7673
8/21/2023 07:58 AM

That the town will bring down the value of everyone's homes by forcing "affordable housing" on the community.

jwehman
8/21/2023 08:07 AM

Sometimes, a place is not the place for everyone. Superior has traditionally been a quiet, community of families with children, sharing common goals of the nuclear family. Lately, it is apparent that the traditional family is no longer valued. What was once a nice, quaint, easy lifestyle living area has started to become a more urban, transitional, "place". Gone is the DNA and finger-prints of Superior. We have now started to become nothing more than what all other sub-urban centers are becoming: Apartments and "affordable" living (oh, don't forget "sustainable" :eye-roll:) Whatever - go ahead and build all the low-income apartments you guys are going to build...all in the name of "DEI" and "ESG". We will sell our properties and get the heck out of dodge and fine someplace that still values American traditions and lifestyles and wants to maintain focus on the family and the common aspirations that come with that.

8377
8/21/2023 08:12 AM

The Marshall fire created a new concern for housing in the Town. There are about 100 homeowners that cannot afford to rebuild due to costs of rebuilding and cannot sale their land due to the codes, restrictions and ordinances pricing out potential new home buyers. The building and planning department have put in place specifications and ordinances that have outpriced the Town of Superior from being able to allow landowners who lost their homes to sale their property to potential buyers to build a new home. Homeowners that have had destroyed structures are given the opportunity of rebates in fees and use taxes and other funds along with being able to opt out of fire suppression. Where homeowners that have had destroyed homes cannot give a potential buyer that option to build at a cost-effective price. The fees, waterline sizing to 1", and energy codes have priced out buyers in the burn area. Homeowners of destroyed homes have to rebuild first before selling their property if they are unable to return

to their homes due to cost of rebuilds. They have to build custom homes since a production builder is not offering the same pricing for a single lot rebuild. A manufactured home on a $300, 000 priced lot is not going to sale for profit and does not scale the product correctly. The Town staff should give the victims of a destroyed home the same opportunities to pass onto potential buyers as a rebuild homeowner. Being forced to rebuild and then sale a home is a hardship on our older residence and on our community. The Town of Louisville is getting all the potential new home buyers that are willing to build in the burn area. The Town of Superior staff needs to look at what Louisville is doing to capture the market of these buyers and help the rebuild of the Town to occur within a 5 year time period. Town staff should evaluate what they are mandating that does not agree with State codes and specifications and allow for reasonable rebuilding costs the same as Denver, Erie and Louisville.

Rick H
8/21/2023 08:14 AM

Superior is already overbuilt. We DO NOT want to live like rats. We are already "affordable" by Boulder County standards.

Abernathy
8/21/2023 08:20 AM

This entire project seems biased. The introductory email and this survey presume Superior needs more high-density, affordable housing. We are a small town (4 sq. mi. out of Boulder County's 740 sq. mi.) with very little developable land remaining, too much residential, and too little commercial. Most of the low-income jobs in this area are elsewhere in the region. Please rethink the way you approach the public about this topic. Do a broader regional analysis, and ask fairer, less-leading questions.

MSR
8/21/2023 08:17 AM

I have no concerns - to complete this survey you required me to have concerns and that has made this survey invalid. You wrote and scewed it to your beliefs so you can come back and say 'these are the top three concerns' that you wrote to support your business. You should have a option to say 'No Concerns'. We are still in the midst of rebuilding from the fire. Why does Superior need anything? We don't have industry to support, we are a four mile town that is out of space. Stop imposing your outside of Superior business, 'not for profit' or otherwise, where nothing is needed. We are landlocked by other towns including Boulder, Louisville, Broomfield please prey on them.

Foo Bar
8/21/2023 08:22 AM

Superior is a relatively small community surrounded by larger communities with more infrastructure and money to support the cost of affordable housing. Decisions by the trustees in the past has cost Superior significant money simply for the sake of preserving a few acres of land as open space and making it hard for developers to

	create a beautiful town. Instead, we have ugly single family and multi-family homes being built vertically in order to maximize the number of homes per acre. This creates a congestive and cramped atmosphere. Broomfield has surrounded Superior with ugly apartments, why does Superior need to add to that?
Brayr 8/21/2023 08:30 AM	cost of housing
jrstanton 8/21/2023 08:40 AM	I am concerned about lost property value due to the airport problems and an excess of housing on market as a result, along with a decline in property upkeep and maintenance.
Amanda Vaughan 8/21/2023 08:40 AM	That housing is just going to get more expensive and people with families will not be able to live here.
clwclw 8/21/2023 08:41 AM	Worried about home values dropping
KB 8/21/2023 08:51 AM	I have recently retired and eventually would like to no longer have yard maintenance, snow shoveling, etc. We would prefer to move to a three bedroom condo or ranch style townhome in Superior, the community we've come to love. One level living is rare in general, and especially in Superior, unless one resorts to renting an apartment.
leacach1 8/21/2023 08:47 AM	Currently, townhomes and cottage homes are very costly and scarce.
aeroncaben 8/21/2023 08:52 AM	I worry about the housing stock of Rock Creek aging and becoming yet another outdated suburban neighborhood. The quality of life is good here, but the housing stock is blah. Downtown Superior brings some alternatives, as well as development in original town. Not everyone wants or needs a big sprawling suburban house, and I'm glad Superior is beginning to have other choices. Ensuring that new housing stock is both quality in design, appropriate in scale, but still attainable by middle class families and individuals is the biggest challenge.
RH 8/21/2023 08:56 AM	I am a young professional who can't afford to live in Boulder, where I work, and found relatively affordable rental housing in Superior when I moved here in 2019. I am lucky to have a property owner who has

	not increased my rental rate, but I am living with the constant anxiety that they may in order to match surrounding rental rates. Those rates have increased dramatically even since 2019. I am already planning on leaving Superior, and CO, in the next several years almost exclusively because of housing affordability. I know I will not be able to afford a home here based on my income level (~60,000 pre tax). I love this town, but I won't be able to call it my permanent home forever.
zaid_haddad@hotmail.com 8/21/2023 09:16 AM	We don't need low income housing in Superior. This will decrease the quality of life and value of homes here. The only issue with living in Superior is the airport noise.
tagar 8/21/2023 09:22 AM	We are close to Broomfield and Westminster that already have affordable housing. Superior doesn't have a lot of developable land, so it should not be focus for the Town
Sally Lewis 8/21/2023 12:23 PM	Allowing lower end housing affecting my property value which is high.
jeff roberts 8/21/2023 09:31 AM	Sadly, rental units become future slums...and Superior already has too many. Superior should look at 1) Finishing the housing for those who lost their homes in the Marshall fire before taking on ANY new housing ideas. 2) Building OWNER OCCUPIED (not available to rent) single family or duplex houses. 3) Severely restricting rental of any properties in Superior to maintain quality of the town (look at the old Martin Acres subdivision in Boulder for reference.
CarolN 8/21/2023 09:52 AM	1) proper zoning: keeping commercial and residential sections separate/symbiotic 2) better access to and promoting more mass transportation options
The only thing 8/21/2023 09:48 AM	Low income housing will make Superior a less desirable place to live. Focusing on brining great employers who pay high salaries will ensure residents are able to afford homes in this area.
drexelbrookian 8/21/2023 09:58 AM	we already have too many houses
drexelbrookian 8/21/2023 10:01 AM	Boulder County is not affordable, nothing you can do will make it affordable. Superior has way too many people already. Stop building.

bryanpeck3 8/21/2023 10:07 AM	Losing undeveloped areas to more houses and more traffic
Mary 8/21/2023 10:10 AM	I would like to see affordability for first-time homebuyers. These people have no equity in real estate, and even though they may have good earning income, mortgages are out of reach for them.
jbutt 8/21/2023 10:15 AM	We want to make sure future housing conforms to the existing character of Superior (mostly signal family homes with a modest amount of apartment complexes and townhomes as more affordable options). A significant increase in high density housing would be a detractor to the appeal of this community.
The_don 8/21/2023 10:24 AM	Prices will continue to rise and only the wealthy will be able to purchase property. Low income families will be unable to buy their own homes and Superior will turn into a town full of renters/a transient population which hurts the community in terms of continuity and dilutes civic pride.
stsamuel 8/21/2023 10:26 AM	No where nearby to downsize to (i.e. smaller standalone house) that's affordable and has a land buffer between neighbors.
Karen Zeid 8/21/2023 11:02 AM	No place for the working class, people with low income and those needing supported living. They need not only a roof, but community and supports. Build with intention
WhatsSup 8/21/2023 11:12 AM	Worried Boulder will try to push any “affordable housing” in Superior rather than spreading it to larger, developing areas.
Janice Janus 8/21/2023 11:43 AM	Not to bring down property values
Brian 8/21/2023 12:00 PM	Superior doesn't need to fund affordable housing like Boulder does.
No 8/21/2023 12:06 PM	Regulation upon regulation driving up the cost, employing more lawyers than builders, and ensuring that any suggested development can be entangled in the courts for years. It's amazing to me that "high density" development wasn't even considered as an option in this

	survey. This is by far the most environmentally effective way to house people and should be encouraged or even required to make the best use of our limited land.
Superior 8/21/2023 12:25 PM	Too much housing built too close in Downtown Superior without rational parking allowances and open space. Superior is unique community and highly desirable, and market forces should drive supply and demand without govt intervention.
gmail@gmail.com 8/21/2023 12:26 PM	we don't need any more housing, there are plenty of other communities to satisfy this need that are close to superior. superior is becoming over developed.
AW 8/21/2023 01:01 PM	There is already not affordable housing and I don't see any improvements actually happening.
AFlinn2Lee 8/21/2023 02:08 PM	Increase in homelessness among full time workers due to housing costs
Juji 8/21/2023 02:37 PM	I've lived here for over 30 years and it has been going downhill with the unattended rental homes that are a disgrace to our community as well as the increased traffic.
jack 8/21/2023 03:48 PM	Superior is a suburban community featuring clean air, low tralc volumes, mountain views, and ample open space. These features are highly attractive to people who want to raise a family, so it is understandable that many people would want to move here and, as a consequence, drive up housing prices. What we need to understand is that the current, high density development being built now is already degrading the very things that attract people to Superior. More development with more crowding and more pressure on the area's limited resources is not the answer and is delnitely NOT in the interest of Superior home owners. (Remember, Superior ran out of water trying to lght the last lre, what could happen the next time with even more high density housing?) We must learn to respect the limitations of our environment and the coming challenges of climate change.
None 8/21/2023 04:33 PM	Lack of smaller ranch homes for downsizing seniors who want to continue to live in Superior.

Kristin 8/21/2023 06:09 PM	There is currently no limit on rent increases. Single family homes in Superior are too expensive for us to afford.
Duchess 8/21/2023 07:29 PM	That a family of 4 with parents working 3 jobs to earn at least $100k annually is still priced out of the available homes or what's available is too small (only 2bdrms/an apt or condo/townhome less than 1400sq ft).
mondrowe 8/21/2023 08:32 PM	We have enough houses in Superior. adding more only reduces the quality of life here. Our Town Board's obligations are to the current residents of the town, NOT to some non-existance non-resident potential buyers.
Nova 8/21/2023 09:08 PM	We don't want to price out people we want to work here (teachers, police, service industry, etc) and we don't want to price out young families
bingslanding 8/21/2023 09:33 PM	Too much development
More commercial less residential 8/21/2023 09:39 PM	Please don't develop more residential properties in Superior. Consider all of the existing residents who bought properties to enjoy the space. This town is only 4 sq miles and we need a commercial tax base. Residential taxes don't do much. People will always want to live her to work in Boulder no matter how many houses are built, they'll say there aren't enough. The reason it costs a lot to live here is because everybody wants to live here. Don't ruin it for the existing residents. There's a reason why the entire border of Boulder county is jammed with apartments all down Coalton road including converting the Flatirons mall. Plenty of more affordable housing all along Coalton across the county border.
ETGL 8/21/2023 10:15 PM	That Superior turns into another run of mill town, trying to satisfy everyone, and satisfying no one. Seeing the quality of Superior take a nosedive. Don't allow Superior to become another "Denver", trying to be all things to all people. Don't allow Superior to become just another average town.
Chenn6keri 8/22/2023 04:28 AM	Things are already not affordable and I see that trend continuing which means many people including the younger generation & older generations will not have home ownership opportunities. Also existing homeowners who want to stay in Colorado will not be able to

	afford to downsize. We're a Marshall fire family who lost our rental in the fire & to move back we are paying 65% more then before the fire in rent. We cannot afford to do this in the long term yet our kids are deeply rooted here.
lkvasnicka 8/22/2023 04:41 AM	Housing is very limited and no longer affordable in Superior. It's becoming more like the City of Boulder and too expensive to buy here.
SuperiorJane 8/22/2023 07:05 AM	Lack of diversity
Tricia 8/22/2023 07:16 AM	That Superior will not have young families as there will not be affordable housing for young families.
rterpstra 8/22/2023 09:40 AM	Resale value
juliaann11 8/22/2023 09:47 AM	Superior already has limited diversity and the rising cost of housing (combined with high interest rates) is making purchasing a new house here inaccessible for all but the top few percent. Current interest rates also make it extremely difficult for people to consider moving, which further limits available inventory because people can be locked into homes that aren't the best fit for them anymore because many of us purchased homes when interest rates were in the 2s, so taking the same loan out on a new house would significantly increase monthly payments.
MisterSelby 8/22/2023 11:00 AM	This area was planned and built for single family residential homes. The infrastructure, particularly water supply & water treatment, but also traffic, road quality, storm drainage, cannot support high-density (large or small) developments. Large, complex, high-density development (e.g. the Sports Stable area) exacerbates the pressure on these systems and existing residents. If you want to make housing less costly, then seriously consider how the county and town can make it faster and less burdensome for developers. That means less complexity in review and approval, greater sense of urgency in responses, stop focusing on green codes, instead focus on health and safety.
Superior resident 8/22/2023 12:56 PM	Superior does not need more housing right now. Town of Superior needs to prioritize the quality of life for existing residents, which is

	currently NONEXISTENT due to the constant unbearable airport noise. Nobody will want to live in Superior if this airport situation is not addressed.
CM 8/22/2023 08:34 PM	There is too much housing, especially in downtown Superior. The housing/apartments are packed in, very little space between housing units which decreases the quality of living dramatically, and makes it very difficult to have sustainable infrastructure. Adding more housing of any type will continue to reduce the quality of life in Superior. The Town Board's obligations are to the current residents of the town, NOT to some non-existent, non-resident potential buyers.
asdf 8/22/2023 09:11 PM	worried about overcrowding and high traffic volumes due to hi density assistance housing
Anonymous 8/23/2023 07:53 AM	Superior already lacks diversity and is losing people who can no longer afford a good life here--specifically young families (as evidenced by the declining school enrollment over recent years). If nothing changes re: affordability (and housing is arguably the biggest element of affordability), the community will no longer be attractive to those who can participate and help it thrive, businesses will suffer and go elsewhere, and growth and progress will stagnate.
Kathrynsg 8/23/2023 08:41 AM	Housing needs stay affordable so we can house as many people as possible
nevermind 8/23/2023 09:19 AM	too many apartments and not enough single family housing- wrecking our town with people stacked on top of each other, traffic and not enough amenities. very, very poorly planned.
SEEDS 8/23/2023 09:55 AM	The lack of affordable housing options in Superior is a severe problem. This imbalance further increases employment turnover of the workforce in Superior, adds to increased carbon pollution from additional vehicles commuting into Superior because there is no affordable housing that would allow families to live and work in Superior. The same problem exists for lower income seniors who lost homes to the Marshall Fire and are struggling to remain in the community they worked hard to create.
Bob McLaren 8/23/2023 01:14 PM	There will be more residential area that need retail businesses.

Britdj 8/23/2023 07:26 PM	That we won't be able to afford to buy.
vaucm 8/24/2023 09:47 AM	I am not against subsidies if managed correctly. We must ensure we do NOT disincentivize people to improve their economic condition.
Anonymous 8/24/2023 03:09 PM	No concerns
Anonymous 8/25/2023 01:15 AM	RMMA airport noise and toxic dump over Superior makes the area less inhabitable and less desirable, harder to sell a home in S Suoerior, and the JeffCo airport is causing Superior residents who would otherwise stay, to sell and move
Anonymous 8/25/2023 07:02 AM	The cost of renting or buying a home in Superior is out of control. While I could sell my home for a nice sum, I would not be able to buy a home in Superior to remain here. I know folks who have homes that are indicating sale prices of $850,000 - $1mil and they couldn't sell and downsize within Superior. So much of the new builds are too expensive as well and they have a style (urban living) that doesn't suit older folks whose kids are getting ready to head to college.
Anonymous 8/25/2023 05:31 PM	none
Anonymous 8/25/2023 08:34 PM	stop going woke
Anonymous 8/25/2023 10:03 PM	I'd like it to continue to have an upscale like "flavor" to it
Anonymous 8/26/2023 07:13 AM	I'm from Portland OR. In a very short time housing became so unaffordable that any chance of helping the homeless situation became unattainable
Anonymous 8/26/2023 11:12 AM	Only the rich will be able to live here, and it will change the neighborhood, and new families, which is what we need again in Rock Creek, will not be able to leave here.
Anonymous	Schools will have low enrollment due to the extreme high cost of

8/26/2023 11:12 AM	housing. So families will not be able to afford housing.
Anonymous 8/26/2023 11:18 AM	At this time and the foreseeable future, Superior is becoming an area that we cannot afford to live in. We are currently renting and would like to buy. However the area seems to be rapidly growing out of our range.
Anonymous 8/26/2023 11:19 AM	Volume of traffic
Anonymous 8/26/2023 11:20 AM	There is a high need for ranch townhomes with bedroom on main floor. Or a one story apartment that has an elevator for us older folks.
Anonymous 8/26/2023 11:22 AM	.
Anonymous 8/26/2023 11:23 AM	There won't be any.
Anonymous 8/26/2023 11:23 AM	Losing our community as it is now. I have lived through housing changes that have destroyed my community and want to avoid that in the future
Anonymous 8/26/2023 11:25 AM	Exclusionary practices will create a virtual if not actual, gated community.
Anonymous 8/26/2023 11:23 AM	We are pricing out demographics not in the main economic strata (I.e. high income).
Anonymous 8/26/2023 11:24 AM	Property taxes
Anonymous 8/26/2023 11:29 AM	We moved to Superior 20 yrs ago because it was an affordable option for working at a 80-90% of AMI job in Boulder. There's no way we'd be able to buy a house in Superior now. Even middle-class professionals are being priced out. One issue we see is that couples whose children have moved out still live in their big multi-bedroom houses because there haven't been a lot of attractive downsizing options. Thus lots of bedroom space going to waste. Another issue is the mismatch between available housing and available jobs in town:

	the housing is pretty expensive and most jobs are low to moderate paying. It seems like the situation where the people who work in Superior commute in from elsewhere and the people who live in Superior commute out to elsewhere is likely to get worse.
Anonymous 8/26/2023 11:26 AM	Costs are rising so quickly
Anonymous 8/26/2023 11:30 AM	None
Anonymous 8/26/2023 11:35 AM	The community becoming exclusive to wealthy families. We need to become much more diverse across the board.
Anonymous 8/26/2023 11:35 AM	Planning and follow through. Don't just do what feels good. Think carefully and vet out the solution on a 10-20 year scale. Our past attempts are shortsighted and reactionary. Do not repeat this mistake. We have limited land and need careful planning.
Anonymous 8/26/2023 11:37 AM	n/a
Anonymous 8/26/2023 11:41 AM	Too much density
Anonymous 8/26/2023 11:42 AM	Please do not take away our open space land. Access to Outdoor Recreation opportunities are and should stay a priority for this community.
Anonymous 8/26/2023 11:41 AM	Want to make sure we keep investing in infrastructure a d school
Anonymous 8/26/2023 11:43 AM	Price and maintenance
Anonymous 8/26/2023 11:48 AM	The cost of a home in Superior is FAR outside of the normal means for many of its residents. It FAR FAR exceeds what people even making 100k a year can afford. This sis not sustainable and I forsee a lot of beautiful and expensive home sitting vacant while a lot of people are forced to seek housing in communities elsewhere.

Anonymous 8/26/2023 11:49 AM	Superior needs housing that will allow seniors who have lived here to age in our community. This might be multi story buildings with underground parking and elevators. It might also be shared independent housing. This housing wouldn't need to be affordable, but more accessible and community geared. This housing could be multigenerational.
Anonymous 8/26/2023 11:55 AM	Not enough low in one housing and starter homes.
Anonymous 8/26/2023 11:54 AM	Mostly single family, no good transit options to allow car free lofe
Anonymous 8/26/2023 12:11 PM	Stop wasting tax dollars on these stupid surveys.
Anonymous 8/26/2023 12:14 PM	Don’t need low income housing in a high end neighbothood.
Anonymous 8/26/2023 12:19 PM	Stop building
Anonymous 8/26/2023 12:26 PM	No concerns. Superior/Boulder county is just an expensive place to live. Superior seems to be making plans for a lot of retail/office space. I hope they can fill those spaces. More retail and restaurants will make downtown superior much more attractive.
Anonymous 8/26/2023 12:38 PM	Because of our small size and abundance of affordable rental units, I believe we don’t nee: to have an affordable housing program. I believe we’re doing a great job offering options to people. I also think your numbers are misleading. My son and DIL were able to purchase a $500,000 home on a $75,000 salary, and have no problem maintaining the mortgage and the home condition.
Anonymous 8/26/2023 12:38 PM	No concerns at all
Anonymous 8/26/2023 12:41 PM	Need ranches/no stairs as population ages. RMMA is gigantic noise/health/toxins concern. We won’t live here within 1-5 years as a result. I’m angry about this!!! Need space for ADUs for aging pop. Need cohousing options. Not much exists to buy for even those that are at 120% AMI. How many houses exist in Superior for under

	$605k?? Feeling pushed out of the neighborhood due to price and RMMA and I'm at 120% AMI.
Anonymous 8/26/2023 12:41 PM	Taxes increasing
Anonymous 8/26/2023 01:11 PM	No land left to build on
Anonymous 8/26/2023 12:48 PM	Too isolated communities from commercial
Anonymous 8/26/2023 01:09 PM	Land pricing and utility connection costs along with code requirements making homes even more unaffordable.
Anonymous 8/26/2023 01:14 PM	Unaffordability of housing in Superior
Anonymous 8/26/2023 01:17 PM	Younger people and families cannot move into the community - and add to the community - since it is so expensive!
Anonymous 8/26/2023 01:33 PM	We recommend NO more housing developments in Superior it's FULL. Looking at currently overcrowded downtown housing construction our roads can't handle more traffic. We request NO more housing development.
Anonymous 8/26/2023 01:36 PM	Too many apartments and townhomes being built and potentially creating an overly transitory community
Anonymous 8/26/2023 02:02 PM	I'm concerned that Superior is a small town with very little land available for development and that the downtown Superior development seems to be putting in way too much residential relative to commercial (which was not what lured many of the residents into downtown Superior). I'm concerned that there has been talk of converting commercial (former PetSmart and Office Depot) to residential. To maintain the tax base of the town, we need to keep a balance of commercial and residential, not just new residential. FYI, I do not live in downtown Superior.
Anonymous	Do not want to be upside on mortgage. Home prices need to continue

8/26/2023 02:13 PM	to rise, homeowners can build equity in home.
Anonymous 8/26/2023 02:18 PM	None
Anonymous 8/26/2023 02:20 PM	I am most concerned about how the lots will be rebuilt. They should remain true to what they were before the fire. (ie: single family house is rebuilt as single family). I am concerned about denser housing because it will create more people = more cars, more congestion, etc.
Anonymous 8/26/2023 02:26 PM	* Broomfield airport noises lower quality of life and price of houses significantly * Too many build on small lots in new downtown without appropriate investments into infrastructure (new school, wider/better roads, etc.)
Anonymous 8/26/2023 02:30 PM	I am very concerned about the addition of more townhomes, multi-use and low income housing. We need to maintain our existing open space even if that's not the correct term-it's a description. But if more building is necessary, please build larger quality homes with yards and space. We need quality not quantity. The landscape of block buildings and lower - mid income housing is at capacity. Stop building those! Our community, our roads, our town does not need more people jammed in.
Anonymous 8/26/2023 02:31 PM	The houses in rock creek are 25 years old or more. They were poorly made and everything is falling apart after over 20 years of use. We cannot afford to fix/replace everything in our house (absolutely everything needs to be replaced) or move.
Anonymous 8/26/2023 02:30 PM	My concern is that this survey is entirely focused on housing affordability and not maintenance of property value. Homes are also investments.
Anonymous 8/26/2023 02:39 PM	Low and mid income workers have to commute since there is no affordable housing for teachers and the like
Anonymous 8/26/2023 02:48 PM	Superior has primarily been built into a bedroom community accessible to people who have a good income. I can't imagine how a younger family could afford to buy here, and even rentals have become difficult to find and pricy.

Anonymous 8/26/2023 02:45 PM	I'm concerned that outside of Boulder County no one can afford these houses and therefore cannot provide for their families that deserve to live here and have access to all the Boulder County can provide.
Anonymous 8/26/2023 02:59 PM	Increase in cost rebuilding after the Marshall Fire
Anonymous 8/26/2023 03:01 PM	Need more smaller, ranch homes for empty nesters to downsize into.
Anonymous 8/26/2023 03:05 PM	X
Anonymous 8/26/2023 03:15 PM	That the town had the opportunity to do better with the development of downtown and now are trying to correct a problem that may not exist. We have yet to experience the full impact of this development and the other apartment spaces being developed in Broomfield right next door. We're pretty much full with housing but need more commercial space to help the tax base and support jobs in the community.
Anonymous 8/26/2023 03:23 PM	Superior has exploded with housing. We don't need ANY more housing. We already have a traffic problem and adding more housing will only increase the traffic. Stop with the building of more housing.
Anonymous 8/26/2023 03:33 PM	Lack of supply is going to continue to drive prices higher
Anonymous 8/26/2023 03:40 PM	I want Superior to remain a family-friendly, safe community. It's fine with me if Superior's population doesn't grow significantly. If it does grow, I want to make sure streets, parking lots, schools, sheriff's department, etc. are well designed to handle the growth. If we build higher density housing, we should also make convenient & safe public transit available.
Anonymous 8/26/2023 03:52 PM	Don't know
Anonymous 8/26/2023 04:05 PM	Unable to afford to own a home

Anonymous 8/26/2023 04:23 PM	Superior is gradually loosing its original character, status and splendor. It looks it may ne a result of poor urban planning which make the town new developments cheep looking and eclectic. It is becoming slowly an average typical American town which town you can find anywhere. Good example are Superior downtown and Rogers Farms, where chasing the space usage results in a messy and accidental developments. Little attention is given to outdoor and recreational leaving. Originally planned park at Rogers Farms was replaced with chaotic house development. As a long owner house At Rock Creek it is sad and disappointing to watch.
Anonymous 8/26/2023 04:27 PM	Superior needs more doctors offices and grocery stores
Anonymous 8/26/2023 04:27 PM	This is a nice and expensive place to live for a reason. I am already disgusted at all the ugly apartments and tiny homes that are going in. Stop it already. Keep Superior a place for single family homes.
Anonymous 8/26/2023 04:27 PM	None, we don't want to be the next San Francisco or Boulder. Superior is a beautiful place, you need to work hard to live here. I'm an immigrant myself, started at the bottom and was able make it happen and finally afford a house recently in Superior.
Anonymous 8/26/2023 05:17 PM	Cost
Anonymous 8/26/2023 05:37 PM	Too many housing. Needs more unique restaurants.
Anonymous 8/26/2023 05:43 PM	There is already too many people cars and houses here. There is no need for any more
Anonymous 8/26/2023 05:53 PM	That it isn't affordable whatsoever. When we moved there we believed it was going to be our forever homes. After the Marshall fire our hopes were lost- 1. We lost our rental 2. No homes were affordable whatsoever. It actually is quite depressing to think about
Anonymous 8/26/2023 06:03 PM	Income rates not keep up with the rise of housing costs.
Anonymous	None; Affordable housing not needed whatsoever

8/26/2023 06:19 PM	
Anonymous 8/26/2023 06:40 PM	Destruction of long standing communities by fabricating needs of a small group of people
Anonymous 8/26/2023 06:43 PM	Uncontrolled multiple unit apartment. Buildings is a concern.
Anonymous 8/26/2023 07:14 PM	People who work in Superior cannot afford to live here and commute long distances to work
Anonymous 8/26/2023 07:18 PM	That it continues to escalate in price, given our proximity to the absurdly expensive housing in Boulder. That Superior doesn't take steps to make new housing more dense to improve transit solutions both for climate reasons and traffic reasons.
Anonymous 8/26/2023 07:21 PM	None
Anonymous 8/26/2023 07:35 PM	The cost of homes keeps going up at such a high rate that I worry families will no longer be able to move in and others will be forced out. Our schools are seeing large decreases in enrollment and I think housing is one reason.
Anonymous 8/26/2023 07:41 PM	I worry about young families being priced out of buying or renting homes here and I worry about empty nesters moving away from their communities because their aren't smaller, more mobility friendly places for them to live here.
Anonymous 8/26/2023 07:41 PM	Prices are going to keep going up
Anonymous 8/26/2023 08:22 PM	Rent is astronomical and maintenance at Bell Flatirons has continued to deteriorate. They need competition and we need more options, especially with some yard space.
Anonymous 8/27/2023 07:34 AM	n/a
Anonymous	Too many condos/townhomes

8/27/2023 07:51 AM

Anonymous
8/27/2023 08:15 AM

Affordability will be based on market demand. Given the current trajectory, affordability in superior will not be a problem.

Anonymous
8/27/2023 09:15 AM

Overcrowding and traffic issues due to the large number of apartments existing and being built in the area with limited infrastructure to support all the extra vehicles.

Anonymous
8/27/2023 09:18 AM

Rising rents are pricing me out of Superior after living here 25 years. I'm finally at the point where I can buy a home but home prices for even multi-family homes are now unaffordable. I desperately want to stay in Superior. It is home. I hope affordable units and homes are built for SINGLE people in my income bracket

Anonymous
8/27/2023 11:11 AM

Too many homes already. I'd like to see the town focus more on preserving and maintaining open space, replacing all the dying ash trees and enforcing homeowners to do the same, dealing with airport noise, and Highway noise. Also focusing on residents who use neighborhood streets has a storage place for their unsightly vehicles that are leaking oil.

Anonymous
8/27/2023 11:44 AM

I am concerned about the City bringing down our housing values by putting in too much low income housing. We are a very small community and very close to Boulder, who is more equipped to provide such housing.

Anonymous
8/27/2023 12:15 PM

If we don't figure out the our fencing/landscaping issues and airport issue, we are either going to all go up in flames or have to move because the airplane noise is too loud or we'll have lead poisoning.

Anonymous
8/27/2023 01:41 PM

We need more affordable housing located near shopping and transportation that is not right on Hwy 36 to avoid gas fumes/pollution for these families.

Anonymous
8/27/2023 02:00 PM

No concerns in Superior. Affordable housing should be prioritized in the City of Boulder and unincorporated Boulder County.

Anonymous
8/27/2023 02:11 PM

Too little too late. Time to do affordability was during downtown development. Don’t take from the rest of us to account for the failing

in the past. DO NOT create “slums” in the name of affordable housing

Anonymous
8/27/2023 02:18 PM

Every bit of open space doesn't need to be filled with townhomes, tiny homes, apartments, condos, etc... The city already starting to look like an urban metropolis!! Not all that appealing going downtown any longer. I understand the city is trying to make to area more appealing for people to move to the area, but soon all it will only be crawling with structures and over crowded.

Anonymous
8/27/2023 06:35 PM

With Superior's proximity to the mountains and nice planned community layout, prices will remain high here if there is a free market for housing. The small amount of land in Superior is already completely jam-packed with housing. I would like to see no additional housing built after Downtown Superior is completed. Downtown Superior already came with many multi-family buildings and apartments. I would prefer the Town stop putting time and money into this useless research and re-pave Rock Creek Parkway.

Anonymous
8/27/2023 06:50 PM

Schools will shrink as fewer families can afford homes near them

Anonymous
8/27/2023 07:56 PM

The MOST pressing concern involving housing in Superior is the airport noise and expansion problem, which should be the Town's #1, #2, and #3 priority. PLEASE SOLVE THIS PROBLEM. Unless and until the Town solves this problem, any discussion regarding housing is irrelevant because nobody will want to live here. With that said, if that issue is addressed, our Town needs to find a way to provide more housing options for seniors, such as a cooperative living development subsidized by HUD. This is why I selected the lowest income group in question #4; seniors live on fixed incomes (many of them solely on Social Security), so please do not otherwise misinterpret my answer to #4. Instead of having empty commercial properties, the Town should consider building affordable senior living options. Please do not build on any remaining open space because Superior is already overbuilt!

Anonymous
8/27/2023 08:19 PM

Boulder County has become unaffordable for most due to housing costs.

Anonymous
8/27/2023 09:47 PM

My concern is that our woke progress Mayor and Town Council will gut the reason why people choose to live in Superior in the first place...We want our space. Superior is NOT responsible for picking up the shambles that the Boulder County Housing Commission has

created. Go sell that crap someplace else!

Anonymous
8/28/2023 06:05 AM

I'm concerned if the law changes in CO to allow allow rent control and Superior adopts rent control that it will have the opposite affect and increase rents by lowering the supply of rentals as landlords look elsewhere to purchase investment properties. To maintain low rents we need to be a landlord friendly city or it will hurt the low income community when it comes to rental options and rental rates.

Anonymous
8/28/2023 07:37 AM

First concern is car-centric density where you have apartment buildings with massive surface level parking lots. I support density, but I really support well-designed density (walkable streets, mixed use, parking garages wrapped with livable space). Second concern is adding density without the community amenities that the additional density requires (parks, recreation centers, pools, grocery stores, wide sidewalks, bike paths, etc).

Anonymous
8/28/2023 09:00 AM

Please do not continue to build here. More housing brings in more crowding, traffic and crime. If people can't afford to live in Superior, there are surrounding towns and cities. You've already added hundreds of homes in downtown Superior. Stop the growth!!!

Anonymous
8/28/2023 09:27 AM

I don't really have concerns. Large, single family is available in Rock Creek. Small and moderate single family are available in Original town and Sagamore. Multi-family of all sizes and denser layouts are available in Downtown Superior. I actually think we already have a good mix. The one thing mostly missing is probably a more affordable option for seniors who would want a single-story (ranch or patio home) type of layout....we do have this in Coal Creek Crossing and Lanterns, but they're over $1M. I think the addition of the wee cottages are actually a terrific option for people who want to be at a lower price point than the typical Superior home. I think some tasteful, small scale multi family (like what you would see in the Shanahan Ridge and Devil's Thumb areas of South Boulder) would be a nice addition as well. We do NOT need to try to turn ourselves into Arista and offer large-scale multi-family....if someone wants that product, there is plenty of it in towns very close to Superior.

Anonymous
8/28/2023 10:20 AM

Seeing that post Marshall Fire that 26 lots have sold in Original Town, and massive homes are being build on the newly aquired lots, Original town will be one of the lest affordable places to live. Prefire OT was one of the most affordable and unique places to live in Superior.

Anonymous 8/28/2023 10:23 AM	Rapidly rising house prices
Anonymous 8/28/2023 10:52 AM	We don't need more housing in Superior. There is plenty of housing in the Denver metro. Keep Superior small and safe. Stop drawing in more people; this only creates more crowding, more traffic, more crime.
Anonymous 8/28/2023 11:53 AM	Nothing that has been done really satisfies some basic needs to get people out of their current homes and into other homes in the community. New development has failed to provide even tiny yards for people to have at least a little personal space to garden or for pets - one of the the major reason retirees are staying in their too large houses in our area. (Outside of it being a decent space with a better price tag than they sell for). So, we are screwed beause now all of this development has happened without taking into consideration what is really needed and wanted - so this is far too little too late. Also with the fire rebuilds, that took away any opportunity to make changes because they overbuilt what they wanted to build, not what the communty needs.
Anonymous 8/28/2023 12:39 PM	We bought a home in Rock Creek several years ago with the hope that the demographic of our community would be very family friendly. We do have concerns with housing for a younger demographic that makes the community less safe because those who are younger are less aware of children walking/biking/etc. We want our kids to be able to leave our house, especially on the way to school, by bike or scooter and know that people are, for the most part, looking out. In our time here, with the development of smaller homes and townhouses geared to the younger and older demographic, we've noticed more speeding and less awareness on the roads.
Anonymous 8/28/2023 04:55 PM	That it will be too expensive for the average homeowner
Anonymous 8/28/2023 07:30 PM	Superior does not need more housing.
Anonymous 8/29/2023 05:25 AM	We have an aging population that should be accommodated affordable

Anonymous 8/29/2023 09:05 AM	Keep the community small and safe...this is a special place to live...do not lower our quality of life.
Anonymous 8/29/2023 09:28 AM	Cost is the main concern
Anonymous 8/30/2023 07:07 AM	Too many NIMBY's blocking reasonable development and much-needed affordable housing
Anonymous 8/30/2023 09:26 AM	We already have sufficient housing in Superior as the housing demand will likely decrease due to the airport noise.
Anonymous 8/30/2023 02:25 PM	No affordable housing
Anonymous 8/31/2023 10:28 AM	i do not think we need large scale "dense" projects - the downtown superior area is highly dense and is not in line with the original feel of the town. In fact, i think it takes away from the beauty of the town.
Anonymous 8/31/2023 11:59 AM	Main concern is Superior infusing to many housing units throughout the town which takes away the ambiance that Superior has been for decades into a crowded condensed town.
Anonymous 8/31/2023 08:56 PM	I want to be able to downsize to 3 bedrooms, most critically having the Primary room on the main floor. The other rooms may be in a walkout basement. We need more ranch homes, especially for the aging population.
Anonymous 9/01/2023 07:19 AM	Don't have any concerns, please don't build more and pave paradise with parking lots
Anonymous 9/01/2023 08:06 AM	Not enough affordable housing available
Anonymous 9/01/2023 10:17 AM	I want my children to be able to afford to live here and raise families here.
Anonymous 9/01/2023 03:12 PM	My rent had increased $400 since I moved to Superior Nov. 2021. I love living here and am involved in the community but the escalation

	in housing price is outrageous and difficult to absorb as a single-income resident.
Anonymous 9/01/2023 03:38 PM	Young families are priced out of Superior. The community is aging rapidly. There are limited housing options for empty-nesters ready to downsize and make houses available for young families. This has a negative impact on school and the community overall. Most of the young adults that grew up in Superior cannot afford to live here now.
Anonymous 9/01/2023 03:54 PM	I am concerned about not having enough schools for all the people moving into Superior over the next 10 years.
Anonymous 9/01/2023 03:54 PM	I am concerned about over-density.
Anonymous 9/01/2023 10:06 PM	I wonder how elderly in Superior can keep up with rising costs on fixed incomes / pensions. I bike in tye mornings, and have noticed two elderly men (75-80), one with a big white dog, who may possibly be living outside near Miner's park. There have been pockets of homeless people living in this area this summer just on the Broomfield side of the bike path, just past the sunflower walkway leading to the Miner's park underpass. Also near Grand Rabbits and Men's Warehouse, near the underpass. I am concerned about the unhoused living near our community, especially as we head into Winter. I wish we had a community with affordable housing, maintained and monitored, that included a job requirement for those of workforce age and capability and upskilling opportunities.
Anonymous 9/02/2023 01:49 PM	It's impossible to OWN here in Superior now unless you purchased something 7-10 years ago. It is very sad, as we moved here 2 years ago and there are literally NO affordable housing options for me, a single mom.
Anonymous 9/03/2023 07:34 AM	It doesn't lower housing values
Anonymous 9/03/2023 08:23 AM	Housing involves energy and water use. Planning for low carbon footprint homes and low water use homes (including less lawns) is non-negotiable.
Anonymous	Too many apartments, condos, townhomes, etc. being built and no

9/03/2023 01:27 PM	actual houses! Superior is suppose to be a family-centered community, but without houses and neighborhoods, we are moving away from that. (I grew up in the TOWN of Superior, but wouldn't want to raise my future family in Superior because it's pushing to become a city)
Anonymous 9/04/2023 08:28 PM	I don't think my kids will be able to purchase a home in Superior after they graduate from college.
Anonymous 9/06/2023 06:54 AM	Families can't afford to live here and our schools will die and decrease the vibrancy of the community
Anonymous 9/07/2023 01:26 PM	As an employer in the area, our staff cannot afford housing anywhere near here. We often lose staff because the commute becomes too much, especially in the winter. We provide a service to about 100 families in the Louisville/Superior area and we have high turnover in part due to the high cost of housing. We also have young women who stay in abusive relationships because they cannot afford housing by themselves. We have continually raised wages, but that means we have to also raise the cost of the childcare services we provide to the community.
Anonymous 9/07/2023 01:43 PM	I'd like to see housing that teachers, health care workers, police and fireman can afford so as to diversify our community.
Anonymous 9/07/2023 03:30 PM	Everything is 1/2 million and up!!!!!!
Anonymous 9/07/2023 04:41 PM	As I age, I can't afford to downsize and still live here. I'd love to see some 1 story 1-2 bedroom homes.
Anonymous 9/07/2023 07:34 PM	High property taxes drive housing cost affordabilty. Area's should work on lowering property taxes not just keep raising them.
Anonymous 9/08/2023 03:37 AM	My biggest concern having anything to do with the cost of housing in Superior is the concern of airplanes endlessly overhead impacting health, safety, and quality of life will begin (or by this point continue) pushing down our property values; wiping out hard earned and deserved equity. This is of utmost concern that has me looking at possible options to leave Superior if I decide it's time to get out.

Anonymous 9/08/2023 03:21 PM	our nice bedroom community of owners being flooded with rentals, condos, townhouses, low income housing, stack and pack housing, too much high density housing
Anonymous 9/08/2023 03:48 PM	That cheap looking subsidized housing will be built on previously undeveloped natural land and will hold the occupants hostage from the American Dream, never allowing them to accrue equity
Anonymous 9/09/2023 03:25 PM	The entire region is getting increasingly expensive. Superior has been more proactive than many communities in the area in allowing new housing, but it needs to continue to do its part in the interest of making homes affordable and accessible to a broader set of socioeconomic groups.
Anonymous 9/11/2023 01:32 PM	Supply and demand. Very few spots allow new housing. Board should allow more housing.
Anonymous 9/11/2023 08:41 PM	I worry about there not being affordability for young adults and families. I also worry that the dominance of 3-4 story townhomes and large single-family homes leaves out appropriate housing for independent senior citizens, while the lack of assisted living and senior living options prevents multiple generation to live in close proximity.
Anonymous 9/11/2023 09:57 PM	Superior literally has no single level housing available for seniors that is affordable.
Anonymous 9/15/2023 06:59 PM	All housing is high Superior is no different than elsewhere
Anonymous 9/26/2023 03:46 PM	Boulder County housing will be unaffordable for most.
Anonymous 9/26/2023 04:02 PM	ADU's and alternative housing need to be spread all over Superior, nit just in the Northwest corner.
Anonymous 9/27/2023 07:49 PM	We are losing class diversity in Superior due to high housing costs on single family homes and need to keep diversifying type of housing stock beyond just single family homes.

Anonymous 9/30/2023 05:52 AM	Just build mixed use housing and apartments, and accessory dwelling units.
Anonymous 10/02/2023 01:24 PM	My landlord raised my rent 10% . I will no longer be living here in the next year because of the increase in rent.
Anonymous 10/02/2023 01:09 PM	Hopefully will have moved to a more affordable place in 10 years!
Anonymous 10/02/2023 01:16 PM	No one working lower end jobs such as cashiers, house cleaners, and other general jobs can live here. There should be serious consideration given to accommodating these people. But if the airport continues it mad growth property values will tumble and the whole town will be more affordable.
Anonymous 10/02/2023 01:15 PM	That prices are going up and the need for multifamily housing is needed.
Anonymous 10/02/2023 01:16 PM	n/a
Anonymous 10/02/2023 01:40 PM	Personally I don't want affordable housing in Superior. It's often high density, which is an eyesore and can bring more crime.
Anonymous 10/02/2023 02:03 PM	It would be nice if service industry personnel - retail workers, food service, caregivers, health care workers, etc. could afford to live here. Also if the price of housing keeps going up, the property taxes will wind up forcing a lot of folks to move as they retire, which would hurt our community's continuity
Anonymous 10/02/2023 02:17 PM	I am concerned we will build too much. I like my small community and moved here for a reason. I don't want to see it become like every area east of 25 and have every single acre of space developed.
Anonymous 10/02/2023 04:00 PM	Superior is not meant to solve the housing crisis. It is sustainable as is but not more.
Anonymous	Please leave our town alone, it's great as it is and we were never

10/02/2023 04:01 PM	designed for accommodating a large population.
Anonymous 10/03/2023 12:06 AM	I'm most concerned about the infrastructure to support more residents - schools and public transportation in particular. More affordable housing draws residents with lower incomes who may be more reliant on public transportation. Schools are already understaffed and underfunded - who is going to teach all the new students?
Anonymous 10/03/2023 04:32 PM	Depending on interest rates, housing will continue to rise. I hope that superior maintains a good mix of housing and not all apartments.
Anonymous 10/03/2023 04:47 PM	Lower property taxes.
Anonymous 10/05/2023 09:05 AM	We need to find ways to increase housing supply and provide affordable housing so we can be an inclusive community.
Anonymous 10/05/2023 11:00 AM	If the downtown area had been built as it was originally proposed we wouldn't have some of the shortages in types of housing that we do. Downtown looks nothing like the original artist's rendering that was presented to us. The pricing will just continue to rise and there is nothing we can do about it. Forget affordable housing.
Anonymous 10/06/2023 11:21 AM	Given the average single family home price in superior is $800k, this is fiercely inaccessible to much of the population. I worry that as people purchase houses at these inflated prices, when they sell they will want to turn a profit, which will be at a rate that in unattainable by most. This will just perpetuate the "only the wealthy can live here" issues.
Anonymous 10/09/2023 09:37 PM	Rising tax rates.
Anonymous 10/17/2023 11:56 AM	My only concern is Superior attempting to do what may be considered "morally correct" and ultimately bring down the overall quality of the community, rather than maintain the currently high standard of living in the Town.

Mandatory Question (247 response(s))
Question type: Essay Question

Q7 What is your hope or vision for housing and housing affordability specifically in Superior looking forward to the next 10+ years?

chezgeoffroi 8/12/2023 03:38 PM	I hope to see a mix of permanently affordable homes to own, subsidized rental units, as well as attainable middle income housing built in Superior. All housing needs to be in close proximity to public transportation and amenities.
Jan krick 8/14/2023 07:42 PM	To build up rather than out.
jasonabair 8/21/2023 07:12 AM	The housing discussion is irrelevant unless and until the Town of Superior addresses the most pressing issue facing the town of Superior: Rocky Mountain Metropolitan Airport noise and lead pollution.
MattHorton 8/21/2023 07:17 AM	Jobs in Superior pay enough for people to afford to live in Superior. Why are we subsidising businesses to pay lower wages?
ddsuperior2022 8/21/2023 07:21 AM	I would hope it would be more affordable.
Jason 8/21/2023 07:23 AM	I'd like to see Superior become a leader in affordable housing. Let's set goals to make us the leader in equity and affordability and get to work.
John Bahr 8/21/2023 07:32 AM	I hope that Superior continues to make good choices.
welcht85 8/21/2023 07:34 AM	There would be a variety of housing options available which would lend itself to a move divers community
Zelda 8/21/2023 07:37 AM	That it is well thought out, that disabled superior residents get a shot at getting an apartment in the town that they have grown up in.
Paidipati 8/21/2023 07:50 AM	X

ncmalchow 8/21/2023 07:53 AM	Reasonable tax assessments, a cooling of new builds (Marshall Fire-affected homes excepted).
myounce7673 8/21/2023 07:58 AM	That Superior doesn't become just another commuter town filled to the brim with apartments and zero character.
jwehman 8/21/2023 08:07 AM	My only hope is that I can sell my house and get out, so that Superior and go and do whatever Superior is going to do. Nice "downtown", by the way. What a joke.
8377 8/21/2023 08:12 AM	Attainable home costs where we can allow 20-40 year old professionals working in our community and living in our town.
Rick H 8/21/2023 08:14 AM	Stop building!!!! We don't have the space. It is already too congested. NO MORE HIGH DENSITY HOUSING!
Abernathy 8/21/2023 08:20 AM	That boat has sailed. Development over the past three decades provided a decent mix of housing types in Superior, and now it is what it is. Let's make the town as pleasant as we can from here, with attention to taxes, traffic, maintenance, schools, parks, services, and other activities of daily living. Please don't convert commercial to residential of any kind.
MSR 8/21/2023 08:17 AM	My hope is that we will continue to be a small town with only the Downtown Superior urbanized. We can enjoy the open space without excessive crowding, that the animals aren't crowded out due to overbuilding of unnecessary apartments, like the ones that line 36. My hope is that you will stop harrassing our town and leave us be.
Foo Bar 8/21/2023 08:22 AM	My hope is common sense will prevail and people will realize that building cramped housing in the name of affordability is not right for Superior.
Brayr 8/21/2023 08:30 AM	Having more options and diversity. Being further away from the airport
jrstanton 8/21/2023 08:40 AM	I think Superior needs housing to support single adult households or couples without children, and service industry workers, teachers , etc who work in the area but can't afford to live here. Although, Superior was initially developed as a great place for families and child raising.

	We have limited real estate and might not be able to meet all needs out there while maintaining the character of Superior.
Amanda Vaughan 8/21/2023 08:40 AM	That the town will build up more affordable housing so that we can attract good teachers, etc.
clwclw 8/21/2023 08:41 AM	homes with more land
KB 8/21/2023 08:51 AM	Small and large condos in quiet area, available for purchase, in price range that works for seniors.
leacach1 8/21/2023 08:47 AM	See above.
aeroncaben 8/21/2023 08:52 AM	Resist the urge to allow giant apartment complexes in the name of affordability. Superior should still do its part, but through smaller scale town home product spread throughout the town. Not everything needs to be a "luxury" townhome.
RH 8/21/2023 08:56 AM	Superior is a place for families. I would love to raise my family here, but I can barely afford to keep myself here, let alone adding additional members. In the future, I would love to see young families able to make this great place their home.
zaid_haddad@hotmail.com 8/21/2023 09:16 AM	That Superior housing prices increase at the same rate as the rest of Boulder County.
tagar 8/21/2023 09:22 AM	We are close to Broomfield and Westminster that already have affordable housing. Superior doesn't have a lot of developable land, so it should not be focus for the Town
Sally Lewis 8/21/2023 12:23 PM	Stop adding lower quality cheaper housing of any kind. We used to be a high quality community. Been here 30 years.
jeff roberts 8/21/2023 09:31 AM	Just because people want to live in Superior doesn't mean the rest of the town needs to sacrifice their quality of living. There is a lot of space in undeveloped areas of Colorado (which Superior once was) where communities can start and grow. Those new areas will

	naturally be more affordable and be a much better long term solution for housing in Colorado.
CarolN 8/21/2023 09:52 AM	make good use of abandoned large-package buildings
The only thing 8/21/2023 09:48 AM	Allow current homeowners the ability to add ADU's where possible. Allow existing homeowners to offer flexible rental terms not dictated by an HOA. I'm not super concerned about affordability as the airport will degrade our property values and Superior will be affordable for anyone who can overlook the constant noise and lead poisoning.
drexelbrookian 8/21/2023 09:58 AM	we need to have less houses
drexelbrookian 8/21/2023 10:01 AM	Stop building and make the town better. Work on making the town safer for fires. Get rid of wooden fencing, etc. instead of concentrating on something that is not going to change.
bryanpeck3 8/21/2023 10:07 AM	Keep the same number of houses
Mary 8/21/2023 10:10 AM	Please see above answer.
jbutt 8/21/2023 10:15 AM	In our view, Superior's identity is a family-focused community with easy access to Boulder and Denver. We'd like to ensure this identity persists into the future. I think we all need to acknowledge that housing affordability is a regional issue (Boulder county, Denver metro area) and cannot be addressed by our community alone.
The_don 8/21/2023 10:24 AM	Would like to see more options for lower income families in Superior.
stsamuel 8/21/2023 10:26 AM	No more high-density housing. Need to preserve open space and restrict height of buildings.
Karen Zeid 8/21/2023 11:02 AM	They need community where resources can be merged, where living is efficient. Co-housing/community, near basic needs: work, food, social opportunities Senior living amenities for those with challenges with daily living skills (homeless, Special need population, low

	income, refugees, seniors, you and me)
WhatsSup 8/21/2023 11:12 AM	Superior should remain focused on providing a premium housing market in Boulder county.
Janice Janus 8/21/2023 11:43 AM	A variety of options and availability
Brian 8/21/2023 12:00 PM	Need to maintain single-family housing for families.
No 8/21/2023 12:06 PM	That large scale dense development and redevelopment (particularly of the vast parking lots between Marshall Rd and US36 west of McCaslin). Deregulation, in particular abandonment of the idea that restricting housing ("affordable housing requirements") does anything but reduce the overall supply, when lack of supply is quite evidently the problem. And perhaps a law defining appeals to "character of the neighborhood" as a de jure concession of defeat with prejudice by the invoking party, a sort of Godwin's Law for NIMBYism.
Superior 8/21/2023 12:25 PM	Stop building the ugly and congested townhomes complexes. Instead, create more open space and keep the commercial businesses in the Target-Costco-PetSmart shopping areas happy and profitable.
gmail@gmail.com 8/21/2023 12:26 PM	no more housing- it's too crowded- let's focus on filling the vacant retail space with quality establishments
AW 8/21/2023 01:01 PM	That people who work in this community can actually afford to live here.
AFlinn2Lee 8/21/2023 02:08 PM	A town where those who work there, can live there
Juji 8/21/2023 02:37 PM	Keep it a small family-oriented community that feels safe.
jack 8/21/2023 03:48 PM	My hope is that when the projects that are currently under development are completed that Superior will abandon any plans for any further development, and focus on improving the quality of life for

	the residents who are already here. Repair and maintenance of the existing infrastructure should be the Town's main focus thereafter.
None 8/21/2023 04:33 PM	I would like to see housing developed for downsizing seniors but hold out very little hope as nothing has been done in the 15 years I've lived here, even though it is brought up regularly. Also, like the Board of Trustees should provide information to residents of the impact that new developments will have on resources especially water, wastewater treatment and natural disaster evacuation. The time to evacuate during the Marshall fire highlighted the lack of options to get out of town and that was before completion of construction in "Downtown" Superior and the new Boulder Creek development on McCaslin.
Kristin 8/21/2023 06:09 PM	Rent doesn't continue to increase.
Duchess 8/21/2023 07:29 PM	It will incorporate families of all budgets & you're not relegated to run down apts bcus the 2000 sq ft homes & above are a million dollars, causing families to leave the area where their kids have attended elementary just for the sake of ownership! Kids want to develop roots in their community & when parents are in a position to purchase, we have to look 30 min outside of the county to find space that's affordable when we work in superior & Boulder. This causing kids to leave friends behind & parents commutes increase also equally less time home with the kids. Doesn't seem right that we can live in the towns we work in.
mondrowe 8/21/2023 08:32 PM	"Housing Affordability" is a ephamisim for subsidized housing, or cheap , high density housing. The fact is that there is a housing market and the home owners of Superior need our home values to stay high in comparison to the region. Our home is our greatest investment asset. Any intervention you make to to add cheaper will only lline the pockets of the builders and realtors and will hurt the current home owners whose interests then Twon Board is intended to serve. Requiring three answers to Question number 1 is a dostortion. It presumes we need more housing. There is no option to say that we do not.
Nova 8/21/2023 09:08 PM	I like the large single family homes in Superior...it is, in some sense, what defines us. We are a bedroom community. However, so long as we make our regulations with an attitude of "protecting our home values" then...we will be successful at that, and home prices will stay high. There's a lot of NIMBY, which I understand...I don't want my

	neighbor turning his house into a quad-plex. Not sure I want some giant condo building at the McCaslin RTD. But if we actually want Superior to be more affordable, the fact is that we need more homes, and we need to stop being protectionist of property values.
bingslanding 8/21/2023 09:33 PM	That we don't build anything more, keep the land in a natural state
More commercial less residential 8/21/2023 09:39 PM	Our hope is that there is no more residential development in Superior at all and that the existing commercial spaces are used to bring in companies that contribute positively to the tax base. Superior has already become more crowded with the addition of Downtown Superior and Roger's farm. We moved here to enjoy the suburbs, not a more densely packed city with lots of apartments. We paid our dues to move into this town and people will always complain there's not enough affordable housing, but the whole reason that prices are high is that this area is in high demand. Are the people asking for affordable housing in Superior actually working in this town and is it too difficult to commute 10-20 minutes from Broomfield if not? If this is actually about needing affordable housing in Superior so people can work in Boulder, then perhaps that is Boulder's issue and not Superior's. Let the natural laws of supply and demand play out and higher prices will push people into lower cost areas of the country just as Californians have fled to Arizona, Texas, and Colorado. We are not interested in diminishing the quality of our life in Superior to accommodate an even more densely packed town.
ETGL 8/21/2023 10:15 PM	That Superior becomes a much better town, retaining its small town image from its earlier existent. Mid to high income housing
Chenn6keri 8/22/2023 04:28 AM	That we will create housing opportunities for home ownership & rentals for people at every income level & welcome this diversity to our town. If buying a home is how wealth is built then everyone needs to be given that opportunity. Right now as we rebuild we have an opportunity to buy empty lots & turn them into attainable homes.
lkvasnicka 8/22/2023 04:41 AM	Cost of housing needs to decrease. It has risen too high and too fast.
SuperiorJane 8/22/2023 07:05 AM	Innovative housing options for many income levels

Tricia 8/22/2023 07:16 AM	Senior living
rterpstra 8/22/2023 09:40 AM	More ranch-style comes (single floor with optional basement)
juliaann11 8/22/2023 09:47 AM	I hope Superior will find a way to offer housing options to increase diversity in our town and allow all members of our community including teachers, etc. to live near where they work. I would also love to see creative housing options that help build community among residents.
MisterSelby 8/22/2023 11:00 AM	There is great opportunity to complement the existing neighborhood with developments of low density, townhomes/cottage courts concepts suitable for seniors (to downsize to or be able to live near their own kids raising kids) and for young families to buy. My fear is it will become more 3+ story townhomes or apartment buildings, developments with cost shifting to be "affordable", resulting in inadequate water supply, inadequate water treatment, traffic flow problems, with worse roads.
Superior resident 8/22/2023 12:56 PM	There will be NO need for housing in Superior if the town of Superior does not address the current unbearable situation with the airport noise.
CM 8/22/2023 08:34 PM	Housing Affordability is a euphemism for subsidized housing, or cheap, high density housing. There is a housing market and the home owners of Superior need their home values to stay high in comparison to the region. Our home is our greatest investment asset. Any intervention you make to to add cheaper housing will line the pockets of the builders and realtors and will hurt the current home owners. Requiring three answers to Question number 1 is a distortion. It presumes we need more housing. There is no option to say that we do not need any housing. Therefore, this survey is not legitimate or honest.
asdf 8/22/2023 09:11 PM	same as above
Anonymous 8/23/2023 07:53 AM	We cannot rely on the larger economy to take care of the issues here. I hope we can obtain grants and funding to support the critical affordability crisis and keep the community thriving and attractive to businesses and middle-/working-class families.

Kathrynsg 8/23/2023 08:41 AM	More homes! Affordable! Dense! Mixed use!
nevermind 8/23/2023 09:19 AM	reintroduce single family homes and slow down residential development; halt apartments.
SEEDS 8/23/2023 09:55 AM	1. Town of Superior Board supporting rezoning undeveloped vacant land that can offer the greatest level of attainable and affordable housing. 2. Town of Superior Board making commitments toward innovative transit oriented development that addresses the shortage of affordable housing but also addressing how best to reduce carbon emissions, achieve ACES Sustainable Plan objectives, be more proactive in addressing climate change related events such as the Marshall Fire, Sonoma California Fire, Lahaina Maui. 3. Town of Superior Board collaborate with private non-profits, private developers showing leadership to address the shortage of attainable/affordable housing. 4. Town of Superior Board support efforts of private sector developers offering to develop attainable/affordable and mixed use housing by sponsoring collaborative grant applications to secure funds used to develop housing. 5. Town of Superior Board BE BOLD in addressing the attainable/affordable housing crisis in Superior and do not compromise on the economic/environmental value that attainable/affordable workforce and senior housing brings to a community. 6. Town of Superior Board be receptive to innovative building techniques such as modular assembly used in developing mixed use, medium density housing and transit oriented development near bus rapid transit centers, RTD bus routes. 7. Town of Superior Board take advantage of opportunities to support housing that offers to be both attainable/affordable but also highly energy efficient by adopting aggressive policies that expedite the delivery of attainable/affordable housing by proven methods used by other municipalities across the state of Colorado. 8. Examples of actionable goals immediately needed by the Town of Superior to support attainable/affordable housing include: Expedited zoning/plan review/approval process, Water/Sewer tap fee reductions, Permit Fee waivers, General Fund subsidies toward driving down extremely high land costs, Land Banking partnerships, Sponsorship of public/private grant opportunities through the state of Colorado (DOLA), Colorado Division of Housing, Colorado Housing Finance Authority, Housing & Urban Development, Letters of Support for grants that are pursuing funds to be used in innovative community development under the Department of Energy, Economic Development Administration, National Science Foundation, Boulder County Community Foundation Marshall Fire Fund, Boulder County ARRA

	Funds, Boulder County Covid Funds, Boulder County General Fund. 9. Town of Superior Board support Innovative developers that are attempting to address economic development, climate change, housing shortages, alternative to traditional transportation (electric vehicles/car sharing, electric golf carts for seniors), reduced parking requirements for walkable infill developments. 10. Town of Superior Board support innovative developers seeking to implement solar arrays integrated within site plans, architecture, and other accessory structures where solar panels can serve duel purposes. 11. Town of Superior Board support innovative developers seeking to implement cost savings measures where distributed energy systems that include ground source heat pumps, performance architecture, onsite energy storage and collaboration to other solar initiatives at scale that can reduce carbon footprints for attainable/affordable housing. 12. Town of Superior Board manages NIMBY through informed decision making based on factual data, balances concerns about traffic impacts to local neighborhoods with the need for attainable/affordable housing, balances opposition to increased building heights, units per acre, increased lot coverage ratios, floor area ratios or visionary architecture that deviates from the status quo as necessary to maintain a balanced community that includes attainable/affordable workforce, senior and mixed income housing. 13. Town of Superior Board continue to "lead by example" by supporting opportunities to collaborate in demonstrations in innovation.
Bob McLaren 8/23/2023 01:14 PM	A better blend of residential and commercial properties.
Britdj 8/23/2023 07:26 PM	That home prices moderate and I'll be able to keep my family here.
vaucm 8/24/2023 09:47 AM	If Superior decides to build affordable housing, please ensure it fits our town's character (height, size, and architectural look).
Anonymous 8/24/2023 03:09 PM	My hope is for a diverse community that has something for everyone.
Anonymous 8/25/2023 01:15 AM	JeffCo airport doesn't loop it's planes over Superior
Anonymous 8/25/2023 07:02 AM	I would love to see Superior as a diverse community. Boulder County is basically priced out of reach for many of us who work in Boulder. And Superior seems to be fully focused on bringing in the highest pricing builders - Remington, Boulder Creek Homes, etc. I'd love to

	upgrade from a multi-unit dwelling to a single-family but as a single mom, I'm completely priced out.
Anonymous 8/25/2023 05:31 PM	I hope values only go up. I don't feel we need affordable housing here - nearby surrounding communities have plenty of options. We do not need to be a be-all-end-all.. Stop over-legislating and let the market decide!
Anonymous 8/25/2023 08:34 PM	stop going woke
Anonymous 8/25/2023 10:03 PM	If I ever left Superior (I've been a resident close to 30yrs.) I would want to move back here in a heartbeat. But, if it happened today I would not be able to afford to move back into Superior.
Anonymous 8/26/2023 07:13 AM	I would like to see hardworking families have the opportunity to provide a safe affordable home for their families
Anonymous 8/26/2023 11:12 AM	I'm hoping affordable housing will be available once again in Superior.
Anonymous 8/26/2023 11:12 AM	For single income families to be able to afford to live here.
Anonymous 8/26/2023 11:18 AM	More housing options for a diverse demographic with families.
Anonymous 8/26/2023 11:19 AM	Hopefully there will primarily be single family homes
Anonymous 8/26/2023 11:20 AM	One story townhomes or apartments.
Anonymous 8/26/2023 11:22 AM	.
Anonymous 8/26/2023 11:23 AM	Walkable communities, mixed use and bike friendly.
Anonymous	Single family household dominate

8/26/2023 11:23 AM

Anonymous
8/26/2023 11:25 AM

A housing ecology is created that allows people to begin modestly and work their way up a housing ladder to the level they feel comfortable with, all while providing community services which obviate VMT. Energy independence for Superior is another goal to keep in mind: it would be beneficial to have energy efficiency reflected in land values, taxes, and mortgage rates (energy independence means lower risk to lenders).

Anonymous
8/26/2023 11:23 AM

We should allow an inflow of a diverse mixture of demographics. I.e. I am in support of AirBnB and other short term living solutions. The fire has taught us thus much. If short term leases or short term rentals are prohibited the Town will lose its welcoming atmosphere and status. And be faced with severe litigations.

Anonymous
8/26/2023 11:24 AM

Keep the values going up

Anonymous
8/26/2023 11:29 AM

It would be great to have options for smaller and more affordable housing. Obviously developers are less interested in building this housing because it doesn't pay as well, so who makes up the profitability gap? Also, how can high-density housing be built and placed so that it a) doesn't add a ton of traffic to already over-busy areas like the Marketplace and b) is financially sustainable for the Town over the long run (ie, property taxes compensate for the increased need for infrastructure?) We'd like to have clear answers to all of these questions before supporting any more residential construction anywhere in town, especially if it would come at the expense of commercial development (eg, high paying jobs from science, engineering, medical, etc.)

Anonymous
8/26/2023 11:26 AM

A community where everyone can live , including the preschool teacher and the person who works at target

Anonymous
8/26/2023 11:30 AM

None

Anonymous
8/26/2023 11:35 AM

That Superior becomes much more diverse across the board. Housing, employment, people.

Anonymous

Sustainability. Don't try to be Boulder. We don't need to be a big

8/26/2023 11:35 AM	town. Just be a great place for all.
Anonymous 8/26/2023 11:37 AM	n/a
Anonymous 8/26/2023 11:41 AM	A very few more apartments.
Anonymous 8/26/2023 11:42 AM	Low income housing does not have a space in this community and will create a new set of issues this community does not want to face.
Anonymous 8/26/2023 11:41 AM	Same as now with better infrastructure and schools
Anonymous 8/26/2023 11:43 AM	To have more availability
Anonymous 8/26/2023 11:48 AM	I would like to see developers focus on smaller family units (townhomes, co ops, etc) that families can actually afford to purchase or rent. I would also like to see some kind better protections against price gouging in the area. Our rent has increased nearly 20% in two years, and we are not sure if this is a community we will be able to continue to live in if that continues to be the case. Please consider addressing predatory landlords in the future.
Anonymous 8/26/2023 11:49 AM	Housing for Seniors, parents of residents to be close by, young adult kids to live in Superior.
Anonymous 8/26/2023 11:55 AM	Include low income housing with higher income housing so it blends into the neighborhood.
Anonymous 8/26/2023 11:54 AM	More multi family complexes, improved transit
Anonymous 8/26/2023 12:11 PM	Let the market determine the nature of housing built, leave government bureaucrats out of the process.
Anonymous 8/26/2023 12:14 PM	Don't need any low income housing. It is available in Lafayette, louisville and Broomfield.

Anonymous 8/26/2023 12:19 PM	No more housing period. Keep our town small.
Anonymous 8/26/2023 12:26 PM	Do we need to grow? We're jamming a lot of housing in our downtown area.
Anonymous 8/26/2023 12:38 PM	No need to change what we're doing. We need to encourage young people to think about the careers they choose and how those coincide with their wishes for living conditions. Encourage talented people to enter the trades if they so choose and not waste money on a college education they can't afford, and might not want.
Anonymous 8/26/2023 12:38 PM	Not a concern
Anonymous 8/26/2023 12:41 PM	1) Checks and balances are put in places for RMMA. 2) There's somewhere to live for those who struggle with stairs. The Wee Cottages are a joke both for price and for amount of stairs. I'm 55 with a 17 year old. As I look to retirement, this is not where I will choose to live. Sad about that. Would have loved to see ranch house community being built.
Anonymous 8/26/2023 12:41 PM	Maintain mostly single family homes
Anonymous 8/26/2023 01:11 PM	Let the market determine it and keep govt out of it
Anonymous 8/26/2023 12:48 PM	A balanced blend of all income levels, not just the wealthy
Anonymous 8/26/2023 01:09 PM	More homes with options to add ADU's to help families offset the cost of their home.
Anonymous 8/26/2023 01:14 PM	I'd like to see more affordable houses for a broader range of socioeconomic groups.
Anonymous 8/26/2023 01:17 PM	More balance in housing availability and price

Anonymous 8/26/2023 01:33 PM	Our hope is keep Superior clean and safe. Existing commercial spaces can be repurposed to attract good businesses. A new K12 charter school is a must have considering our highly educated community.
Anonymous 8/26/2023 01:36 PM	More smaller homes with some yards for kids and pets and gardens
Anonymous 8/26/2023 02:02 PM	I support ADU's partly because of the lack of available land for development. In addition, I've read that the outcome for lower income families that live in housing that is integrated into the neighborhoods rather than segregated into separate low-income housing have better outcomes including for the children in their families. I'm concerned that previous low-income subsidized housing proposals in the town talk about work-force housing, but that in looking at their other housing units in Boulder County run by the same organization, the availability for the higher-end low-income families was minimal. I'm more concerned that the narrative provided to the town residents was misleading than I was concerned about having some low-income residents in our town.
Anonymous 8/26/2023 02:13 PM	No trailer homes or low income housing. Keep apartments and townhomes low. Single family or multi generational housing is where Superior should focus.
Anonymous 8/26/2023 02:18 PM	None
Anonymous 8/26/2023 02:20 PM	My hope is that Superior will keep the same housing vision it has had--family centered, small town centered, well manicured.
Anonymous 8/26/2023 02:26 PM	If the constant noise from airport and construction will continue - I don't care how Superior will be developed, I'd rather move to a more quiet and less populated place
Anonymous 8/26/2023 02:30 PM	No more affordable housing! There's enough hideous blocks of buildings. We need larger homes with yards and space. Stop building homes on top of each other and for God's sake, stop building multi-family dwellings!
Anonymous	Affordable, quality single family homes

8/26/2023 02:31 PM

Anonymous
8/26/2023 02:30 PM

That the community will maintain the high standards that have caused it to be a desirable place to live and work.

Anonymous
8/26/2023 02:39 PM

More affordable housing for teachers

Anonymous
8/26/2023 02:48 PM

I'd love to see moderately priced and subsidized semi-detached homes that would make good starter homes for young couples/families.

Anonymous
8/26/2023 02:45 PM

I would like to know that affordable housing is available and easy to access to citizens of all of Colorado instead of just the select few who can afford Boulder County pricing.

Anonymous
8/26/2023 02:59 PM

Don't have a comment

Anonymous
8/26/2023 03:01 PM

Need more smaller, ranch homes for empty nesters to downsize into.

Anonymous
8/26/2023 03:05 PM

X

Anonymous
8/26/2023 03:15 PM

My vision is to see pricing continue to rise so that I can use the equity in my retirement.

Anonymous
8/26/2023 03:23 PM

Stop building!

Anonymous
8/26/2023 03:33 PM

I would like to see more middle income homes

Anonymous
8/26/2023 03:40 PM

I'd like to see that dual-income households can afford reasonably nice places to live, and that residents take pride in their homes and town and keep them nice.

Anonymous
8/26/2023 03:52 PM

Don’t know

Anonymous 8/26/2023 04:05 PM	Affordability and steady supply
Anonymous 8/26/2023 04:23 PM	As above. Town of Superior needs professional urban planners.
Anonymous 8/26/2023 04:27 PM	Superior is the most beautiful city in this area, we need only less noise from the airport, more good grocery stores and doctors offices.
Anonymous 8/26/2023 04:27 PM	I want Superior to NOT be overcrowded and filled with ugly apartment buildings.
Anonymous 8/26/2023 04:27 PM	There are beautiful towns outside of Superior where people with lower income can live.
Anonymous 8/26/2023 05:17 PM	Spaces my kids could afford
Anonymous 8/26/2023 05:37 PM	Less housing. We don't have to be like every other development. We can be unique and there are economic incentives from that too. Keep our small town soul.
Anonymous 8/26/2023 05:43 PM	Double current value.
Anonymous 8/26/2023 05:53 PM	Homes for everyone’s price needs not just the wealthy and Uber rich. My husband makes 120k+ and the homes were still very much out of reach for average person.
Anonymous 8/26/2023 06:03 PM	More flexibility with mixed housing types within neighborhoods and less separation of various income levels and housing types to certain parts of town.
Anonymous 8/26/2023 06:19 PM	None
Anonymous 8/26/2023 06:40 PM	Stability

Anonymous 8/26/2023 06:43 PM	Single family homes in old town.
Anonymous 8/26/2023 07:14 PM	More affordable housing so that people who provide services here and work in schools could afford to live close to their jobs. More busses or more multi- unit housing closer to public transport
Anonymous 8/26/2023 07:18 PM	That Superior can transition from a largely single-family-home town to more dense housing where we can put it and it can provide the transit to free more residents from car dependence.
Anonymous 8/26/2023 07:21 PM	Building cap
Anonymous 8/26/2023 07:35 PM	I would like to see a variety of housing options for families and aging seniors in our community. It's a wonderful community. I'm not sure what the specific types of homes that are needed to make that happen.
Anonymous 8/26/2023 07:41 PM	I'm not sure, but I know that I don't want a giant apartment block to be built here, but perhaps apartments with only 4 units per building? Maintain the less dense feel of the town.
Anonymous 8/26/2023 07:41 PM	Lower interest rates
Anonymous 8/26/2023 08:22 PM	It would be wonderful to be able to afford a home with a backyard to live my life and provide the quality of housing that my family deserves.
Anonymous 8/27/2023 07:34 AM	n/a
Anonymous 8/27/2023 07:51 AM	Stop building more condos/townhomes
Anonymous 8/27/2023 08:15 AM	Why is this a priority? Appreciate the effort here but this is not where our time should be spent.

Anonymous 8/27/2023 09:15 AM	I hope that people consider accessibility, community resources such as schools, and quality of life when deciding if existing land should be used for higher occupancy density housing. Schools are crowded, limited roads into/out of town, and many aren't being good stewards of our environment (parks and trails). There is plenty of apartment housing in Broomfield near Flatirons Mall/Interelocken and it lacks the feel of being a small town/community. I hope we don't end up with that sort of community atmosphere as it is not why I purchased a home here in Superior.
Anonymous 8/27/2023 09:18 AM	Affordable home prices and rents for single people earning under $80,000
Anonymous 8/27/2023 11:11 AM	My hope is that all the items I mentioned in number six above are addressed.I've lived in Superior for nearly 30 years and now in my 60s. At some point we'll probably need to move to a more senior friendly town or neighborhood. It's unfortunate this wasn't addressed as part of the master plan. But if it's between having senior housing or maintaining open space would prefer the latter
Anonymous 8/27/2023 11:44 AM	I would like the community to remain as is, and not strive to be something it cannot because of its small size.
Anonymous 8/27/2023 12:15 PM	I'd like fire remediation efforts and to not have multiple planes flying overhead per minute.
Anonymous 8/27/2023 01:41 PM	More affordable and senior housing that is accessible including assisted living. It would be nice to have transitional housing for persons with mental health needs.
Anonymous 8/27/2023 02:00 PM	No housing increase. I'd like to see more commercial development.
Anonymous 8/27/2023 02:11 PM	Long term ADU rentals… no slums
Anonymous 8/27/2023 02:18 PM	Instead of focusing on more housing units and cramming more people into an already cramped area, why doesn't the city invest in bolstering the infrastructure that can assist people to move easily and freely from the North side of the Rock Creek all the way down to down town without having to use motorized vehicles. Other than the side walk

	along the McCaslin, there is little bike/walking paths that make a connection between the new park/open space and upper Superior/Rock Creek areas. McCaslin is not really conducive for a young family to go by bike when cars are barreling down that hill. Also having a 5-6 y/o bike back up that hill is not an easy feet as well. My point is concentrate on enhancing the amenities to city before allocating funds to more housing.
Anonymous 8/27/2023 06:35 PM	Almost every square foot of Superior is already packed with housing. It's a fairly high-end residential neighborhood, and that is what it should remain and will. Anyone who has bought here in recent years has invested their hard-earned money into what Superior is, and any developments that could erode housing values should be avoided.
Anonymous 8/27/2023 06:50 PM	I think Superior can do more to add diversity of housing, but it can't just be us. What is Louisville doing or Boulder compared to the density that already exists in Superior.
Anonymous 8/27/2023 07:56 PM	We hope the Town can finally solve the airport noise and expansion problem so that Superior can return to being a livable area and the value of our homes will not plummet. Our Mayor and Trustees need to dedicate themselves to solving this problem; town leadership is a results-oriented endeavor!
Anonymous 8/27/2023 08:19 PM	Superior sets some goals around % of affordable units in its housing stock.
Anonymous 8/27/2023 09:47 PM	Zero. Again, our woke Town Mayor and Council will 100% fuck this thing up and destroy property values in our= Town.
Anonymous 8/28/2023 06:05 AM	That we don't overbuild.
Anonymous 8/28/2023 07:37 AM	I hope Superior copies what is being built on Main Street in Downtown Superior. I think we need more of it, especially closer to the RTD bus stop where there is a ton of surface parking lots. I also hope there is more emphasis placed on design requirements for buildings. The apartments and townhomes that are a majority of brick/stone with muted paint colors are much more appealing than the vibrantly colored townhomes that change drastically right next to each other. More people will support density if it looks good. Also, Superior is very family-centric, and I do believe more families would live in

	higher density areas if housing with enough space was available. A 4-bedroom, 3,000 SF townhome would be incredibly appealing to our family, but I'm aware parking requirements (2 car garage for 3 bedroom and 3 car garage for 4 bedroom) make this more difficult to build.
Anonymous 8/28/2023 09:00 AM	The only possible housing that would be useful is patio homes/homes that those who have been in the neighborhood for a long time could move to after our kids are grown and gone. That would open more individual homes. PLEASE STOP GROWTH!!!
Anonymous 8/28/2023 09:27 AM	My vision is that we will continue to offer a high quality of life, including safety, preservation of green space, and low traffic. I fully support creative housing that offers products and price points that are different than buying a $1M+ large Rock Creek home. However, I think we already offer a nice variety of options, when you consider Downtown Superior, Rogers Farm, Sagamore, and the proximity of Bell Flatirons. We do not need to cram large-scale multi-family into our neighborhoods (and yes, we know that Sagamore and Original Town are the places you will try to do this.) If we build "affordable" housing, let's keep it classy and do cottage court, wee homes, small-scale multi-family (duplexes, etc.) There is an abundance of large scale multi-family in surrounding areas that are easy to get to (Broomfield, Thornton, Westminster, etc.) and we as Superior do not have to be all things to all people. It's a small town, and cramming in a bunch of affordable housing will significantly alter the quality of life for those of us who have already invested in being here.
Anonymous 8/28/2023 10:20 AM	Superior sadly will never be affordable again.
Anonymous 8/28/2023 10:23 AM	Hoping to reduce environmental concerns in Superior (air traffic noise and pollution from RM airport); possible pollution from Rocky Mtn Flats Reserve.
Anonymous 8/28/2023 10:52 AM	If you are going to build, add more patio homes for those in the community who already live here to stay as they age out of their larger houses. Otherwise, STOP BUILDING!
Anonymous 8/28/2023 11:53 AM	The roll up scale of housing should have been here from day 1 but coporate housing is what built the "apartments" that there are so the prices have never ever been affordable. Nothing will change with this all, especially given the escalating property taxes. Just that alone will

	raise the rent on people because those inert costs (insurance too!) are passed on and no one is taking those things into account along with the actual cost of the physical property.
Anonymous 8/28/2023 12:39 PM	My hope is that any plans or Rock Creek have children in mind. We want our kids to be able to walk, scoot, bike or drive safely to the schools that are close enough where that should not be an issue.
Anonymous 8/28/2023 04:55 PM	That people of many different incomes can live in and enjoy this community
Anonymous 8/28/2023 07:30 PM	None
Anonymous 8/29/2023 05:25 AM	That we can accommodate seniors affordably
Anonymous 8/29/2023 09:05 AM	Price appreciation.
Anonymous 8/29/2023 09:28 AM	That I can continue to live the in community
Anonymous 8/30/2023 07:07 AM	Better socio-economic mix of residents...easier for younger families to get into the neighborhood...more options for workforce housing, middle-income residents
Anonymous 8/30/2023 09:26 AM	No need to add housing in Superior.
Anonymous 8/30/2023 02:25 PM	Affordable housing
Anonymous 8/31/2023 10:28 AM	Affordable housing projects are costly to maintain and regulate with a lot of compliance requirements and often have "unintended" consequences. Boulder has a large Affordable housing program and has now realized that middle income residents are being priced out of the market. The developer has to make a profit so after the affordable homes are built, the balance of the homes are priced higher to provide the developer with a profit- this results in homes at the high and low ends and squeezes out the middle income homes.

Anonymous 8/31/2023 11:59 AM	My vision is to keep Superior the town it has been and popularly known for which is single family homes that feels secure, well maintained, neighborly, for all ages.
Anonymous 8/31/2023 08:56 PM	Remain living in Superior throughout retirement.
Anonymous 9/01/2023 07:19 AM	That no more development take place - infill if needed but don't expand the development footprint
Anonymous 9/01/2023 08:06 AM	More multigenerational housing options available
Anonymous 9/01/2023 10:17 AM	For a well balanced and vibrant community that welcomes diversity in race, ethnicity, economic status and values. We need to make room for more workforce housing. The teachers at our local schools should be able to live here too.
Anonymous 9/01/2023 03:12 PM	That affordable housing is available for people that live and work in the community and there is a reasonable stabilization in prices
Anonymous 9/01/2023 03:38 PM	I would love to see home ownership options for families at 60-80% AMI. I would love to see options for downsizing that offer an economic advantage. I would love to see more children in our neighborhoods and able to attend our fine schools.
Anonymous 9/01/2023 03:54 PM	I do not want Superior to be a commuter town.
Anonymous 9/01/2023 03:54 PM	I don't envision Superior as a housing community for the city of Boulder.
Anonymous 9/01/2023 10:06 PM	Senior and assisted long options with community activities and opportunities to stave off loneliness. Also, more proactive opportunities for food and shelter for those who need it. All people have the right to live with dignity, have access to healthcare and mental health support. Would be kind to provide bus passes (eco passes) to enable those of working age / ability to access employment opportunities. Possibly match unemployed with available

	jobs within the community.
Anonymous 9/02/2023 01:49 PM	More options for families / households who make $100k or slightly less per year. Townhomes, 1 or 2 bedroom options.
Anonymous 9/03/2023 07:34 AM	Continue to develop housing in areas of undeveloped land in a thoughtful way
Anonymous 9/03/2023 08:23 AM	That there be affordable homes with low transportation required for households earning 30-60% of the AMI in the community--especially those who work here but travel from other locations. That there be smaller, one level units for persons aging in place. That there be efforts to educate that climate adapted homes are more important than those meeting a culture-driven aesthetic.
Anonymous 9/03/2023 01:27 PM	Please stop building apartments, condos, townhomes, etc.! There's too many in the area. Families want to own houses, but the house options are becoming less and less. Also, Superior is suppose to be a quaint family town... with the "downtown superior", never-ending complexes, and modern buildings and shops, Superior is losing it's quaint town feel and therefore going to lose their residents and community.
Anonymous 9/04/2023 08:28 PM	I hope that Superior can find a way to offer some affordable housing in the next 10+ years.
Anonymous 9/06/2023 06:54 AM	Not sure
Anonymous 9/07/2023 01:26 PM	We would love to see housing that our teachers can afford while making $20 - $22 per hour wage.
Anonymous 9/07/2023 01:43 PM	We need to provide housing that the people working in Superior can afford. Develop town15. Consider multistory and ADU's.
Anonymous 9/07/2023 03:30 PM	Try and build lower priced condos, houses and duplexes.
Anonymous	Smaller ranch or patio homes (2 bedroom); but where would they go

9/07/2023 04:41 PM	at this point? Seems pretty built out. Or 1-2 bedroom flat apartments with elevators
Anonymous 9/07/2023 07:34 PM	Lower property taxes.
Anonymous 9/08/2023 03:37 AM	I would like to see a nice mix of all price levels, ownership structures, and building designs spread out as evenly as possible throughout the community. But once again my biggest fear is the south half of Superior becoming a blighted zone in the sense of property values driven down leading to heavy and sporadic turnover of ownership with a breakdown in community.
Anonymous 9/08/2023 03:21 PM	retain the nature and soul of Superior, not letting it get overwhelmed by too many new residents packed into dense housing. Increase in crime and decrease in quality of life if too many renters and high density housing flood Superior. Downtown Superior does not mesh with the rest of Superior whatsoever, it looks terrible and is far too dense, is making McCaslin dangerous and too busy, and bringing far too many people to one spot.
Anonymous 9/08/2023 03:48 PM	To not develop any more
Anonymous 9/09/2023 03:25 PM	I would love to see Superior be a community that welcomes individuals from all backgrounds, which can only happen with affordable housing opportunities and more housing overall.
Anonymous 9/11/2023 01:32 PM	Housing prices will increase. Need to allow supply to increase t9 help affordability
Anonymous 9/11/2023 08:41 PM	A more diverse range of priced (both rental and owned) homes and housing that supports a senior demographic near a walkable neighborhood, to promote more socialized and independent aging.
Anonymous 9/11/2023 09:57 PM	That people in the community would welcome people of all incomes and backgrounds not just people who can afford to buy a single family home for $1 million. Sadly, most of the affordable single family homes were lost in the Marshall fire.

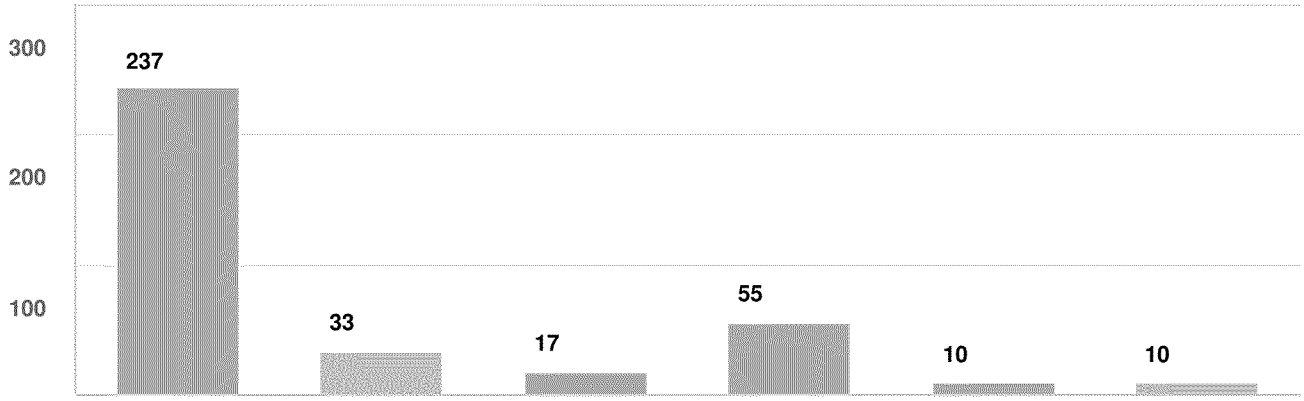
Anonymous 9/15/2023 06:59 PM	Can comment as there are always ebb and flow with housing nationally
Anonymous 9/26/2023 03:46 PM	Allow ADU's in neighborhoods like Rock Creek.
Anonymous 9/26/2023 04:02 PM	x
Anonymous 9/27/2023 07:49 PM	Availability of affordable housing options in almost all household income ranges.
Anonymous 9/30/2023 05:52 AM	Less single family homes
Anonymous 10/02/2023 01:24 PM	I really love Superior but the rent is becoming unaffordable for retired superior resident.
Anonymous 10/02/2023 01:09 PM	I doubt anything will change
Anonymous 10/02/2023 01:16 PM	Homes my own daughters who grew up in Superior can actually afford. I'm shocked that the 'wee cottages' started at $500k. Wow... I'd like to see possibly townhomes for sale to qualifying people in the $300-$350k range.
Anonymous 10/02/2023 01:15 PM	Looking for affordable housing.
Anonymous 10/02/2023 01:16 PM	n/a
Anonymous 10/02/2023 01:40 PM	I would love to see more areas like a Rock Creek. I really don't like the new downtown Superior area. To commercial and high density. It's all tall buildings with little to no yard. For a person like me, who hopes to raise a family, I wouldn't move to any of these new neighborhoods. My older parents as well, because everything is stairs. There is zero balance. It's all high density. Even the mini homes they are building are smashed together. It has turned out nice bedroom community is a giant mess.

Anonymous 10/02/2023 02:03 PM	I hope we can see an increase in the affordability of housing for people who are working, BUT I don't want to see Superior's housing owned by more landlords than homeowners. We need more inhabitants and fewer "investors". Houses are HOMES, not a way to outperform the stock market.
Anonymous 10/02/2023 02:17 PM	I would like to see it stay relatively the same. We don't have crime and issues that other communities near us do because we are small and relatively expensive. I like it this way.
Anonymous 10/02/2023 04:00 PM	Please do not build any more housing. It would burden schools, communities, traffic.
Anonymous 10/02/2023 04:01 PM	Keeping it just the way it is, small and wonderful. We are not the town to solve housing and affordability crises.
Anonymous 10/03/2023 12:06 AM	More affordable housing is necessary and so is the infrastructure to support a growing population
Anonymous 10/03/2023 04:32 PM	Cap growth, focus on open space and community building
Anonymous 10/03/2023 04:47 PM	Lower property taxes.
Anonymous 10/05/2023 09:05 AM	Allow for ADUs and the conversion of detached single family homes into duplexes. Deed restricted affordable housing needs to be incorporated into our community, in all forms of housing.
Anonymous 10/05/2023 11:00 AM	Housing in Superior will eventually get to the point where a million dollars will be entry level for Rock Creek.
Anonymous 10/06/2023 11:21 AM	I hope that if new builds continue, they are priced a rate that households earning less than $144k can purchase. I hope that as we continue to consider and hopefully build more affordable housing, we educate the community on what this means in a positive way. Many currently state “affordable house means more transient residents which leads to higher crime.” Let’s be prepared to educate on the actual facts on not people’s fear and speculation.

Anonymous 10/09/2023 09:37 PM	Continuing maintenance of existing publicly shared areas ie roads, parks, and community center.
Anonymous 10/17/2023 11:56 AM	An emphasis on upper mid-market, single family homes in the 3-4br range. There are plenty of condo and apartment options nearby in Broomfield.

Mandatory Question (247 response(s))
Question type: Essay Question

Q8 What is your affiliation with Superior? (check all that apply)

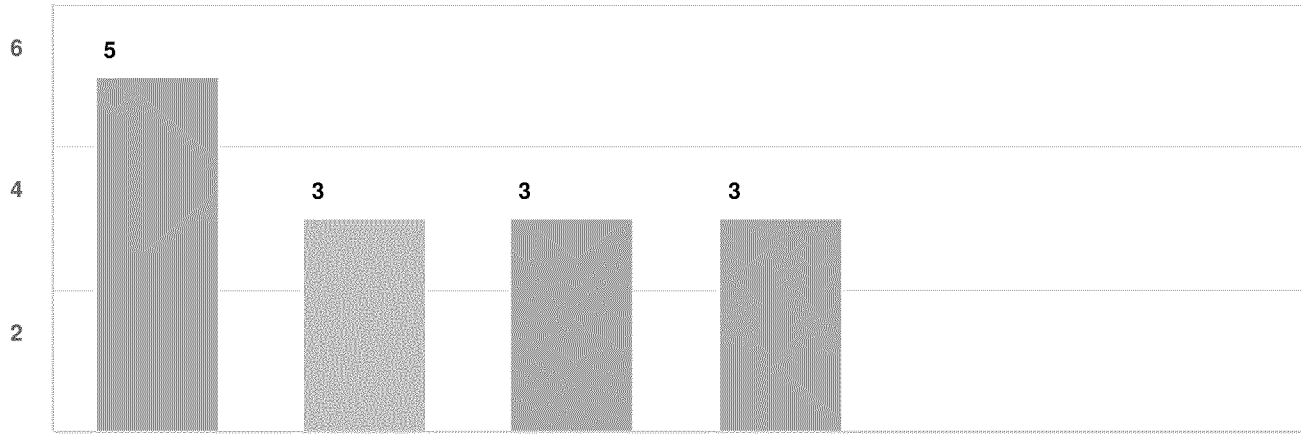


Question options

I work in the housing field in this region
I like to visit Superior
I have family in Superior
I own a business in Superior
I work in Superior
I live in Superior (includes residents affected by the Marshall Fire who are temporarily living elsewhere)

Mandatory Question (247 response(s))
Question type: Checkbox Question

Q9 Please indicate which of the following apply to you. (check all that apply)

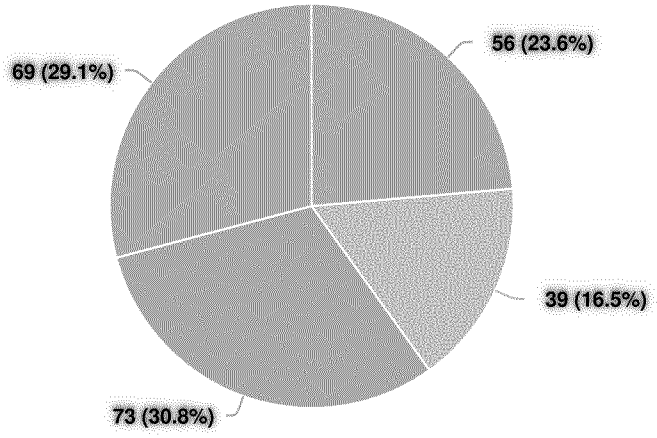


Question options

Affordable housing provider
Leasing agency
Other non-profit/advocacy
Property management
Developer
Realtor

Mandatory Question (10 response(s))
Question type: Checkbox Question

Q10 How long have you been a resident of Superior?

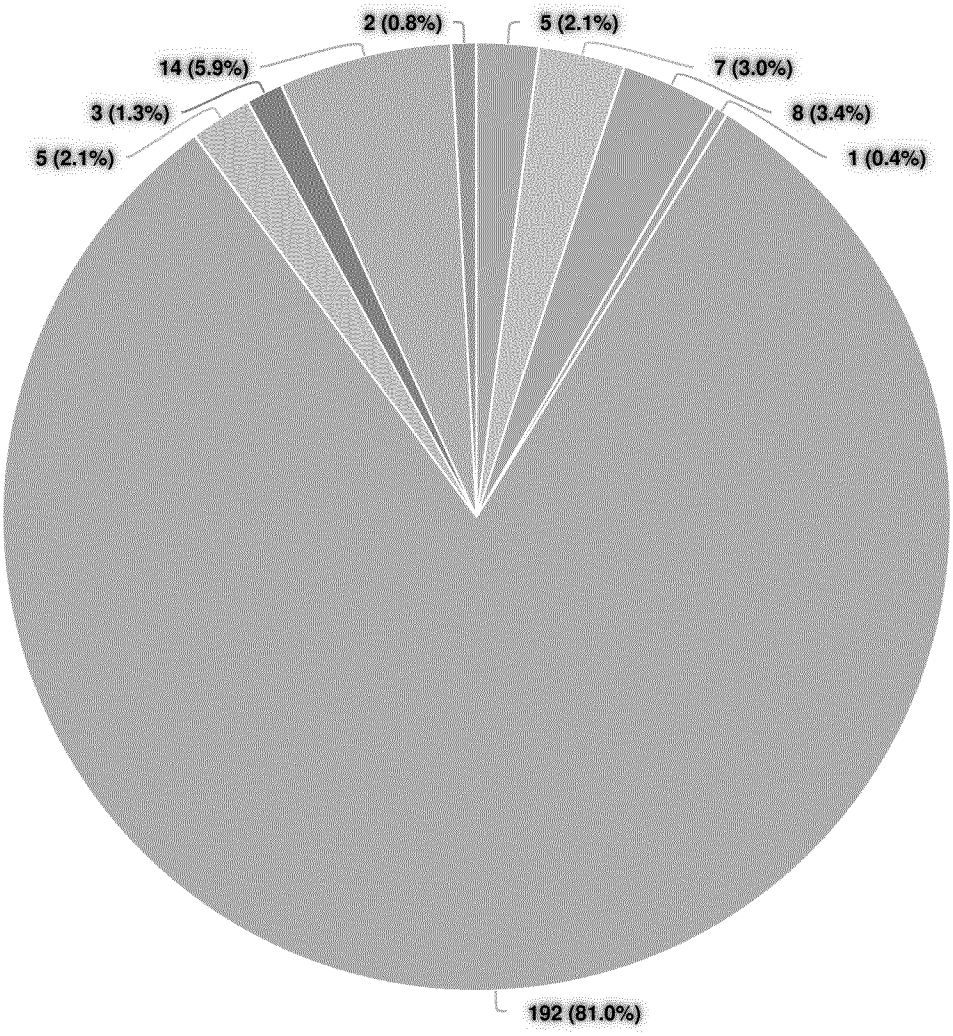


Question options

20+ years 11-20 years 6-10 years 0-5 years

Mandatory Question (237 response(s))
Question type: Dropdown Question

Q11 What neighborhood do you currently live in?Reference Map:

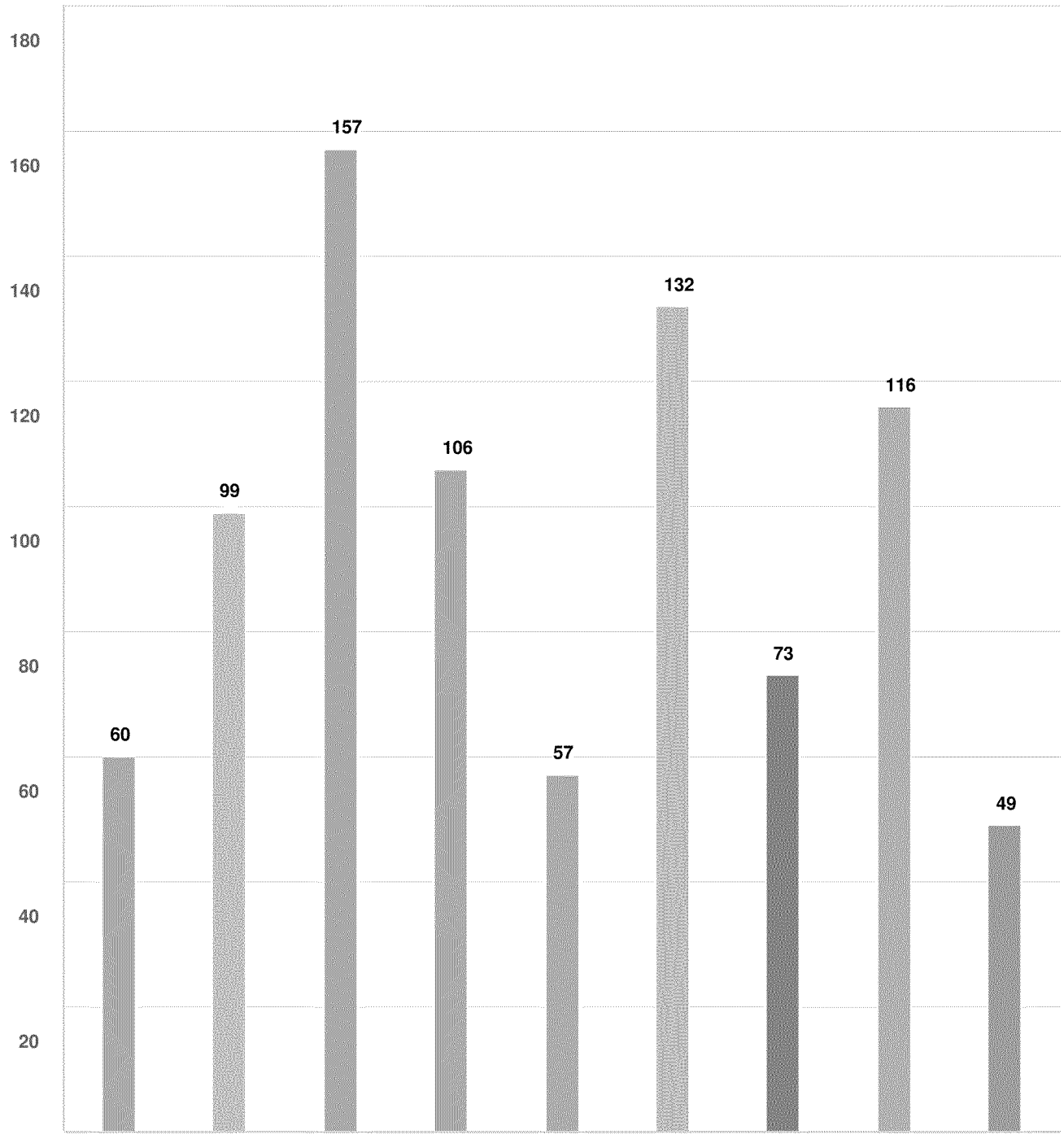


Question options

Other/Temporarily outside Superior | Downtown Superior | The Ridge | Calmante | Rock Creek | Rogers Farm | Coal Creek Crossing | Sagamore | Original Town

Mandatory Question (237 response(s))
Question type: Dropdown Question

Q12 Why did you move to Superior or why do you like living here? (check all that apply)

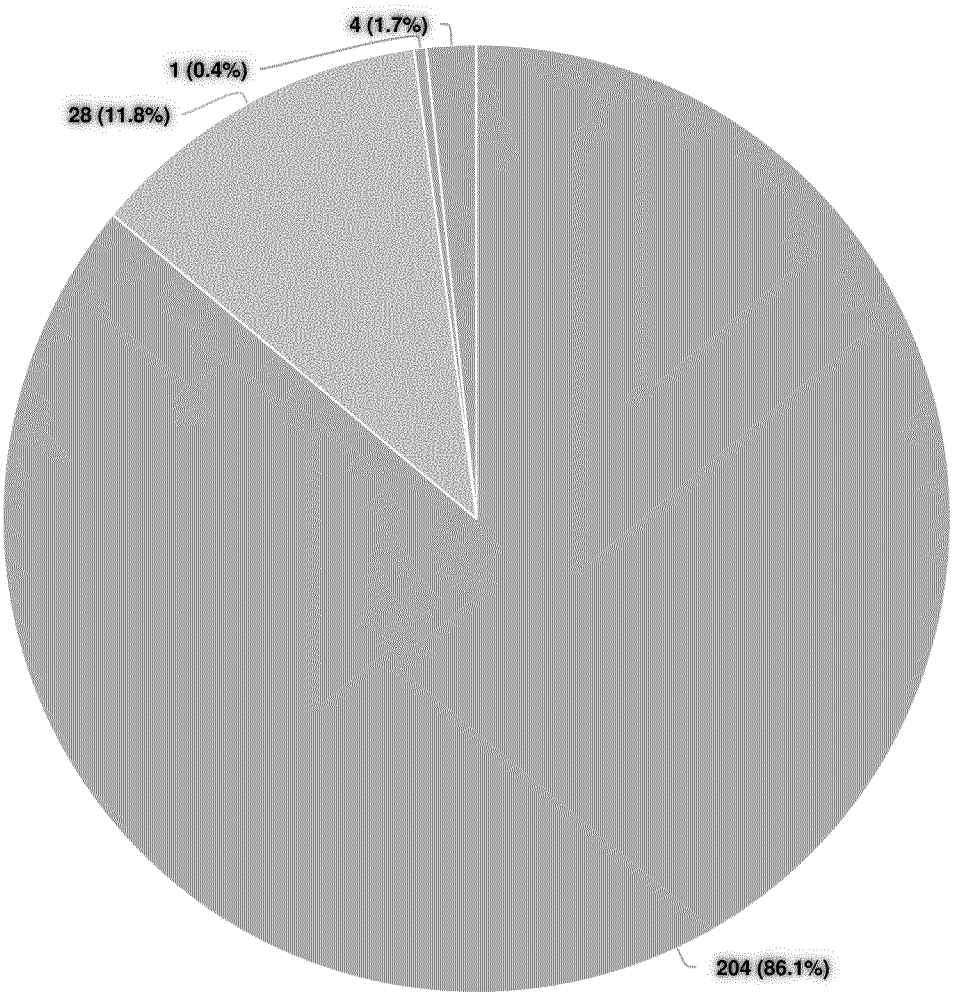


Question options

Other (please specify) Community character/identity Access to key transportation routes
Proximity to the mountains/access to recreation Proximity to family or friends Proximity to work Family-friendly
Amenities Affordability

Mandatory Question (237 response(s))
Question type: Checkbox Question

Q13 Which of the following best applies to your current housing circumstances?

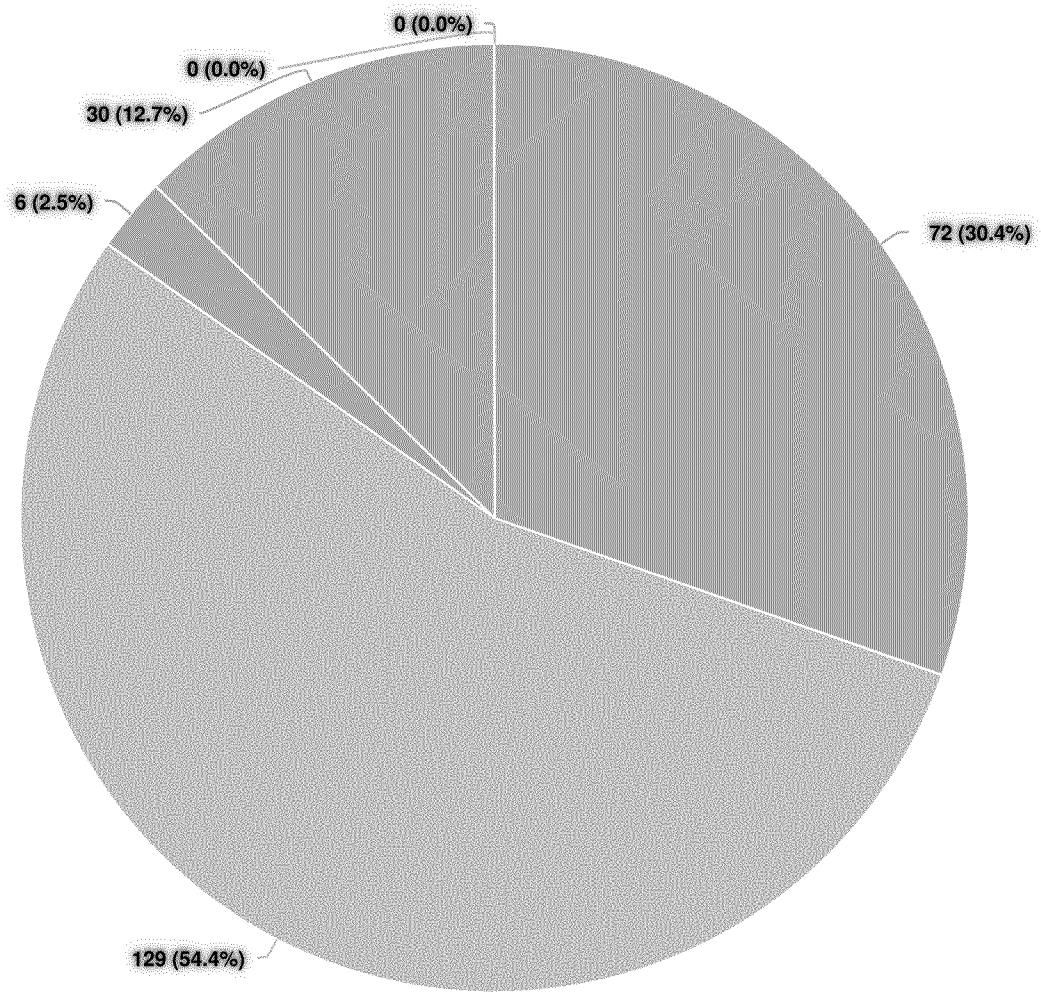


Question options

Other (please specify) I am living with parents, family or friends and do not pay for housing costs currently
I rent my home I own my home

Mandatory Question (237 response(s))
Question type: Dropdown Question

Q14 Which of the following best describes your current household composition? Note: For those affected by the Marshall Fire and currently living in a temporary situation, please select the option that best aligns with your anticipated future/permanent ...

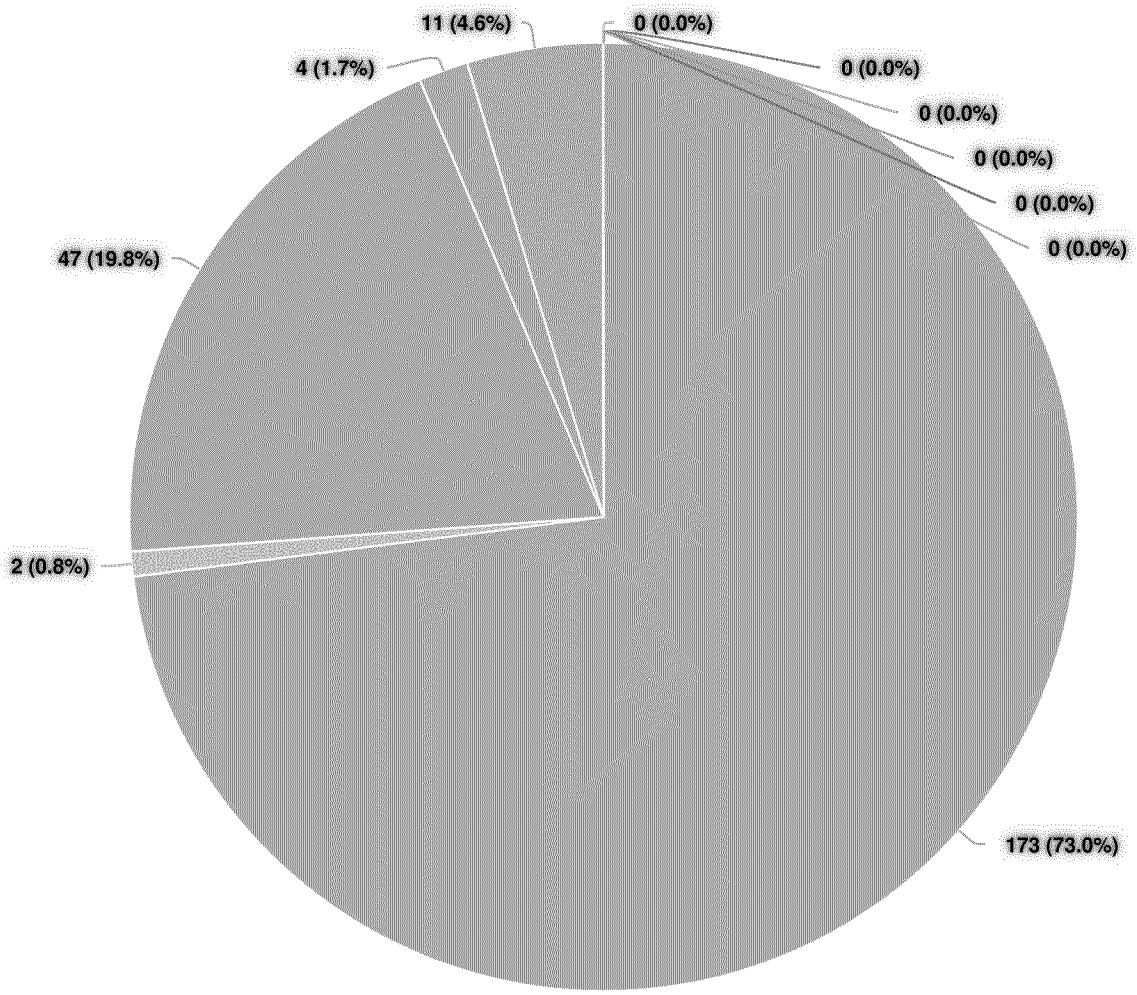


Question options

- I live in a supportive or transitional group setting
- I live with roommates
- I live alone
- I live with extended family (multigenerational/multifamily household)
- I live with my spouse or partner and kids (includes single parents or children living with their parents)
- I live with my spouse or partner (no kids)

Mandatory Question (237 response(s))
Question type: Dropdown Question

Q15 Which of the following best describes your current home? Reference Images:Single FamilyDuplex and TriplexTownhomesCottage CourtApartments, Condominiums and Mixed-UseADUs and Manufactured Homes

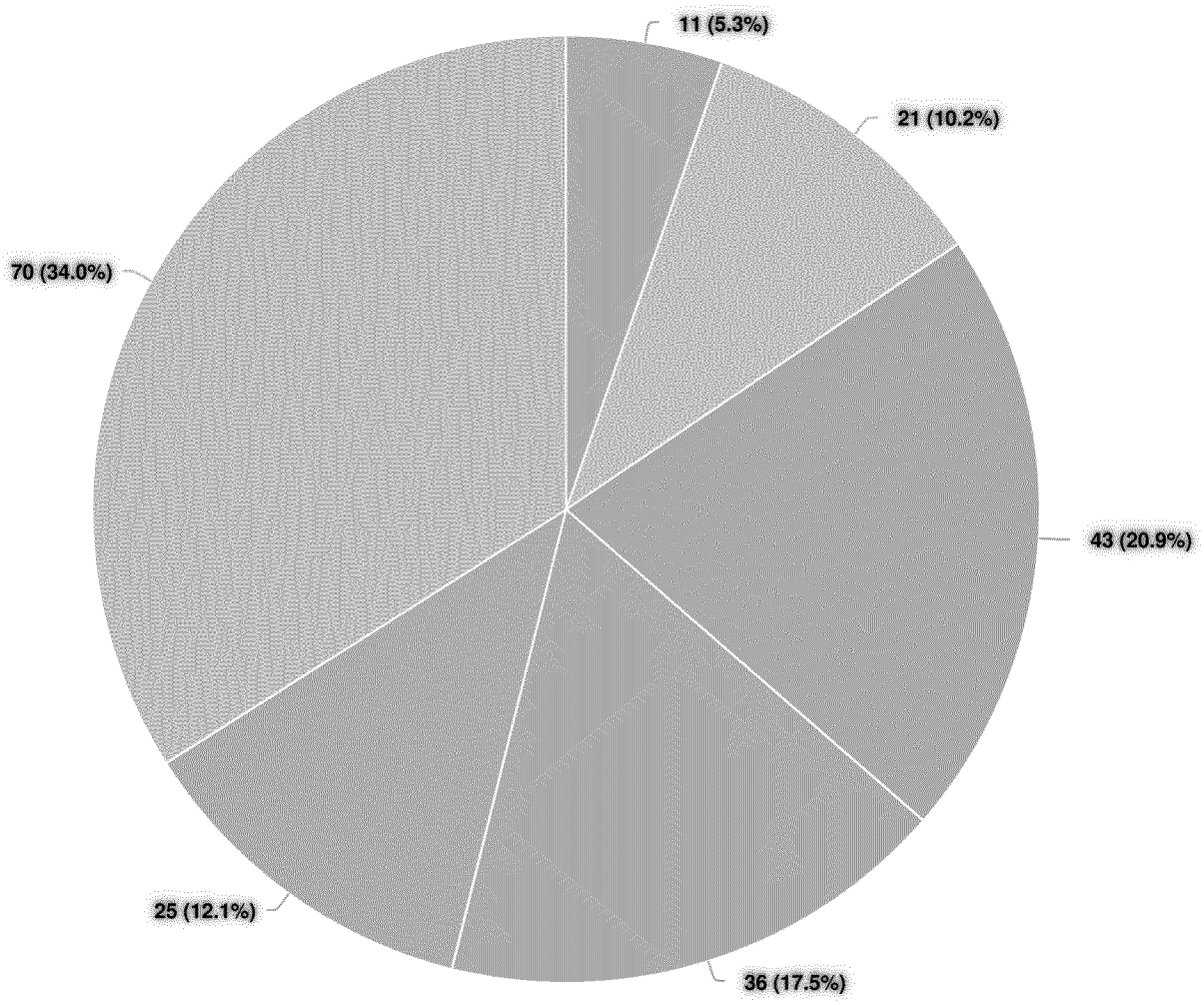


Question options

Temporary circumstance due to the Marshall Fire (hotel, with family/friends, etc.) Group, communal, or transitional housing
Mixed-use apartment or condo (above ground-floor commercial) Accessory Dwelling Unit (ADU) Manufactured home
Duplex Apartment or condo complex (10+ units) Apartment, cottage court, or condo complex (5-9 units)
Townhome Triplex or quad Single-family home

Mandatory Question (237 response(s))
Question type: Dropdown Question

Q16 Which of the following best represents your annual household income?Note: We understand that this can be a sensitive topic and have made this question optional. We ask this question because it helps us understand household income trends across the ...

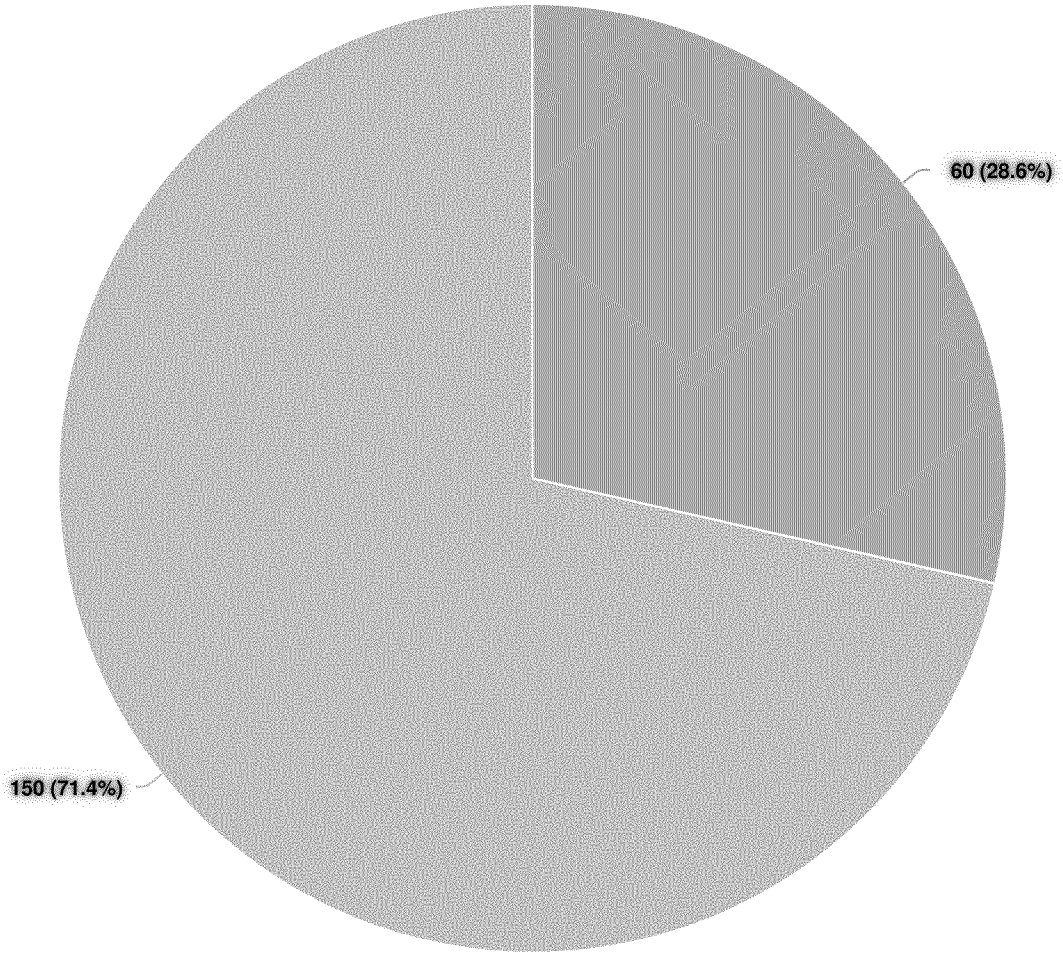


Question options

$173,000 + $144,000 to $173,000 $115,000 to $144,000 $87,000 to $115,000 $43,000 to $87,000 Up to $43,000

Optional question (206 response(s), 41 skipped)
Question type: Dropdown Question

Q17 Do you spend more than 30% of your household's income on housing costs?Note: We understand that this can be a sensitive topic and have made this question optional. We ask this question because it helps us understand housing affordability trends acr...

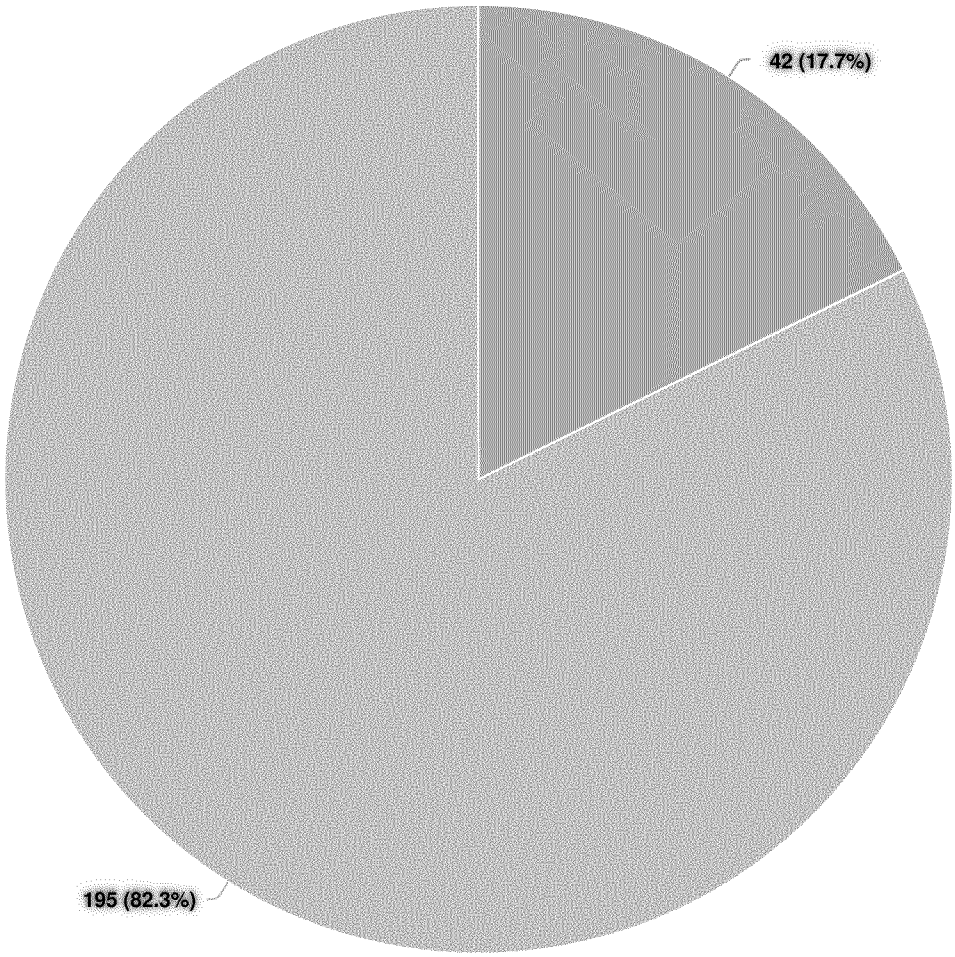


Question options

No Yes

Optional question (210 response(s), 37 skipped)
Question type: Dropdown Question

Q18 Do your transportation costs (either time or money) significantly impact the housing you feel you can afford and/or your quality of life?

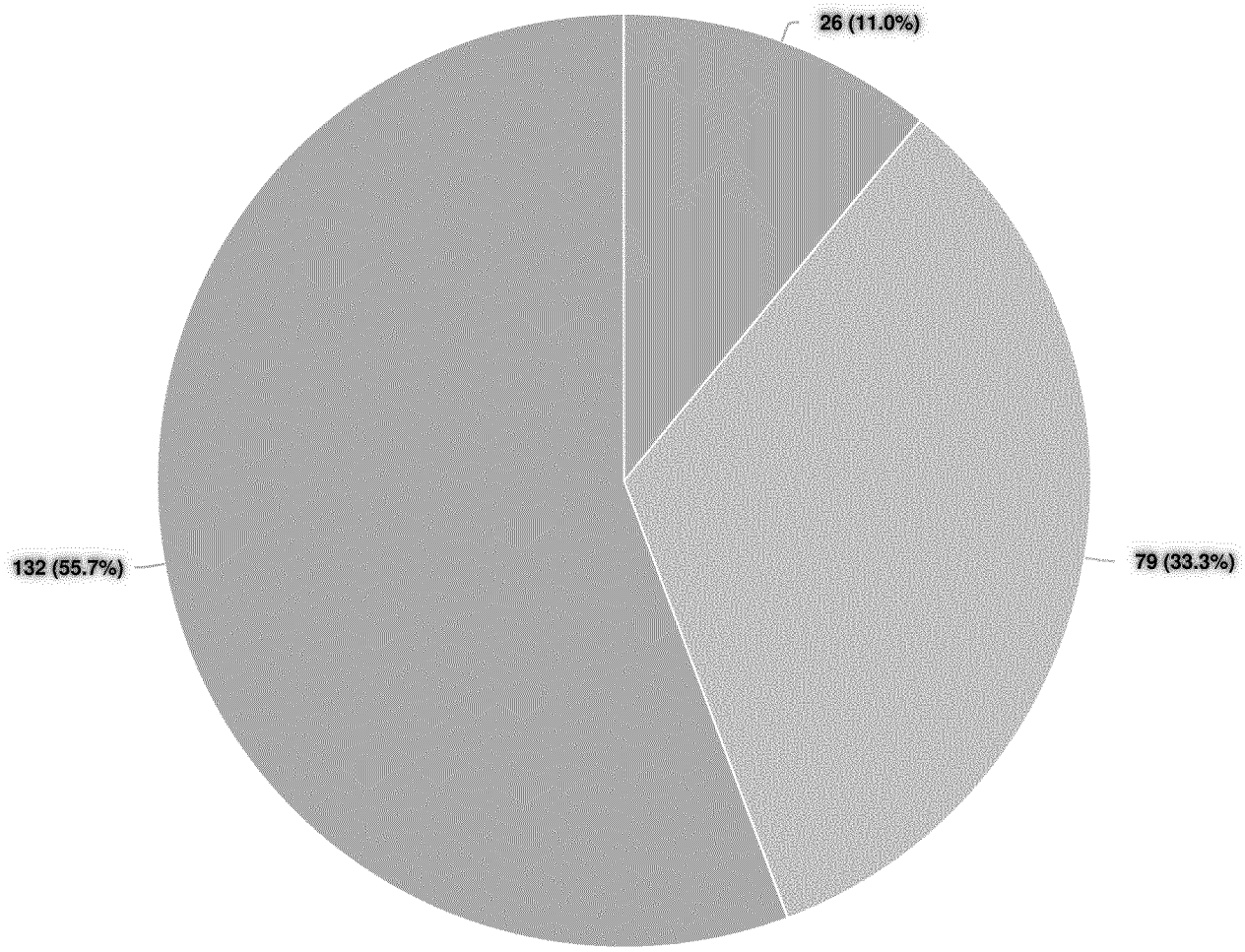


Question options

No Yes

Mandatory Question (237 response(s))
Question type: Dropdown Question

Q19 In general, how satisfied are you with your current housing circumstances (household composition, unit type/size/condition, costs, etc.)?The following section will ask more about some of your housing desires and goals.

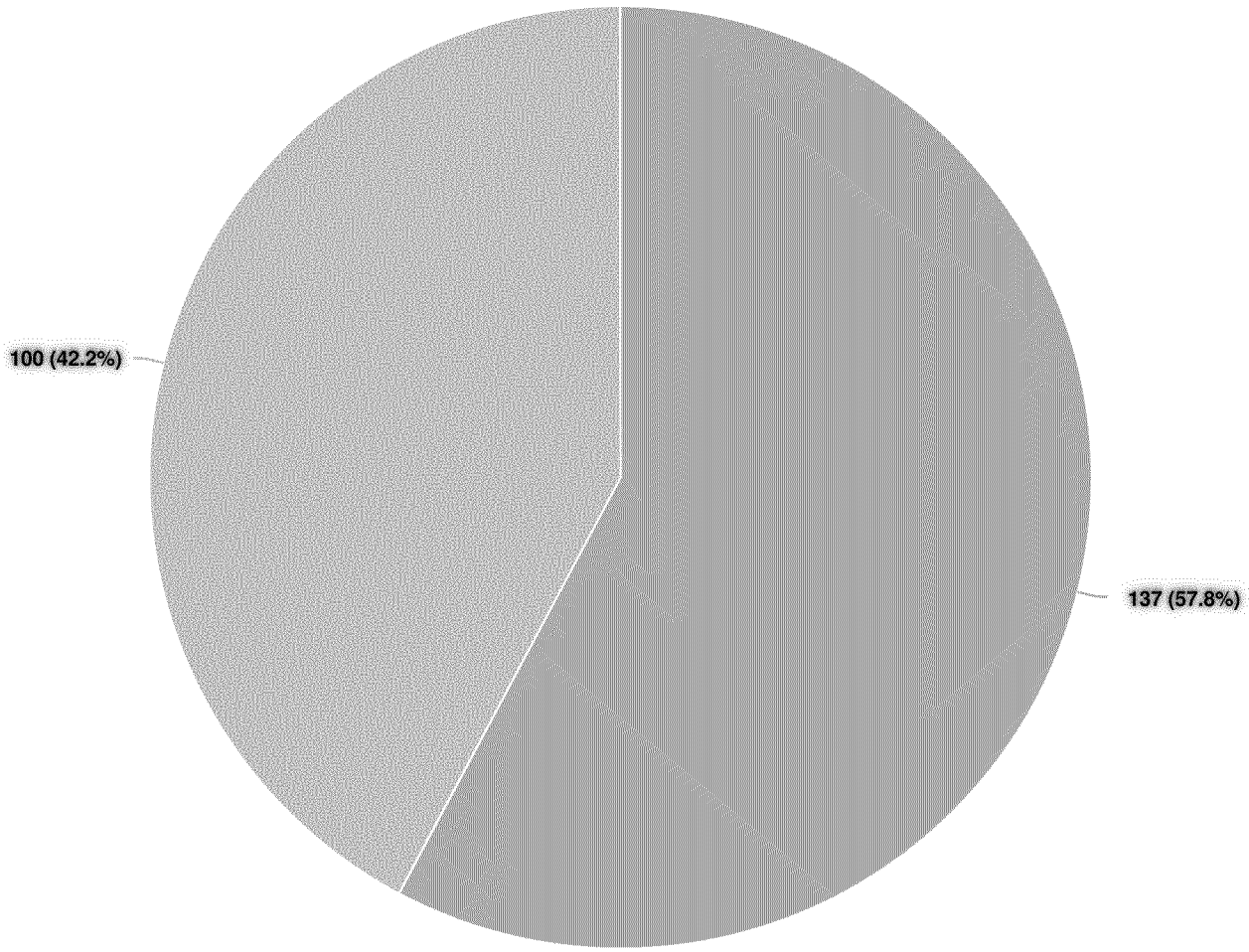


Question options

Very satisfied Somewhat satisfied Not satisfied

Mandatory Question (237 response(s))
Question type: Dropdown Question

Q20 How likely are you to move in the next 5+ years?

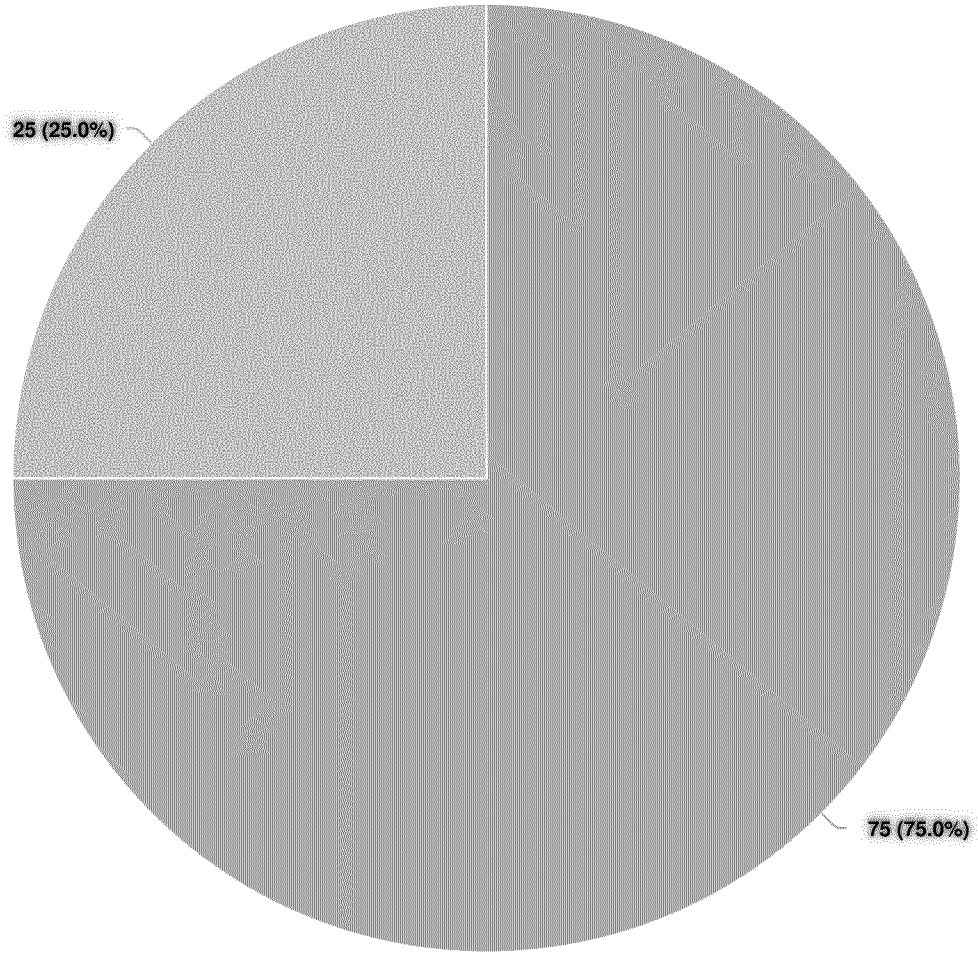


Question options

- Somewhat or very likely (thinking about it; interested in something to better meet needs; firmly planning to move; current circumstance undesirable)
- Not likely (I'm happy where I am)

Mandatory Question (237 response(s))
Question type: Dropdown Question

Q21 If the right opportunity is available, do you want to stay in Superior?

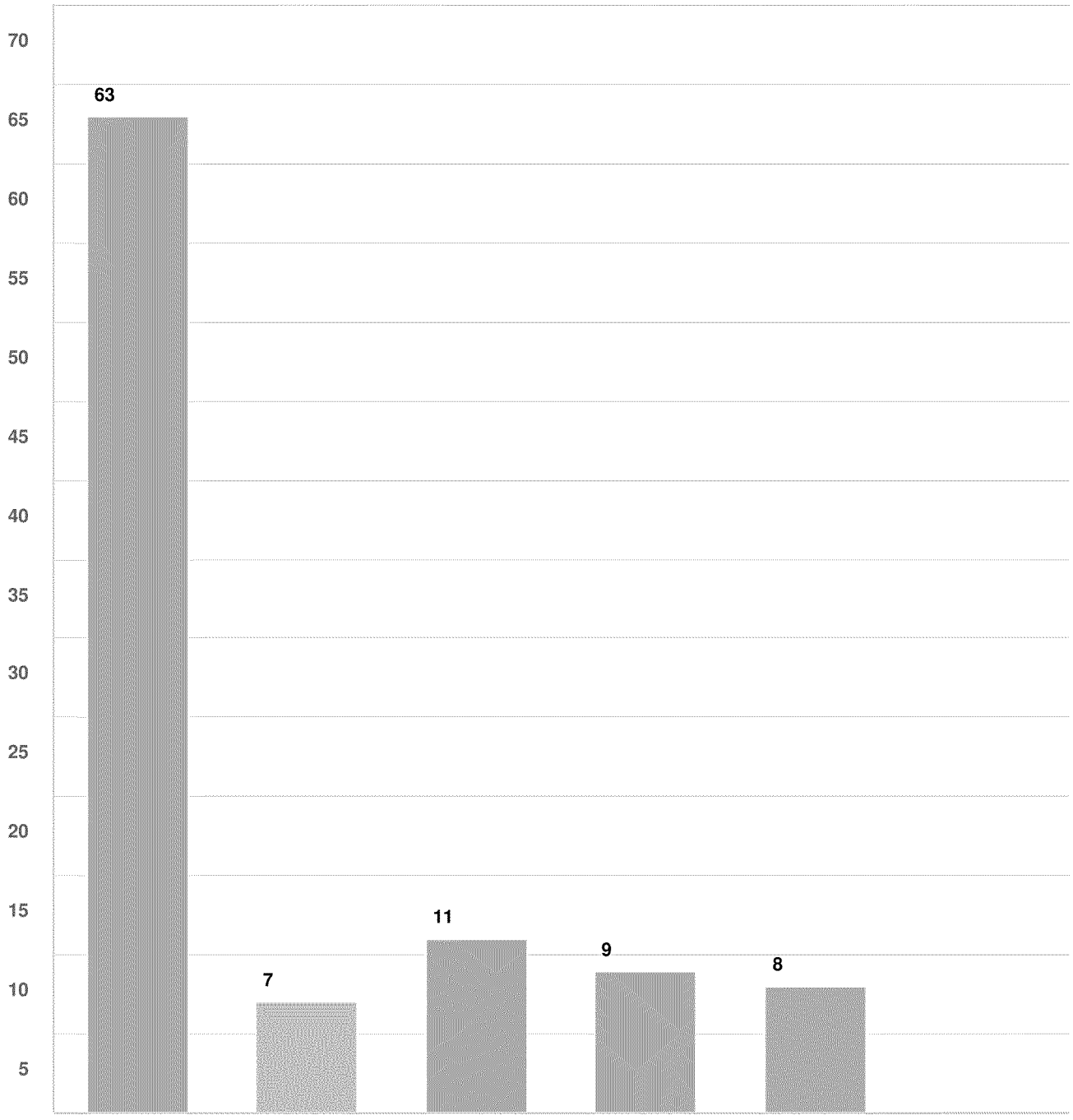


Question options

No Yes

Mandatory Question (100 response(s))
Question type: Dropdown Question

Q22 If you were to move, which of the following housing ownership and management options would you and your household be looking for and/or most interested in? (check all that apply)Informational Note: Shared equity housing mechanisms operate different...

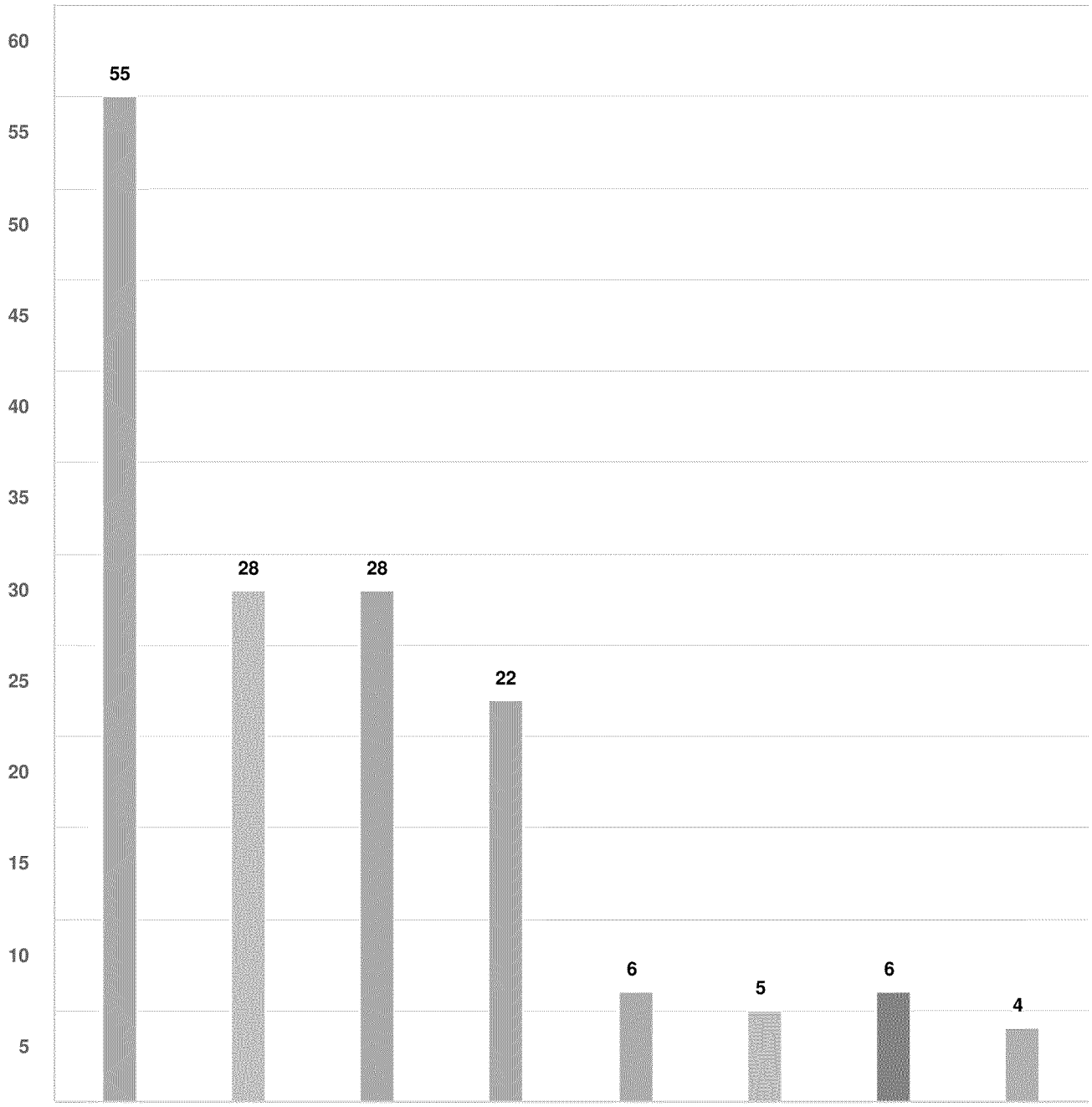


Question options

- Other assisted living for individuals with disabilities
- Subsidized affordable housing
- Assisted living or senior communities
- Alternative homeownership options, such as community land trusts and limited equity cooperatives (shared equity housing)
- Rental units
- Traditionally owned homes

Mandatory Question (75 response(s))
Question type: Checkbox Question

Q23 If you were to move, which of the following housing structure options would you and your household be looking for and/or most interested in? (check all that apply)Reference Images:Single FamilyDuplex and TriplexTownhomesCottage CourtApartments, Con...

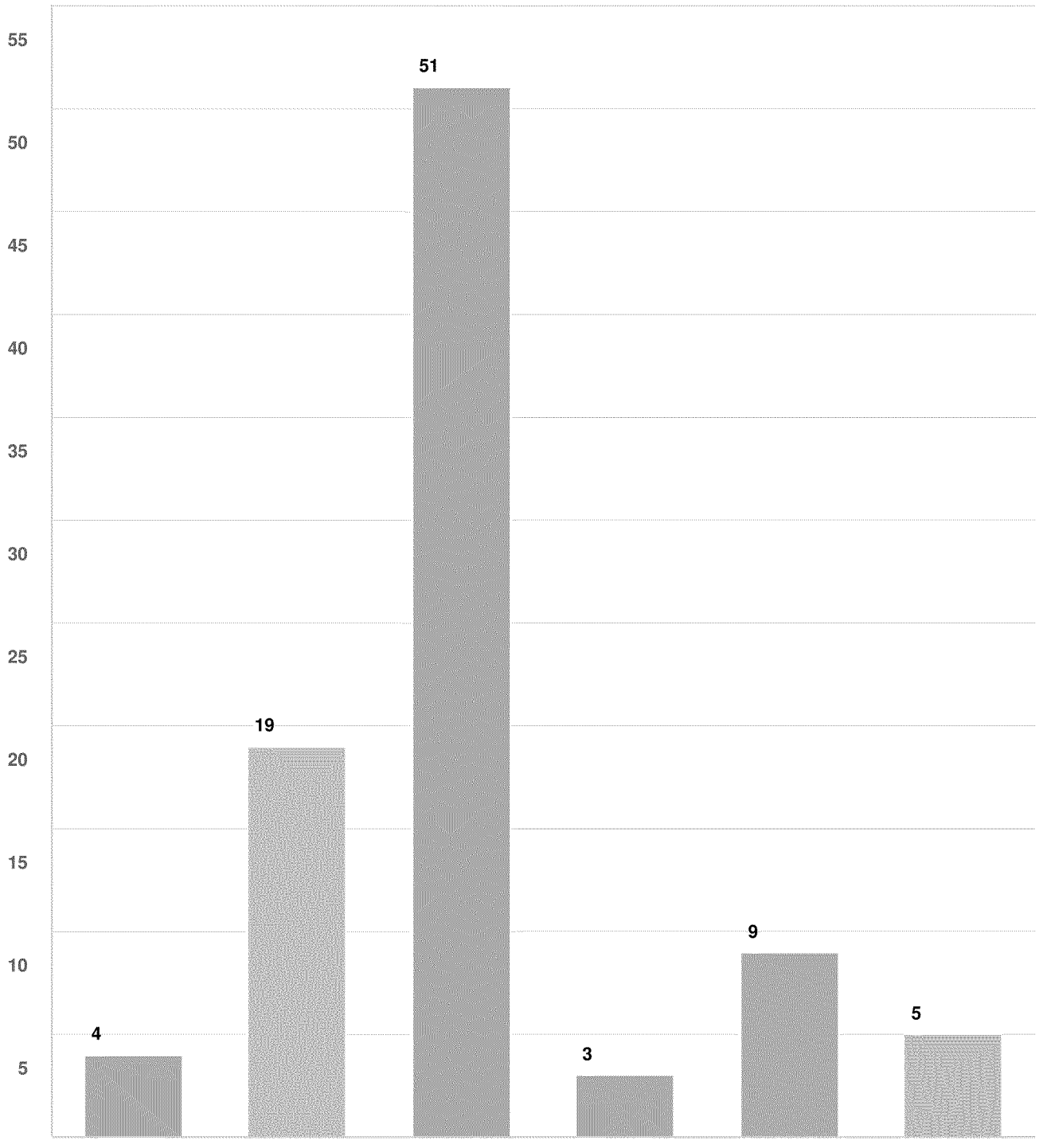


Question options

- Manufactured homes
- ADA-accessible/universal design homes
- Accessory Dwelling Units (ADU)
- Mixed-use (ground floor commercial with apartments above)
- Mid-scale multifamily (10+ units, including cottage courts, townhomes, apartments, condominiums, etc.)
- Small-scale multifamily (3-10 units, including triplexes, quads, cottage courts, townhomes, etc.).)
- Duplexes
- Single-family homes

Mandatory Question (75 response(s))
Question type: Checkbox Question

Q24 If you were to move, which of the following housing size and layout options would you and your household be looking for and/or most interested in? (check all that apply)

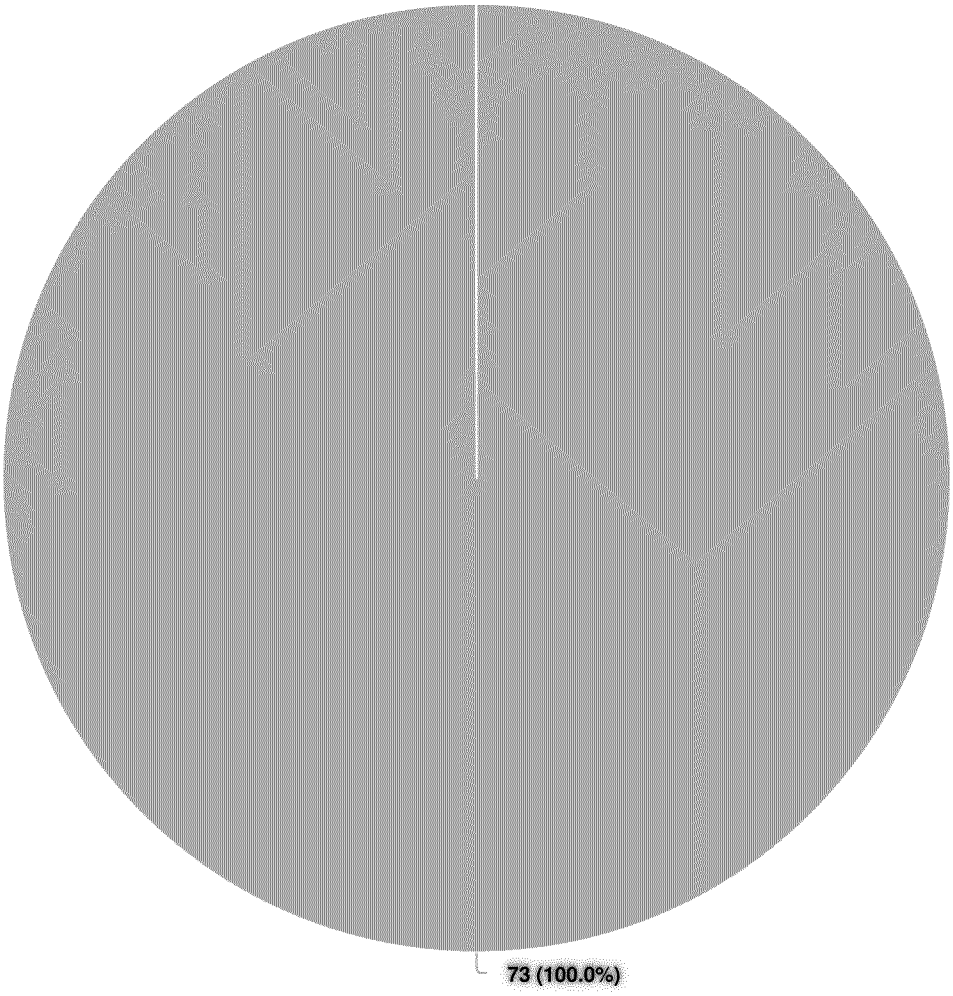


Question options

Multigenerational or cohousing (larger home, sometimes with multiple kitchens and/or entrances)
5+ bedroom units
Option 4
3-4-bedroom units
2-bedroom units
1-bedroom unit

Mandatory Question (75 response(s))
Question type: Checkbox Question

Q25 Just a few last questions, ready?

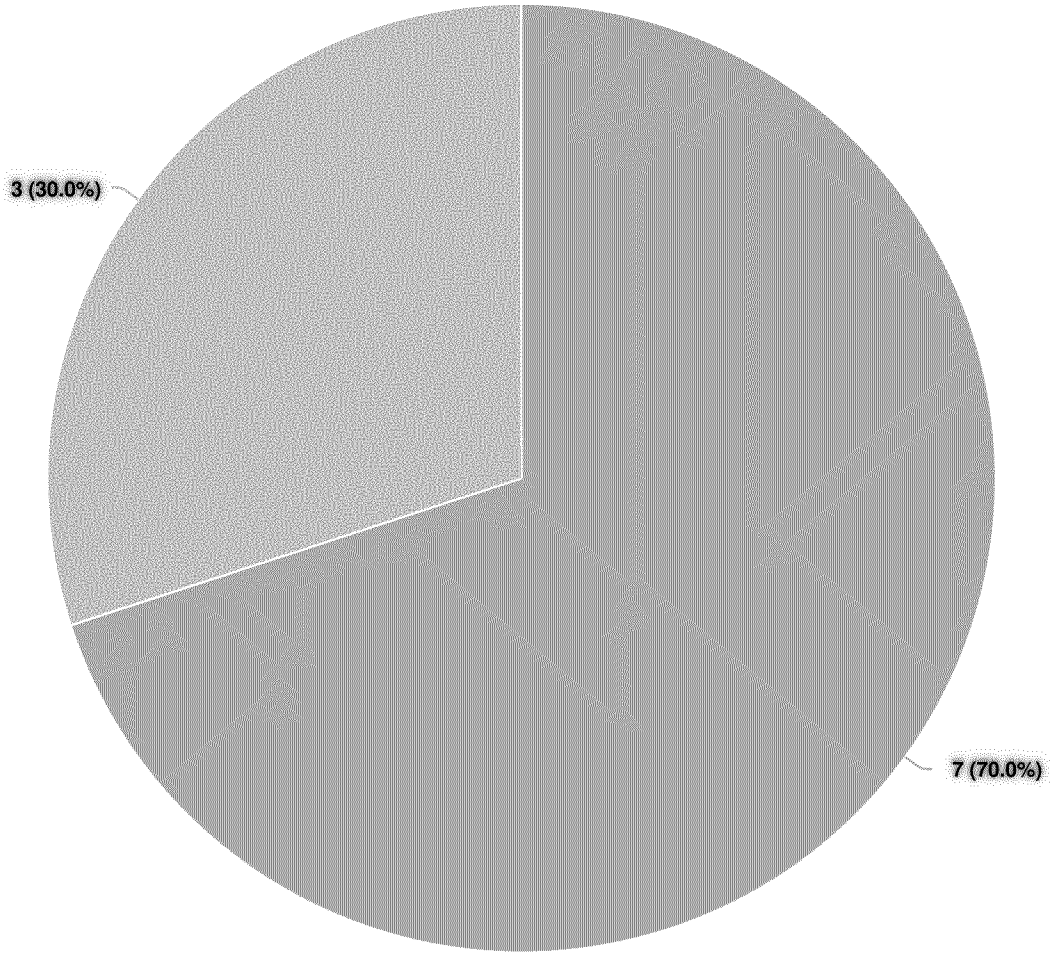


Question options

YES!

Optional question (73 response(s), 174 skipped)
Question type: Dropdown Question

Q26 Are you interested in moving to Superior in the next 5+ years?

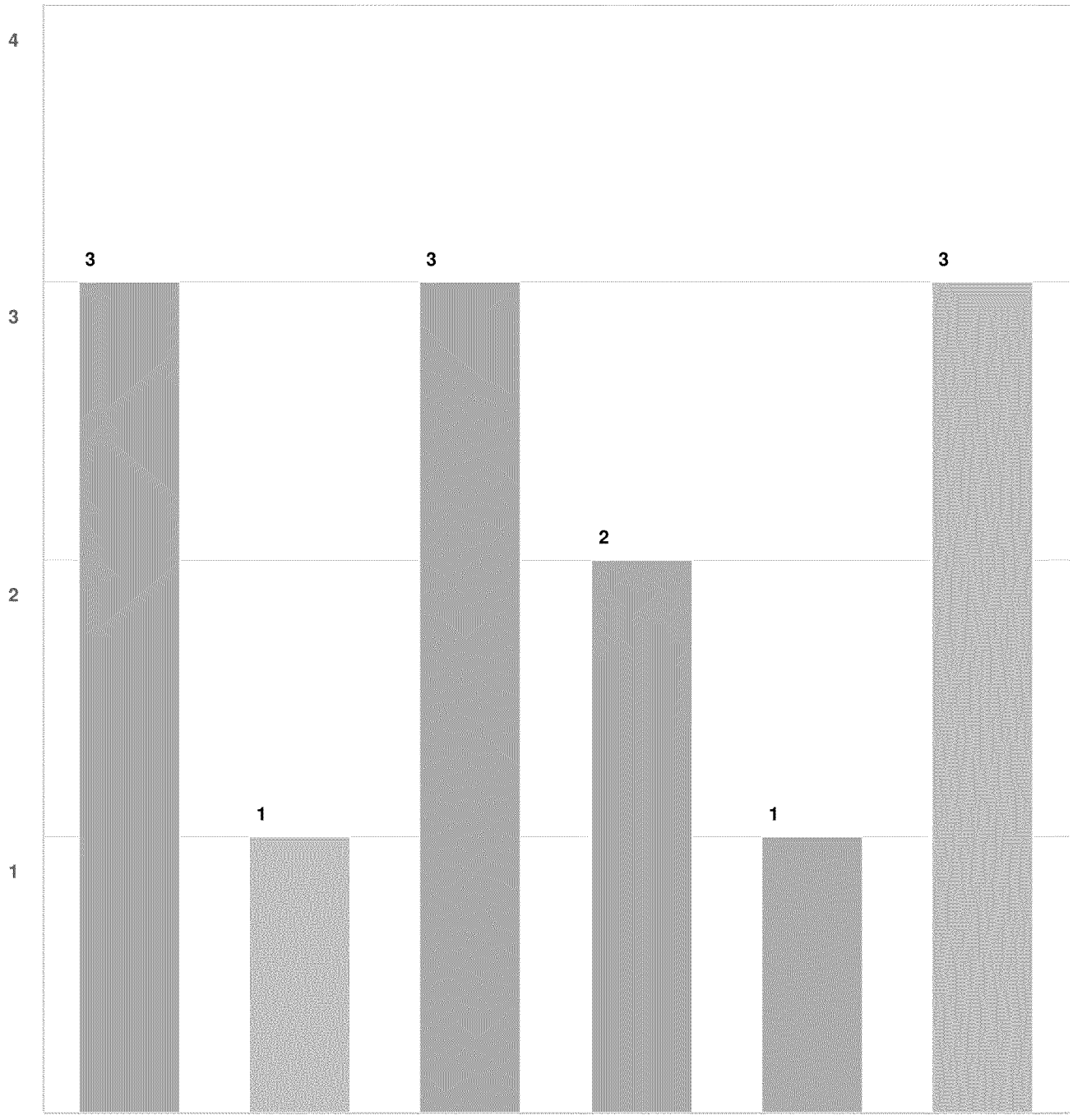


Question options

No Yes

Mandatory Question (10 response(s))
Question type: Dropdown Question

Q27 If you were to move to Superior, which of the following housing ownership and management options would you and your household be looking for and/or most interested in? (check all that apply)Note for Context: Shared equity housing mechanisms operate...

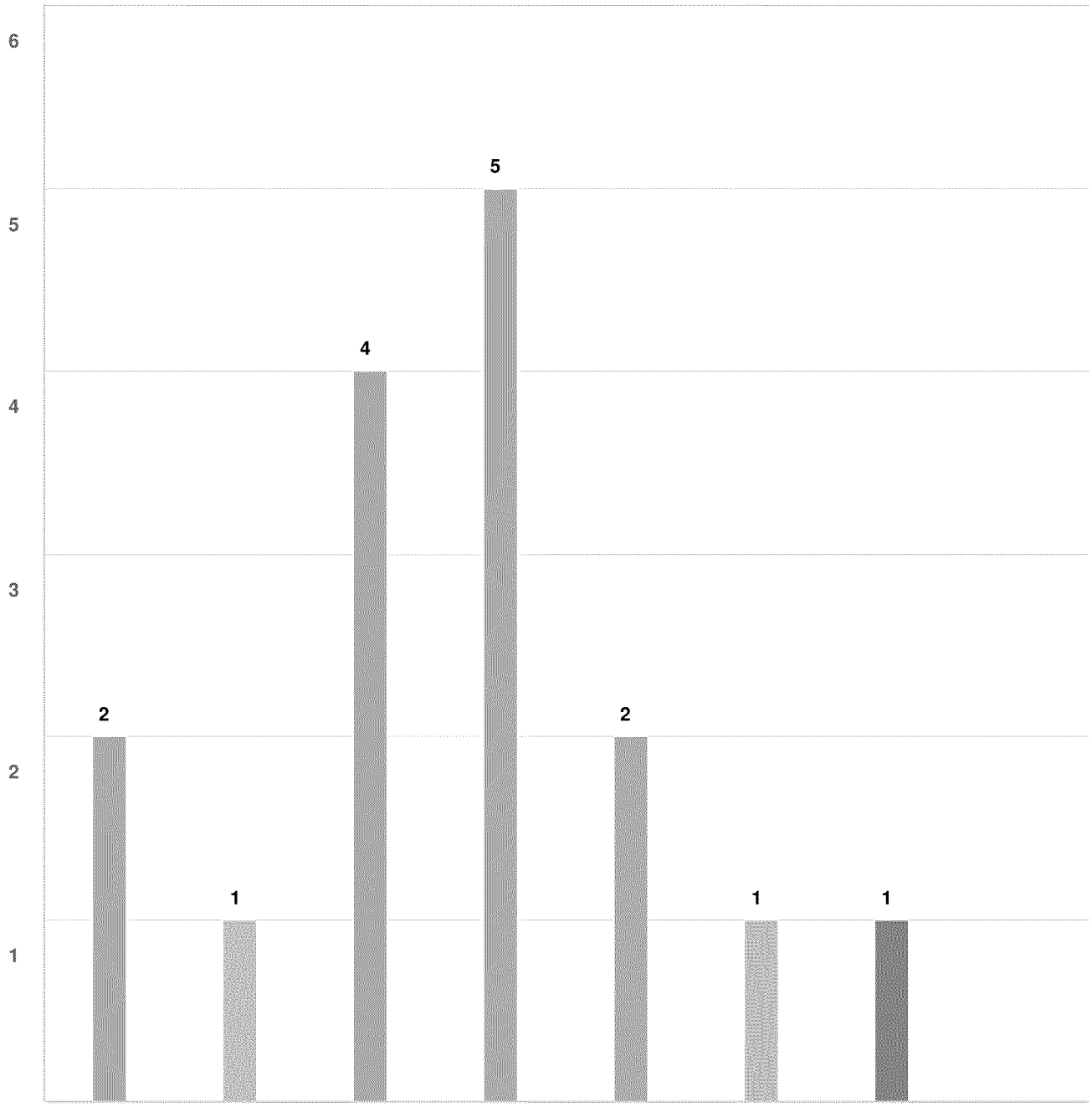


Question options

- Subsidized affordable housing
- Other assisted living for individuals with disabilities
- Assisted living or senior communities
- Alternative homeownership options, such as community land trusts and limited equity cooperatives (shared equity housing)
- Rental units
- Traditionally owned homes

Mandatory Question (7 response(s))
Question type: Checkbox Question

Q28 If you were to move to Superior, which of the following housing structure options would you and your household be looking for and/or most interested in? (check all that apply)Reference Images:Single FamilyDuplex and TriplexTownhomesCottage CourtApa...

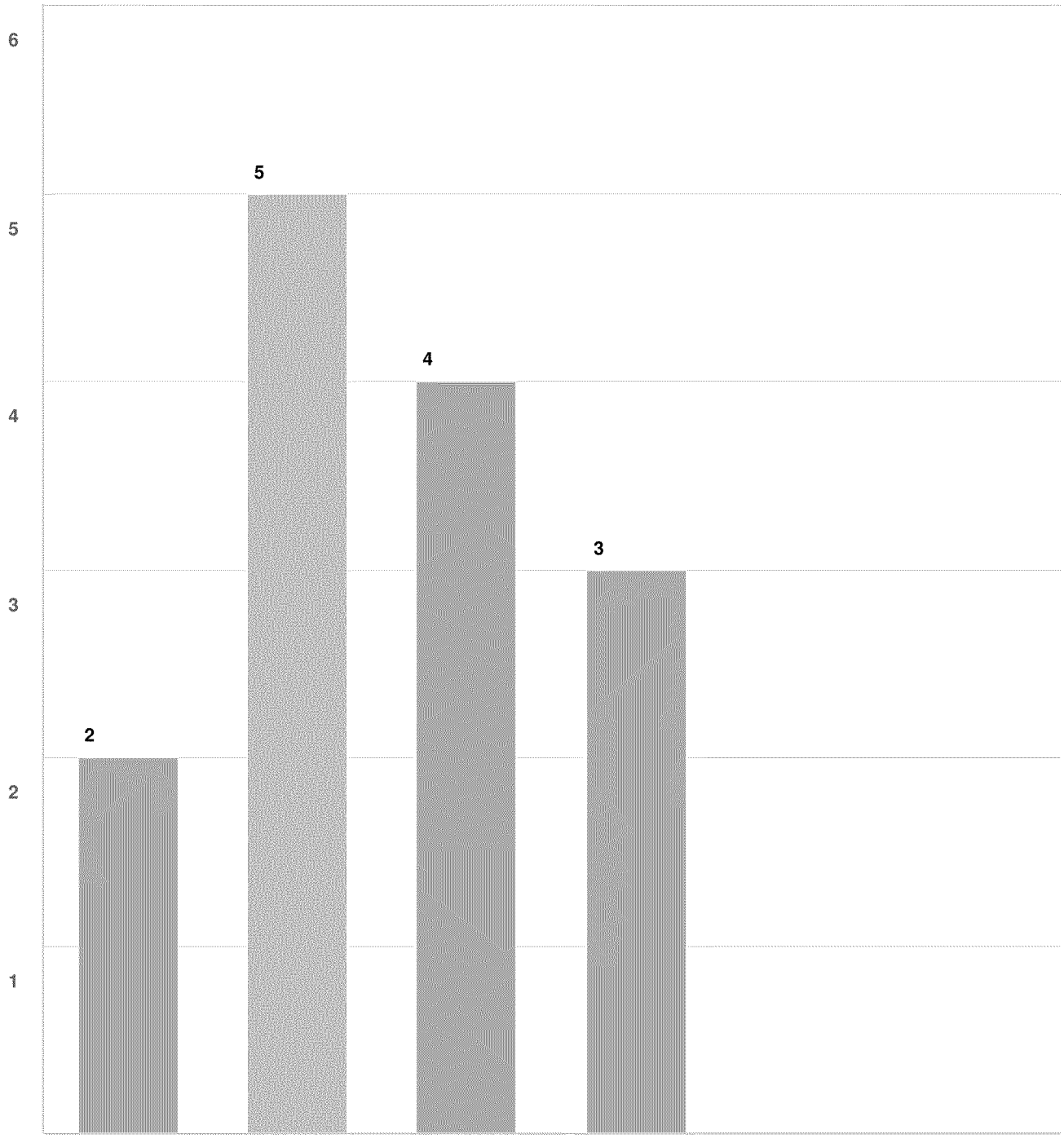


Question options

- ADA-accessible/universal design homes
- Manufactured homes
- Accessory Dwelling Units (ADU)
- Mixed-use (ground floor commercial with apartments above)
- Mid-scale multifamily (10+ units, including cottage courts, townhomes, apartments, condominiums, etc.)
- Small-scale multifamily (3-10 units, including triplexes, quads, cottage courts, townhomes, etc.).)
- Duplexes
- Single-family homes

Mandatory Question (7 response(s))
Question type: Checkbox Question

Q29 If you or your household were to move to Superior, which of the following housing size and layout options would you and your household be looking for and/or most interested in? (check all that apply)

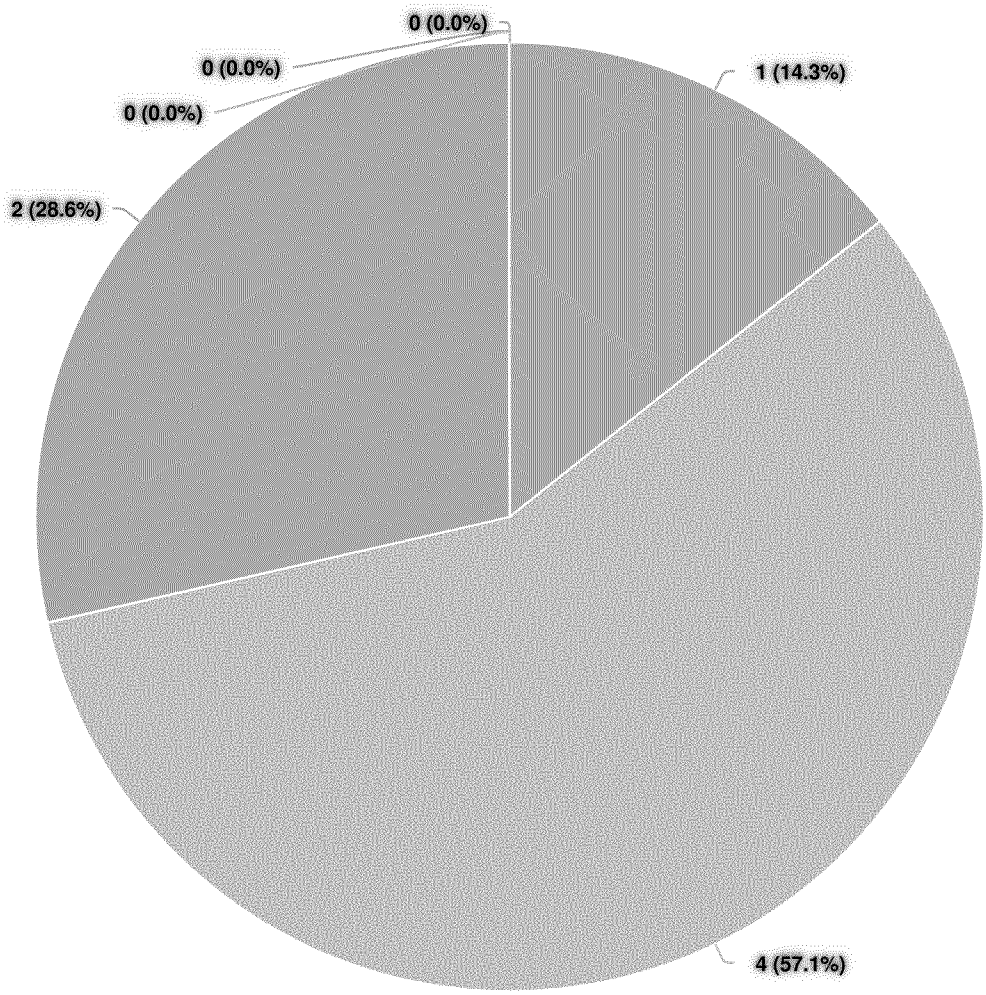


Question options

5+ bedroom units
Option 4
Multigenerational or cohousing (larger home, sometimes with multiple kitchens and/or entrances)
3-4-bedroom units
2-bedroom units
1-bedroom unit

Mandatory Question (7 response(s))
Question type: Checkbox Question

Q30 Which of the following best represents your annual household income?Note: We understand that this can be a sensitive topic and have made this question optional. We ask this question because it helps us understand household income trends across the ...

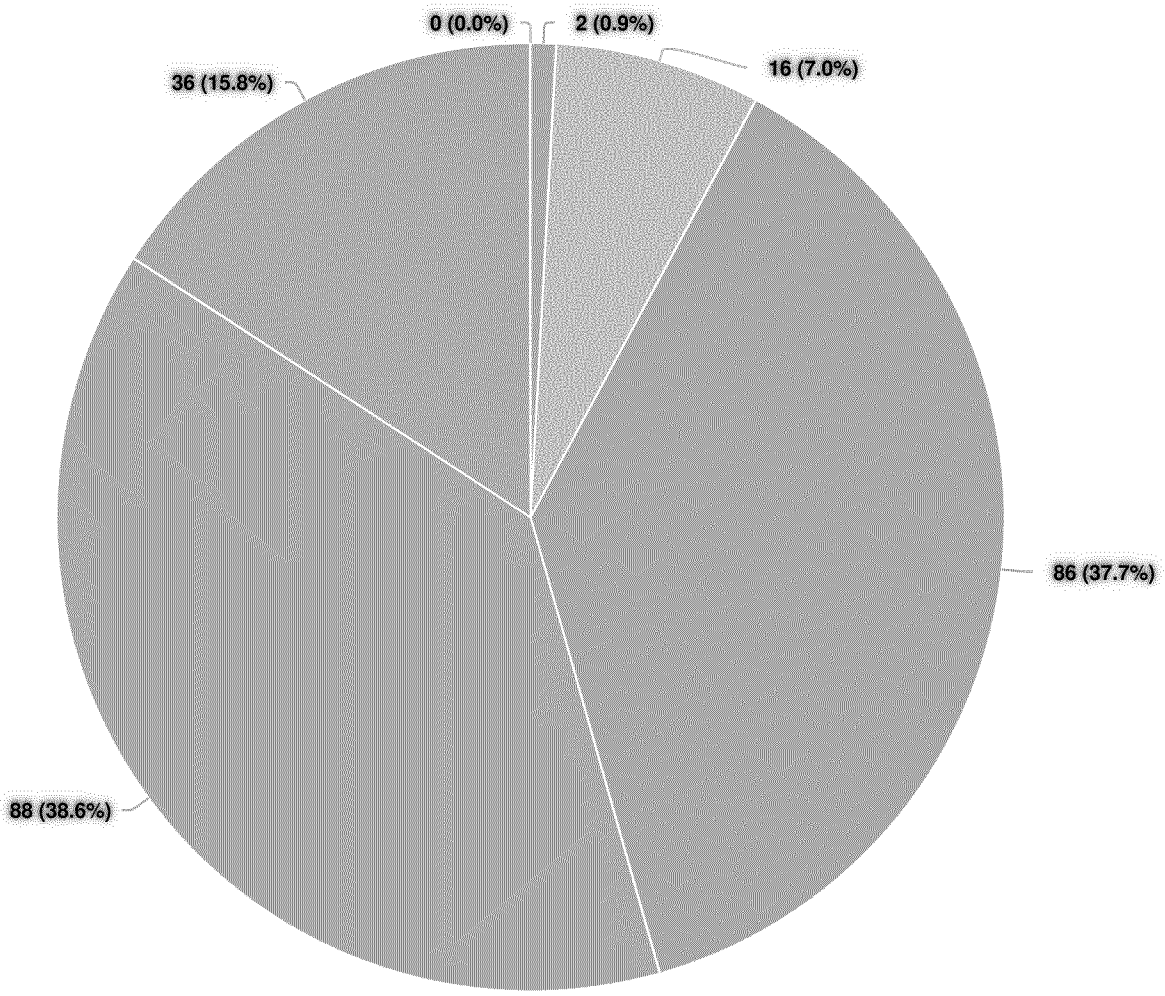


Question options

$173,000 + $144,000 to $173,000 $87,000 to $115,000 $115,000 to $144,000 $43,000 to $87,000 Up to $43,000

Optional question (7 response(s), 240 skipped)
Question type: Dropdown Question

Q31 What is your age?

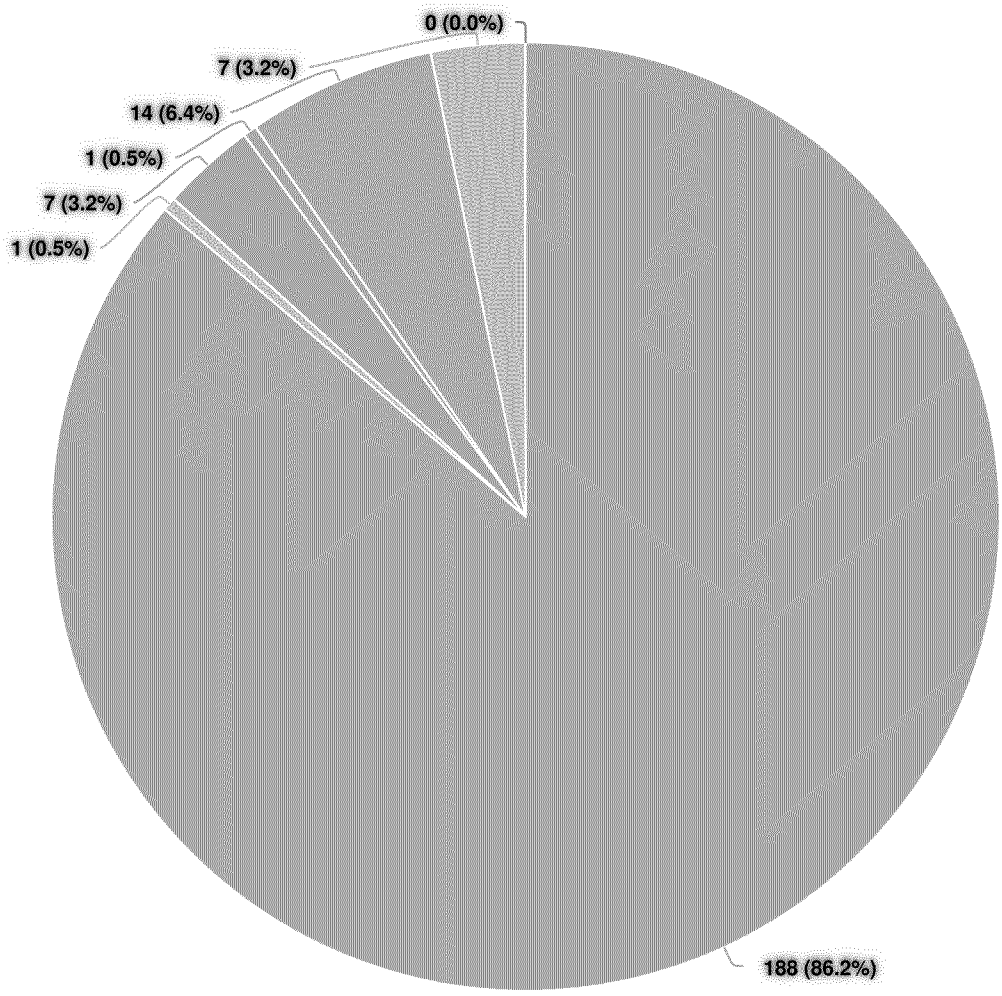


Question options

18 or younger | 65+ | 51 to 64 | 36 to 50 | 26 to 35 | 19 to 25

Optional question (228 response(s), 19 skipped)
Question type: Dropdown Question

Q32 What is your racial identity?

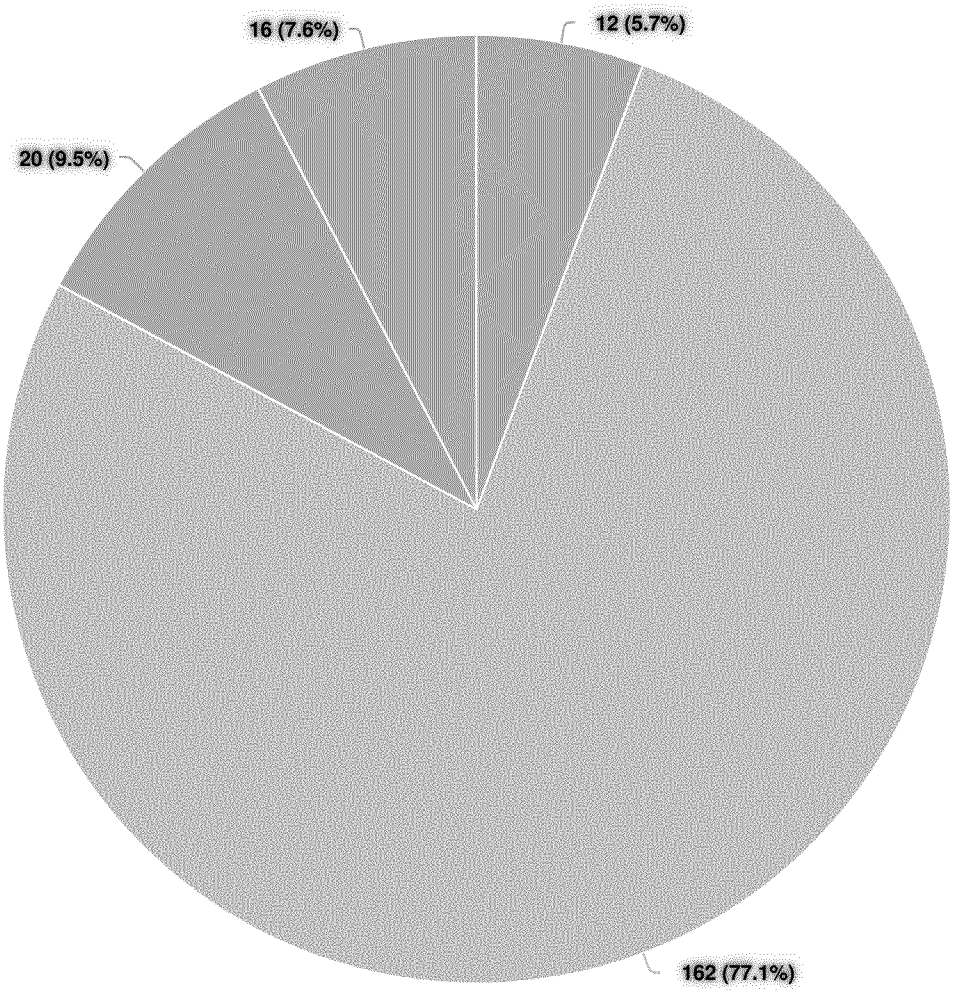


Question options

Pacific Islander | Other (please specify) | Mixed-Race | Alaska Native or American Indian | Asian | Black or African American | White

Optional question (218 response(s), 29 skipped)
Question type: Dropdown Question

Q33 What is your ethnic identity?



Question options

Other (please specify) Option 3 Non-Hispanic/Latinx Hispanic/Latinx

Optional question (210 response(s), 37 skipped)
Question type: Dropdown Question

Jack and Diane are a couple that live in Superior. Jack works in insurance and earns about $100k per year. Diane has owned a wellness and yoga studio for 10 years and earns about $40k per year. Jack and Diane have lived in Boulder County since college and bought their 4-bedroom home in Rock Creek in 2005 for $360k. They refinanced in 2019 in order to remodel and upgrade their windows.

Jack and Diane still have decent equity but rely on it to help their children pay for college. They have 25 years left on their refinanced mortgage, with a 3.5% interest rate. They can afford these payments currently but are hoping to downsize once their kids have graduated. With high-interest rates and increasing home prices, they are unsure whether they will be able to downsize within Superior.



Survey Responses

12 August 2019 - 01 July 2024

Jack and Diane

Shape Superior

Project: Housing Needs Assessment & Strategic Plan

BANG THE TABLE engagementHQ

VISITORS					
280					
CONTRIBUTORS			RESPONSES		
48			48		
0 Registered	0 Unverified	48 Anonymous	0 Registered	0 Unverified	48 Anonymous

Respondent No: 1
Login: Anonymous

Responded At: Feb 14, 2024 11:24:27 am
Last Seen: Feb 14, 2024 11:24:27 am

Q1. **What advice would you give Jack and Diane?**

Unfortunately, sell and move. There are less expensive options outside of Colorado. Plus, the elected officials in this state and town have no respect for the taxpayers. They look at us as a deep well of tax revenue.

Q2. **What could or should the Town do?**

Unfortunately there really is nothing to be done here. They can't seem to reduce things like the landscape fee. So if they can't tackle that easy one, there is no hope.

Respondent No: 2
Login: Anonymous

Responded At: Feb 14, 2024 11:35:00 am
Last Seen: Feb 14, 2024 11:35:00 am

Q1. **What advice would you give Jack and Diane?**

not answered

Q2. **What could or should the Town do?**

Build some one level open floor plan houses. These could be a little smaller than the typical Superior house and there for a little less expensive.

Respondent No: 3
Login: Anonymous

Responded At: Feb 14, 2024 11:47:38 am
Last Seen: Feb 14, 2024 11:47:38 am

Q1. **What advice would you give Jack and Diane?**

It's unfortunate that living in Boulder County is becoming increasingly expensive. Sadly, I advise figuring out a way to make more money, move to a less expensive town, or find a small home that costs less.

Q2. **What could or should the Town do?**

Allow for more development of houses.

Respondent No: 4
Login: Anonymous

Responded At: Feb 14, 2024 11:48:52 am
Last Seen: Feb 14, 2024 11:48:52 am

Q1. **What advice would you give Jack and Diane?**

Look elsewhere for downsizing, probably east of I-25 or somewhere outside of Colorado.

Q2. **What could or should the Town do?**

Nothing. That "train left the station" years ago with strict development and building code regulations, coupled with the cost of water taps, land values, and regional market factors beyond Superior's control, it's not possible to build a non-subsidized, reasonably sized house anywhere near Superior that has the same affordability that Superior had in 2005.

Respondent No: 5
Login: Anonymous

Responded At: Feb 14, 2024 11:49:16 am
Last Seen: Feb 14, 2024 11:49:16 am

Q1. **What advice would you give Jack and Diane?**

Stay in their home and enjoy it. College cost should be seriously considered. Is the cost of education worth the return on investment? The example above is a list of wants and not needs.

Q2. **What could or should the Town do?**

Nothing- this is not the government's responsibility.

Respondent No: 6
Login: Anonymous

Responded At: Feb 14, 2024 11:49:50 am
Last Seen: Feb 14, 2024 11:49:50 am

Q1. **What advice would you give Jack and Diane?**

Rather than downsize, rent rooms in their house to bring in extra cash. Don't pay off the mortgage sooner, as it's a great rate that they're unlikely to get in the future. The story didn't say how far away their kids are from graduating, but they should use the extra cash to save for a downpayment on a new house - and then when they are ready to downsize, keep the current home and rent it out in full, which should more than cover their mortgage and bring in additional income that can be used to subsidize the mortgage on the new house.

Q2. **What could or should the Town do?**

Don't block short term or long term rentals, which are often the only way for people to get out of these situations. Don't raise local mill levies, and find ways to trim down the current Town budget and give more money back to the residents. The current budget isn't bloated in any one place, but there are lots of little cuts that could be made to save money (e.g., stop catering dinners for the Board / committees) that overall would add up to be a lot.

Respondent No: 7
Login: Anonymous

Responded At: Feb 14, 2024 11:50:18 am
Last Seen: Feb 14, 2024 11:50:18 am

Q1. **What advice would you give Jack and Diane?**

Stay in your current house until interest rates drop. If you don't want to do that do to higher cost of utilities, potentially rent the current house and then look to rent a smaller home.

Q2. **What could or should the Town do?**

Let the free market play and do everything possible to lower mill rates to decrease property taxes. Reduce town staff like the art director and ranger to lower overall tax needs.

Respondent No: 8
Login: Anonymous

Responded At: Feb 14, 2024 11:55:09 am
Last Seen: Feb 14, 2024 11:55:09 am

Q1. **What advice would you give Jack and Diane?**

Sometimes in life we have to live with our choices. No one forced Jack and Diane to refinance their house to remodel. That was their choice. They reset a mortgage clock that was halfway completed. Most of us don't have unlimited money to do as we please in every situation. If they want to take advantage of the equity in their home, they should sell it. If they want to stay in Superior after doing so, they need to evaluate if doing so makes sense financially after paying for their children's college - which they also do not have to do. Paying for college is a nice gesture, a truly generous gift, but it's another choice that they need to weigh the benefits of before committing to it. This scenario is presented as some sort of sob story. It's not. They have a house in a desirable area that they can afford.

Q2. **What could or should the Town do?**

Nothing. The presentation of this case is spurious. Jack and Diane already own a home with a reasonable mortgage payment - there isn't a need to buy a new home and they are not "house cost burdened." No one is kicking them out of their house and thankfully they didn't lose their house in the Marshall Fire. If the town is so inclined as to facilitate affordable housing to help with housing access, great, but one person's "unaffordable" house is another person's equity. You're essentially asking if existing homeowners are willing to reduce the cost of a home they might sell. They aren't. Superior is a desirable place to live and the increase cost to live in the area reflect as much. I empathize with people who want to live in Superior (or any other area for that matter) but can't afford the housing costs, but I also know that many people in this area have worked exceptionally hard to be able to afford their homes. Artificially influencing the housing market is an insult to those folks.

Respondent No: 9
Login: Anonymous

Responded At: Feb 14, 2024 11:56:24 am
Last Seen: Feb 14, 2024 11:56:24 am

Q1. **What advice would you give Jack and Diane?**

Consider a HELOC as a line of credit on their home to assist with some projects to fix up their home; then when ready, list the home for sale and use proceeds to help fund college education for their kids while keeping enough for a down payment on their new home - OR insist the kids go to a local college and live at home to keep all expenses lower.

Q2. **What could or should the Town do?**

nothing really to do - the focus should be on helping first time home owners with an down payment assistance.

Respondent No: 10
Login: Anonymous
Responded At: Feb 14, 2024 11:59:00 am
Last Seen: Feb 14, 2024 11:59:00 am

Q1. **What advice would you give Jack and Diane?**

Maybe move to another state where housing is cheaper. They could then use the money from this house to pay college tuition. Get away from the airplane noise while they have a chance.

Q2. **What could or should the Town do?**

Not much can be done, housing is too expensive in Superior.

Respondent No: 11
Login: Anonymous
Responded At: Feb 14, 2024 11:59:27 am
Last Seen: Feb 14, 2024 11:59:27 am

Q1. **What advice would you give Jack and Diane?**

Stay where you are, even though you have good equity there are no smaller ranch houses under a million in superior, except for the tiny homes which are too small and ridiculously priced in the 600,000

Q2. **What could or should the Town do?**

Build ranch style homes, give priority to superior residents who live here and want to downsize and stay in the community we helped build.

Respondent No: 12
Login: Anonymous

Responded At: Feb 14, 2024 11:59:36 am
Last Seen: Feb 14, 2024 11:59:36 am

Q1. **What advice would you give Jack and Diane?**

Sell and downsize perhaps in another municipality with more reasonably priced homes.

Q2. **What could or should the Town do?**

Invest in or allow affordable housing.

Respondent No: 13
Login: Anonymous

Responded At: Feb 14, 2024 12:01:54 pm
Last Seen: Feb 14, 2024 12:01:54 pm

Q1. **What advice would you give Jack and Diane?**

Don’t rely on home equity. Encourage attending community college, trade school, Peace Corps, take a gap year & work/save $ If not already debt-free, make it your #1 priority

Q2. **What could or should the Town do?**

Should = Nothing Could = create “Superior Scholarships” for residents Lobby for free in-state college tuition Can you publicize the survey results?

Respondent No: 14
Login: Anonymous
Responded At: Feb 14, 2024 12:07:31 pm
Last Seen: Feb 14, 2024 12:07:31 pm

Q1. **What advice would you give Jack and Diane?**

move out of Boulder County. Ever increasing property tax and insurance costs not worth the cost to reside here in the future.

Q2. **What could or should the Town do?**

Not sure they can actually do much. Property tax mostly county and insurance regulates itself. Allow more shop top housing mixed use residential work with developers to make available smaller low maintenance sub $750k apartments. ADUs a step in the right direction.

Respondent No: 15
Login: Anonymous

Responded At: Feb 14, 2024 12:11:24 pm
Last Seen: Feb 14, 2024 12:11:24 pm

Q1. **What advice would you give Jack and Diane?**

silly to downsize in this case...stay as is for now

Q2. **What could or should the Town do?**

the town should do nothing

Respondent No: 16
Login: Anonymous

Responded At: Feb 14, 2024 12:29:08 pm
Last Seen: Feb 14, 2024 12:29:08 pm

Q1. **What advice would you give Jack and Diane?**

Focus on yourself and not your kids. Teach your kids some responsiblity and be a good financial steward.

Q2. **What could or should the Town do?**

I will lose my marbles if Superior starts using my tax dollars to pay for someone else's kids expenses. Make differnt life choices, it's noble you want to pay for your kids college but that is not how I grew up, or how my parents grew up. Have their kids take personal responsibility and put skin in the game for getting themselves through college. A reverse mortgage is a horrible way idea.

Respondent No: 17
Login: Anonymous

Responded At: Feb 14, 2024 12:29:25 pm
Last Seen: Feb 14, 2024 12:29:25 pm

Q1. **What advice would you give Jack and Diane?**

Be a voice and advocate for your needs.

Q2. **What could or should the Town do?**

Build more, age in place housing for middle and low income people, Make the communities neuro-diverse communities, where you can build community connections, to bring natural supports. Build in community space for people to gather and program can be had

Respondent No: 18
Login: Anonymous

Responded At: Feb 14, 2024 12:40:31 pm
Last Seen: Feb 14, 2024 12:40:31 pm

Q1. **What advice would you give Jack and Diane?**

Wait until kids graduate and hopefully interest rates will come down. Adverse care for ADU or basement dwelling and share space with a renter

Q2. **What could or should the Town do?**

Change housing building codes to permit dividing large residential space into smaller units and permit owner to earn additional income from renting said additional space.

Respondent No: 19
Login: Anonymous

Responded At: Feb 14, 2024 12:48:56 pm
Last Seen: Feb 14, 2024 12:48:56 pm

Q1. **What advice would you give Jack and Diane?**

Stick to your plan and be willing to move where you can get the home that meets your budget.

Q2. **What could or should the Town do?**

The Town should do absolutely nothing and has no business having anything to do with the free market. Honestly the question is absurd.

Respondent No: 20
Login: Anonymous

Responded At: Feb 14, 2024 12:58:00 pm
Last Seen: Feb 14, 2024 12:58:00 pm

Q1. **What advice would you give Jack and Diane?**

Sell the house immediately and with the decent equity that you have, purchase a smaller and more inexpensive house and pay cash for it! Having a ZERO mortgage interest is much better than having a 3.5% mortgage. This way, you won't have a mortgage payment and you can help your adult children more if that is really what you want. You have a combined income of $140,000 annually to live a great life. It seems that you are too invested in this house and don't want to let it go! It is just a house!! Sell it immediately! Also, with the money left, invest this money in a good mutual fund or purchase a rental property (pay cash for it! Don't borrow more money to purchase an investment) Cheers

Q2. **What could or should the Town do?**

In this case, there is really nothing the town should do. Cheers

Respondent No: 21
Login: Anonymous

Responded At: Feb 14, 2024 13:17:49 pm
Last Seen: Feb 14, 2024 13:17:49 pm

Q1. **What advice would you give Jack and Diane?**

Stay in the house. Or: Rent out the current house and purchase something smaller. They will not replicate that interest rate in today's market, and the rent will likely cover the mortgage for the original home, plus part of the mortgage for the new smaller home. Or: Move somewhere more affordable.

Q2. **What could or should the Town do?**

Nothing. People moved here because Superior is a model of the "American dream" - lots of open space and trails, mostly 2-story single family homes, amazing schools. Home prices have increased at the rate they have because it's a fantastic community. Government intervention would lead to market distortion, impact on property values, and cost to tax payers (if subsidies, tax breaks, financial support were utilized). There are plenty of close-by areas to downsize to. We'll face the same decision in 15 years, and that's part of living in this type of neighborhood.

Respondent No: 22
Login: Anonymous

Responded At: Feb 14, 2024 13:46:40 pm
Last Seen: Feb 14, 2024 13:46:40 pm

Q1. **What advice would you give Jack and Diane?**

Rent out our home and rent a townhome.

Q2. **What could or should the Town do?**

Townhouse rental prices in downtown Superior are higher than a mortgage payment...

Respondent No: 23
Login: Anonymous

Responded At: Feb 14, 2024 13:52:20 pm
Last Seen: Feb 14, 2024 13:52:20 pm

Q1. **What advice would you give Jack and Diane?**

Stick it out. Get a realtor and explore some homes in nearby areas where you can move after you retire.

Q2. **What could or should the Town do?**

The town could create some patio style homes for the aging population. Instead of multilevel, high end condos in DTS, or million dollar homes in Lantern's Lane, perhaps there could have been some lower cost options that are friendlier to aging adults.

Respondent No: 24
Login: Anonymous

Responded At: Feb 14, 2024 13:52:32 pm
Last Seen: Feb 14, 2024 13:52:32 pm

Q1. **What advice would you give Jack and Diane?**

Keep your house. Whatever smaller place you look at will most probably be more expensive than what you make on the sale of your house.

Q2. **What could or should the Town do?**

The town should have thought of building more ranch style homes for those of us who are aging at an affordable price before they decided to overbuild condos/apartments.

Respondent No: 25
Login: Anonymous

Responded At: Feb 14, 2024 14:30:46 pm
Last Seen: Feb 14, 2024 14:30:46 pm

Q1. **What advice would you give Jack and Diane?**

Stay put with your current mortgage. You don't have enough money to downsize in Superior, with prices and interest so high. Or move to another state. Colorado prices are ridiculous.

Q2. **What could or should the Town do?**

Do not raise property taxes. It is getting so that we can't afford to live in our houses! Right now, our property taxes are about 1/10th of our annual income. In my house, we have not received raises, one of us is out of work, and we are barely hanging on in a house that we bought 20 years ago.

Respondent No: 26
Login: Anonymous
Responded At: Feb 14, 2024 14:42:42 pm
Last Seen: Feb 14, 2024 14:42:42 pm

Q1. **What advice would you give Jack and Diane?**

Delay downsizing until interest rates go lower. Why would the concept of downsizing make any sense in this market when the payments are manageable now. Enjoy and be thankful for their larger home. If they are near or at the reverse mortgage age range, do a fixed rate reverse mortgage with the cash out option, paying taxes and insurance on there own. Use the cash as they deem appropriate. If they are not in the reverse mortgage age range they can take out a more expensive 2nd or they can assist their children on a monthly basis with any educational debts.

Q2. **What could or should the Town do?**

I don't believe the town should engage in any assistance programs by floating bonds or otherwise to the detriment of the rest of the residents in town. We all have sob stories which if looked at through fresh eyes can be a source of gratitude and thankfulness.

Respondent No: 27
Login: Anonymous

Responded At: Feb 14, 2024 14:54:07 pm
Last Seen: Feb 14, 2024 14:54:07 pm

Q1. **What advice would you give Jack and Diane?**

Look elsewhere to live. We didn't buy a home in Boulder when we moved here because we couldn't afford it.

Q2. **What could or should the Town do?**

Do NOT do affordable housing!! We left Houston to get away from this. Everyone else in town will be negatively impacted.

Respondent No: 28
Login: Anonymous

Responded At: Feb 14, 2024 15:15:14 pm
Last Seen: Feb 14, 2024 15:15:14 pm

Q1. **What advice would you give Jack and Diane?**

Find towns and housing they can afford outside of Superior.

Q2. **What could or should the Town do?**

The town should not do anything. The town isn't responsible for the housing market.

Respondent No: 29
Login: Anonymous

Responded At: Feb 14, 2024 15:29:51 pm
Last Seen: Feb 14, 2024 15:29:51 pm

Q1. **What advice would you give Jack and Diane?**

Downsize to what you can afford where you are willing to live.

Q2. **What could or should the Town do?**

Nothing

Respondent No: 30
Login: Anonymous

Responded At: Feb 14, 2024 15:59:11 pm
Last Seen: Feb 14, 2024 15:59:11 pm

Q1. **What advice would you give Jack and Diane?**

Good question. However, there are people in a much worse situation though & I feel this scenario doesn't fully represent the gravity of the housing situation here in Superior. There are families paying rent & May never be able to enjoy the benefits of homeownership in Superior. This in my opinion is a far worse situation than the scenario presented. Their options are keep the house, sell it & move to a more affordable state, get jobs making $181k, hope a family member leaves you some money when they pass, or the town creating an attainable housing for all income levels. Further, what about our kids how will they afford to live in the town they grew up?

Q2. **What could or should the Town do?**

Create an attainable housing systems that allows for people at every income level to purchase a home & live within their means. Purchase or donate land for this. Purchase existing homes & make them permanently affordable. Create revenue to be set aside for attainable housing. See if people would want to sell their home for under market rates. Create no or low interest home buying options programs. Collaborate with other cities to create attainable housing. Set aside remaining land in the city for attainable housing.

Respondent No: 31
Login: Anonymous
Responded At: Feb 14, 2024 17:45:07 pm
Last Seen: Feb 14, 2024 17:45:07 pm

Q1. **What advice would you give Jack and Diane?**

If was foolish to refinance your home in order to fund a home remodel project and depend on home equity to fund your child's education. At that stage in life a new 25 term mortgage was a poor financial decision & saving for your child's education should have been a priority. If you need to downsize you should be able to sell your large home at a premium & use the profits to cover a majority of your new home.

Q2. **What could or should the Town do?**

Nothing. This couple has the financial means to save and plan for the future. There are other areas within a 10-15 min radius that offers more affordable options if needed. I would prefer to live in other areas but this is what we can afford and we make financial sacrifices and budget to live here and plan for the future.

Respondent No: 32
Login: Anonymous
Responded At: Feb 14, 2024 18:21:04 pm
Last Seen: Feb 14, 2024 18:21:04 pm

Q1. **What advice would you give Jack and Diane?**

Enjoy being young and enjoy your family and the community.. Forget about downsizing..you can make that decision down the road and it isn't a necessity and is overrated...and if your house works now it will only increase in value and you will have lots of equity built up. Cut back on frivolous expenses and save where you can for college like in a 529 plan. Superior has some people with lots of money, but ignore that. somehow it all works out. Don't try to keep up with the "jone's". The trick is to play the government game and do planning -figuring out all the legal strategies for taxes etc. DO Planning. Buy more real estate to rent if you can. It will pay off in your future if you do it right. Seems sad if you can't live comfortable on 140000. Interest rates are still low historically. advice from a senior is that this isn't different than other years. People thought that $200000 was crazy to buy a house or before that $50000.. we all figured it out. Don't listen to the media "whoa is me".scenarios. That is how the media makes it's money. Education of finance is key.

Q2. **What could or should the Town do?**

Keep taxes low and get rid of all of the fees for every little thing such as a fee added to sales for a district or parking etc. Let the people live without so much government intervention. Don't add on fees for everything or make people pay for new infrastructure and building.. and quit allowing the high density building to continue which is so ugly and creates problems in density and traffic. Follow through to fix potholes etc and keep it a nice place to live.

Respondent No: 33
Login: Anonymous
Responded At: Feb 14, 2024 19:07:33 pm
Last Seen: Feb 14, 2024 19:07:33 pm

Q1. **What advice would you give Jack and Diane?**

Jack and Diane should either stay or move to somewhere they find affordable. I do not see how they wouldn't be able to downsize within superior however - the loan amount they'd be taking would be strictly less than what they have now, otherwise this isn't a downsizing. Other than a difference in interest rates, a downsizing will ALWAYS result in more free cash/less debt. This sounds like a flawed, disingenuous argument.

Q2. **What could or should the Town do?**

The town can't do much to decrease housing costs, other than: 1. Zoning for types of property whose total costs are lower (e.g., cheaper apartments as opposed to luxury apartments like in Downtown Superior. Seriously, Origin is extremely expensive). 2. Subsidizing housing prices using tax money, which I - as a resident - would prefer was spent on resident infrastructure such as a town-run rec center. 3. Placing restrictions on rent prices (which might drive landlords away - the Superior housing market is largely connected to various other towns like Broomfield, Louisville, Westminster, etc. With superior becoming the less economical option, landlords would be encouraged to leave). 4. Increase supply of housing - however, as mentioned above, Superior housing market is connected to surrounding areas. The supply would need to increase enough to dilute the market for the entire area, not just superior. 5. Discourage potential buyers/renters from living here. This could be done by reducing amenities or otherwise decreasing the perceived value of living here. I think it's obvious that existing residents would not like this. 6. Artificially limit who can buy/rent property in Superior (e.g., only allow local residents and their families to buy property in town). However, I am not sure if that is legal (I would hope it is not). The fact of the matter is that the cost of living in the denver metro area is rising. With increased mobility, we are seeing more wealthy people choosing to move to traditionally desirable places like the Front Range (while less desirable places, such as areas of the Midwest remain affordable). The local Superior market is connected with the surrounding areas (i.e., renters and buyers are not locked to superior, they will choose the best deal available across all surrounding towns), so there is very little that can be done by the town. Some ideas (e.g., increasing the general supply of housing in the area) could be achieved if cooperating with other towns/counties in the area, but with the extremely restrictive housing behavior of the city of Boulder (occupancy limits, building height limits, new construction limits, green belt, etc.), I find this very unlikely to work.

Respondent No: 34
Login: Anonymous

Responded At: Feb 14, 2024 19:09:01 pm
Last Seen: Feb 14, 2024 19:09:01 pm

Q1. **What advice would you give Jack and Diane?**

I am so annoyed that the town is spending money on this ridiculous survey. Our town cannot and should not be all things to all people. Stop wasting money doing things like this. Stop trying to find ways to legislate things that don't need to be legislated. Spend our money on more de-icer and proper plowing for the streets and redoing the aging landscape all over town.

Q2. **What could or should the Town do?**

The town should not even be worried and thinking about these things. This is NOT what you were elected to do. We don't want big government in our small town. Stop power tripping. If we wanted to live in Boulder, we would live there. I think the people who put this survey together should be fired.

Respondent No: 35
Login: Anonymous

Responded At: Feb 14, 2024 19:15:42 pm
Last Seen: Feb 14, 2024 19:15:42 pm

Q1. **What advice would you give Jack and Diane?**

Stay in your home until your kids are out of college and then sell and move out of Boulder County

Q2. **What could or should the Town do?**

Reduce property taxes so people can afford to stay in their homes.

Respondent No: 36
Login: Anonymous
Responded At: Feb 15, 2024 00:18:00 am
Last Seen: Feb 15, 2024 00:18:00 am

Q1. **What advice would you give Jack and Diane?**

Jack and Diane should keep doing what they are doing and pay off their mortgage before they retire. Downsizing would be very possible since they will own a paid for property in Superior they could convert to another property in town which would be at the same price level as the one they are selling.

Q2. **What could or should the Town do?**

The town should encourage economic development so people can make a living. Handouts are not for everyone.

Respondent No: 37
Login: Anonymous

Responded At: Feb 15, 2024 06:05:55 am
Last Seen: Feb 15, 2024 06:05:55 am

Q1. **What advice would you give Jack and Diane?**

Superior is not the be all/end all of places to live. You will have a lot more options once you downsize. Go explore.

Q2. **What could or should the Town do?**

Stop building apartments which lead to a decaying town. Instead build single family units that people can OWN rather than rent. Renters don't get the benefit of building wealth through home ownership. Low Income housing is not the answer as every (do some research) low income/government sponsored low income project becomes a problem.

Respondent No: 38
Login: Anonymous
Responded At: Feb 15, 2024 08:34:56 am
Last Seen: Feb 15, 2024 08:34:56 am

Q1. **What advice would you give Jack and Diane?**

With all of the new development there are now options beyond the big Rock Creek houses. Many apartments, townhomes and condos either on the market now or coming to market soon. Also, smaller 2 br houses now on the market in original town as well. So many options already available. Don't push to develop any more. Sometimes in life hard decisions have to be made and maybe Superior is no longer the answer. Also, with changes to the state laws re ADU's, maybe hold on to your property until they're mandated legal and build one, live in it and rent out your big RC house.

Q2. **What could or should the Town do?**

Allow ADU's, duh.

Respondent No: 39
Login: Anonymous

Responded At: Feb 15, 2024 09:02:50 am
Last Seen: Feb 15, 2024 09:02:50 am

Q1. **What advice would you give Jack and Diane?**

Seriously, an insurance professional who does not practice good financial planning! At 140K income it is unimaginable that you have not paid your mortgage off in 19 years! What are you spending your money on? Focus! Educate yourselves on how compound interest works, immediately, and teach your children before they fall into the same pattern that you have been living in. Sit as a family and audit your expenses like you are doing it for a job. Sit as a family and scour the resources for grants and scholarships to pay for school. Work study options. Part time jobs. Get the children involved in their future and model good financial planning for them. Focus! Create a s short, medium, and long term strategy and don't forget to include contingencies. Focus! Do the math! Let's just say $100,000 per year for 19 years is $1,900,000 ! WHERE HAS THE MONEY GONE!

Q2. **What could or should the Town do?**

Every town in the nation should be pushing for improving the educational system. Expose children from the earliest age to the trades, the arts, the sciences, and to critical thinking. Challenge them with problems to solve and supply them with the tools to solve those problems. Prepare the next generations for their future. If the city has resources and the populace has a receptiveness have classes, workshops, and advisors to help Jack and Diane's generation learn how to navigate today's world in a way that provides a better life for them and their children (and possibly their ageing parents) and to model behavior that will serve their children into their own adult lives. Educate and empower, don't enable bad behavior. This ship can be righted. If the will is there, the resources are easy.

Respondent No: 40
Login: Anonymous

Responded At: Feb 15, 2024 12:00:08 pm
Last Seen: Feb 15, 2024 12:00:08 pm

Q1. **What advice would you give Jack and Diane?**

I honestly don't feel sorry for Jack and Diane at all. They could sell their McMansion for over $1M and buy whatever they want.

Q2. **What could or should the Town do?**

I would like to see a different type of "affordable housing" approach - rather than a dense block of apartments in the shopping center (as has been proposed), smaller scale single family and tasteful multi-family (community oriented quads, etc.) are an approach that better aligns with Superior. The Wee Cottages in Rogers Farm are a good example of this. If you walk around in Shanahan Ridge or Bear Creek areas of south Boulder, you can see other nice examples of density done well.

Respondent No: 41
Login: Anonymous

Responded At: Feb 15, 2024 12:34:42 pm
Last Seen: Feb 15, 2024 12:34:42 pm

Q1. **What advice would you give Jack and Diane?**

Coming up with solutions based on a temporary problem, such as interest rates, is a fools game. Rates will normalize at some point, and mid-5's will likely be where we sit for some time. That said, there's no doubt home prices make it challenging for people to buy. There's so much that goes into the affordability of a home though. It's true payments are high, especially due to higher interest rates. However, it's the overall cost of homeownership that people are clued into. Our tax rates has gone up significantly in recent years. Our energy costs have gone up significantly. The HOA rates have gone up. Insurance rates have gone up. Home improvement items have gone up. When you couple these items with the day to day increases that the average family is also dealing with, more expensive groceries, cars have become unaffordable, recreation is so expensive people are opting out, govt fees and taxes have gone up on goods, and vehicles, tipping on everything, and so much more. The problem is that the consumer is being pinched at every possible opportunity in every possible way. With nearly stagnant wage growth, this is not an easily fixable problem. For Jack and Diane specifically, they should stay in the home with the low interest rate and continue to grow their equity so they have a means to help their children. Once the kids graduate, they should sell their home that has continued to appreciate (unless they live in Superior and their values continue to tank due to the airport - but that's a separate issue). At which point, they should take the equity gained and move to a place with a lower cost of living.

Q2. **What could or should the Town do?**

If the town is looking to add more affordable housing, they need to be real about all of the elements that make housing unaffordable. Permit fees, water tap fees, exterior requirements, energy code requirements. All of these elements cost tens of thousands more to the consumer. On top of that, the affordable solution is to build high density. With high density comes costly HOA fees, and typically a metro district which significantly increases the annual tax rate. All of those elements actually make it often more economical to pursue an existing single family home. That, in turn, drives up demand and therefore the cost of the home - once again putting pressure on affordability.

Respondent No: 42
Login: Anonymous

Responded At: Feb 15, 2024 13:58:54 pm
Last Seen: Feb 15, 2024 13:58:54 pm

Q1. **What advice would you give Jack and Diane?**

1) Keep working until you are ready to retire. 2) Rent out a room, short or long-term. 3) Sell your home and move elsewhere. 4) Rent your home short-term while renting property elsewhere.

Q2. **What could or should the Town do?**

1) Provide affordable housing for seniors (55+ communities), such as paired homes, small ranches, etc. 2) Allow households to rent out rooms short + long-term of their primary residence with no tax implications, such as reduced taxes, etc. 3) Allow short-term rentals of primary residence and reduced taxes.

Respondent No: 43
Login: Anonymous
Responded At: Feb 15, 2024 20:22:25 pm
Last Seen: Feb 15, 2024 20:22:25 pm

Q1. **What advice would you give Jack and Diane?**

Move. You'll never be able to afford to downsize in Superior without having to pay substantially more, which is the unfortunate situation may of us with kids in college or finishing college are discovering. It's very unfortunate that our town is pricing us out.

Q2. **What could or should the Town do?**

Commit to more affordable housing. EVERY single new build residential property that has gone up in Superior in the last 5 years is priced near $1M and many are priced well above that. Our own town is allowing developers to come in and price its own residents out of town. We can't even afford to relocate withing Rock Creek these days.

Respondent No: 44
Login: Anonymous

Responded At: Feb 17, 2024 12:35:30 pm
Last Seen: Feb 17, 2024 12:35:30 pm

Q1. **What advice would you give Jack and Diane?**

They probably would make a massive profit on their house if they sold it and there should be no concern about downsizing to a less expensive house.

Q2. **What could or should the Town do?**

If there are any restrictions on high density development, release them and allow developers to build more high density housing. Let the free market work. I think we should probably be more concerned about completely new homeowners. Due to long-standing zoning policies across America, previous generations have been able to turn housing into a lucrative investment at the expense of the current generation's wealth.

Respondent No: 45
Login: Anonymous

Responded At: Feb 21, 2024 15:43:25 pm
Last Seen: Feb 21, 2024 15:43:25 pm

Q1. **What advice would you give Jack and Diane?**

Superior is only one of many different suburbs in the Denver/Boulder metroplex and there are many smaller options in the nearby area if not right here in Superior. Superior doesn't need to cover all of the bases and have every possible option for every possible situation. Consider another nearby community if Superior doesn't have what you're looking for!

Q2. **What could or should the Town do?**

The town could, and probably will (despite what this survey will indicate) do something expensive to accommodate Jack and Diane. But I would hope they wouldn't do anything. This is what the free market is best at, if there is demand for this, it'll happen, if not, it won't. There are plenty of options nearby.

Respondent No: 46
Login: Anonymous

Responded At: Feb 25, 2024 11:09:49 am
Last Seen: Feb 25, 2024 11:09:49 am

Q1. **What advice would you give Jack and Diane?**

To Promote my Self!

Q2. **What could or should the Town do?**

If I should not gave a Payment from this!?

Respondent No: 47
Login: Anonymous

Responded At: Mar 02, 2024 09:08:25 am
Last Seen: Mar 02, 2024 09:08:25 am

Q1. **What advice would you give Jack and Diane?**

It's great you have a 3.5 percent mortgage but 25 years yet to pay and you seem to want to use your house as a ATM machine to help kids with college. Downsizing in Superior some year seems to be a pipe dream for you and a lot of us. If you want single a story home or you want to downsize your monthly payments you need to look somewhere else besides Boulder County.

Q2. **What could or should the Town do?**

I don't think the town has the space to build much once the new downtown is done and Toll's cigar homes and then 2 to 3 story townhomes seems to be all that is available. As I have said before, Boulder, Louisville, Lafayette and possibly Longmont and Erie need to jointly develop a plan for lower cost housing for seniors and people who live outside the area and commute in. If centralized would need more roads or dreaming of spoke and hub light rail and busses.

Respondent No: 48
Login: Anonymous

Responded At: Mar 11, 2024 09:39:11 am
Last Seen: Mar 11, 2024 09:39:11 am

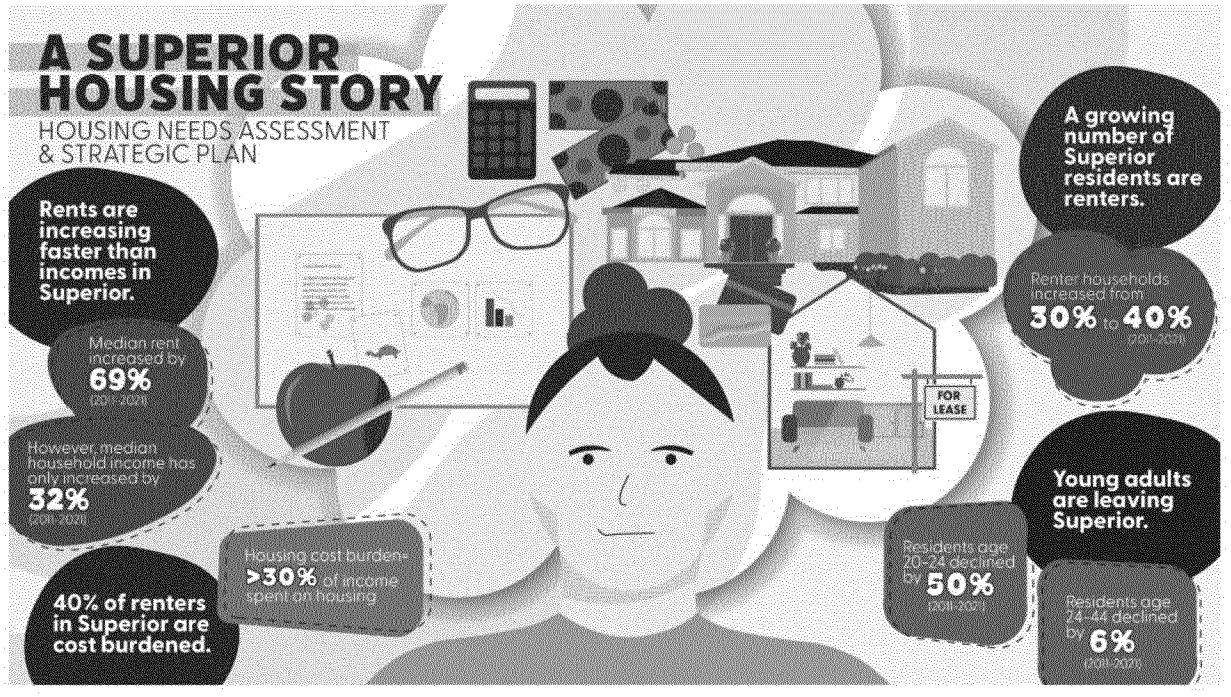
Q1. **What advice would you give Jack and Diane?**

Superior Colorado is a wonderful place to be "stuck" in. They should really appreciate the fact that they purchased an asset for $360k that is now likely worth around $1 million. They've experience something like $640k in appreciation. With their current earnings, they can easily afford the mortgage they have. They are in a really good position compared to the majority of Americans and should feel wonderful about it. If they want to downsize in the future, they could consider Downtown Superior. On the other hand, they could also move to any other town in America. And, the enormous value of their current home would allow them to buy a nice home in many less expensive areas. What a great position to be in!

Q2. **What could or should the Town do?**

Due to past good management of the Town and the fact that it is currently a great place to live, home values have dramatically appreciated for many owners who now find themselves very wealthy. This is not a bad thing. This is a good thing. The Town should continue to make Superior the best possible place to live and allow home prices to keep appreciating. Those who have invested here deserve it.

Jack and Diane have two kids. Tyler is 23 and graduated from CU Boulder last year. He just landed his first teaching job in Broomfield on a one-year, $40k contract. Because rents are high in Superior and across the Front Range, Tyler is living at home with his parents until he finds a housing option that is affordable to him. Samantha is 20 and going to school on a partial scholarship for music at Oberlin. Oberlin is quite expensive, so for now Samantha returns to Superior to live at home during school breaks.



Survey Responses

12 August 2019 - 01 July 2024

Tyler

Shape Superior

Project: Housing Needs Assessment & Strategic Plan



VISITORS					
157					
CONTRIBUTORS			RESPONSES		
48			48		
0	0	48	0	0	48
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Respondent No: 1
Login: Anonymous
Email: n/a

Responded At: Feb 08, 2024 14:17:09 pm
Last Seen: Feb 08, 2024 14:17:09 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Test

Q2. **What could or should the Town do?**

Test

Q3. **Share your housing story.**

not answered

Respondent No: 2
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 11:28:54 am
Last Seen: Feb 14, 2024 11:28:54 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Suggest he move close by to Lafayette or Broomfield which is more affordable.

Q2. **What could or should the Town do?**

Nothing.

Q3. **Share your housing story.**

not answered

Respondent No: 3
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 11:54:58 am
Last Seen: Feb 14, 2024 11:54:58 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Tyler should continue to live with Jack and Diane while it's feasible. If Jack and Diane are comfortable with it, Jack can skip paying rent but contribute to groceries and utilities. However, he should plan his budget so that he is saving market rent every month. This will give him a nest egg, and also prepare him so that if/when Jack and Diane are unable to keep supporting him, it's an easier transition to paying rent on his own.

Q2. **What could or should the Town do?**

Nothing needed from the town. Maybe start offering programming for young adults rather than just things aimed at families with little kids.

Q3. **Share your housing story.**

not answered

Respondent No: 4
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 12:12:36 pm
Last Seen: Feb 14, 2024 12:12:36 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

buy a home in a more affordable area. superior isn't for everyone

Q2. **What could or should the Town do?**

NOTHING

Q3. **Share your housing story.**

not answered

Respondent No:	5	**Responded At:**	Feb 14, 2024 12:46:08 pm
Login:	Anonymous	**Last Seen:**	Feb 14, 2024 12:46:08 pm
Email:	n/a	**IP Address:**	n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Help him find lower cost housing in Broomfield, closer to his job; Superior just is too expensive for young adults starting out or being in their early careers, especially if they are single.

Q2. **What could or should the Town do?**

allow for low-income or affordable housing options, build in within the community - allow for some of the new development (ie. 20% is standard in other cities) to be low/affordable and rental rate locked;

Q3. **Share your housing story.**

not answered

Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 12:53:45 pm
Last Seen: Feb 14, 2024 12:53:45 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Tyler needs to establish credit in order to qualify for best interest rate when he is ready to purchase his own home. J&D should advocate housing permit changes from single-family to single family +1 or +2. Remodel their basement as separate-residential property and charge Tyler rent.

Q2. **What could or should the Town do?**

Change residential zoning to accommodate extended families living separately within same propertt

Q3. **Share your housing story.**

not answered

Respondent No: 7
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 15:01:29 pm
Last Seen: Feb 14, 2024 15:01:29 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

not answered

Q2. **What could or should the Town do?**

Do NOT do affordable housing. Individuals can look elsewhere for housing. We moved from Houston to get away from this. Everyone else in the community will suffer.

Q3. **Share your housing story.**

not answered

Respondent No: 8
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 15:21:14 pm
Last Seen: Feb 14, 2024 15:21:14 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Tyler should get roommates and share the costs. I lived in the 3rd largest city in my 20's and was completely on my own financially. I got as many roommates as I needed to to be able to afford my living situation.

Q2. **What could or should the Town do?**

The town should do nothing. The housing market is not their responsibility.

Q3. **Share your housing story.**

not answered

Respondent No: 9
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 15:33:29 pm
Last Seen: Feb 14, 2024 15:33:29 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Charge Tyler rent. Encourage him to find roommates to split housing costs with.

Q2. **What could or should the Town do?**

Nothing

Q3. **Share your housing story.**

not answered

Respondent No: 10
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 19:17:53 pm
Last Seen: Feb 14, 2024 19:17:53 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Stay home as long as you can

Q2. **What could or should the Town do?**

Provide affordable housing options for teachers and other public workers in the community where they work. To qualify, renters must work.in the boundaries of Superior or Louisville in public service.

Q3. **Share your housing story.**

not answered

Respondent No:	11	**Responded At:**	Feb 15, 2024 06:10:13 am
Login:	Anonymous	**Last Seen:**	Feb 15, 2024 06:10:13 am
Email:	n/a	**IP Address:**	n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Go out to the fringes...Berthoud, etc and BUY a house. Commute until you can move if you still want to. Remember, at one point everything east of Havana street, south of Hamden and north of Broomfield was "way out there".

Q2. **What could or should the Town do?**

Stop building apartments. Do not build low/moderate income houses. Those two actions hurt the people who have worked hard to be able to afford Superior. Superior is not Aspen or Beverly Hills. It's a small town that has become popular by being near Boulder. Don't penalize people who were/are able to buy a home here.

Q3. **Share your housing story.**

not answered

Respondent No: 12
Login: Anonymous
Email: n/a

Responded At: Feb 15, 2024 08:42:50 am
Last Seen: Feb 15, 2024 08:42:50 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Keep on keeping on. We're in this exact same boat and it's working fine. No reason for an empty bedroom in a big Rock Creek house to go to waste. He'll get to the point where he can afford some place and he'll do it a lot faster in this situation than if he was renting an apartment

Q2. **What could or should the Town do?**

Absolutely nothing. This family has made financial decisions. Why should anyone else subsidize them? This is not a situation that the town should act to change

Q3. **Share your housing story.**

not answered

Respondent No: 13
Login: Anonymous
Email: n/a

Responded At: Feb 20, 2024 09:00:06 am
Last Seen: Feb 20, 2024 09:00:06 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Jack, Diane, and Tyler don't need advice; housing costs need to come down. Tyler and Samantha have been economically crippled by inflation, student loan debt, and stagnant wages. A degree and a teaching job shouldn't earn a person a meager $40k ; teachers should be paid a living salary. Tyler lives at home with his parents because statistically speaking, Boomers have the most cumulative wealth whereas Gen Z and millennials have the least amount of generational wealth in history. I would advise Jack & Diane to vote for legislation that supports affordable housing for all. Stop blaming young people living at home for the state of the economy. Also, multi generational living has been a common practice among cultures for centuries. Only in the US, where capitalism Reigns supreme, did we invent the idea of moving out at 18 so "ten family members pay 10 rents" it's insulting to ask us what advice we would give when this situation isn't a personal moral failing on behalf of Tyler. Tyler lives in a dumpster fire of an economy that robbed him of his economic future in favor of the ultra wealthy. His parents don't understand the privilege of owning a house; something Tyler & Samantha aren't even allowed to dream of right now due to the cost of housing.

Q2. **What could or should the Town do?**

The town needs to push for legislation that controls Rent & housing costs. The town needs to put an immediate cap on Rent. Housing is astronomical and the apartments in Superior that claim to be luxury are mostly price gouging on false claims. You Absolutely Do Not Need more "luxury apartments." Plus, all this new housing is blocking the Mountain View's landlords charge so much money for. Do you know the Bell Flatirons can barely keep up with its own maintenance? When I Lived there, All my windows leaked air & water (yes I told them) & they still increased my rent and never fixed a thing. Literal Nothing changed in the town or my apartment in 2 years, but rent went up $200. Even after we evacuated indefinitely for the Marshall Fire we were given absolutely no recourse and still expected to pay rent on time; even if affected by the fire. Is anyone going to maybe check the shady, greedy, practices of Landlords? They raise rent without explanation or justification meanwhile no one's wages change. If you try to negotiate rent they tell you "that's the going rate" because every other guy in town can charge that much, so they do too, even if there's no actual value to justify such an astronomical cost. The town needs to vocally support practices that either encourage higher wages or encourage lower housing costs. Preferably Both. I can't even rent a single family home in the Broomfield/Superior for less than $2500; and 1& 2 bedroom apartments in the area go for roughly the same. I'm a teacher for this areas schools but I can't afford to live in this area. Make it make sense. Also, how is anyone supposed to work at the local Walmart, Sonic, the Flatirons Mall, any of the fast food restaurants and live in Superior/ Broomfield at the same time? The average rent in the area is close to $2k; and we all know those establishments don't pay a living wage. Is the Superior Taco Bell worker supposed to commute over 30 minutes from a cheaper city? How is it cheaper if they now have commuting costs? Wouldn't you just work someplace closer? The housing costs are pricing people out of the city, the same people that you need to work basic retail jobs like Popeyes, Chik-Fil-A, Safeway, Target, and the gas stations. These Stores bring lots of traffic into downtown Superior, but if the people who work there can't afford to live nearby, it causes a labor shortage- which we are seeing at many under staffed local businesses. None of the problems of your fictional characters exist in a vacuum. Working harder isn't a solution in a broken system. The onus isn't on the individual; it's on the elected representatives to do the right thing for their people and create policies that reflect their wants and needs.

Q3. **Share your housing story.**

not answered

Respondent No: 14
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:07:38 pm
Last Seen: Feb 21, 2024 15:07:38 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

1. Get a better paying job. 2. Move to a location you can afford. Superior is not for you. 3. Life is tough, and full of tough choices. It makes you stronger. Don't be such a softy.

Q2. **What could or should the Town do?**

ABSOULTELY NOTHING! What the heck do you think a government entity can do? Put Housing Cost caps on residential sales? Have rent-control restrictions? Are you guys serious??!! Have you ever done any research on housing projects that are "government controlled"?? Have you not take and basic course in economics? How about stepping back, and realizing that this is America, it's a Capitalist societly and the free-market is best and strongest in the absence of any government. You people make me so mad at living here....

Q3. **Share your housing story.**

We bought a house we could afford...it has gone up in value. We are happy. End of story.

Respondent No: 15
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:08:57 pm
Last Seen: Feb 21, 2024 15:08:57 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

I have two sons who will be in the same position and my position is to allow Tyler to stay and home - contribute a fixed amount to bills from his salary and save the rest for a deposit.

Q2. **What could or should the Town do?**

We need high quality, low cost rent to buy solutions for the young adults in our community means tested. We have so many renters in Superior I'm sure that's pushing up the rental costs. You should ask the young under 30 somethings what they need for a housing solution and their town to not only help them move on with their lives but potentially stay in this community.

Q3. **Share your housing story.**

I bought probably higher that I should have but used money from my father's estate as a deposit for my house here. I was blessed by the first time purchasers credit under Obama as I'm an expat with zero credit score here. I now could not afford to move from where I am so thank god I bought when I did. I don't think my sons who are at college at MSU (low cost solution) will be leaving any time soon and I'm okay with that as they are not going to be starting their working lives with huge student loans either

Respondent No: 16
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:14:46 pm
Last Seen: Feb 21, 2024 15:14:46 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

He can live at home as long as he pays rent. Save the rent invest it and return it to him when he is ready to buy his own home. They have special housing for low income earners / teachers.

Q2. **What could or should the Town do?**

Consider providing subsidized low income housing for teachers and other city employees if they want to attract talented teachers/ employees.

Q3. **Share your housing story.**

I went to college got a job worked hard, got married and purchased a house as soon as we could qualify.



Respondent No: 17
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:16:22 pm
Last Seen: Feb 21, 2024 15:16:22 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Tyler should continue doing what he is doing and look for a roommate for a 2 bedroom apartment in Broomfield or Westminster.

Q2. **What could or should the Town do?**

Nothing

Q3. **Share your housing story.**

We got married, and with two incomes we saved for a down payment by not having fun or going on vacations because that's what was important. Then we continued to not spend and instead aggressively paid off our mortgage until we had enough equity to buy a larger home. We continued to not splurge and instead paid off our mortgage by age 36. It takes sacrifice to afford you home you want, not government intervention.

Respondent No: 18
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:20:40 pm
Last Seen: Feb 21, 2024 15:20:40 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Tyler should find somewhere else to live. We don't want cheap housing here to bring lower class people and lower property values and drive up crime.

Q2. **What could or should the Town do?**

Nothing. Too bad for Tyler. Not everyone can live here.

Q3. **Share your housing story.**

I want to keep crime low and property values high.

Respondent No: 19
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:22:06 pm
Last Seen: Feb 21, 2024 15:22:06 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

I'd tell them to let Tyler stay there for 1 year rent free as long as he is saving that money, but after that he needs to either find a place with a few roommates or get a job somewhere else. Or a second job. Seriously is 40K all teaching pays? My kid made more than that per hour working fast food.

Q2. **What could or should the Town do?**

Nothing

Q3. **Share your housing story.**

Have 3 kids in college, 2 out of state. Encouraging them to choose a career that they can afford rent. Waiting till they graduate and see where they end up, likely not back in Colorado due to affordability, before we choose where to retire.

Respondent No: 20
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:34:25 pm
Last Seen: Feb 21, 2024 15:34:25 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Stay living at home and save as much money as you can. High interest savings account or IRA. Not a regular saving account.

Q2. **What could or should the Town do?**

Encourage & allow ADU's everywhere.

Q3. **Share your housing story.**

n/a

Respondent No: 21
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:35:12 pm
Last Seen: Feb 21, 2024 15:35:12 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Tyler is making a smart financial decision by living with his parents. The other option would be to live somewhere with roommates - this is very typical for someone right out of college. Either way, his parents should help him come up with strategies to save money to afford a down payment on a house that he can afford in a few years. He will likely still need roommates or a partner that is also working.

Q2. **What could or should the Town do?**

Offer classes on smart financial decision making and investments.

Q3. **Share your housing story.**

Buy where and what you can afford.

Respondent No: 22
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:49:35 pm
Last Seen: Feb 21, 2024 15:49:35 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

The rest of the world often has multiple generations living in one home. It is a purely American notion that generations have to live apart in their own places. My advice would be to have Tyler live at home until he can afford a down payment on his own place. There are affordable places in Broomfield.

Q2. **What could or should the Town do?**

Nothing. Don't impose on anyone else's freedoms or tax them extra to accommodate Tyler's situation.

Q3. **Share your housing story.**

Saved up some money in my twenties, married my wife who'd done the same, bought a little house and continued to save, outgrew the little house, moved to Superior, raised 3 kids here who are doing the same and will probably own a house before the age their parents did. You know, responsible stuff



Respondent No: 23
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:49:38 pm
Last Seen: Feb 21, 2024 15:49:38 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

At 23, this country believes this age group is taken care of by their parents. Tyler can still be on his parents insurance, and is considered to be a dependent. Give him a room in your home, or have him get a roommate in an apartment.

Q2. **What could or should the Town do?**

The town could have a housing authority to help with finding roommates? Perhaps a discounted interest rate for first time homeowners who are lower income earners?

Q3. **Share your housing story.**

I have never had my own place. I have had several roommates until my partner and I purchased a home, and even then, we had two roommates to help with the costs. I was fortunate to receive special bond money in Boulder to purchase our first home. It only required a 10% deposit, and a reduced interest rate of 14%, instead of 18% in 1983. Easily spent over 30% of our income on housing for our 1300 sq ft home.

Respondent No: 24
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:52:46 pm
Last Seen: Feb 21, 2024 15:52:46 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Let him keep living at home to save money.

Q2. **What could or should the Town do?**

Densify Superior along the 36 corridor. Allow more apartments and townhomes to be built in the giant parking lots of Superior Marketplace. Minimize surface parking to allow for walkable density. Work with Louisville to build apartments/townhomes in the giant parking lots on their side of 36. Get rid of requirements that townhomes need to have offstreet parking requirements based on size.

Q3. **Share your housing story.**

Family of 5 living in a townhome due to housing costs. Would be open to a larger townhome (4 bedroom, 3,000 SF), but they're restricted by off street parking requirements.

Respondent No: 25
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:53:56 pm
Last Seen: Feb 21, 2024 15:53:56 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Living at home is fine to save $ for future down payment. I would define timeline and savings requirements though for Tyler in order to live in house, e.g. he must put 30% of his pay away in savings much like a mortgage would take.

Q2. **What could or should the Town do?**

Enact policy against speculative or corporate ownership of area homes. Limit ownership to 2x per family (where one must be resided in by primary owner). There are plenty of corporate bought houses being used as rentals...you want affordability, get rid of these speculative buys which remove inventory permanently.

Q3. **Share your housing story.**

not answered

Respondent No: 26
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 16:43:01 pm
Last Seen: Feb 21, 2024 16:43:01 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Show him how to save money so he can afford to buy a first home. Colorado, especially Superior, are desirable places to live. Because there is a large demand, prices will be higher. Cut costs in your life and focus on saving for a down payment.

Q2. **What could or should the Town do?**

ABSOLUTELY NOTHING. The town needs to fix roads and amenities and not get in the rent subsidizing business.

Q3. **Share your housing story.**

I graduated college and lived in a small, lower rent apartment while saving money. After a year of evaluating wants vs needs, I was able to get enough money saved to get a FHA loan and put 6% down on a home. We continued to make tough choices on what we spent our money on and eventually ended up in our dream home in Superior. We didn't expect to live in our ideal situation 6 months out of college, and neither should these kids.

Respondent No: 27
Login: Anonymous
Email: n/a
Responded At: Feb 21, 2024 17:38:07 pm
Last Seen: Feb 21, 2024 17:38:07 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

They should encourage Tyler to immediately begin a savings plan to start building a down payment for a home to invest in. Obviously this will take time -likely a few years at least on a teacher's salary. In the meantime, they should continue to support Tyler by welcoming him back into their home, possibly charging a small rent to teach Tyler the value of money, and what a privilege it is that he was able to grow up in such a nice town - a privilege he did nothing to earn, and is rather, due to the hard work of his parents. Tyler could also actively seek out potential roommates that could share the financial burden of the apartment.

Q2. **What could or should the Town do?**

The town should continue to make wise decisions to protect Tyler's parents' sizable investment of purchasing a house in Superior.

Q3. **Share your housing story.**

We worked hard and saved until we were eventually in the financial position to afford a house in Superior. This happened in our 30s...not at 23. Before that, we had to live *gasp* outside of Boulder County.

Respondent No: 28
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 17:40:21 pm
Last Seen: Feb 21, 2024 17:40:21 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Suggest that Tyler find a roommate, room for rent, or apartment within a 10 mile radius (Westminster, Thornton, Broomfield, etc) that fits his budget. Once Tyler is older, further into his career, and earns a higher income he can evaluate options that fit his budget.

Q2. **What could or should the Town do?**

Nothing. Superior is a very small town and there are more affordable options within a 10 mile radius in larger towns for someone just starting their career.

Q3. **Share your housing story.**

not answered

Respondent No: 29
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 18:20:40 pm
Last Seen: Feb 21, 2024 18:20:40 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Stay at home with your parents and save money until you can finally afford to rent.

Q2. **What could or should the Town do?**

Change the rental housing rules to allow 5 or 6 roommates to rent one house, rather than just 3 unrelated roommates.

Q3. **Share your housing story.**

My kids are in the same boat. They can't afford to rent unless the rental-$- per-person comes down, but rental owners can't reduce their rates because they have to cover their mortgage payments, which are also huge. Allowing more renters in a house reduces the rate/renter.

Respondent No: 30
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 18:59:32 pm
Last Seen: Feb 21, 2024 18:59:32 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

I don't see the problem. Let Tyler continue living with you while he saves money to rent a place of his own. This is the norm today. Also he doesn't know where he'll land after his one year contract is up.

Q2. **What could or should the Town do?**

Nothing. Not everyone can afford to live in Boulder County. There are cheaper options in neighboring areas. This is not the town's issue. Superior has actually done an admirable job offering different housing options with the development of the downtown area.

Q3. **Share your housing story.**

not answered

Respondent No: 31
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 19:36:44 pm
Last Seen: Feb 21, 2024 19:36:44 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

To live at home as long as he can and save as much as he can.

Q2. **What could or should the Town do?**

not answered

Q3. **Share your housing story.**

I grew up in the 80027. I'm 38yrs old and this is the only zip code I have ever lived in. I'm recently divorced and have sole custody of my 2 teenage kids. And like "Tyler" I am now living back home with my parents. I work as a special education para for BVSD and my paycheck is barely enough for grocery's and my kids needs. Being able to afford rent in the area that I love and have lived in my whole life, feels like a pipe dream. Even the options for low income housing are out of reach for me without help and assistance. I feel like I'm digging myself out of a never ending pit.

Respondent No: 32
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 19:45:54 pm
Last Seen: Feb 21, 2024 19:45:54 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Tyler, the adult whose parents no longer make decisions for him, should look in Broomfield - thousands of apartments, right on 36, closer to work, save time and money! Broomfield has tons of young professionals so he will find more people his age to hang out with, more bars, restaurants, movie theaters and closer to the Denver nightlife! Or continue to live at home like the majority of young adults around the country, it's smart and fun for Jack and Diane, no need to hire a dog sitter when traveling! But you do know it's really not Jack and Diane's issue, Tyler is an adult and can do what ever he wants. Young adults SHOULD leave Superior!

Q2. **What could or should the Town do?**

Section off a building in Downtown for affordable housing. Oh noooo too late? Too bad. If you are renting in Superior you obviously don't need affordable housing. If you are renting in Superior and are cost burdened, you make bad choices. There is no economical reason to live in Superior as there is no industry here, (maybe we should get that?) you are only going to live here because you CAN afford it. And you think rent is bad now? Just wait until we get our new tax bills. We will all need assistance with our housing. Why don't you focus on that?

Q3. **Share your housing story.**

One of my young adults is living with us, because he wants to and we all love it. See the dog sitting above. The other is in the mountains living in a dump with multiple roommates and working to pay for it, because that's what he wants to do. Superior is a tiny, four mile town, that is basically full, maxed out. There is plenty of 'affordable' housing in Broomfield and Westminster. The town really should have thought about this affordable housing need when you agreed to the 1000 apartments in our new downtown. No young adult wants to live here, they want to be where people their ages are, not their parent's ages. Superior will never turn into a ghost town; families, working middle aged, and retirees will always choose to live here. It's fabulous, don't ruin it by over building. Superior is built out - stop the madness! Stop trying to make FETCH happen!

Respondent No: 33
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 20:27:07 pm
Last Seen: Feb 21, 2024 20:27:07 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Jack and Diane should encourage Tyler to stay at home and save his money until he is better able to move out on his own. They could also suggest that he consider renting a home with friends and sharing the rent. They should tell Tyler that living alone is not ideal for social, emotional, and financial reasons, and that the downsides of living alone far outweigh the so-called advantages.

Q2. **What could or should the Town do?**

Nothing, extended families should be encouraged. Living at home with your parents should not be seen as a problem that the Town needs to 'solve.' Recent immigrants have often used this living arrangement to accumulate the capital to start a family business, send the kids to college, and eventually move into the middle class.

Q3. **Share your housing story.**

At 19 I left home and moved into a basement apartment with my girlfriend and three friends. Individually none of us could afford to live alone, but together we were able to meet our rent, pay for our food, afford our tuition and eventually graduate—one of us ended up teaching anatomy at Yale. Years later we moved to Sunnyvale California where we made friends with someone who was sharing a home in Palo Alto (which is much more expensive than Superior) with four other people. Again, none of them could afford to live on their own, but together they had a home with a swimming pool and garden. As a bonus you will have great parties, and many fond memories (^o^)



Respondent No: 34
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 20:33:10 pm
Last Seen: Feb 21, 2024 20:33:10 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Let I'm stay at home during the contract year and advise him to search for room mates and a rental farther away from the Boulder metro area. Firestone, Fredrick, Ft. Lupton and further north east. Also discuss looking for next teaching job away from the metro area where housing and rentals are less expensive. Also consider looking out of state as Colorado has become a high cost of living state primarily due to cost of housing.

Q2. **What could or should the Town do?**

This issue needs to be addressed at the state level or at minimum the Front Range. I just read that the national level of cost for housing is under $400,000. We are loosing people from our state because of the high cost of living. .

Q3. **Share your housing story.**

Several local friends have kids who have graduated from college, engineering, business sciences and the kids have moved to the midwest and South Carolina also seems to be a hot spot for good jobs and low cost of living. I can't believe housing costs near Boulder and surrounding area. Convince Boulder and surrounding towns like Superior to take a portion of their open space and make available to developers for low cost housing and help get a plan for infrastructure to outlying areas going beyond Boulder County. Think Weld and Adams County.

Respondent No: 35
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 20:35:23 pm
Last Seen: Feb 21, 2024 20:35:23 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

If not working during summer break get a room and board job option like YMCA of the Rockies to network and make income

Q2. **What could or should the Town do?**

Open up vacant rooms during summer on college campus and hire students or alumni to run it like a hotel.,Europe does this often. Create living and multipurpose homes. Like a assisted living center in one wing, gym/rec in another, and on another floor a thrift shop/arc to help fund it,and give young adults employment. Have it also be location for a local affordable garden keeping things pretty, and farmers market because everyone especially college kids need food. The kids could work with the elderly on activities keeping them busy and keeping people healthy with a roof over their head.

Q3. **Share your housing story.**

I am a lifelong paraplegic and had 14 zoom job interviews during covid. All loved me until they found out I was paralyzed so I ended up needing food shelf and selling a lot of my belongings. I worked with vocational rehab to help,and applied for dozens of grants

Respondent No: 36
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 23:24:28 pm
Last Seen: Feb 21, 2024 23:24:28 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Be glad Tyler has a job and that you can help out with a place to stay. Tyler, save up as much money as you can and see if you get rehired at your current job.

Q2. **What could or should the Town do?**

I'm not sure what the town can do. Encourage people to build smaller houses and not give tax breaks for building large. In many places and states it is common for family generations to live together due to economic factors.

Q3. **Share your housing story.**

not answered

Respondent No: 37
Login: Anonymous
Email: n/a

Responded At: Feb 22, 2024 09:40:27 am
Last Seen: Feb 22, 2024 09:40:27 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Good choice Tyler..Samantha needs to move back home and go to a local college. Go to Front Range first than transfer to School of Mines, CU Boulder, or Greely. All are within driving distance of Superior. Living in one home is good for the environment and good for lowering the cost of living for all involved. We live in a society that battles depression and lonliness..most of the world lives in extended families. As the parents age the adult children will be there to help out. Most homes in Superior are certainly large enough to be comfortable for multi-generations.

Q2. **What could or should the Town do?**

I think that buying a few lots and donating them to Habitat to Humanity would be the most seamless way to integrate low cost housing into our town.. Even neighborhoods with big homes can be a multi-generational home or a duplex that looks like a single home.

Q3. **Share your housing story.**

I have three adult children living at home...Two have college degrees and one is pursing a graduate degree. They all lived at home while going to college and worked and are SO fortunate to not carry student loans due to these choices. My one child that moved out has student loan debt...so housing can be the reason for taking on debt in our high cost area.

Respondent No: 38
Login: Anonymous
Email: n/a

Responded At: Feb 22, 2024 11:40:09 am
Last Seen: Feb 22, 2024 11:40:09 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

I feel like we're missing a lot in this story. What is their house size (Superior is full of large house)? Is having Tyler at home a burden to Jack and Diane? He only has a one year contract with his current job, and the pay is very low for this area. If having him at home isn't a burden, then let him stay. Come up with a plan to reassess mid year. He may have a new job with a longer contract, He may have been offered a permanent position. If Tyler wants to move out, he has many options of towns with lower rents in the vicinity of his school. Based on his salary, he would need to have roommates.

Q2. **What could or should the Town do?**

It isn't up to the Town to provide housing for Tyler. They could offer subsidized housing for lower income people, but I don't know the process or who pays for that. It's should not be a burden on current town citizens to pay more just so people can live in Superior. There are many other options here, and people don't need to be locked into one town.

Q3. **Share your housing story.**

At 23 I was a recent college grad working a low paying finance job in the Silicon Valley. (25k annual). Rents were astronomical compared to my salary. Living with my family was not an option in their 1,200 square foot house with 5 people. I lived with a friend's older mother for several years until I could afford a place with a friend 2 years later. Even then, we had to search for an affordable apartment in a safe neighborhood. This was 30+ years ago, and rents ranged between $1,200-$2,000 per month for a 2 bedroom place. It isn't easy when you're young, but you don't need much. It was a struggle for a while, then little by little I started building up my savings.

Respondent No: 39
Login: Anonymous
Email: n/a

Responded At: Feb 22, 2024 13:26:41 pm
Last Seen: Feb 22, 2024 13:26:41 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Kid is 23 and y'all probably just spent $250,000 on Tyler's college education. Grow the fuck up!

Q2. **What could or should the Town do?**

Absolutely nothing...They can afford Oberlin, Tyler will do just fine.

Q3. **Share your housing story.**

So, I lived in crappy studios, had roommates, and *finally* got to where I could afford Horizons (now Bell Flatirons) to live by myself. I was an idiot and didn't buy a house in Superior back in 2010. Finally, I was able to *AFFORD* one—by myself—after working hard, saving money, investing, and living below my means. Now, my house actually means something. It's not "I suck at life decisions, so please give me a house." Go live in Thornton, Broomie, or Aurora, and stop acting like you DESERVE something!

Respondent No: 40
Login: Anonymous
Email: n/a

Responded At: Feb 22, 2024 14:20:37 pm
Last Seen: Feb 22, 2024 14:20:37 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Stay at home as long as you can.If you have debt, concentrate on paying it off. Max out your retirement contributions. Look for paid house-sitting/pet sitting alternatives near work as a side gig.

Q2. **What could or should the Town do?**

not answered

Q3. **Share your housing story.**

not answered

Respondent No: 41
Login: Anonymous
Email: n/a

Responded At: Feb 22, 2024 20:04:07 pm
Last Seen: Feb 22, 2024 20:04:07 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Allow Tyler to live at home for a year or two to save money that he can use to make a down payment, hopefully find a higher paying job, then move to his own home. If he can't afford to live on the Front Range, he should find a job in an area that he can afford.

Q2. **What could or should the Town do?**

Nothing; this is not the Town's responsibility. People who can afford to live here should live here; people who cannot afford to live here should live in an area they can afford.

Q3. **Share your housing story.**

My husband and I saved money while living in a small townhome in Lafayette, saved enough to move into a new (small) home in Erie, built up equity, moved to Superior when we could afford it.

Respondent No: 42
Login: Anonymous
Email: n/a

Responded At: Feb 22, 2024 20:15:04 pm
Last Seen: Feb 22, 2024 20:15:04 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Tyler will need to live at home for several years if he even wants to dream about living in/near Superior. The reality is, he will be stuck renting or purchasing somewhere else in the metro area that is far less desirable. Our future generations, especially on that salary, are completely priced out of Superior. Now and forever.

Q2. **What could or should the Town do?**

Please consider affordable housing in the town's vision and future. Unfortunately, what the town currently considers "affordable" is laughable. Even I, a professional with a doctorate degree, couldn't afford to purchase a home in Superior to downsize, even selling my current home at the current market value, without taking out a large mortagage. This is the last thing I want to consider as I near retirement. Also, with the already high property taxes, I am flabbergasted at why the town board voted to keep more mills, therefore increasing our already unaffordable property taxes. This town is doing everything it can to become an elitist town that nobody can afford to live in.

Q3. **Share your housing story.**

I am a late 40's single professional with one child in college. I would love to downsize and stay in Superior, but there are absolutely zero options here in Superior that would allow me to downsize without taking out a larger mortgage (and pay higher property taxes, which are already astronomical), which is the last thing I want to consider as I near retirement. So, I am stuck in a house that is too much house for me, unfortunately, relying on the equity to hopefully sell one day and likely have to move out of this town that I love.



Respondent No: 43
Login: Anonymous
Email: n/a

Responded At: Feb 23, 2024 10:33:48 am
Last Seen: Feb 23, 2024 10:33:48 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Sunshine Home Share!

Q2. **What could or should the Town do?**

Sunshine Home Share!

Q3. **Share your housing story.**

not answered

Respondent No: 44
Login: Anonymous
Email: n/a

Responded At: Feb 26, 2024 04:34:07 am
Last Seen: Feb 26, 2024 04:34:07 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

They should have steered their child into a profession that would allow him to live in a high cost area. They gave him poor advice, you always need to match your career objectives with your lifestyle objectives

Q2. **What could or should the Town do?**

Nothing!!! This is not a town issue, it is an issue within the family, this city should do nothing!!!! I have four college degrees (two advanced degrees in engineering). My one neighbor has a PhD, my other neighbor has a MBA from Wharton… We worked hard to be able to afford to live here..we made good choices. The city should not get involved, this families made bad choices, that is on them

Q3. **Share your housing story.**

not answered

Respondent No: 45
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 09:15:25 am
Last Seen: Feb 27, 2024 09:15:25 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

That he can get another job in the Summer to make more money and save up for his first house, which probably isn't going to be in the #1 desirable spot. You don't graduate from college and immediately deserve your dream home.

Q2. **What could or should the Town do?**

Tell Tyler to not spend money at Starbucks and brew his own coffee at home so that he can save as much as possible.

Q3. **Share your housing story.**

I was responsible. I saved money for a house that was a starter home. After continuing to save money for that starter home, I got into a better home. I then continued to save money for another 9 years until I could afford the home that I wanted. I made sacrifices like traveling 4 days a week to provide for my family, I didn't ask a town to give me money because I chose a lower paying profession.

Respondent No: 46
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 10:41:31 am
Last Seen: Feb 27, 2024 10:41:31 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Good plan for Tyler to stay with the parents. That way he can save some money for downpayment

Q2. **What could or should the Town do?**

not answered

Q3. **Share your housing story.**

All 3 kids that went to CU Boulder lives with us in Superior, they commute with the bus passed from CU free. Now they all have their own houses since they dont have any tuitions debt .

Respondent No: 47
Login: Anonymous
Email: n/a

Responded At: Feb 29, 2024 21:32:00 pm
Last Seen: Feb 29, 2024 21:32:00 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

Tyler should not expect to be able to rent on his own in Superior on $40k. He should get a roommate and look for an apartment in Commerce City.

Q2. **What could or should the Town do?**

The town should lower real estate taxes so the parents can support their kid going to Oberlin and they can save for retirement. The town needs to serve its residents, not attract people who can't afford to live here. Maybe the parents could buy a condo for Tyler?

Q3. **Share your housing story.**

I think Superior is a nice, upscale community and we should to further increase housing values so it remains a premier housing destination near Boulder. We need to fight any low income housing that Boulder County tries to push on us.

Respondent No: 48
Login: Anonymous
Email: n/a

Responded At: Mar 11, 2024 09:34:13 am
Last Seen: Mar 11, 2024 09:34:13 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about Tyler?**

They should help Tyler make a realistic plan to eventually move out of their home by saving up money to afford housing the in future.

Q2. **What could or should the Town do?**

The Town has neither the obligation nor the power or authority to lower housing prices across the Front Range. So, there is nothing the town can do about this. The Town should stop wasting their time thinking about this and move on to more practical matters.

Q3. **Share your housing story.**

not answered

Diane's parents – Paul and Edna – are in their late 70's. They currently live in rural Nebraska, but Paul's health is declining and he no longer drives, making it more and more difficult for them to live independently. They would like to move closer to Diane and downsize from their 4 bedroom house and multi-acre property. However, they don't have the equity or savings to afford higher home costs in the front range.



Survey Responses

12 August 2019 - 01 July 2024

Paul and Edna

Shape Superior

Project: Housing Needs Assessment & Strategic Plan

BANG THE TABLE engagementHQ

VISITORS					
190					
CONTRIBUTORS			RESPONSES		
34			34		
0 Registered	0 Unverified	34 Anonymous	0 Registered	0 Unverified	34 Anonymous

Respondent No: 1
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 11:26:43 am
Last Seen: Feb 14, 2024 11:26:43 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Have the parents move to Broomfield into a house they can afford. Possibly rent a room to another senior for income.

Q2. **What could or should the Town do?**

Nothing.

Q3. **Share your housing story.**

not answered

Respondent No: 2
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 11:55:51 am
Last Seen: Feb 14, 2024 11:55:51 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Have their parents move in with them, to save rent and also make it easier to care for them. Consider potentially getting a larger home that would be more feasible for Edna / Paul to share with Jack / Diane.

Q2. **What could or should the Town do?**

Allow ADUs.

Q3. **Share your housing story.**

not answered

Respondent No: 3
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 12:15:52 pm
Last Seen: Feb 14, 2024 12:15:52 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Multi-acre property? Seems unrealistic in his area. If they want to move to the area, senior housing makes more sense. They are in their late 70s, so buying such a high-maintenance property makes no sense. They may as well stay where they are and fly to visit more often.

Q2. **What could or should the Town do?**

NOTHING

Q3. **Share your housing story.**

not answered

Respondent No: 4
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 13:22:32 pm
Last Seen: Feb 14, 2024 13:22:32 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Paul and Edna should move in with Diane and Jack. Problem solved. This is what family is for: to help each other. I would give anything for my parents to be alive and if they were alive with a similar situation, I will take care of them ..No questions asked!

Q2. **What could or should the Town do?**

The town shouldn't do anything in this situation. Diane and Jack have the answer. Cheers

Q3. **Share your housing story.**

not answered

Respondent No: 5
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 15:02:27 pm
Last Seen: Feb 14, 2024 15:02:27 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

not answered

Q2. **What could or should the Town do?**

Do NOT do affordable housing! They can look elsewhere. Everyone else in town will suffer. We left Houston to get away from this.

Q3. **Share your housing story.**

not answered

Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 15:19:29 pm
Last Seen: Feb 14, 2024 15:19:29 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

This is what my parents face after my step fathers fall. They can't afford to move from Indiana to Colorado to be near their step daughter and biological daughter (who lives in Denver).

Q2. **What could or should the Town do?**

It is not the town's responsibility to do anything about this. My parents need to consider apartments or other areas of the country that is in their price range

Q3. **Share your housing story.**

not answered

Respondent No: 7
Login: Anonymous
Email: n/a

Responded At: Feb 14, 2024 15:36:29 pm
Last Seen: Feb 14, 2024 15:36:29 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Either subsidize your parents, or move to where your parents can afford.

Q2. **What could or should the Town do?**

Nothing

Q3. **Share your housing story.**

not answered

Respondent No: 8
Login: Anonymous
Email: n/a

Responded At: Feb 15, 2024 06:14:49 am
Last Seen: Feb 15, 2024 06:14:49 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Do some research. There are opportunities available. They Do NOT have to live on the Front Range. The Front Range is not currently a good place for affordable housing. That doesn't mean there aren't better alternatives. The Front Range has a tremendous number of problems and Paul and Edna may be trading one set of problems for bigger/worse problems.

Q2. **What could or should the Town do?**

Quit trying to be a "be all, end all". Colorado is not currently affordable. Colorado has tremendous problems that haven't been addressed, many due to overpopulation.. Superior would do best to take care of the current issues in town (The streets are in horrible shape for example).

Q3. **Share your housing story.**

not answered

Respondent No: 9
Login: Anonymous
Email: n/a

Responded At: Feb 15, 2024 08:37:37 am
Last Seen: Feb 15, 2024 08:37:37 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Help Jack and Diane build an ADU in their back yard with the proceeds of their property sale (after the state mandates that this must be an option available to people)

Q2. **What could or should the Town do?**

Make ADU's legal

Q3. **Share your housing story.**

not answered

Respondent No: 10
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 15:57:37 pm
Last Seen: Feb 21, 2024 15:57:37 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

They don't have any equity in a 4 bedroom house and multi-acre property? Wow, sounds like some bad financial decisions were made along the way. I'd advise them to move to one of the many apartment buildings that have sprung up along the eastern edge of Superior in Broomfield to downsize and still be near family.

Q2. **What could or should the Town do?**

The only thing the town should do would be to encourage people to build ADU's. This would solve so many problems.

Q3. **Share your housing story.**

Saved responsibly, bought a condo, continued to save, sold the condo and bought a small house, continued to save, sold the small house and bought a house in Superior. Had roommates to help afford the rent at times. Lost jobs, got jobs, got married, had kids, etc. And not once did I expect Superior or any of the other nearby towns I lived in for assistance regarding housing.

Respondent No: 11
Login: Anonymous
Email: n/a

Responded At: Feb 21, 2024 16:12:04 pm
Last Seen: Feb 21, 2024 16:12:04 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

not answered

Q2. **What could or should the Town do?**

The town let the ship sail and has screwed us all

Q3. **Share your housing story.**

not answered

Respondent No: 12
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 09:05:38 am
Last Seen: Feb 27, 2024 09:05:38 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

This is sad, but maybe they should just move in with jack and Diane---but it the family's decision, the city should not try to help here at all

Q2. **What could or should the Town do?**

Nothing!!! this is not the Town's job

Q3. **Share your housing story.**

not answered

Respondent No: 13
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 09:07:57 am
Last Seen: Feb 27, 2024 09:07:57 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Look at options they can afford nearby (~10 miles) radius from the front range that are more affordable vs trying to move to an area in high demand

Q2. **What could or should the Town do?**

Nothing, there are more affordable options within a reasonable proximity of the Front Range

Q3. **Share your housing story.**

not answered

Respondent No: 14
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 09:09:41 am
Last Seen: Feb 27, 2024 09:09:41 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Move to a lower cost area that is closer, like Erie or Longmont.

Q2. **What could or should the Town do?**

NOTHING. The town shouldn't be doing anything to help out of state people that don't have savings or equity. That isn't a problem for the town to solve. The town of Superior needs to fix roads, pools, amenities, etc. not subsidize housing for people who didn't plan properly.

Q3. **Share your housing story.**

My housing story is that I worked hard, saved money and made difficult choices like not having the latest iphone or newest car so I could afford to buy a house in Superior after saving for 10 years. This is a desirable place to live with a finite number of homes, this will drive up the prices.

Respondent No:	15	**Responded At:**	Feb 27, 2024 09:20:06 am
Login:	Anonymous	**Last Seen:**	Feb 27, 2024 09:20:06 am
Email:	n/a	**IP Address:**	n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Jack and Diane should move to Nebraska to be closer to their parents. Otherwise, Jack and Diane can contribute their own money to help their parents move to Colorado.

Q2. **What could or should the Town do?**

Nothing - There are plenty of areas throughout the U.S. that both sides of the family can move to in order to accommodate their preferred cost of living and proximity to each other.

Q3. **Share your housing story.**

not answered

Respondent No: 16
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 09:20:20 am
Last Seen: Feb 27, 2024 09:20:20 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Investigate Senior Cooperative Housing. I will be moving from Superior this summer to the Broomfield Village Coop currently under construction. This is one of I think 10 being built or already open around Colorado. Another is starting in Erie soon.

Q2. **What could or should the Town do?**

Become familiar with how Coop work. These are HUD sponsored programs for senior active adult living. We will have many residents in their 70's and 80's (I'm 74). Each residents owns a share of the Coop based on their units size and pays a monthly fee that covers the HUD backed mortgage and expenses like maintenance of building, landscaping and common areas.

Q3. **Share your housing story.**

I raised a family (one daughter) in Boulder who is grown and moved away. My ex-wife and I split up five years ago and I started looking for a Coop. I moved to Superior's Bell Flatiron apartments and have seen large rent increases every year. Superior would do well to become familiar with this alternative and make it a housing option available here.



Respondent No: 17
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 09:28:18 am
Last Seen: Feb 27, 2024 09:28:18 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Unfortunately, we don't always get what we want. We should live within our means. What kind of equity do the parents have in their currnet property? Any other sources of income (retirement savings, pensions, etc.)? Find somewhere they can afford. This is not our town's problem, this is an individual issue that many of us have faced or will face. Again, live within your means - wherever that may be. Just because we WANT to live near our family does not mean that we can.

Q2. **What could or should the Town do?**

It would be nice to have more patio homes that are for 55+ ages only.

Q3. **Share your housing story.**

not answered



Respondent No: 18
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 09:45:33 am
Last Seen: Feb 27, 2024 09:45:33 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Huge economic mistake to move from Nebraska to the front range. They need to meet with a financial planner, learn if it makes more sense to sell and move into a more retirement friendly neighborhood or hire in home help. Diane can travel to see her folks.

Q2. **What could or should the Town do?**

Why would the town get involved in this personal matter?

Q3. **Share your housing story.**

I get it your are trying to get people to create compassion around made up stories from Boulder Housing Coalition. Superior is full, it's a four mile town, if Diane wants her parents close to her she will have to figure out whether she is moving to Nebraska or find a nice retirement village close by.

Respondent No: 19
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 10:00:11 am
Last Seen: Feb 27, 2024 10:00:11 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Put them up in Senior Living. For the cost they would buy a house, they can afford a nice, $3K monthly housing allowance at something like Belfour or Sunrise. Done deal. The government is not the answer.

Q2. **What could or should the Town do?**

NOTHING! What do you propose the town "do"? Artificially lower some houses by 50%? Make a huge chunk of those ugly apartments you are building in downtown Section-B housing? Bringing in a ton of undesirable and shifty population? Most likely a ton of illegal aliens, too?

Q3. **Share your housing story.**

We bought our home in 2006. We have lived there since and paid the mortgage down. Now it is worth more. Some day, we will move out of this dumb town (dumb, because of the town government, not dumb because of the beauty and locale and access to open spaces) with a large equity due to our rational living-style.

Respondent No: 20
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 11:12:43 am
Last Seen: Feb 27, 2024 11:12:43 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Perhaps look at Nebraska since Colorado taxes and cost of living is much higher.

Q2. **What could or should the Town do?**

Stop raising taxes and try to lower the cost of living.

Q3. **Share your housing story.**

not answered

Respondent No: 21
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 12:03:37 pm
Last Seen: Feb 27, 2024 12:03:37 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Have them look elsewhere (not Superior)

Q2. **What could or should the Town do?**

Nothing

Q3. **Share your housing story.**

not answered

Respondent No: 22
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 12:06:13 pm
Last Seen: Feb 27, 2024 12:06:13 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Maybe help the parents pay for a house. Get a small apartment in town. I guess they can't stay with Jack and Diane because they will be downsizing after the kids go to college. Maybe they all will need to move somewhere cheaper. This is the reality of wanting to live here, you need a lot of money.

Q2. **What could or should the Town do?**

Nothing they can do unless they want to pay for some of peoples housing costs.

Q3. **Share your housing story.**

Bought a smaller house in Superior. Would like to stay but the airport noise is too much. Might have to move to a cheaper state and buy a single level house for the senior years.

Respondent No: 23
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 12:35:58 pm
Last Seen: Feb 27, 2024 12:35:58 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

We don't need affordable housing. They can look elsewhere, like we did. We couldn't afford Boulder so we don't live there. We live here in superior because it's not run down like Houston was. Keep it Superior!

Q2. **What could or should the Town do?**

We don't need affordable housing.

Q3. **Share your housing story.**

We don't need affordable housing.

Respondent No: 24
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 12:45:54 pm
Last Seen: Feb 27, 2024 12:45:54 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

They should look for a home in an area with more affordable housing costs that fit their budget. They should not expect a town to modify their entire community for their needs. There are many places nearby that offer assisted living and beautiful neighborhoods with more moderate housing costs.

Q2. **What could or should the Town do?**

NOTHING! The town is not responsible for 'providing' housing options for everyone. We moved here (along with many others) because of the way the town EXISTS - not to change it.

Q3. **Share your housing story.**

We moved to Superior in 2010 with a housing stipend to rent from my husbands job. When we decided to stay in the area we bought a house in 2012 that fit at the top of our budget. We love our neighborhood and the way Superior was when we first moved here. Superior is losing it's small town charm and close-knit community feel with all the multi-unit housing going up. While our house has increased in value since we bought it, the market and our family season are not favorable for us to move just yet so we are waiting until it fits our budget - which people need to do in general. Not everyone can afford to live in Superior and THAT'S OK.

Respondent No: 25
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 12:45:58 pm
Last Seen: Feb 27, 2024 12:45:58 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Either have Diane move to Nebraska where the cost of living is less or Paul and Edna need to look in areas of the Front Range that are less expensive than Superior. There are 50+ communities in Broomfield, Thorton, Arvada, Loveland, Fort Collins that are more affordable than Superior and within a reasonable distance from Superior.

Q2. **What could or should the Town do?**

1. Realize that past decisions and choices made by Trustees and other Boulder County officials have had a direct impact on the cost of housing in Superior. Open space costs money. Land is scarce and costs money. Stringent building codes cost money. The current political party has borrowed, printed and spent money which has raised the cost of money and living expenses. 2. Superior is not big enough to absorb the costs of providing housing for lower income families. There are not enough businesses in Superior to generate the tax base required to offset expenses for low income housing. Boulder County already has some of the highest property taxes in the state. Superior cannot expect to raise property taxes any more without creating a negative impact on the current residents. 3. Be REALISTIC!

Q3. **Share your housing story.**

We are rebuilding our house after the Marshall fire destroyed it. We have reduced the size of the house and had to make some tough choices due to budget constraints. This is an unfortunate reality of the current cost of building, even when we are doing a substantial amount of the work ourselves. The reality is it is VERY expensive to build a house and even more expensive when it is in Boulder County.

Respondent No: 26
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 14:00:11 pm
Last Seen: Feb 27, 2024 14:00:11 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Move in with family, assisted living in less expensive areas near Denver, Jack and Diane can move elsewhere. This is a problem across the country and is not unique to Superior or Boulder County.

Q2. **What could or should the Town do?**

Nothing

Q3. **Share your housing story.**

Is it expensive to live in this area? Yes. That is because it is a highly desirable area due to its scenery, lifestyle, etc. Would I like to stay in the area once I retire (only a few years out)? Of course I would. But I also wouldn't expect everyone else in this area to make sacrifices so that I can stay. That's silly and unreasonable.

Respondent No: 27
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 15:17:42 pm
Last Seen: Feb 27, 2024 15:17:42 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Private

Q2. **What could or should the Town do?**

Sales my Profit

Q3. **Share your housing story.**

Yes

Respondent No: 28
Login: Anonymous
Email: n/a

Responded At: Feb 27, 2024 16:55:42 pm
Last Seen: Feb 27, 2024 16:55:42 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Tell Jack and Diane to move closer to their parents, buy a multi generational house & have parents move in, or tell Jack & Diane to vote differently so cost of living won't continue sky rocketing.

Q2. **What could or should the Town do?**

Absolutely nothing!! Jack & Diane's parents are NOT the city's responsibility! Lower taxes, stop spending money on road "repurposing" projects, give extra money to lower OUR OWN TAXES. Mine went up TWO THOUSAND DOLLARS!!

Q3. **Share your housing story.**

I personally know many families on our block that have multiple generations living in it. Stop being a woke government focused on initiatives that our own residents don't want!

Respondent No: 29
Login: Anonymous
Email: n/a

Responded At: Feb 28, 2024 00:09:42 am
Last Seen: Feb 28, 2024 00:09:42 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

The cost of housing in the Front Range is the least of Diane's parents problems. With failing health and with an inability to drive Diane's parents should not be living on their own. I would advise Jack and Diane to invite her parents to either live with them and share expenses, which would be mutually beneficial, or find an affordable independent living facility in Nebraska.

Q2. **What could or should the Town do?**

Nothing. This is a problem for Jack and Diane to solve.

Q3. **Share your housing story.**

My wife and I had been married less than six months when we had to take my mother in after my father's death. This was not the most romantic arrangement for a newly married couple living in a 600 square foot apartment, but we managed. Eventually, after her medical issues were addressed, we were able to get her a room at the Women's Catholic League, and a job at the childrens hospital near by.

Respondent No: 30
Login: Anonymous
Email: n/a

Responded At: Feb 29, 2024 21:47:30 pm
Last Seen: Feb 29, 2024 21:47:30 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Wow that's a hard one. Maybe the parents could afford something near Cheyenne and be closer to Jack and Diane? There is assisted living at Primrose Retirement Communities in Cheyenne, maybe they could try that?

Q2. **What could or should the Town do?**

The town should point Jack and Diane to a realtor so they can sell their house and move to Greeley with the parents so that they can find more affordable housing that both families can work with. The town shouldn't assume that people moving from low cost to high cost areas can be accommodated in an upscale town in a high cost area. These are life choices made by people, not problems solved by small towns.

Q3. **Share your housing story.**

This just happened in my family. Our parents needed to be closer so they sold their home in the Midwest and moved to Boulder where there is excellent care. Boulder is very close and it worked out great! Superior is close to Boulder which has a lot of options for people.



Respondent No: 31
Login: Anonymous
Email: n/a

Responded At: Mar 02, 2024 10:01:15 am
Last Seen: Mar 02, 2024 10:01:15 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Wanting to have her parents live closer is relative. Moving to Boulder County seems to be totally out of reach given their savings and equity position. Maybe you should think about them moving to more rural areas in Eastern Colorado, a smaller community that has older low cost housing and possibly assisted living available. Another potential if you want them real close put them in your basement.

Q2. **What could or should the Town do?**

Maybe the town could issue permits to allow full kitchens in basements. Or perhaps, allow additions to existing houses that would permit less distance between existing homes or less setbacks to allow add on structures with some privacy like a bedroom small kitchen and living room.

Q3. **Share your housing story.**

We have been looking for years up and down the front range for the right new ranch style house in a nice area. We almost had a Remington home (they were a tad too small) built in Arvada. We looked from Ft Collins to Colorado Springs but every time when we came back home to Superior we realized that Rock Creek has the best outdoor open space of anywhere, we had easy quick access to Denver and Boulder, less than 30 minutes to a baseball game and less than 15 minutes to downtown Boulder, (just wish we could find a parking space), local hospital, shopping mall (what is left of it and in Louisville/Lafayette has some access to local dining. So we've just continued to update our house.

Respondent No: 32
Login: Anonymous
Email: n/a

Responded At: Mar 04, 2024 21:58:50 pm
Last Seen: Mar 04, 2024 21:58:50 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

Their parents will need to live with them, probably. There's absolutely no affordable housing for seniors anywhere in the front range, especially Superior. The only other way to afford housing in the post-retirement age is to draw large amounts from retirement savings, which is not ideal.

Q2. **What could or should the Town do?**

Encourage developers that want to build affordable housing and smaller homes. Would be nice to see single-level ranch homes in Superior.

Q3. **Share your housing story.**

I am middle aged and a single mother. Retirement in on the horizon in the next 10 years. I'd love to downsize, but the only way for me to do this would be to spend more money (even for a smaller home in Superior) or move out of Superior. I love Superior, so I guess I'll stay put in a home that is too big for my needs (but comes along with larger utility and insurance costs). I feel absolutely stuck.

Respondent No: 33
Login: Anonymous
Email: n/a
Responded At: Mar 11, 2024 09:32:19 am
Last Seen: Mar 11, 2024 09:32:19 am
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

As nice as it would be for Jack and Diane if there was a house right next door that was inexpensive and the perfect size for their aging parents, this just isn't the case. They will need to help Paul and Edna to make a realistic plan because front range home prices in general will not accommodate Paul and Edna's desire for a small inexpensive house very near to their children. The reason for this is that in the US we operate in a market economy where people have the freedom to chose which house to buy, which career to pursue, etc. And, a lot of people who have worked hard to pursue high earning careers have decided that they want to live on the front range in Colorado, and they have spent their life savings on homes to make that happen. Thus, home prices are high, and it isn't a part of the country folks should be looking at to live cheaply in retirement. Jack and Diane will have to face the same difficult questions that many families with aging relatives face. Do they consider an assisted living facility or nursing home in an area where the parents can afford the fees? Such facilities do exist near Superior. Do they consider having the parents move into their own home, which is likely to have 3 or more bedrooms and could accommodate the parents? This will be deeply personal choice for them, and I would advise them to pick something that will show love for their parents but also be sustainable for them in the long run.

Q2. **What could or should the Town do?**

The Town has no obligation to provide every type of housing that anyone who may wish to move here could possibly want. There are towns in the world where housing is expensive, and there are towns were it is cheap. There are industrial towns, rural farming towns, giant metropolises, etc. In other words, there are many other places people can choose to live, and Superior doesn't have to try to be everything to everyone. It's ok if this town caters to a certain niche of people. It can be and very likely will be a moderately upscale bedroom community housing middle class families, many of whom are commuters to Boulder and Denver. Some people will chose to move away when their house becomes to large for them, making space for other families the children to move in. And that's ok. Superior is a very small town where the vast majority of the land is already covered in housing development. The housing that does exist is largely in good shape, and there would be no sense in getting rid of it. Thus, there simply isn't room to do much on housing. One small thing that could be beneficial is to allow accessory dwelling units throughout Superior (would mainly apply to Rock Creek). The Town should consider that. Otherwise, trying to fight against the unassailable fact that the front range has high housing prices is a huge waste of time for the Town, and they should focus on other more practical priorities for the Town residents who live here and pay the taxes.

Q3. **Share your housing story.**

Both my wife and I worked very hard in high school, earned our way into good universities, worked hard there in challenging degrees that promised high earning careers, and spent over a decade working long hours in those careers to enable us to save the money to purchase a home in Superior. And, we love living here. We knew we wanted to live in Colorado before we were 20 years old, but we sweated away living in inexpensive housing on the Gulf Coast where pay was high in order to save for our down payment. We didn't purchase the home until we were well into our 30's. The people like us who have worked very hard to move here have invested our whole lives savings into our Superior homes. I hope the Town will keep that in mind when complaining about high housing prices. If those prices were to drop, that would put the sole major investments of many families into the red. The Town should be working for the residents of the Town to make Superior a constantly better place to live for the residents who are paying the taxes here.

Respondent No: 34
Login: Anonymous
Email: n/a

Responded At: Mar 17, 2024 13:49:31 pm
Last Seen: Mar 17, 2024 13:49:31 pm
IP Address: n/a

Q1. **What advice would you give Jack and Diane about their parents?**

not answered

Q2. **What could or should the Town do?**

Please seriously consider building tiny homes or "rent-to-buy" studio or one-bedroom apartments for older adults who would still want to own property, instead of paying just rent, but do not have this tiny house or "rent-to-buy" property options anywhere!

Q3. **Share your housing story.**

not answered

INCREASE HOUSING CHOICES FOR PEOPLE

SURVEY RESPONSE REPORT

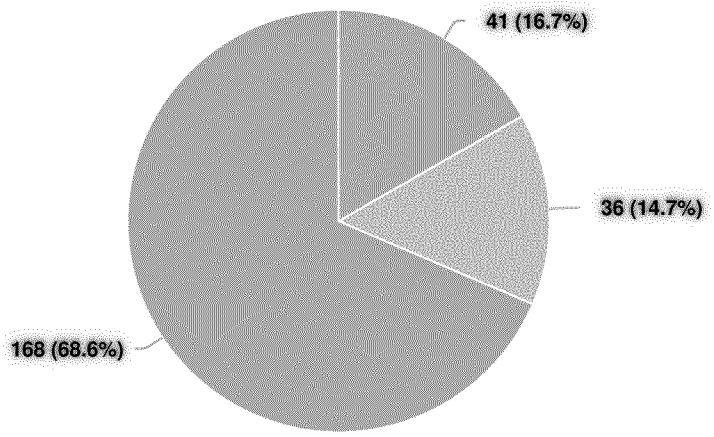
12 August 2019 - 07 April 2024

PROJECT NAME:
Housing Needs Assessment & Strategic Plan

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 Explore reducing minimum parking requirements for missing middle housing, multifamily, mixed-use, senior housing, and ADU's.

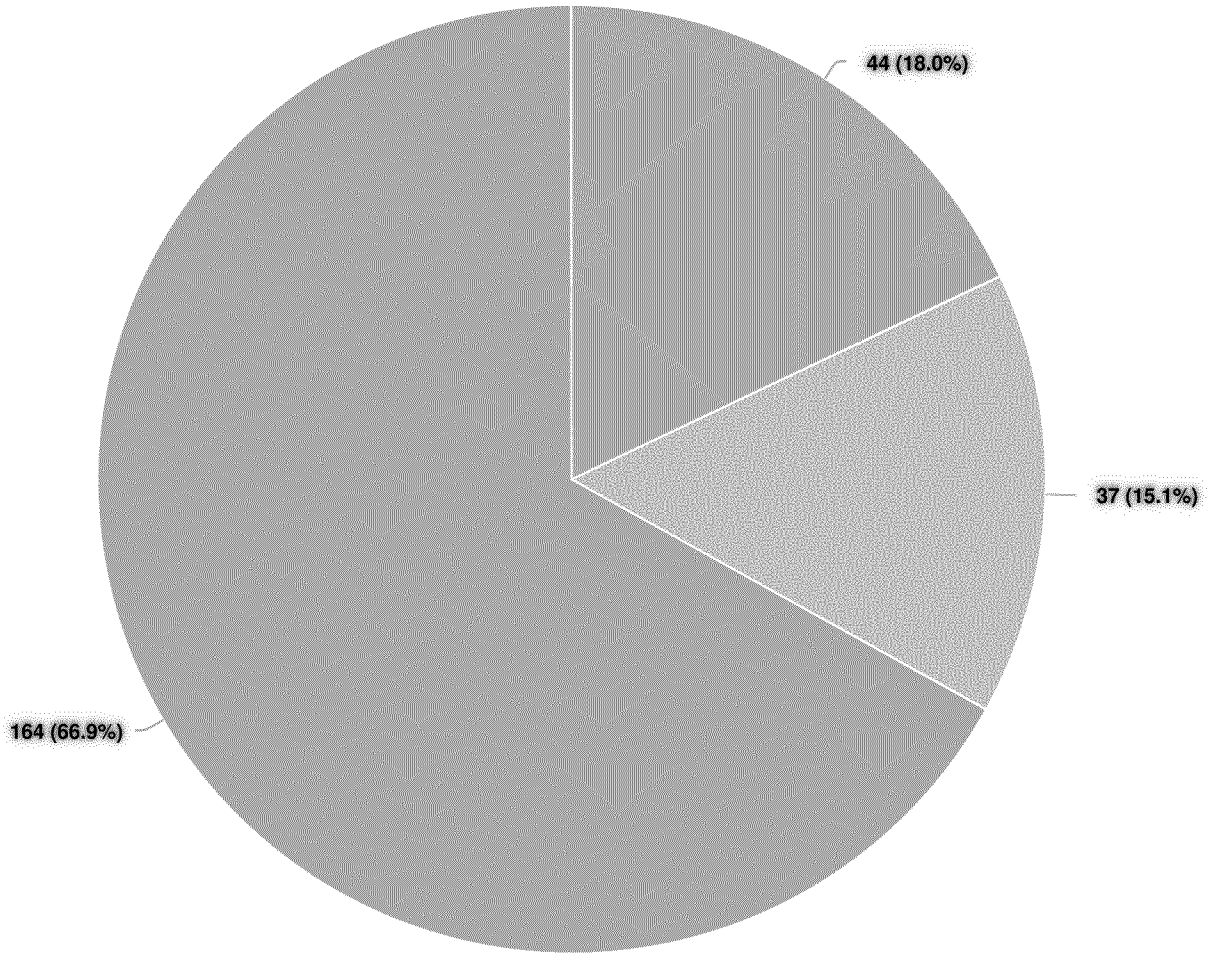


Question options

Support Neutral Do not support

Optional question (245 response(s), 2 skipped)
Question type: Radio Button Question

Q2 Evaluate parking reductions for housing types and analyze the modification of on-street parking.

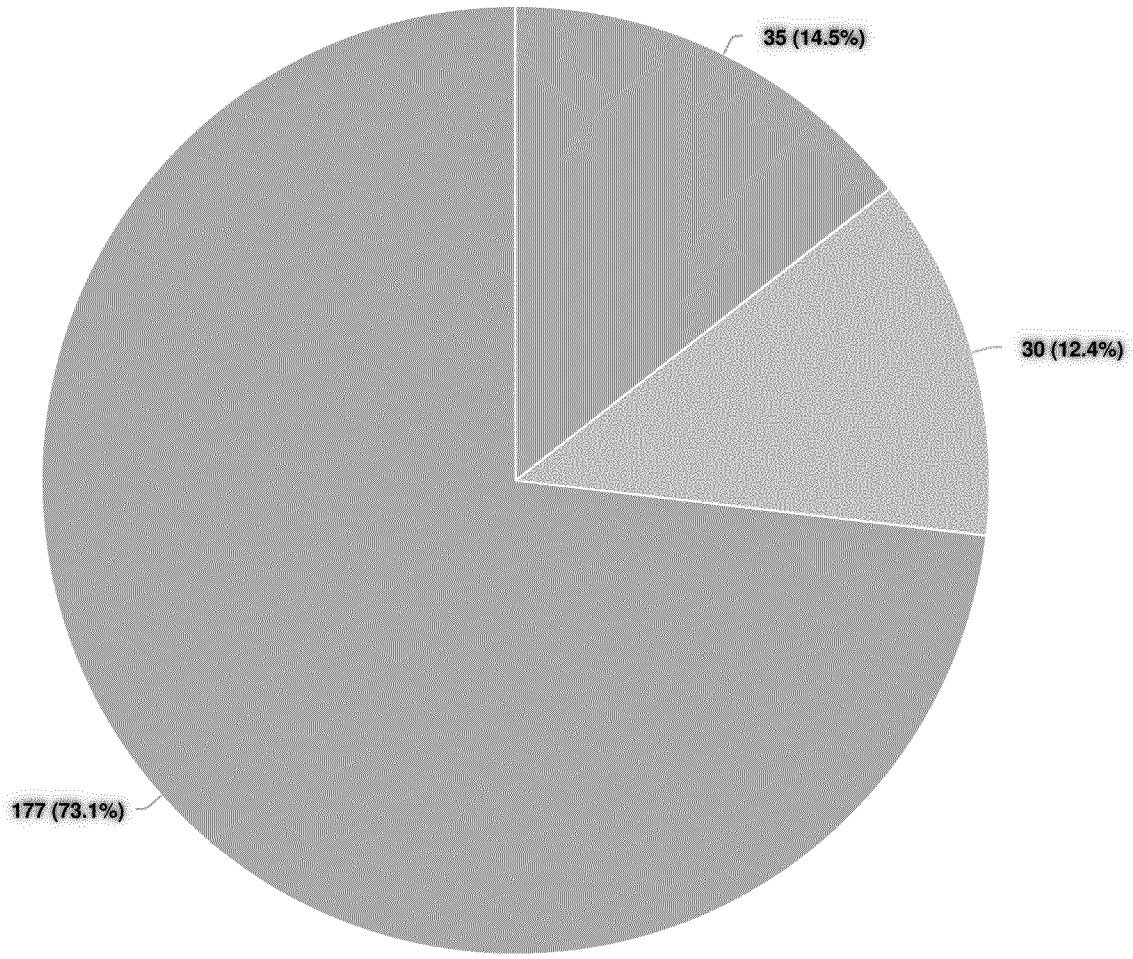


Question options

Support Neutral Do not support

Optional question (245 response(s), 2 skipped)
Question type: Radio Button Question

Q3 Establish thresholds for development types that could be approved administratively without a Town Board or public hearing meeting to support state housing legislation such as Proposition 123.

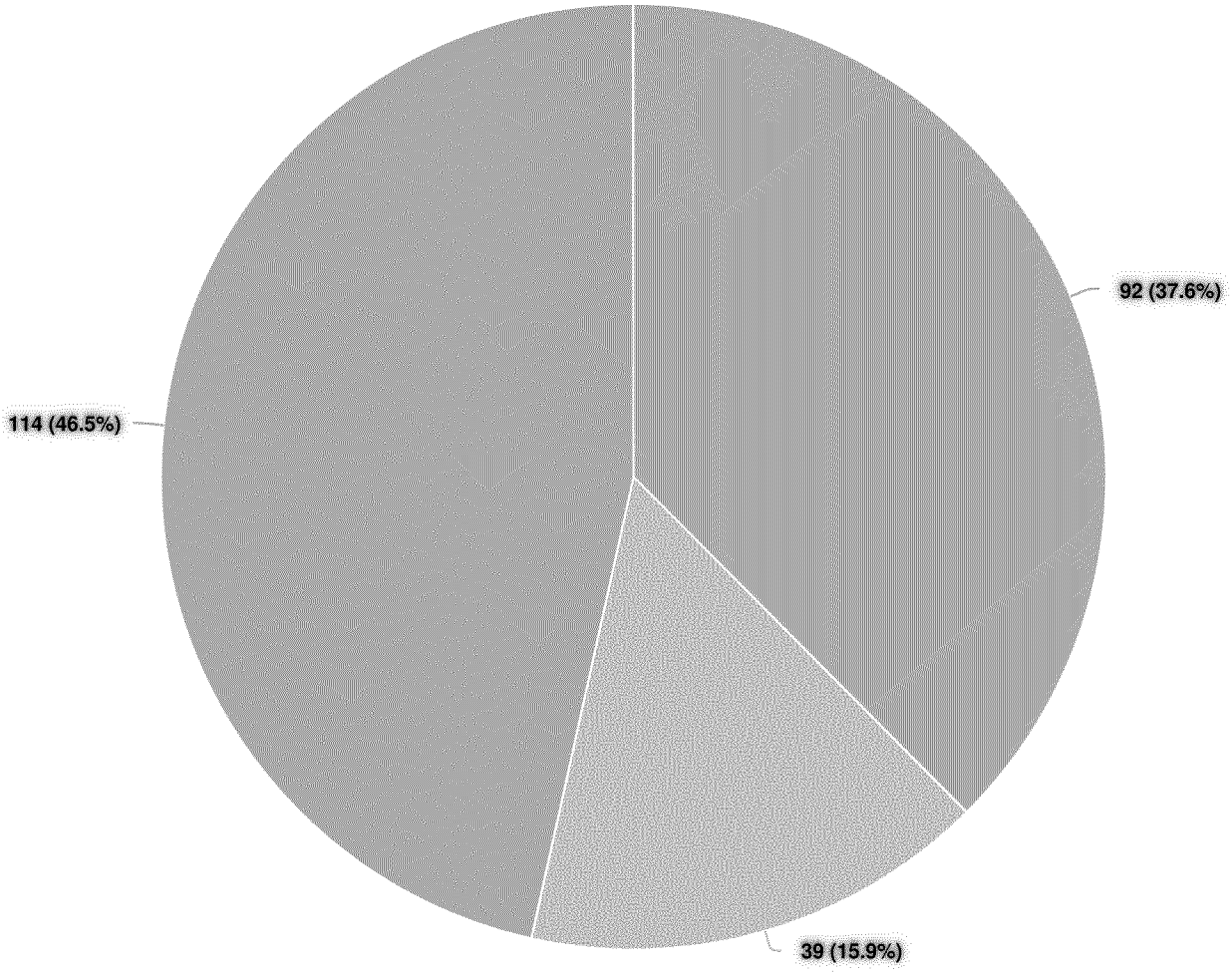


Question options

Support Neutral Do not support

Optional question (242 response(s), 5 skipped)
Question type: Radio Button Question

Q4 Explore allowing ADU's town wide.

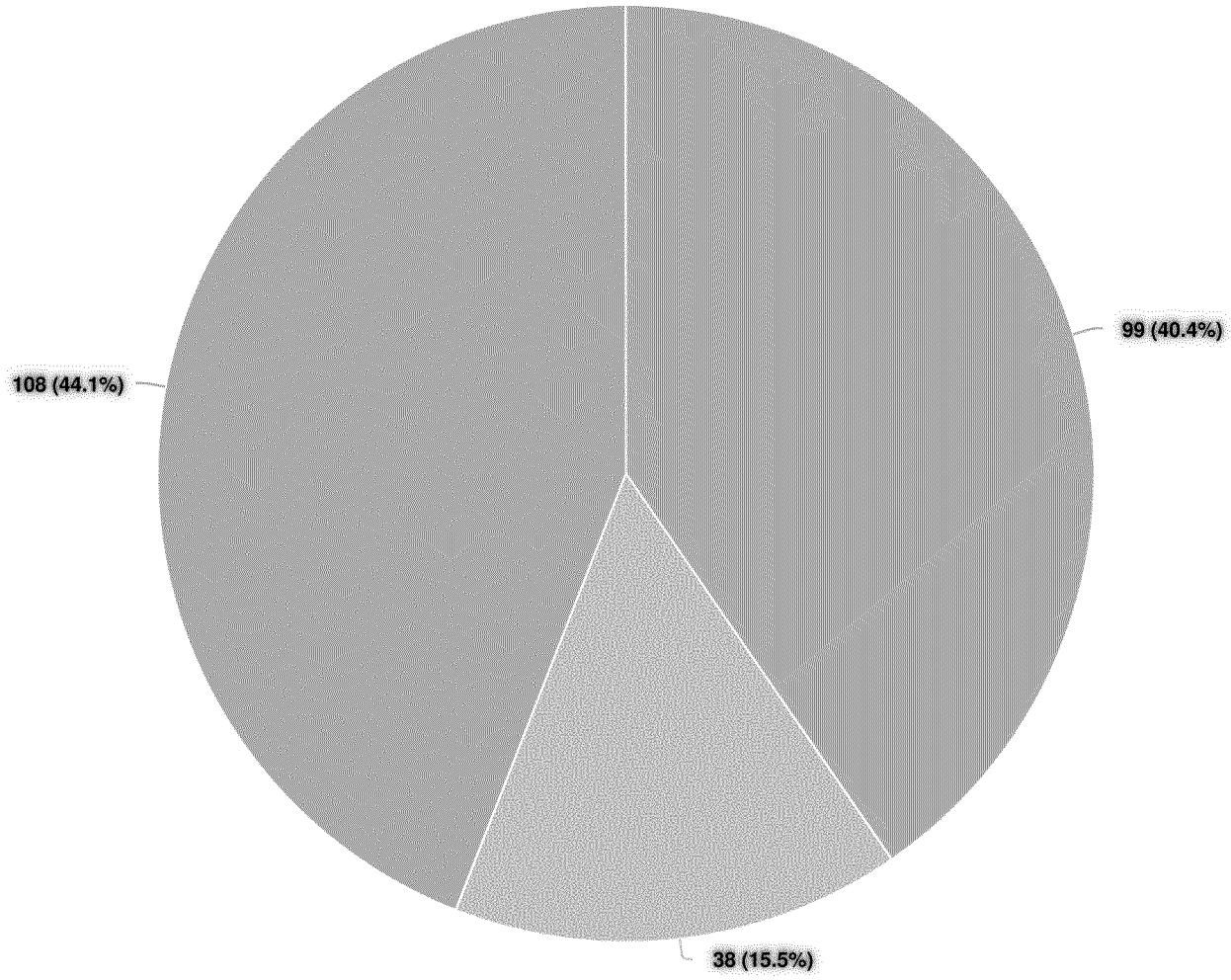


Question options

Support Neutral Do not support

Optional question (245 response(s), 2 skipped)
Question type: Radio Button Question

Q5 Review and clarify ADU development standards to make it easier to develop this housing type.

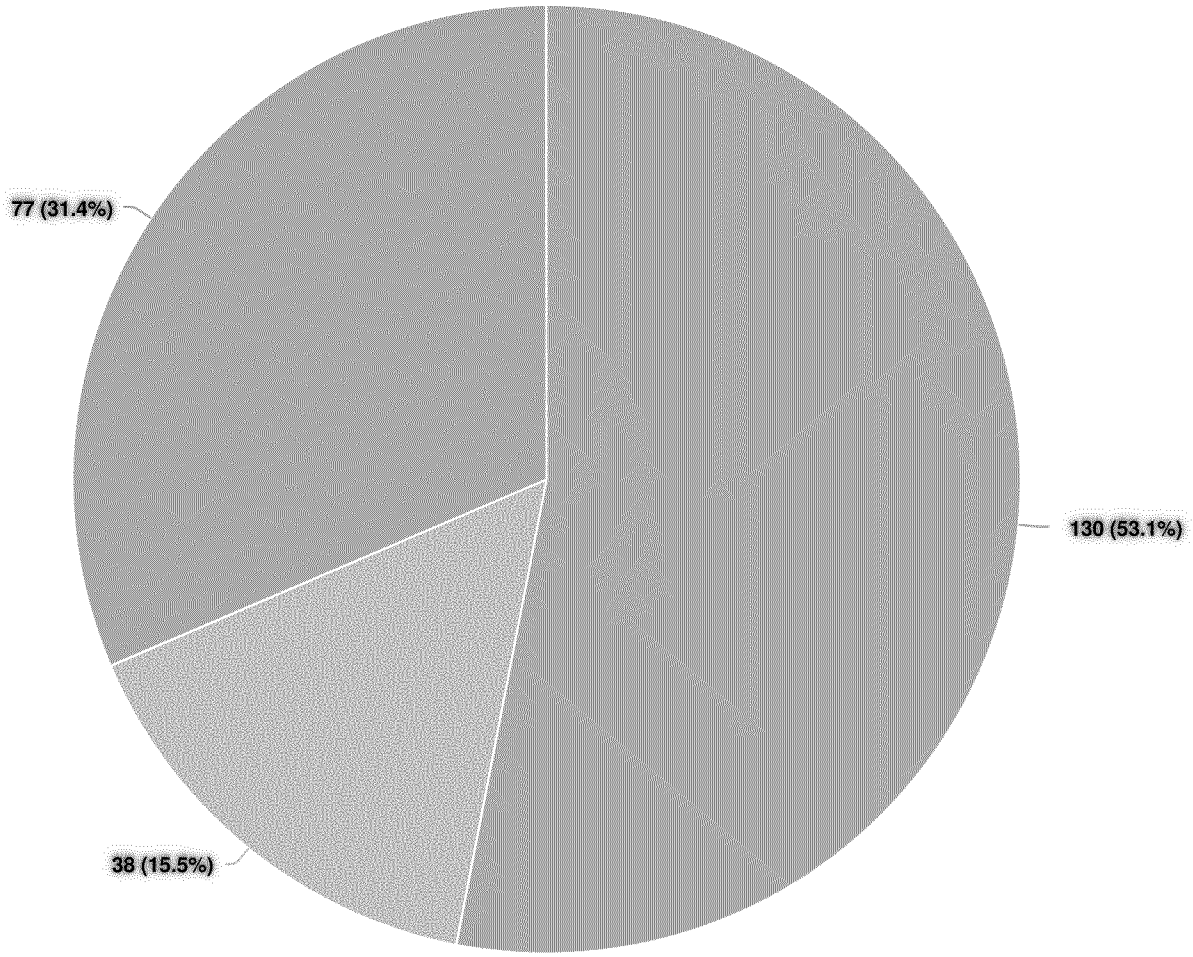


Question options

Support Neutral Do not support

Optional question (245 response(s), 2 skipped)
Question type: Radio Button Question

Q6 Establish clear and objective development standards for new housing in newly established neighborhoods.

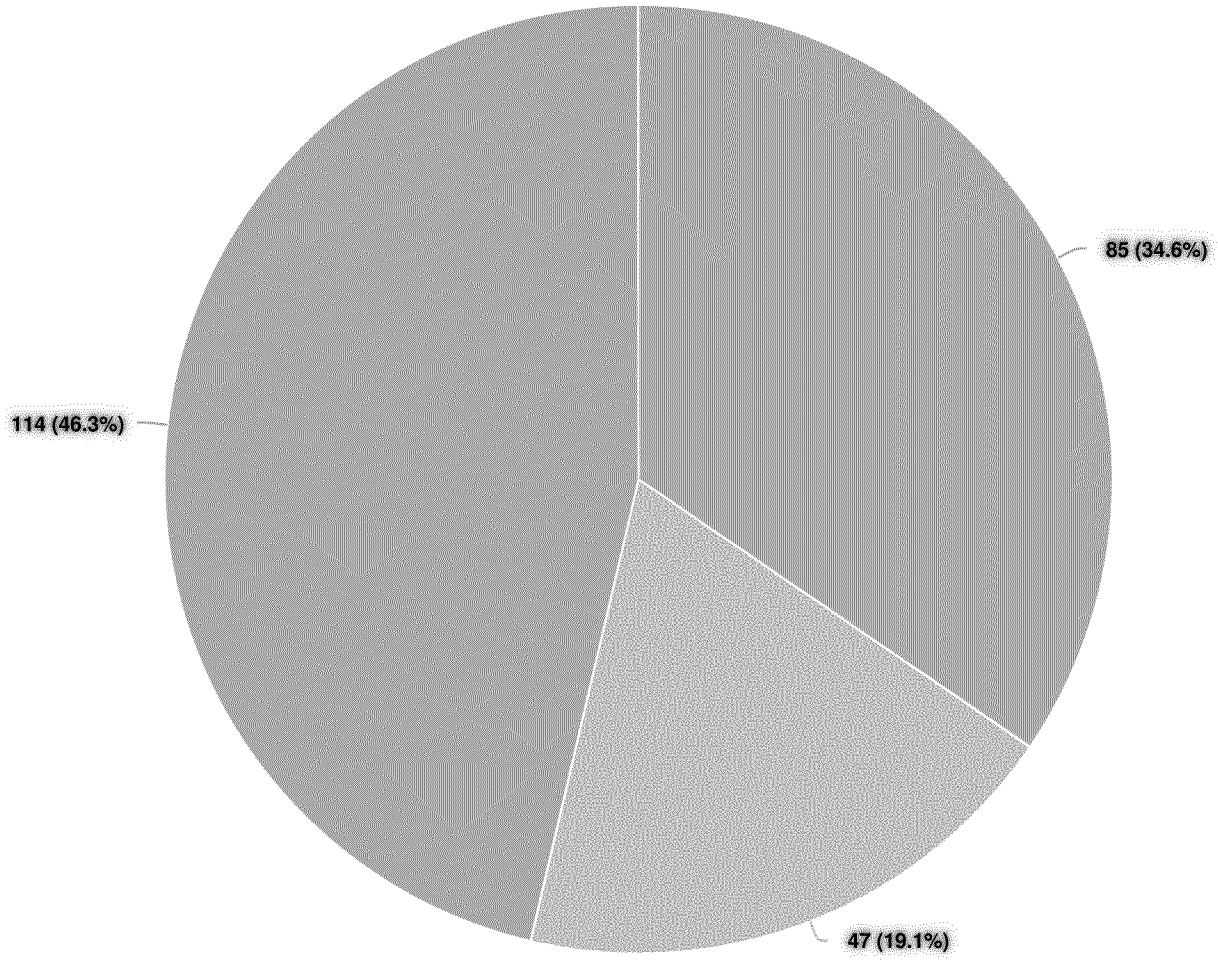


Question options

Support Neutral Do not support

Optional question (245 response(s), 2 skipped)
Question type: Radio Button Question

Q7 Develop pre-approved ADU housing plan sets to streamline review process and development of this housing type.

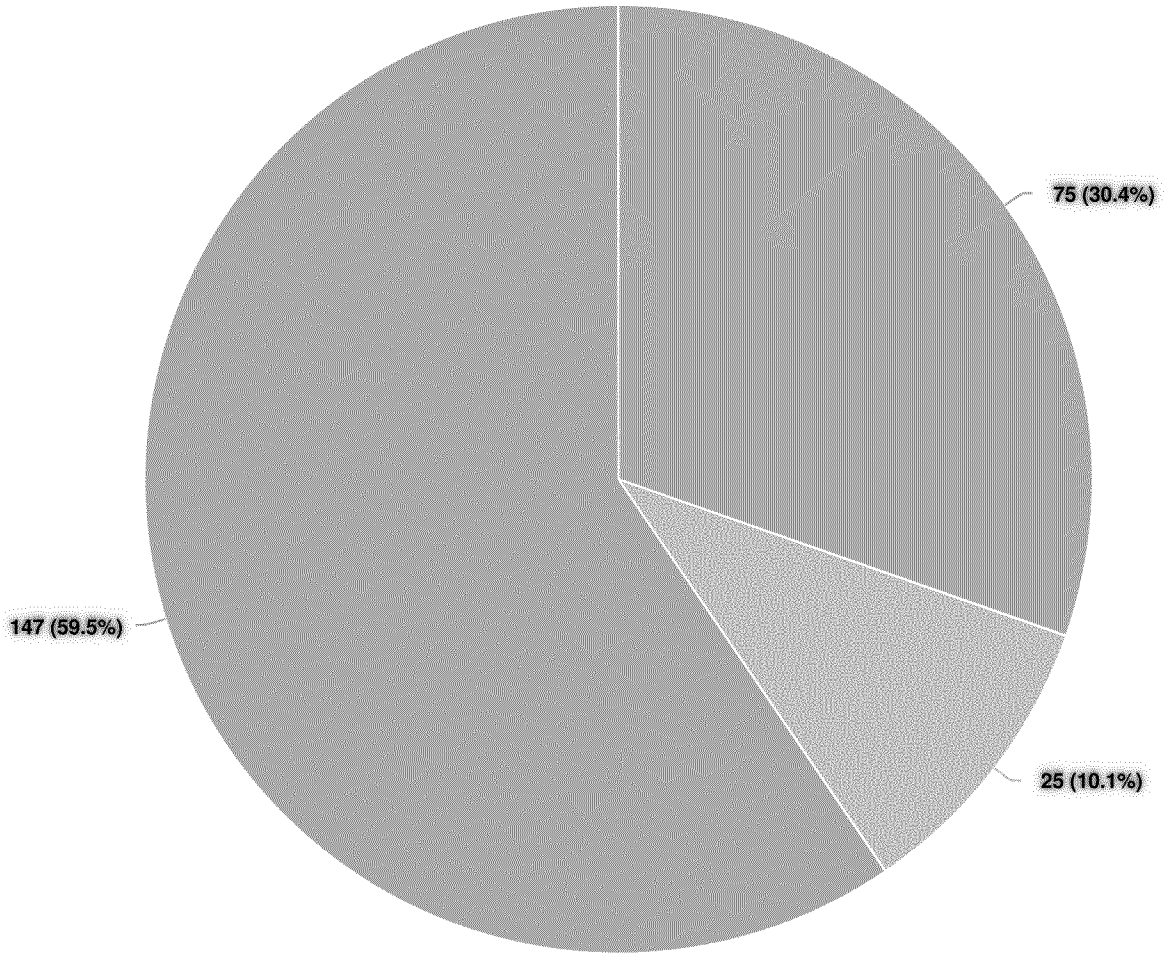


Question options

Support Neutral Do no support

Optional question (246 response(s), 1 skipped)
Question type: Radio Button Question

Q8 Explore areas of Town that could support additional mixed-use density as part of the Comprehensive Plan update process.

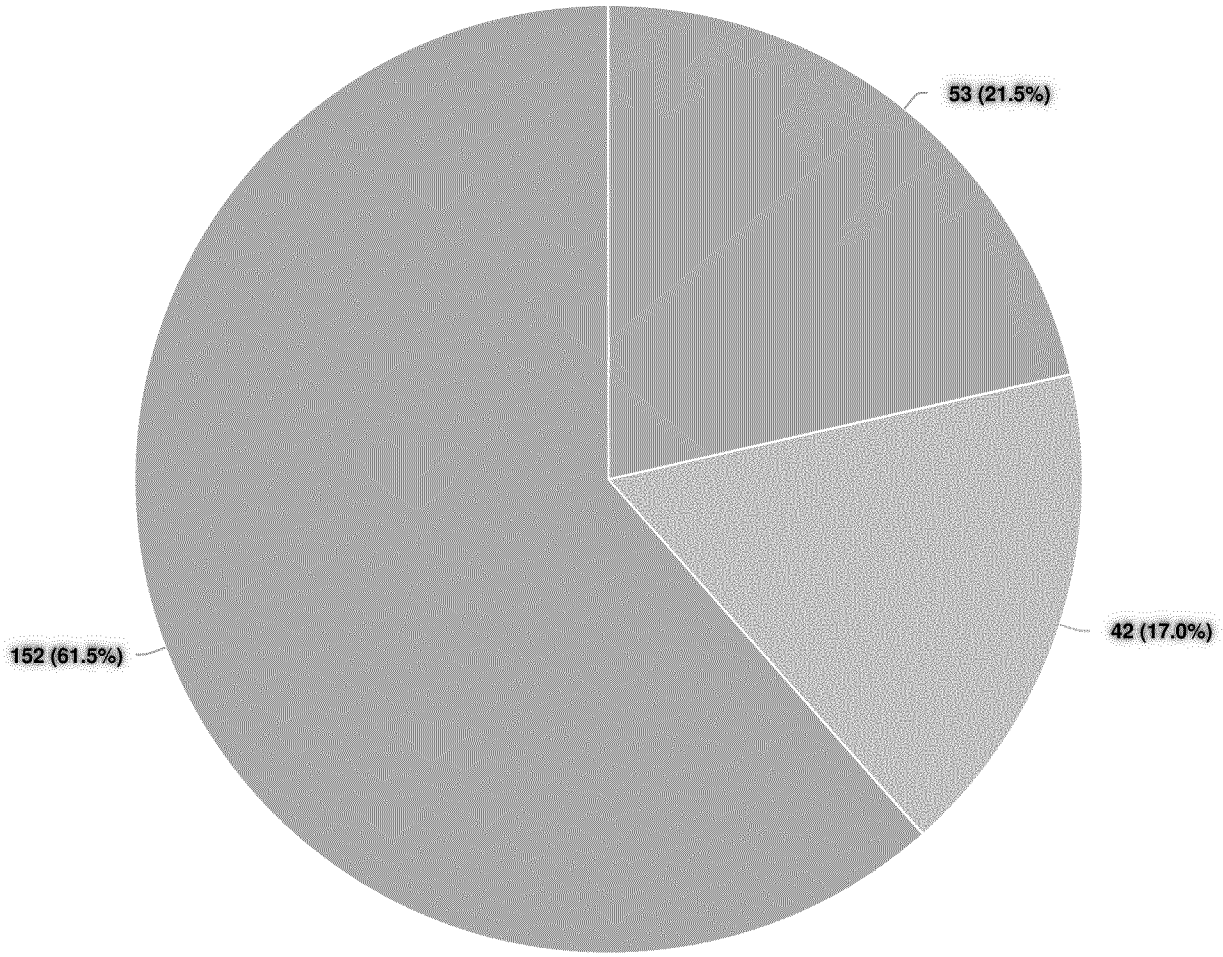


Question options

Support Neutral Do not support

Optional question (247 response(s), 0 skipped)
Question type: Radio Button Question

Q9 Explore incentives for ADU's and tie it to affordability requirements such as deed-restrictions.

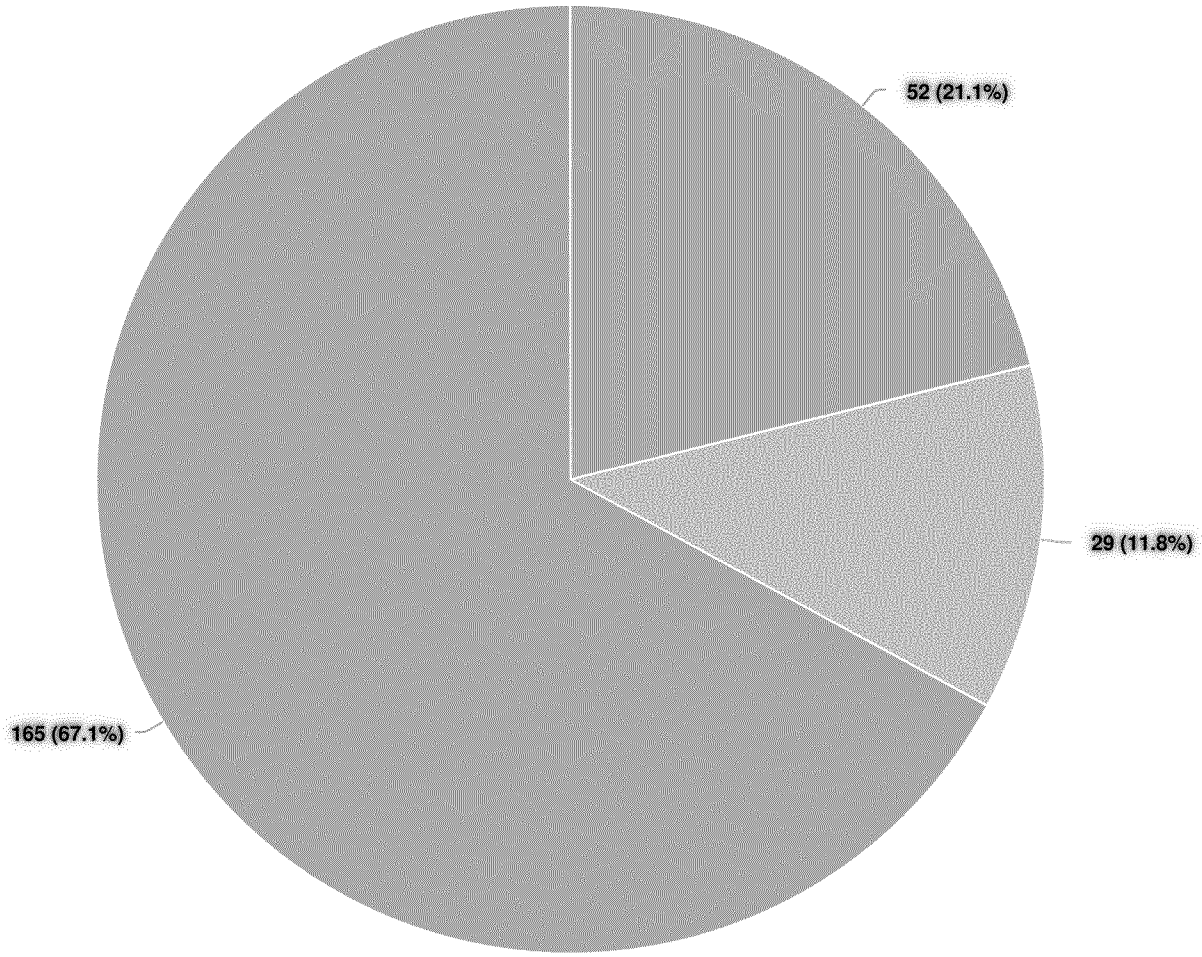


Question options

Support Neutral Do not support

Optional question (247 response(s), 0 skipped)
Question type: Radio Button Question

Q10 Evaluate minimum lot size, setbacks, lot coverage, and design standards to allow for increased density across all zones and existing planned developments (PD's).

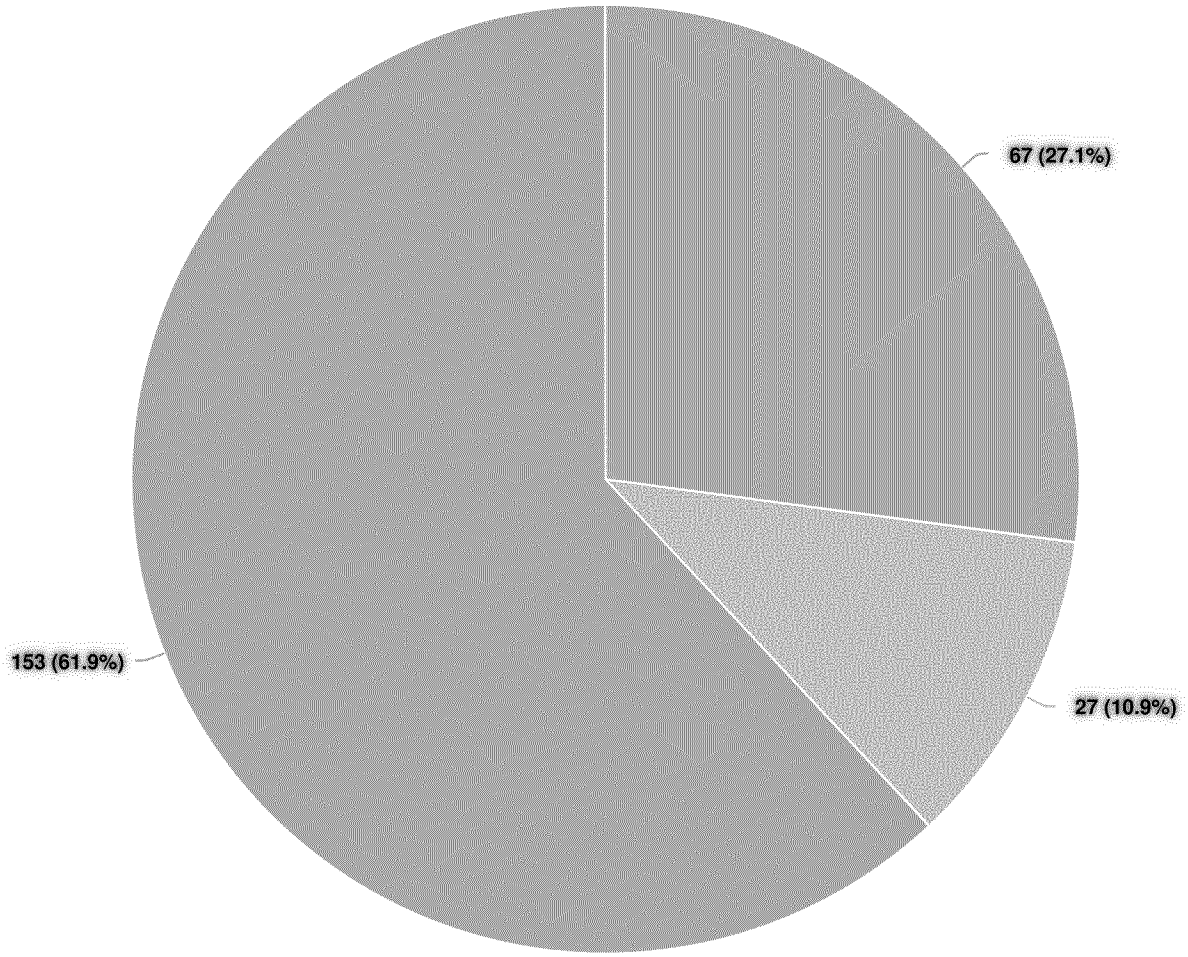


Question options

Support Neutral Do not support

Optional question (246 response(s), 1 skipped)
Question type: Radio Button Question

Q11 Consider allowing moderate density increases in single family zones to allow for duplex and triplexes.

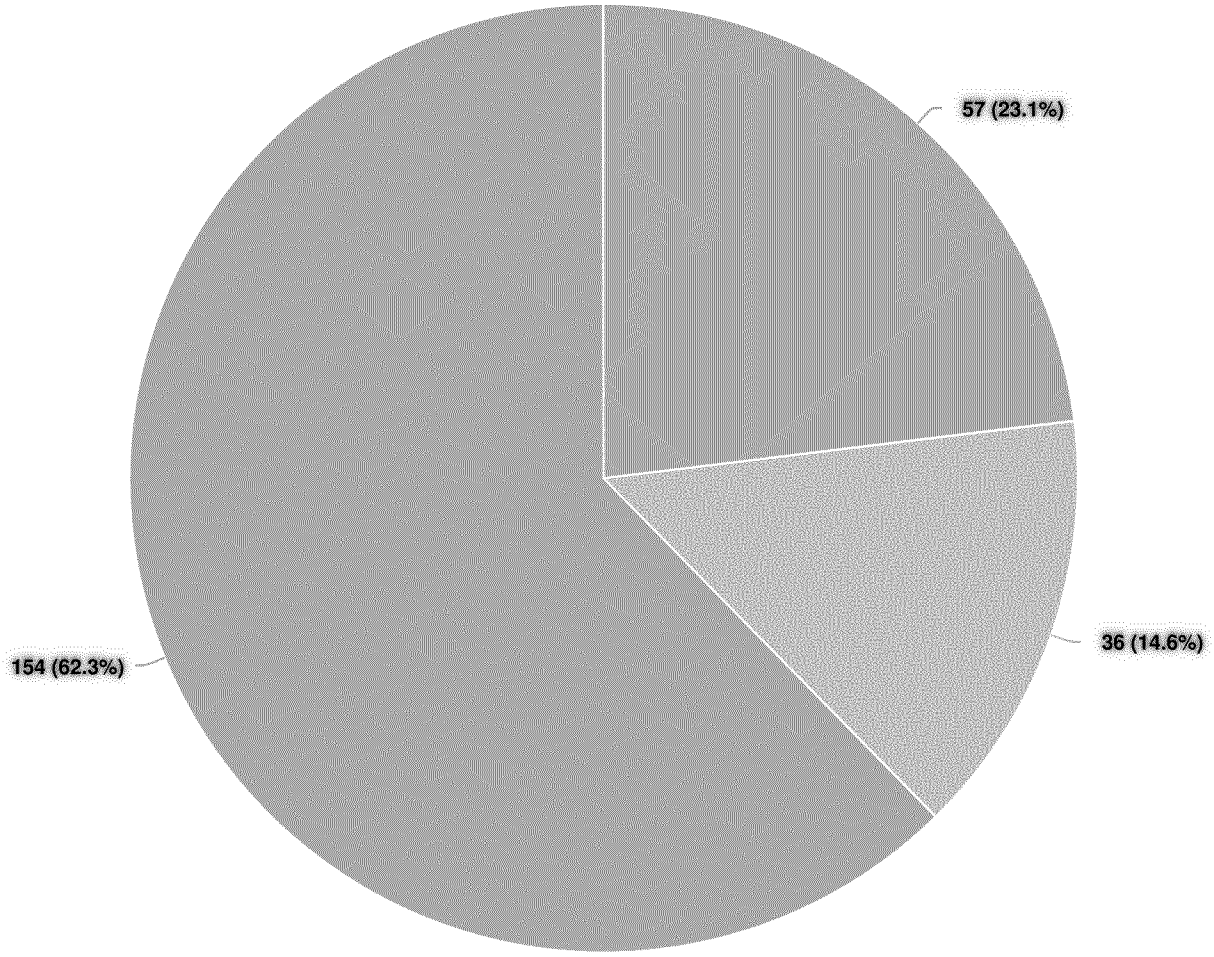


Question options

Support Neutral Do not support

Optional question (247 response(s), 0 skipped)
Question type: Radio Button Question

Q12 Develop pre-approved missing middle housing plan sets.

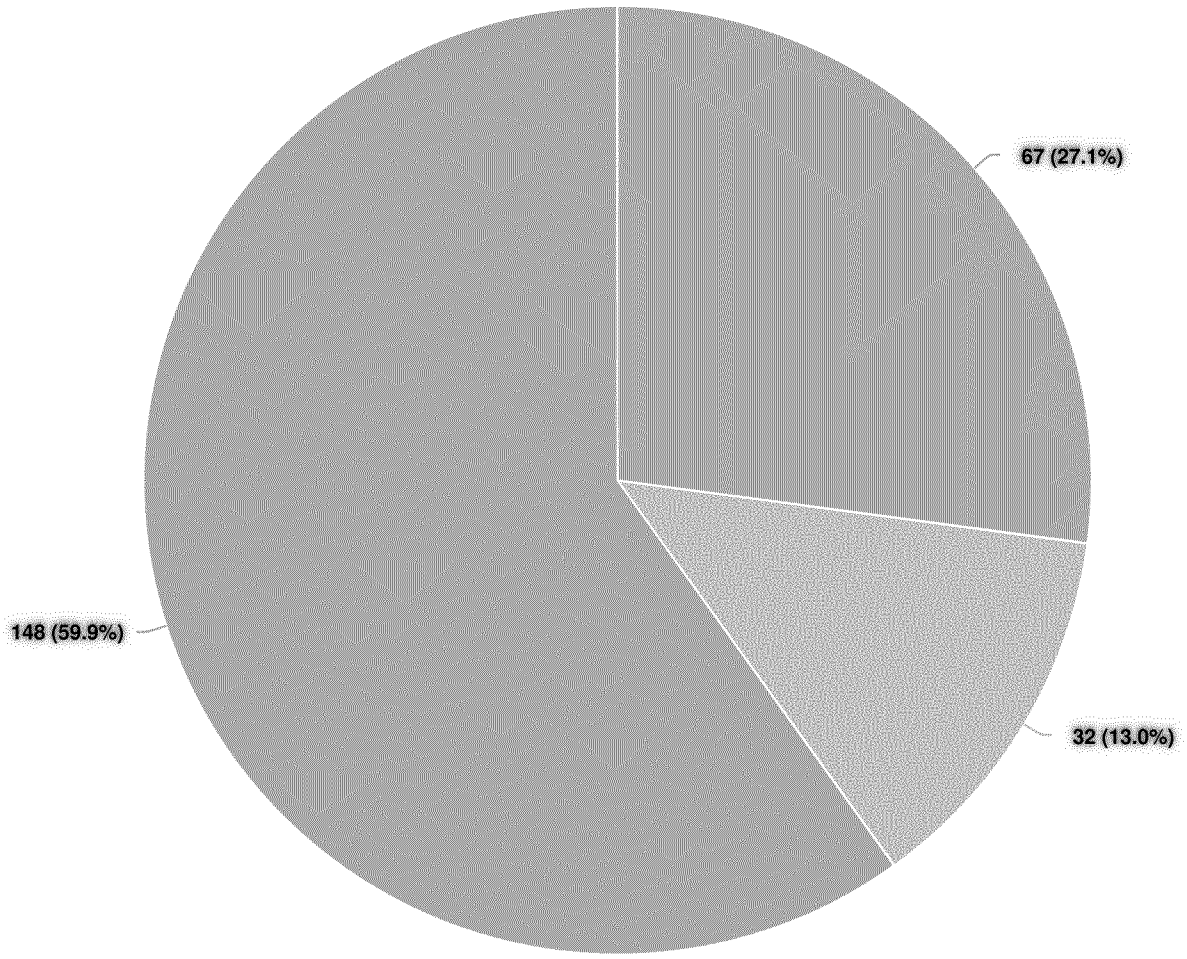


Question options

Support Neutral Do not support

Optional question (247 response(s), 0 skipped)
Question type: Radio Button Question

Q13 Identify locations for small-lot zoning and smaller housing units. (As part of the comprehensive plan consider evaluating residential land to support higher-density residential to allow greater housing options)



Question options

Support Neutral Do not support

Optional question (247 response(s), 0 skipped)
Question type: Radio Button Question

SUPPORT AND PROMOTE LOCAL AND REGIONAL AFFORDABLE HOUSING EFFORTS

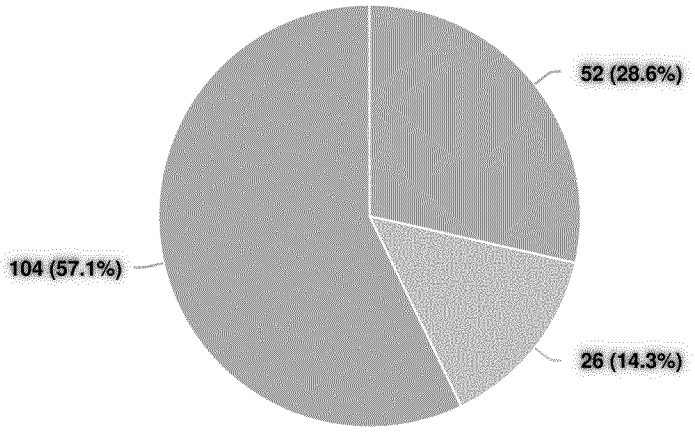
SURVEY RESPONSE REPORT
12 August 2019 - 07 April 2024

PROJECT NAME:
Housing Needs Assessment & Strategic Plan

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 Partner with organizations such as Habitat for Humanity and Boulder County Housing Authority to support the creation of aff...

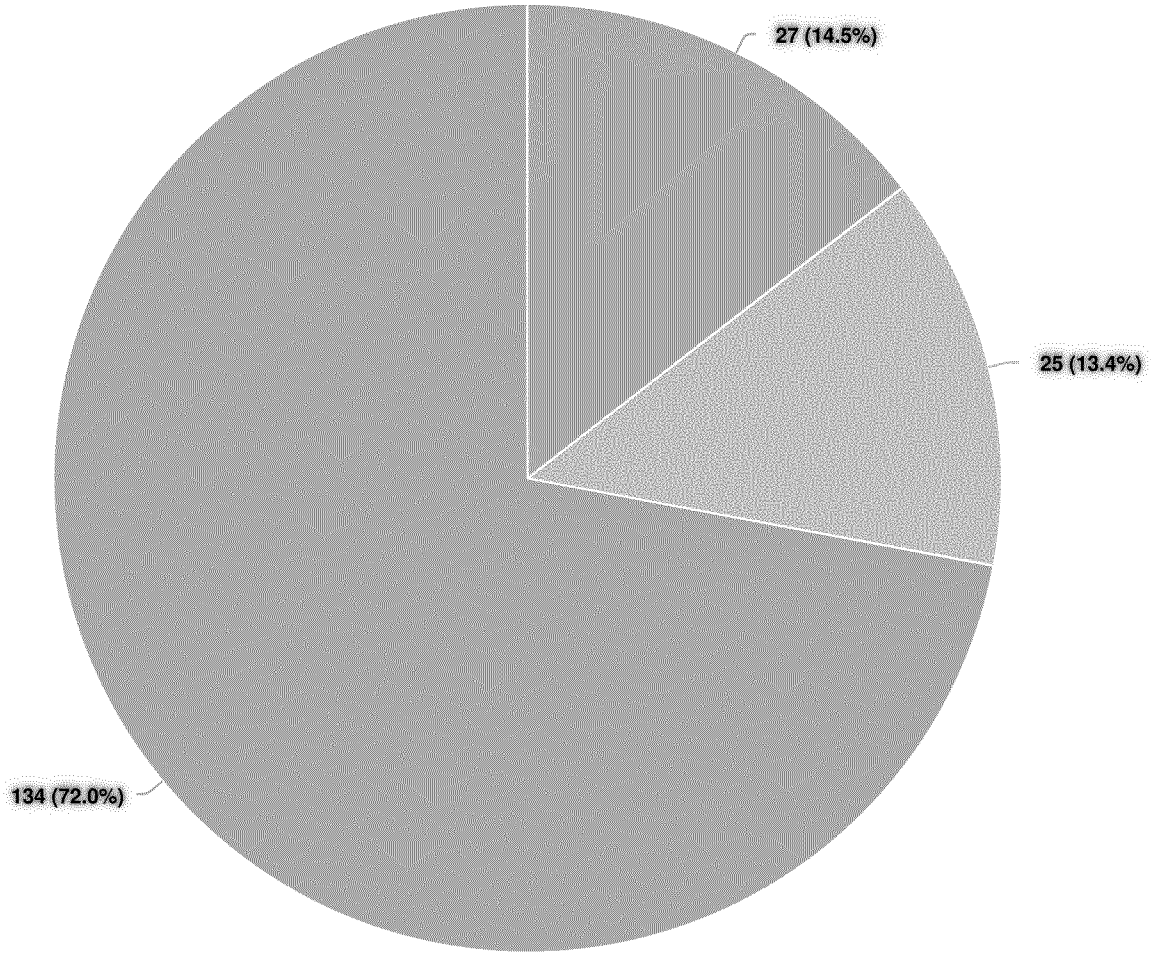


Question options

Support Neutral Do not support

Optional question (182 response(s), 4 skipped)
Question type: Radio Button Question

Q2 Density bonus.

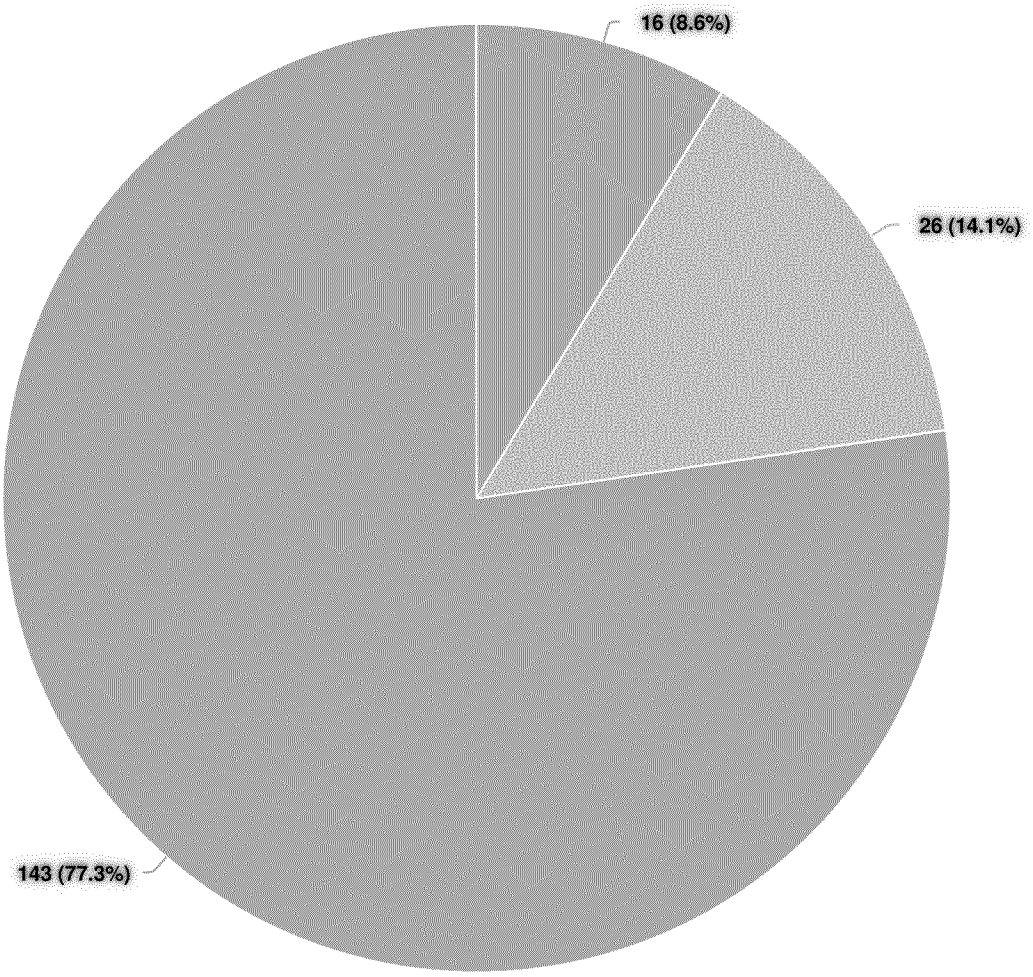


Question options

Support Neutral Do not support

Optional question (186 response(s), 0 skipped)
Question type: Radio Button Question

Q3 Height bonus.

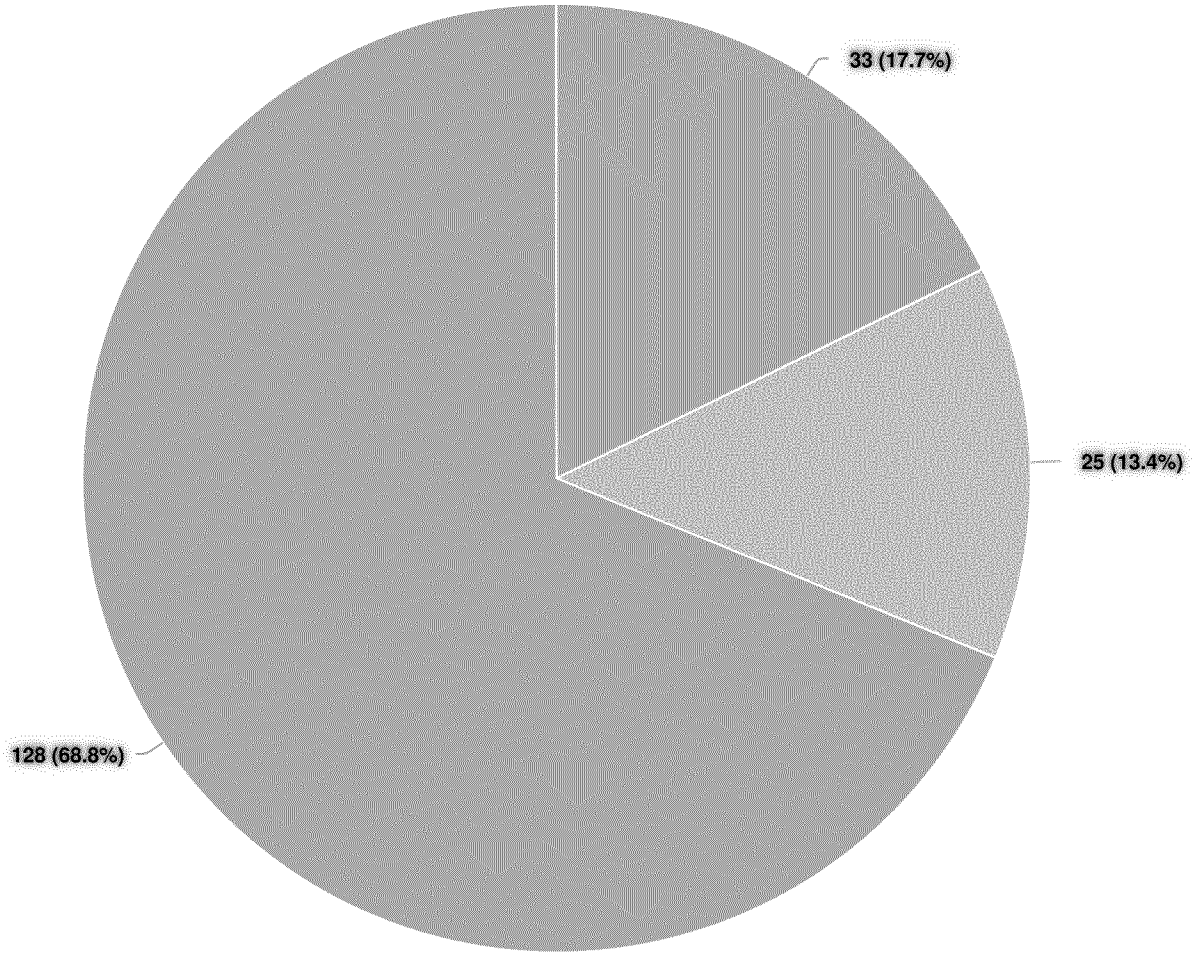


Question options

Support Neutral Do not support

Optional question (185 response(s), 1 skipped)
Question type: Radio Button Question

Q4 Expedited review for affordable housing projects.

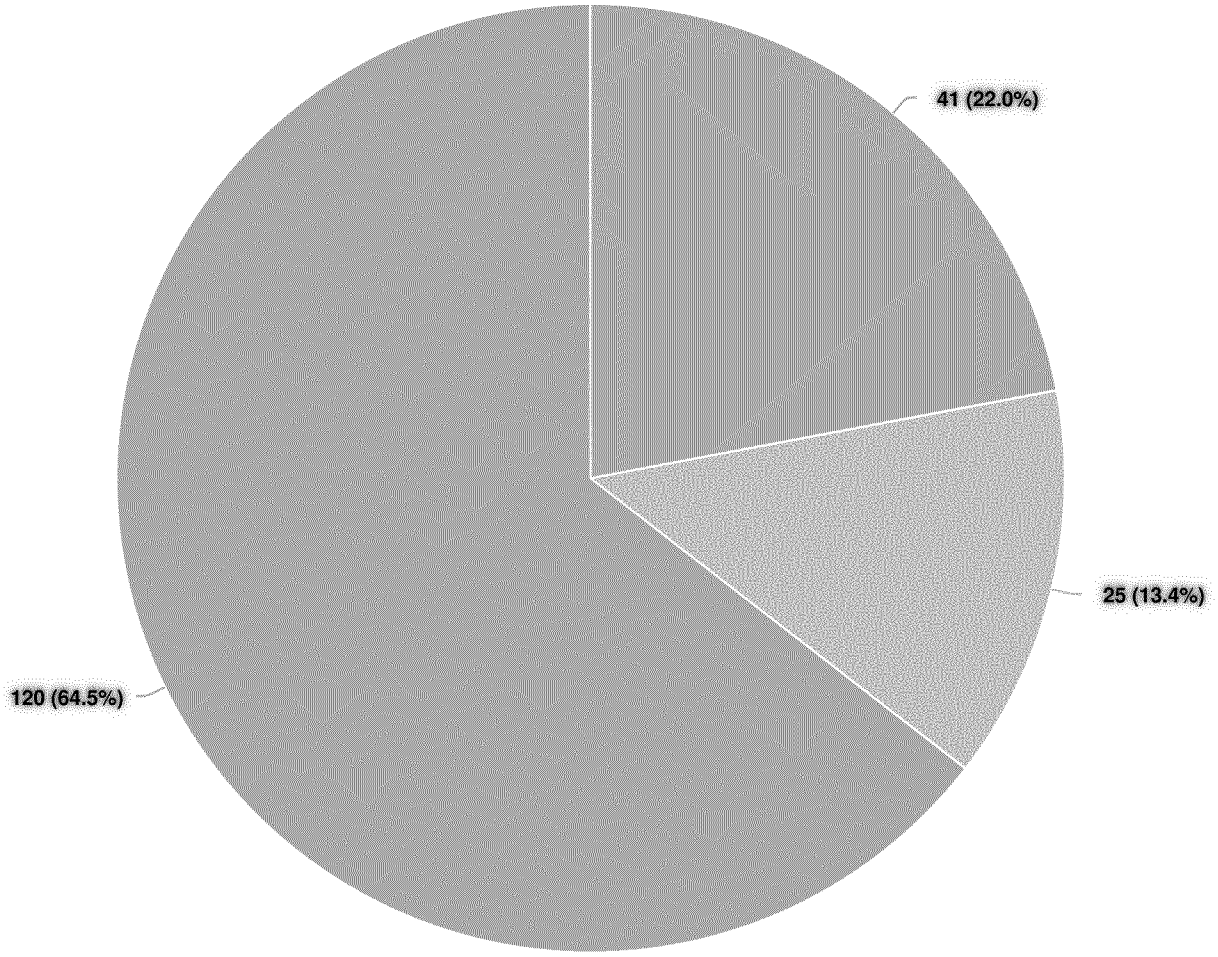


Question options

Support Neutral Do not support

Optional question (186 response(s), 0 skipped)
Question type: Radio Button Question

Q5 Subsidized or reduced fees for affordable housing projects.

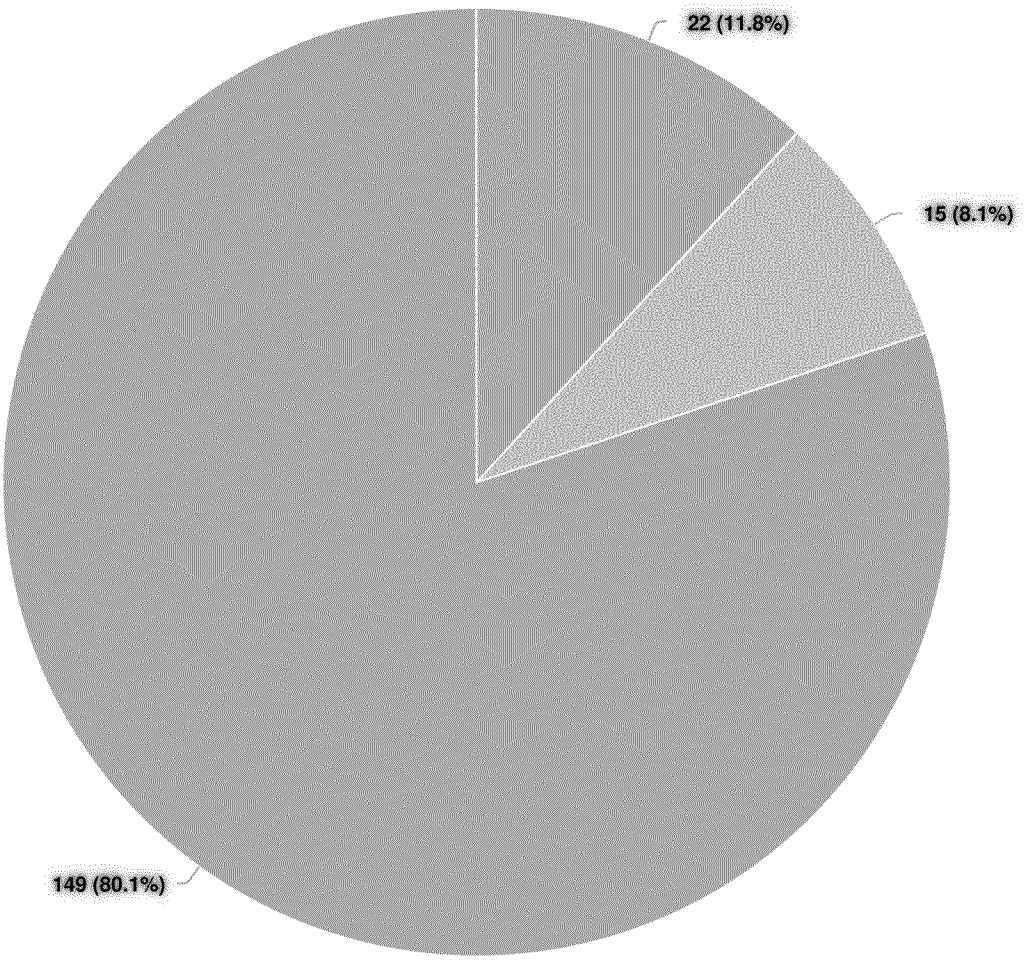


Question options

Support Neutral Do no support

Optional question (186 response(s), 0 skipped)
Question type: Radio Button Question

Q6 Create a land donation, land acquisition, or land banking program. (Town owns 15 acres of land with no future designated use currently)

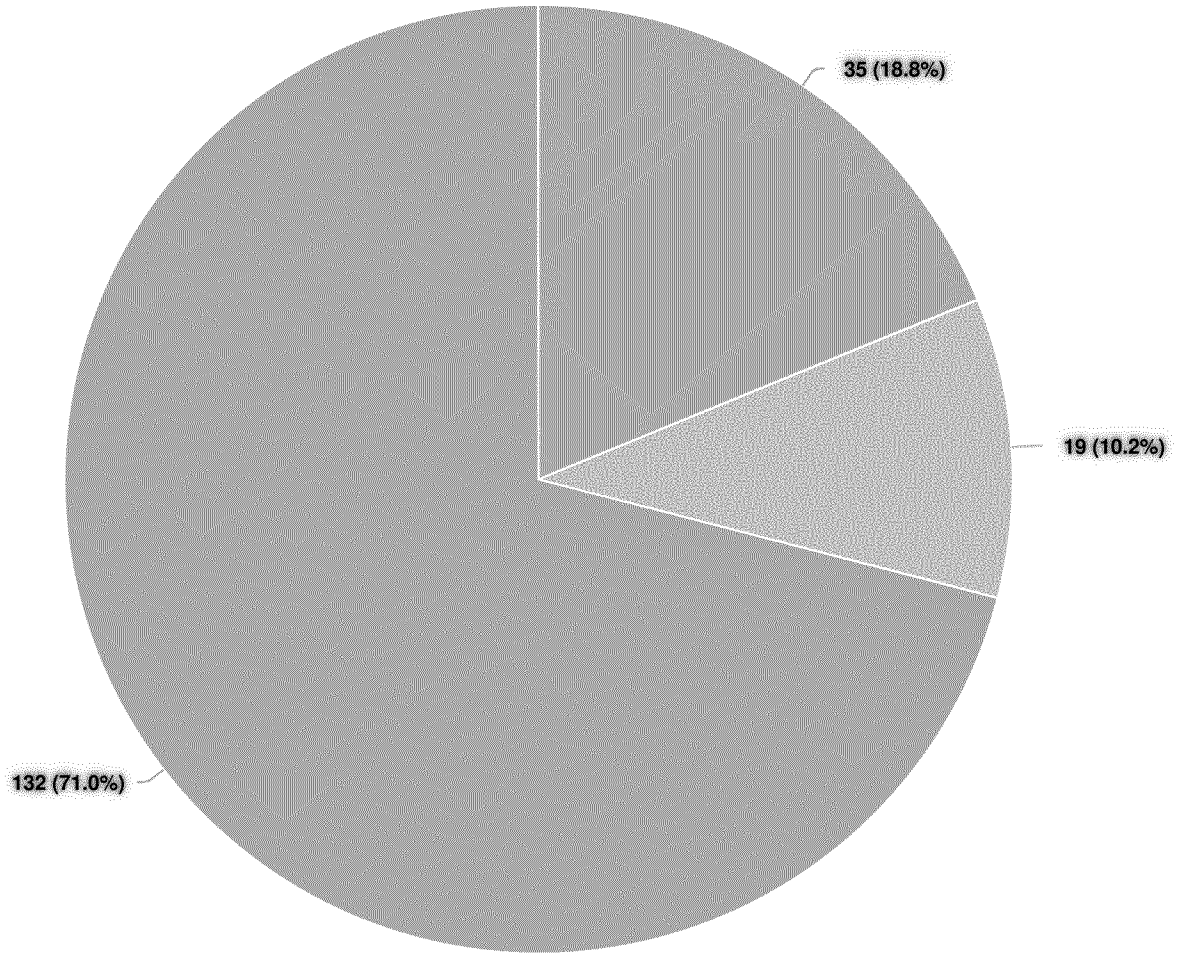


Question options

Support Neutral Do not support

Optional question (186 response(s), 0 skipped)
Question type: Radio Button Question

Q7 Partner with affordable housing providers to redevelop vacant or underutilized land for affordable housing.

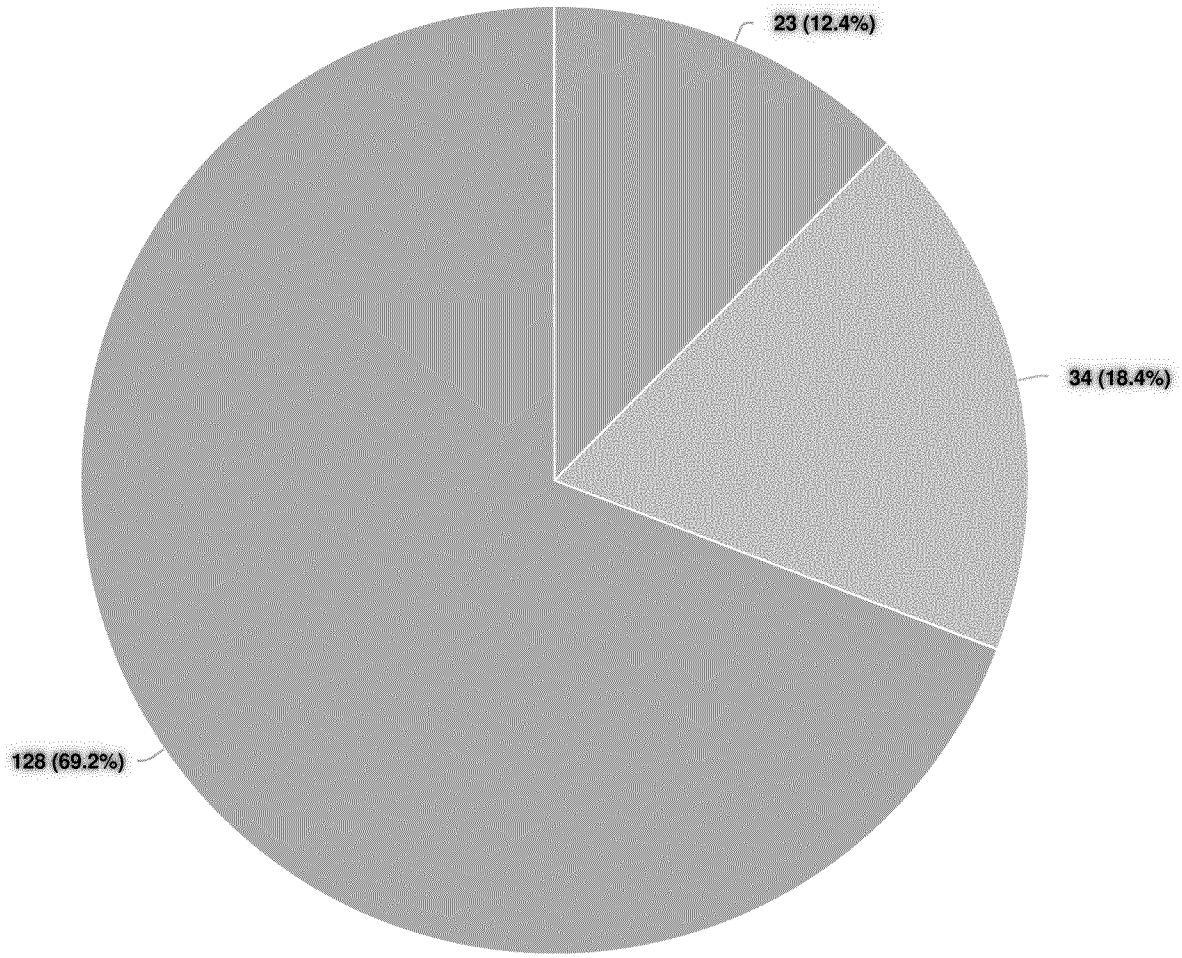


Question options

Support Neutral Do not support

Optional question (186 response(s), 0 skipped)
Question type: Radio Button Question

Q8 Explore the creation of a housing trust fund and other local revenue sources to fund a variety of affordable housing activities.

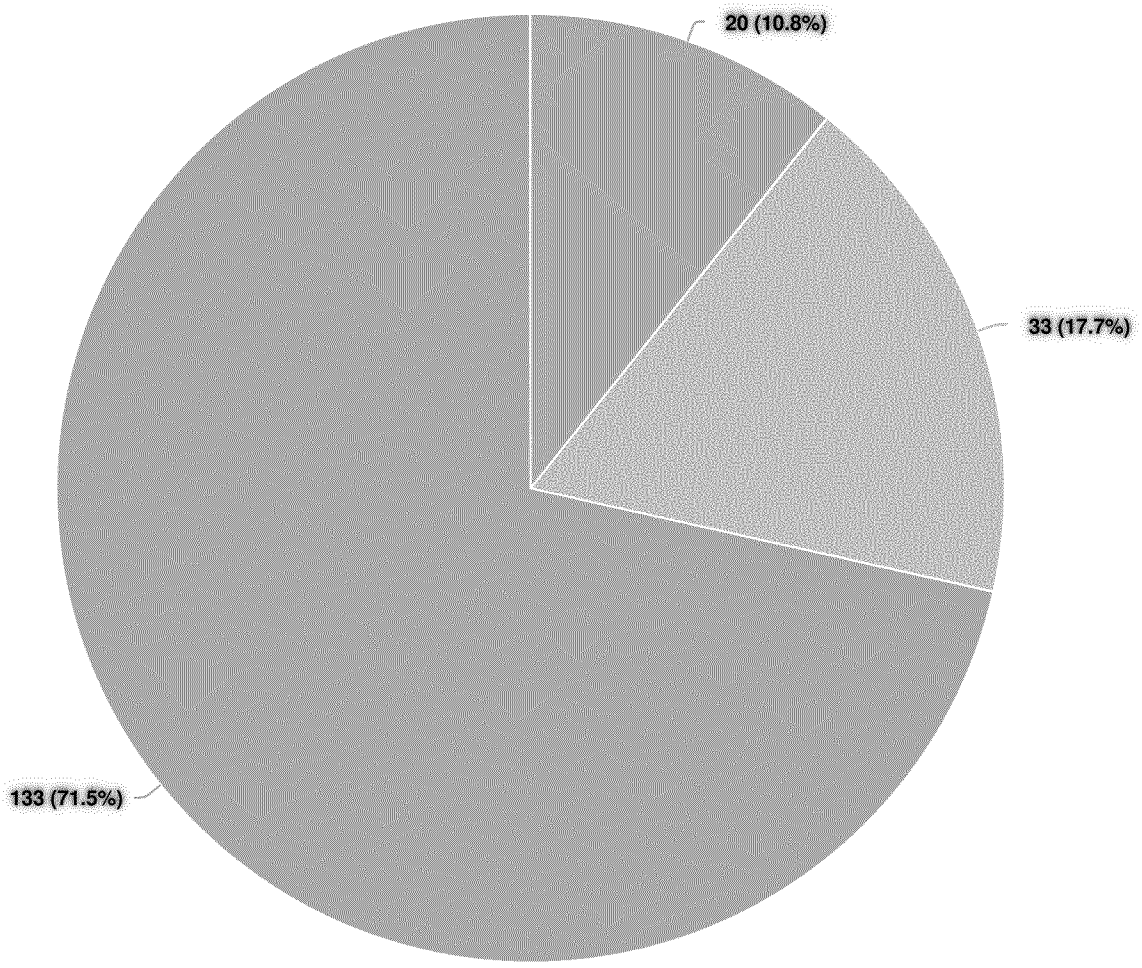


Question options

Support Neutral Do not support

Optional question (185 response(s), 1 skipped)
Question type: Radio Button Question

Q9 Explore the creation of a commercial/residential linkage fee to provide financial support for affordable housing projects.

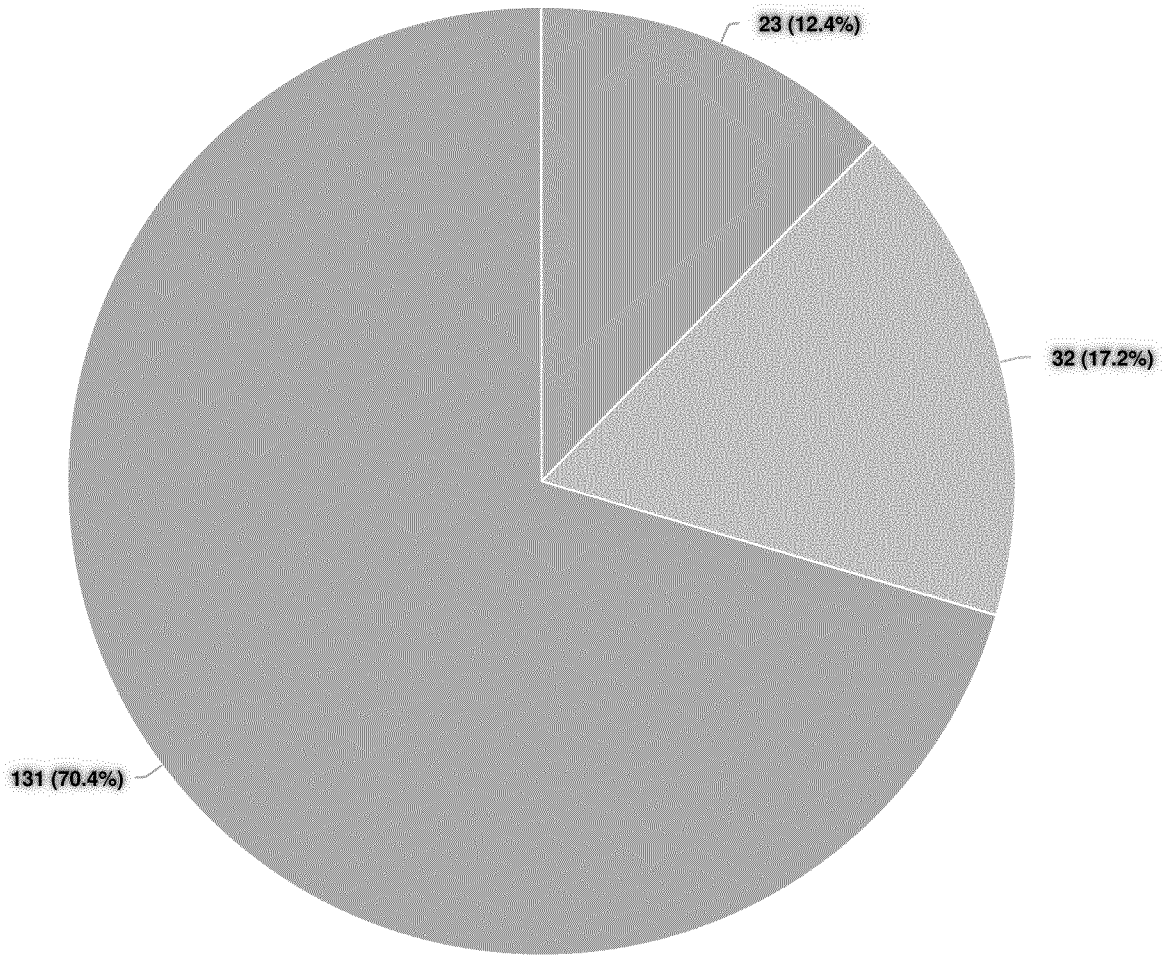


Question options

Support Neutral Do not support

Optional question (186 response(s), 0 skipped)
Question type: Radio Button Question

Q10 Establish the fee-in-lieu amounts as intended in the Inclusionary Housing Ordinance.



Question options

Support Neutral Do not support

Optional question (186 response(s), 0 skipped)
Question type: Radio Button Question

REMOVE HOUSING BARRIERS FOR PEOPLE WHO OFTER ENCOUNTER THEM.

SURVEY RESPONSE REPORT

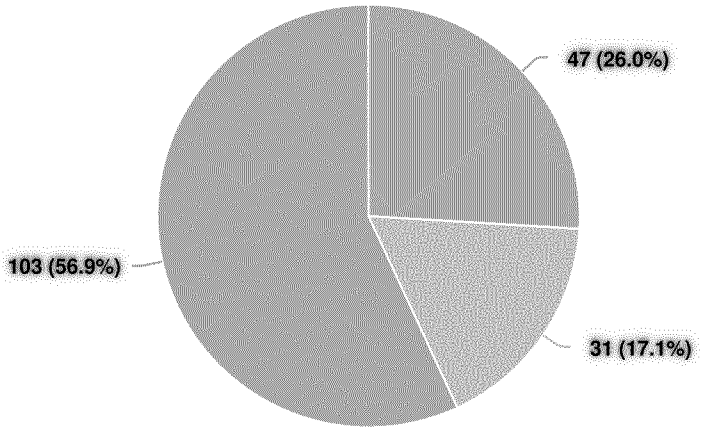
12 August 2019 - 07 April 2024

PROJECT NAME:
Housing Needs Assessment & Strategic Plan

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 Modify or increase the three unrelated people occupancy cap to create greater housing choices for renters.

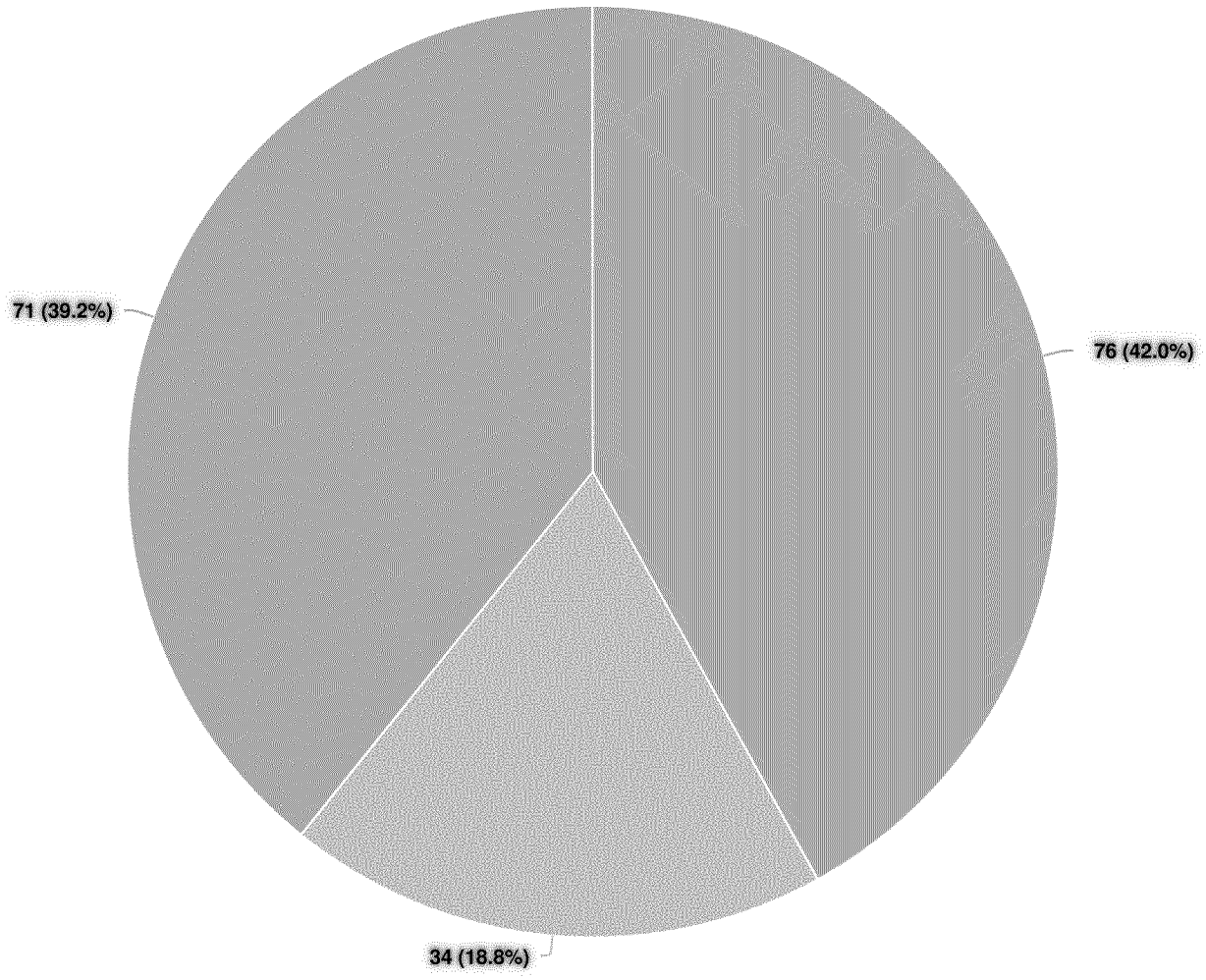


Question options

Support Neutral Do not support

Optional question (181 response(s), 0 skipped)
Question type: Radio Button Question

Q2 Incentivize or explore existing programs (Boulder-Longmont Accessibility Program) that makes a home more accessible for income and asset-qualified renters or homeowners with a disabled or elderly family member.

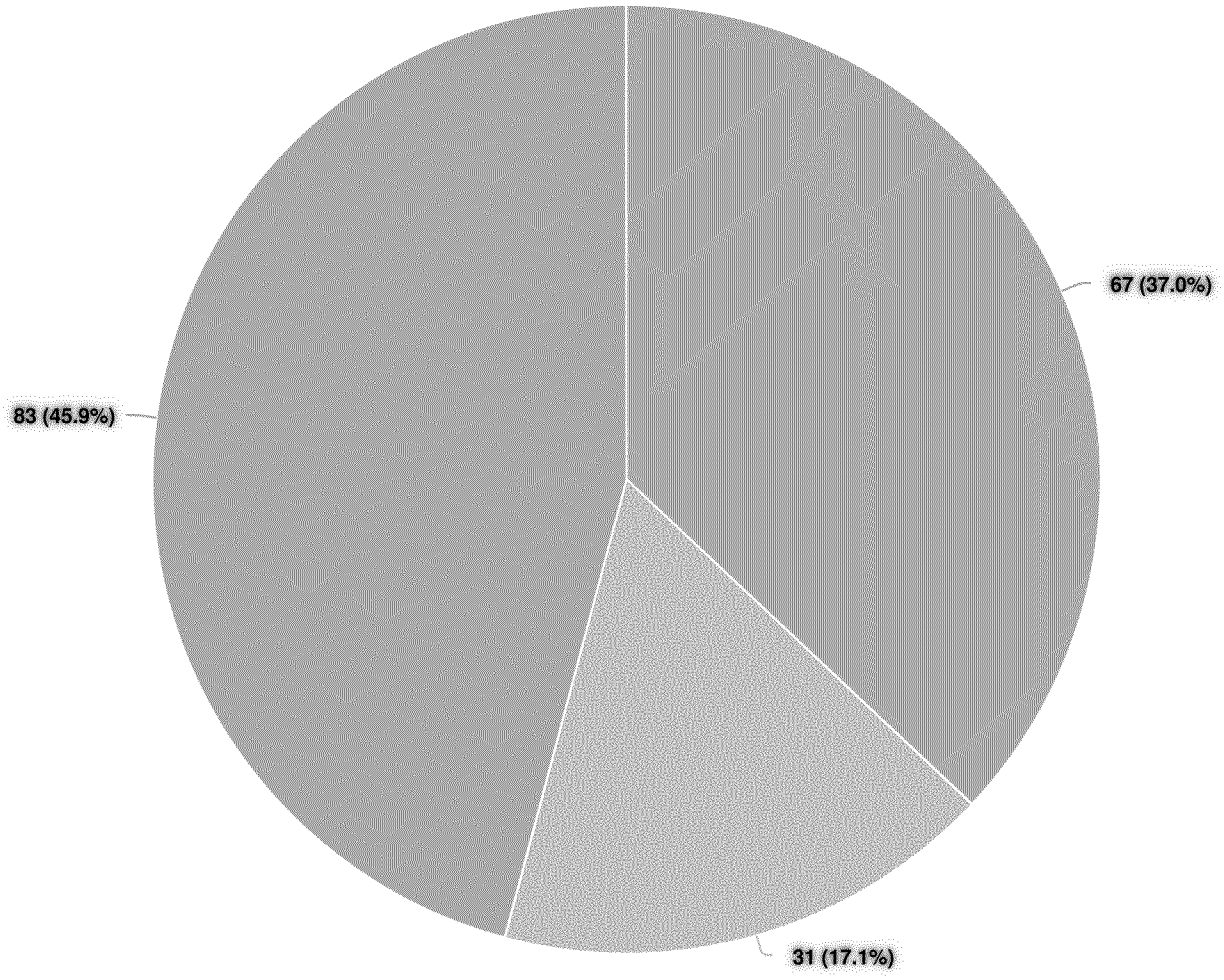


Question options

Support Neutral Do not support

Optional question (181 response(s), 0 skipped)
Question type: Radio Button Question

Q3 Explore land use policy changes during the Comprehensive Plan to support the development of new housing for seniors.

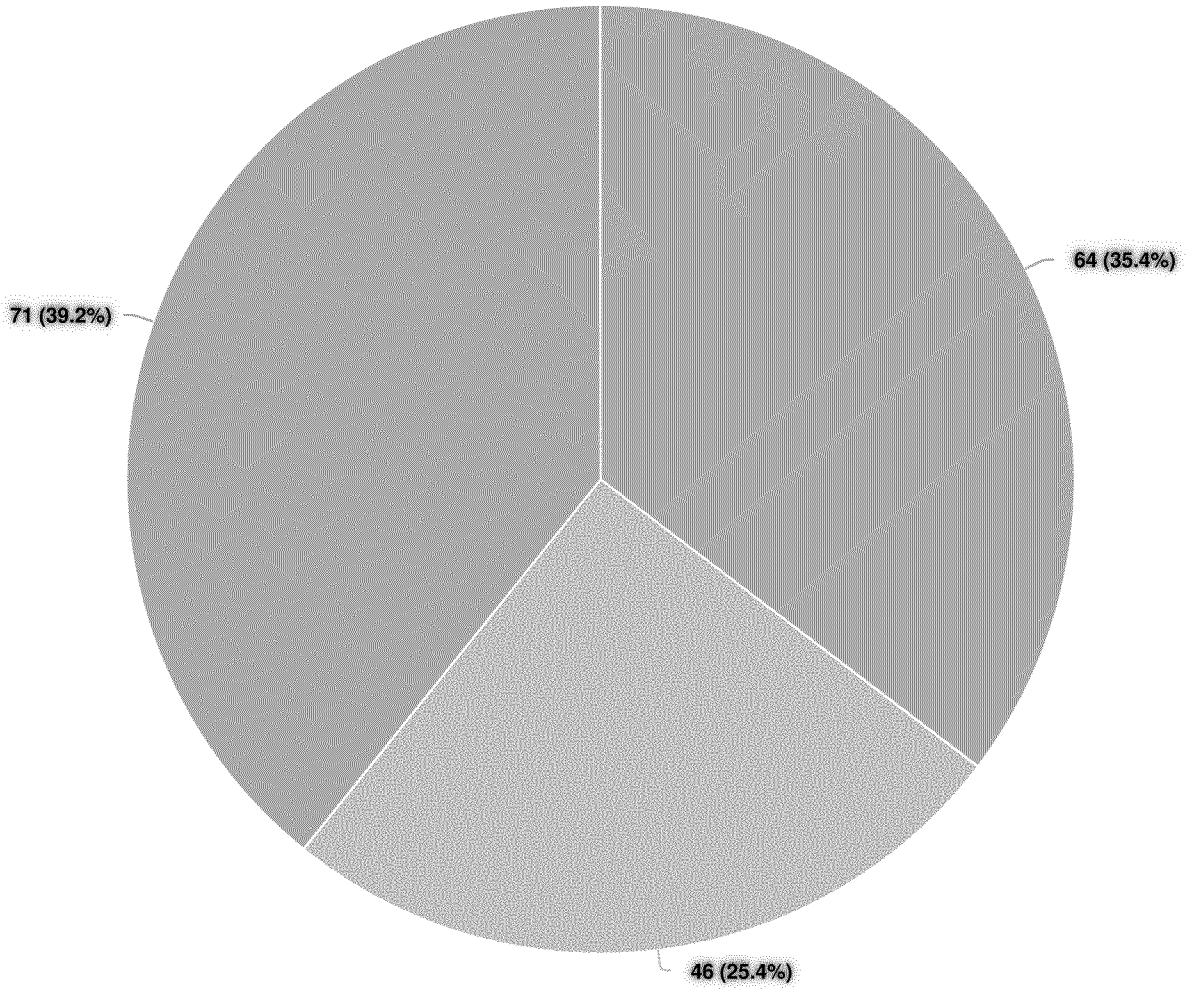


Question options

Support Neutral Do not support

Optional question (181 response(s), 0 skipped)
Question type: Radio Button Question

Q4 Explore incentive programs and partnerships that promote the creation of senior housing.

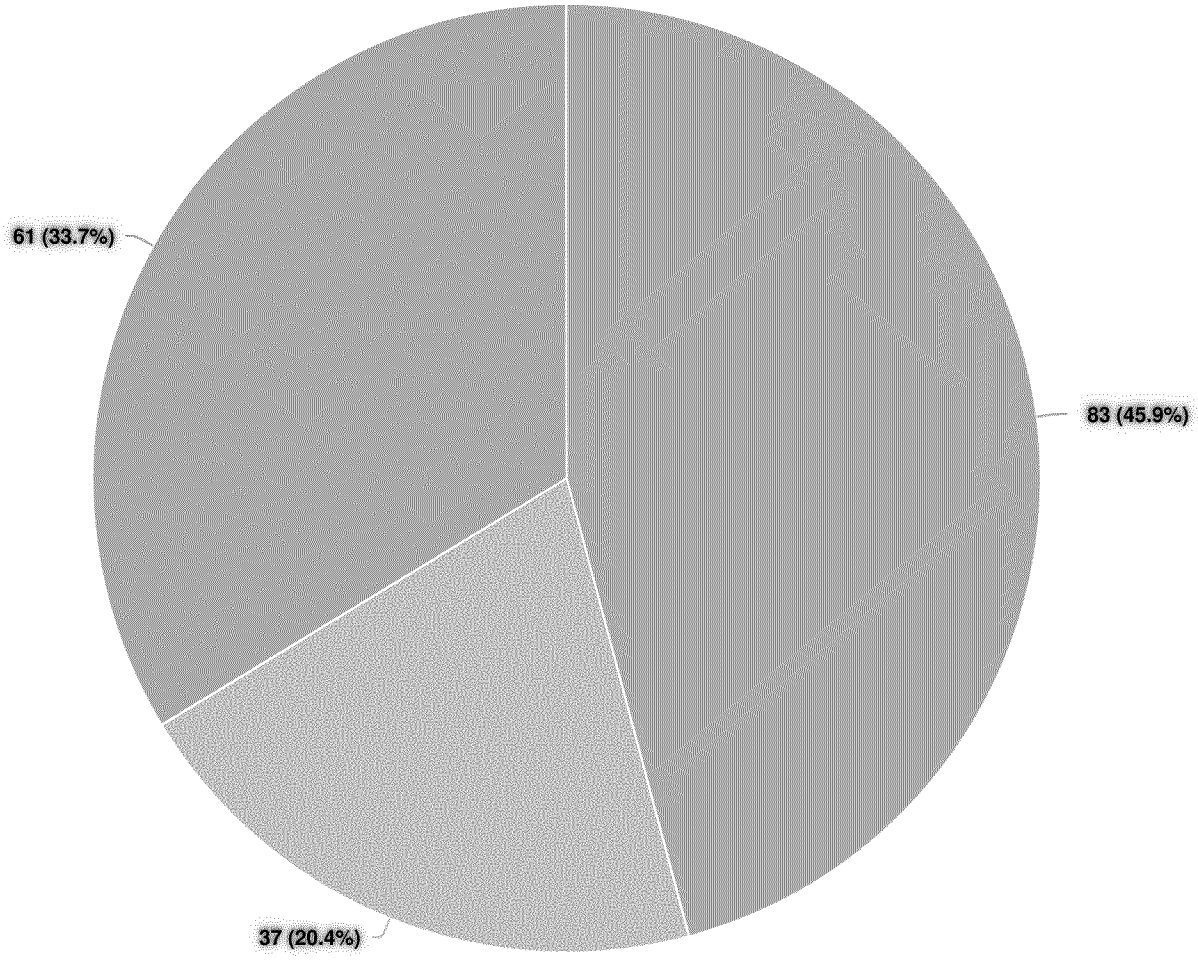


Question options

Support Neutral Do not support

Optional question (181 response(s), 0 skipped)
Question type: Radio Button Question

Q5 Support programs and organizations that assist older adults with their housing needs.

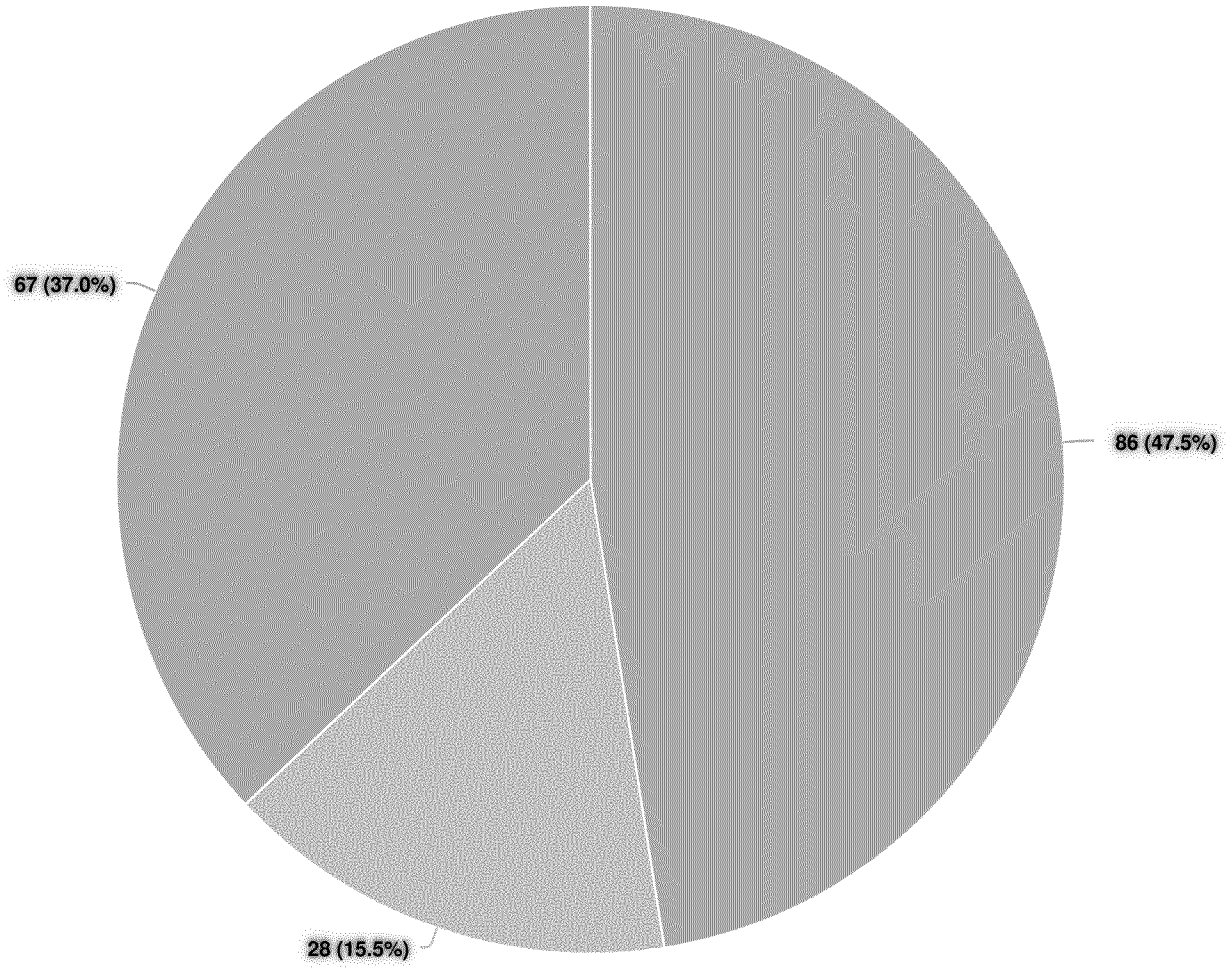


Question options

Support Neutral Do not support

Optional question (181 response(s), 0 skipped)
Question type: Radio Button Question

Q6 Promote weatherization assistance programs that help low-income residents with energy-saving repairs.

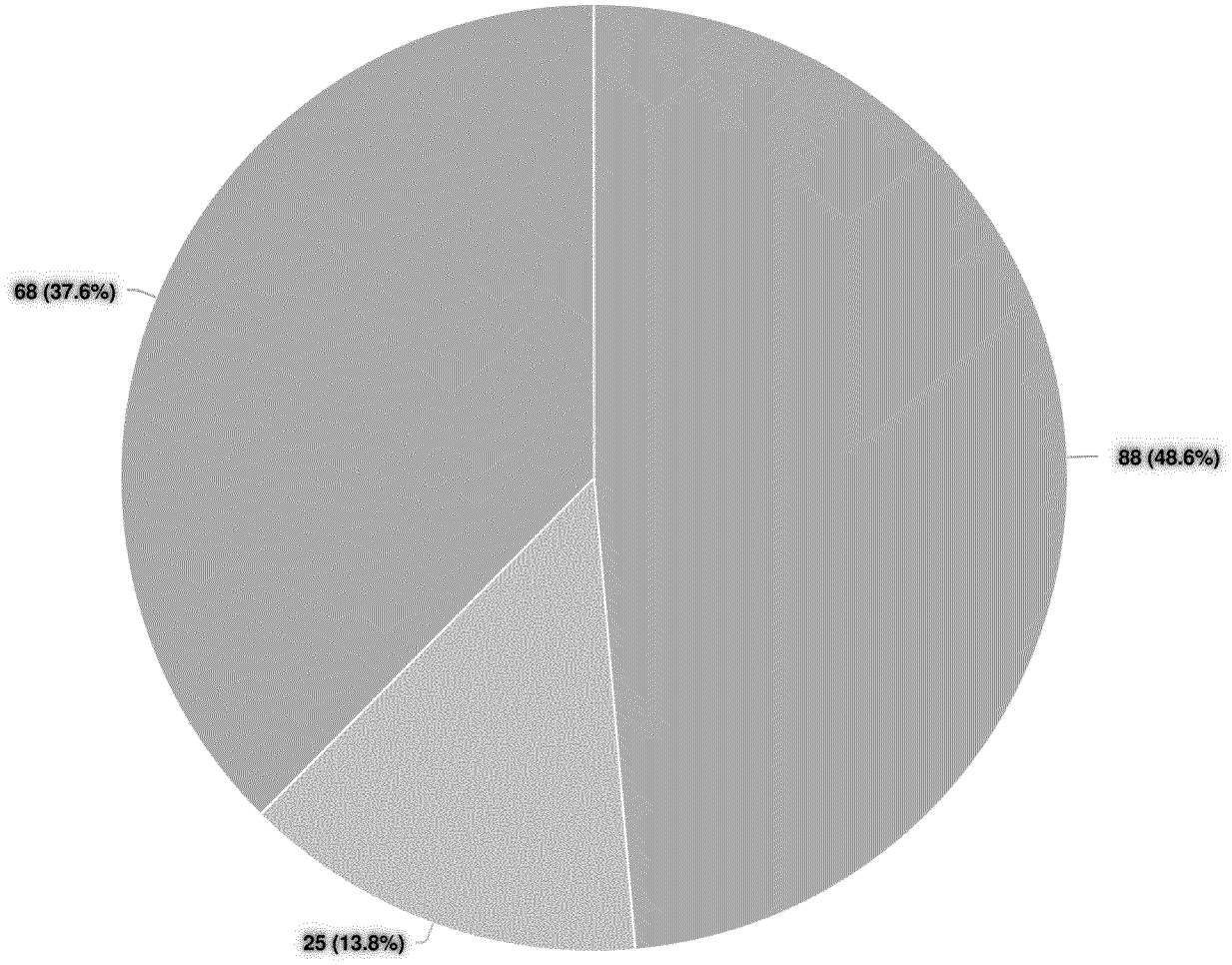


Question options

Support Neutral Do not support

Optional question (181 response(s), 0 skipped)
Question type: Radio Button Question

Q7 Explore programs and partnerships, such as the Boulder-Longmont Housing Rehabilitation Program, to support housing rehabilitation to help income and asset-qualified homeowners fix problems in their homes such as roofing, plumbing, heating, electric...

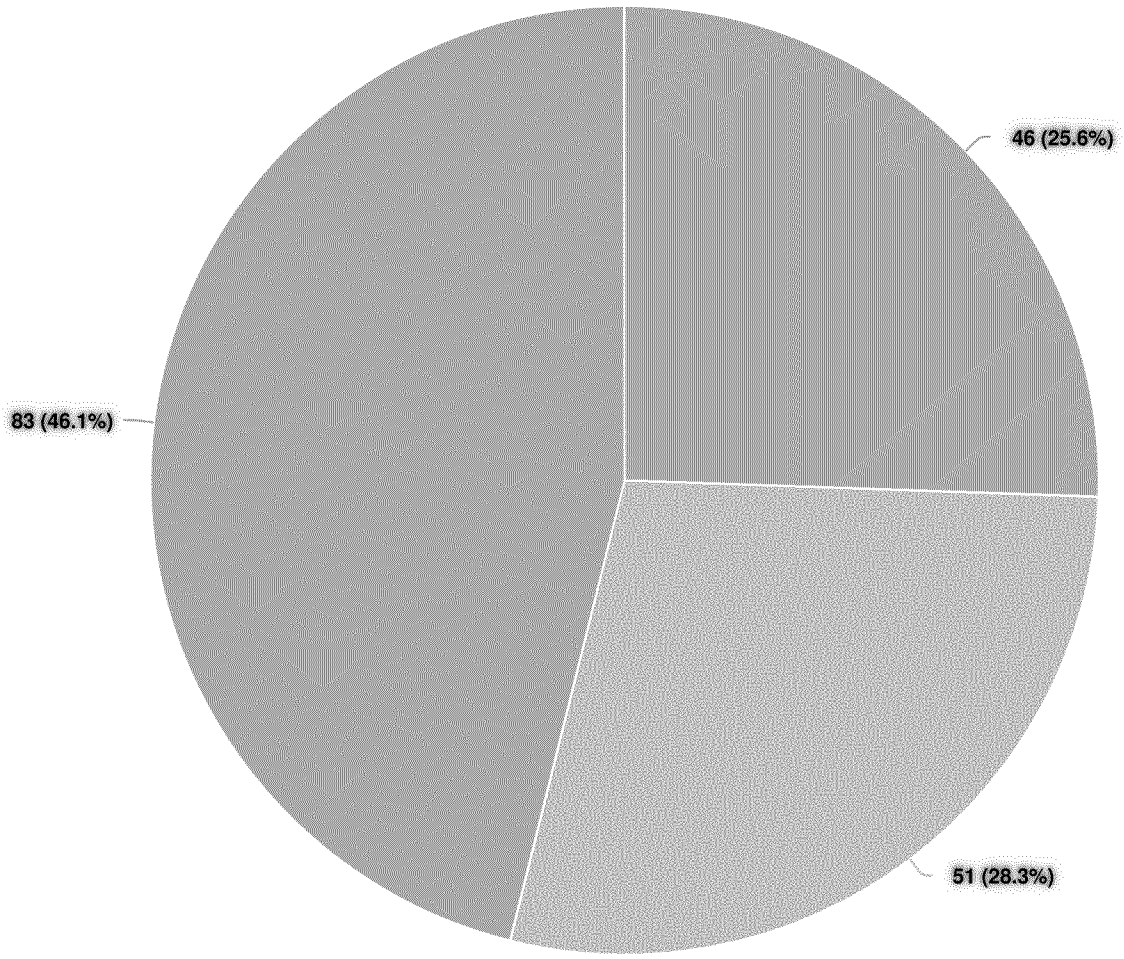


Question options

Support Neutral Do not support

Optional question (181 response(s), 0 skipped)
Question type: Radio Button Question

Q8 Support and/or partner with mission-driven affordable housing providers, such as Trailhead Community to provide affordable housing for people with intellectual disabilities in the Town or region.

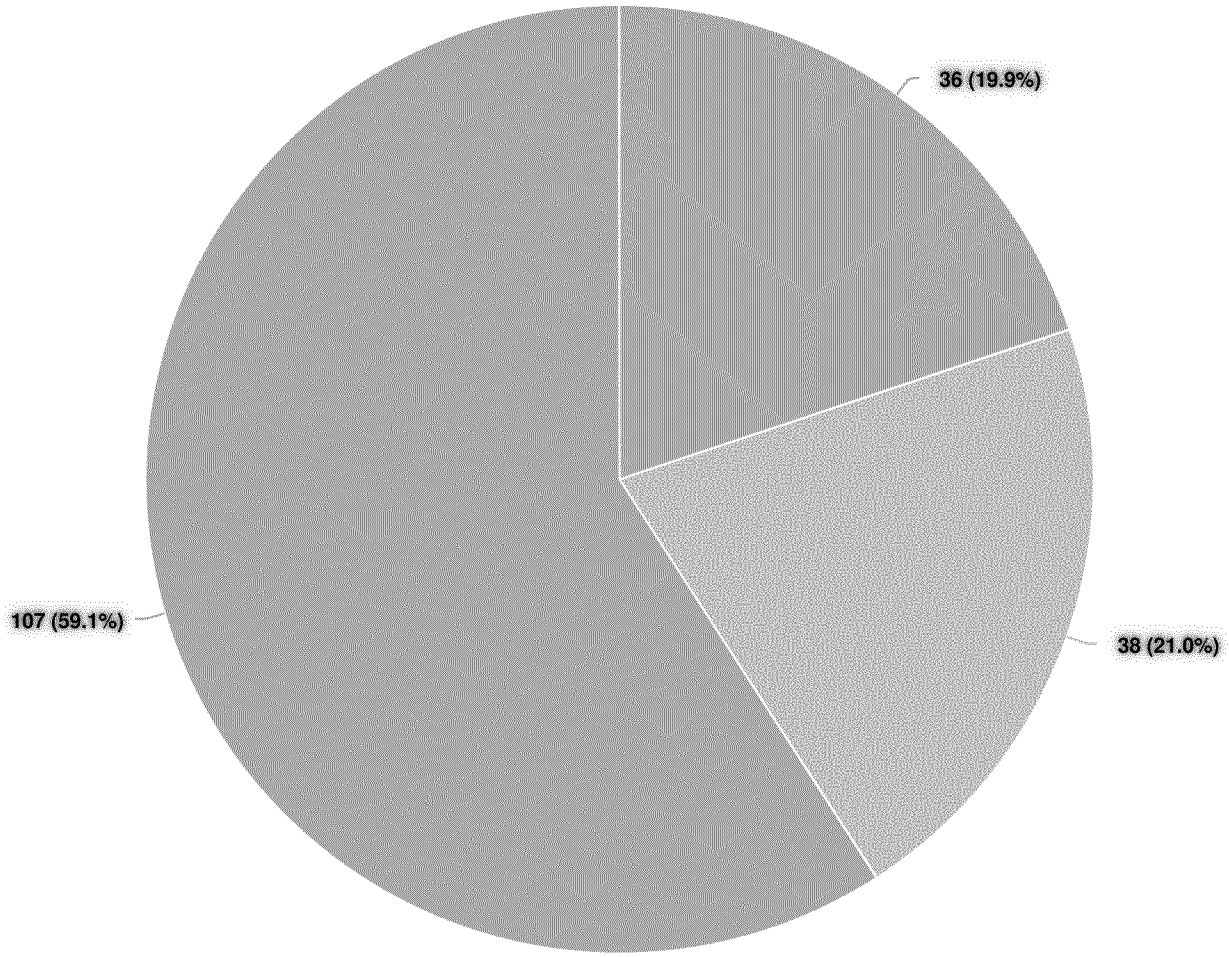


Question options

Support Neutral Do not support

Optional question (180 response(s), 1 skipped)
Question type: Radio Button Question

Q9 Evaluate the Town's Group Homes regulations to identify barriers to group home development.

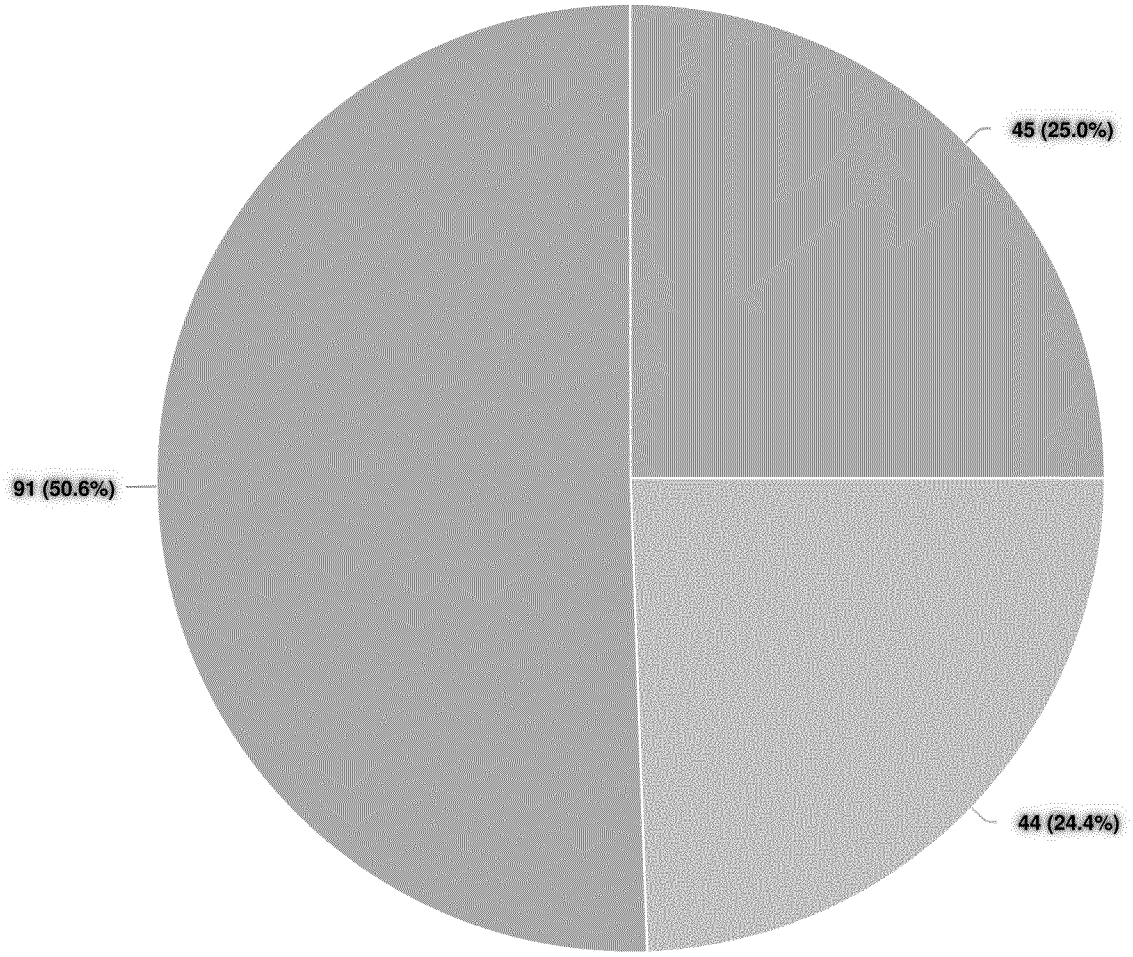


Question options

Support Neutral Do not support

Optional question (181 response(s), 0 skipped)
Question type: Radio Button Question

Q10 Support programs and organizations that assist IDD with their housing needs.

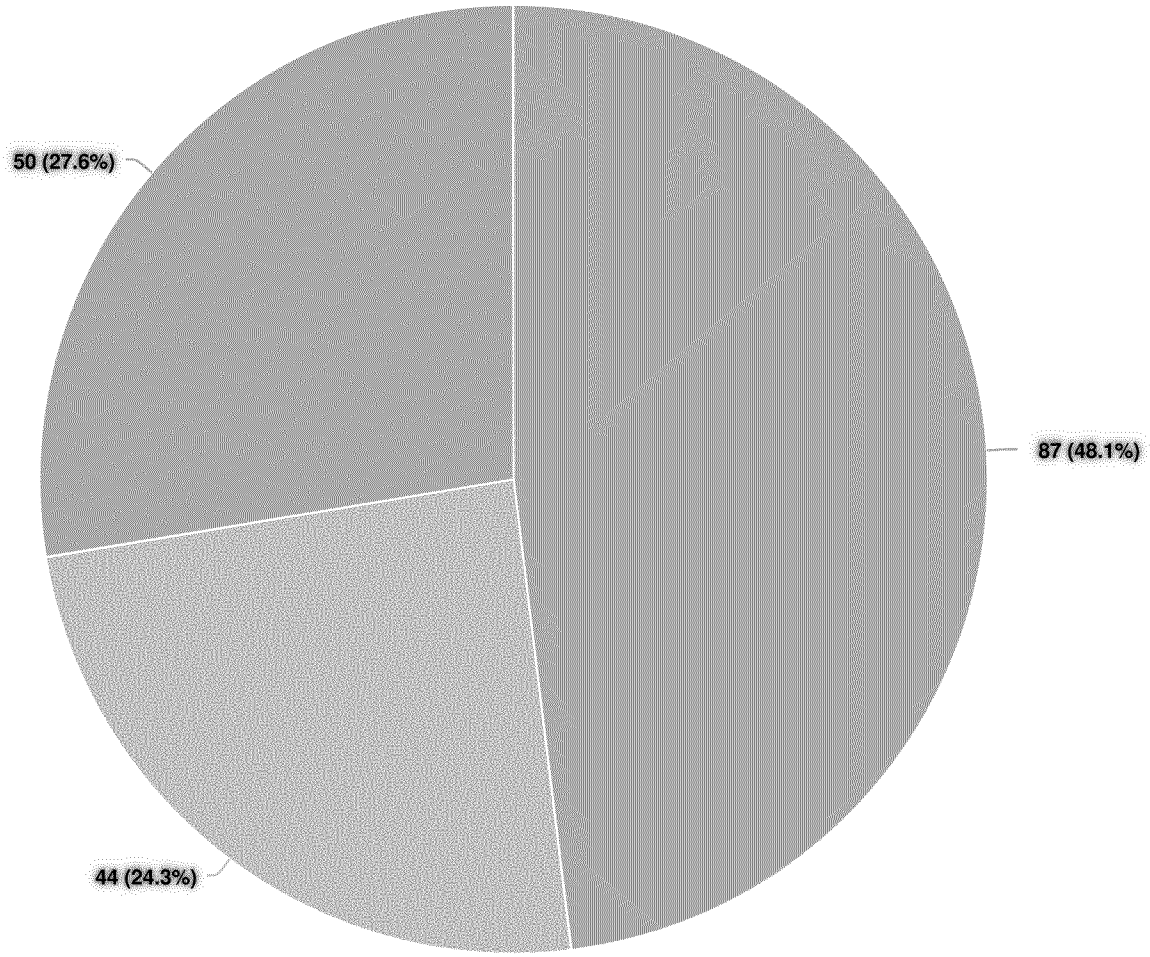


Question options

Support Neutral Do not support

Optional question (180 response(s), 1 skipped)
Question type: Radio Button Question

Q11 Create a centralized Town webpage that provides links to regional housing provider programs that serve Superior residents.

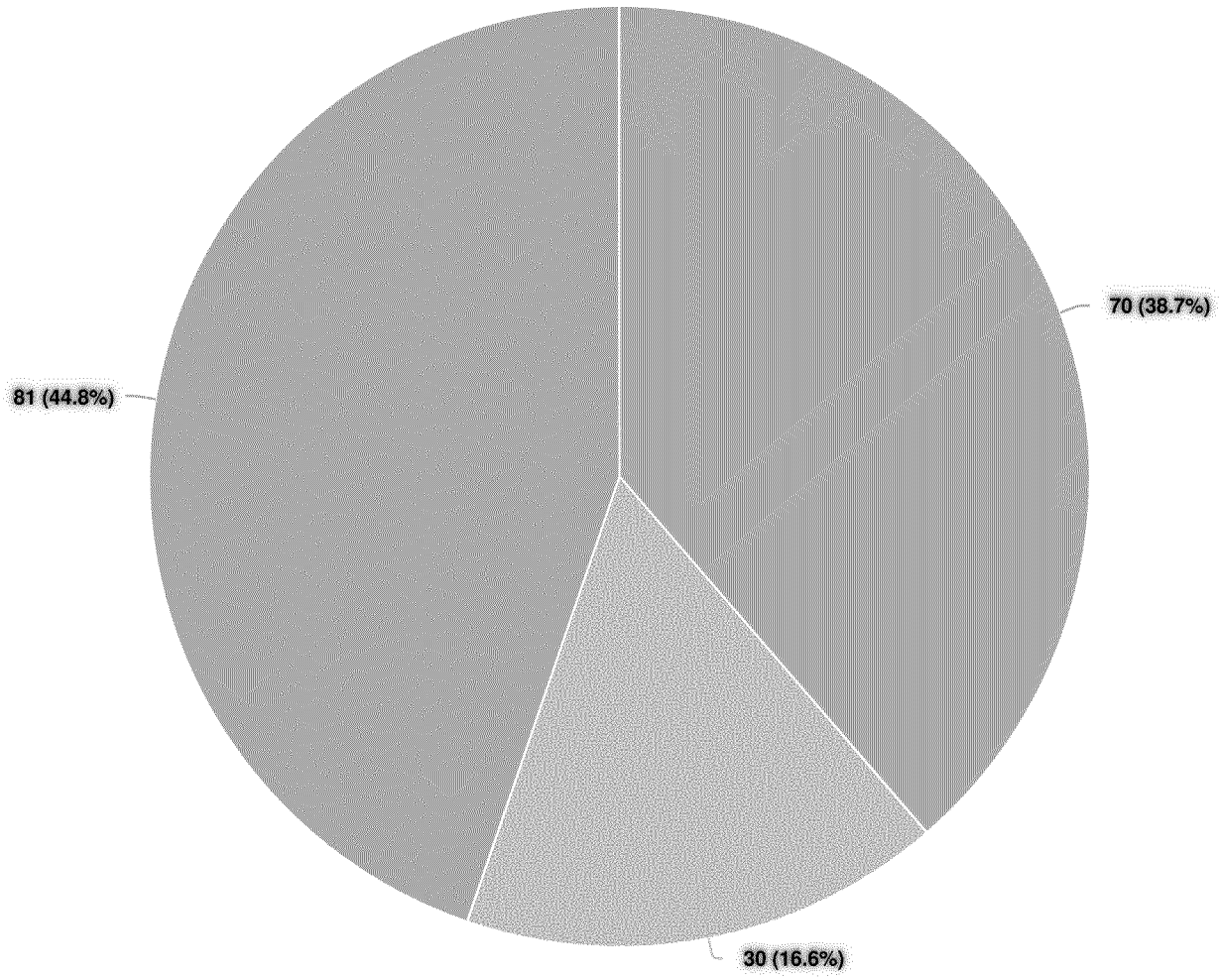


Question options

Support Neutral Do not support

Optional question (181 response(s), 0 skipped)
Question type: Radio Button Question

Q12 Advocate for and support existing regional and state tenant protection programs that serve to improve outcomes for renters such as:Provide ample notice periods for rent increases; lease terminations; and the need to vacate due to renovations.Prohib...

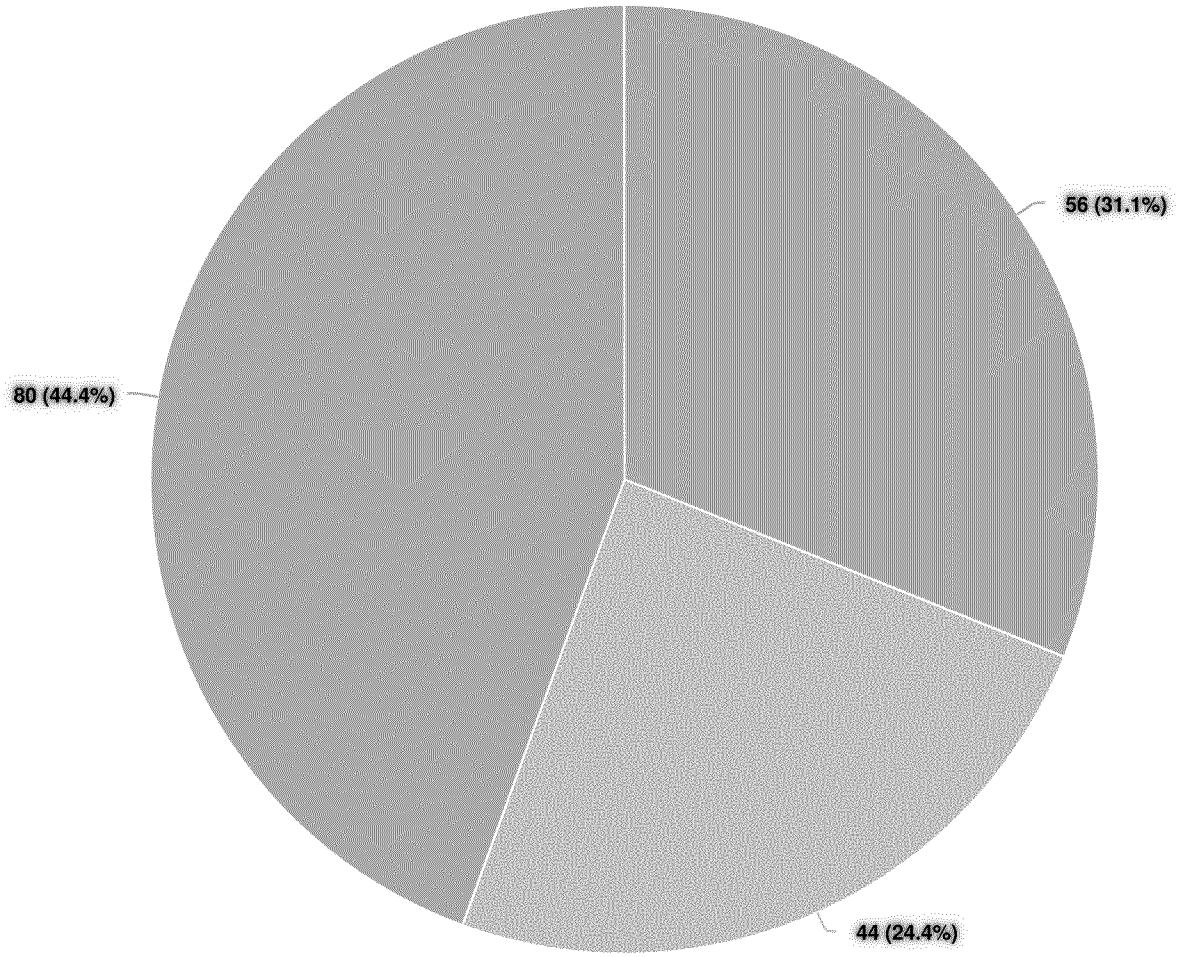


Question options

Support Neutral Do not support

Optional question (181 response(s), 0 skipped)
Question type: Radio Button Question

Q13 Form partnerships and work with culturally specific organizations to promote the availability of programs, incentives, and housing availability.

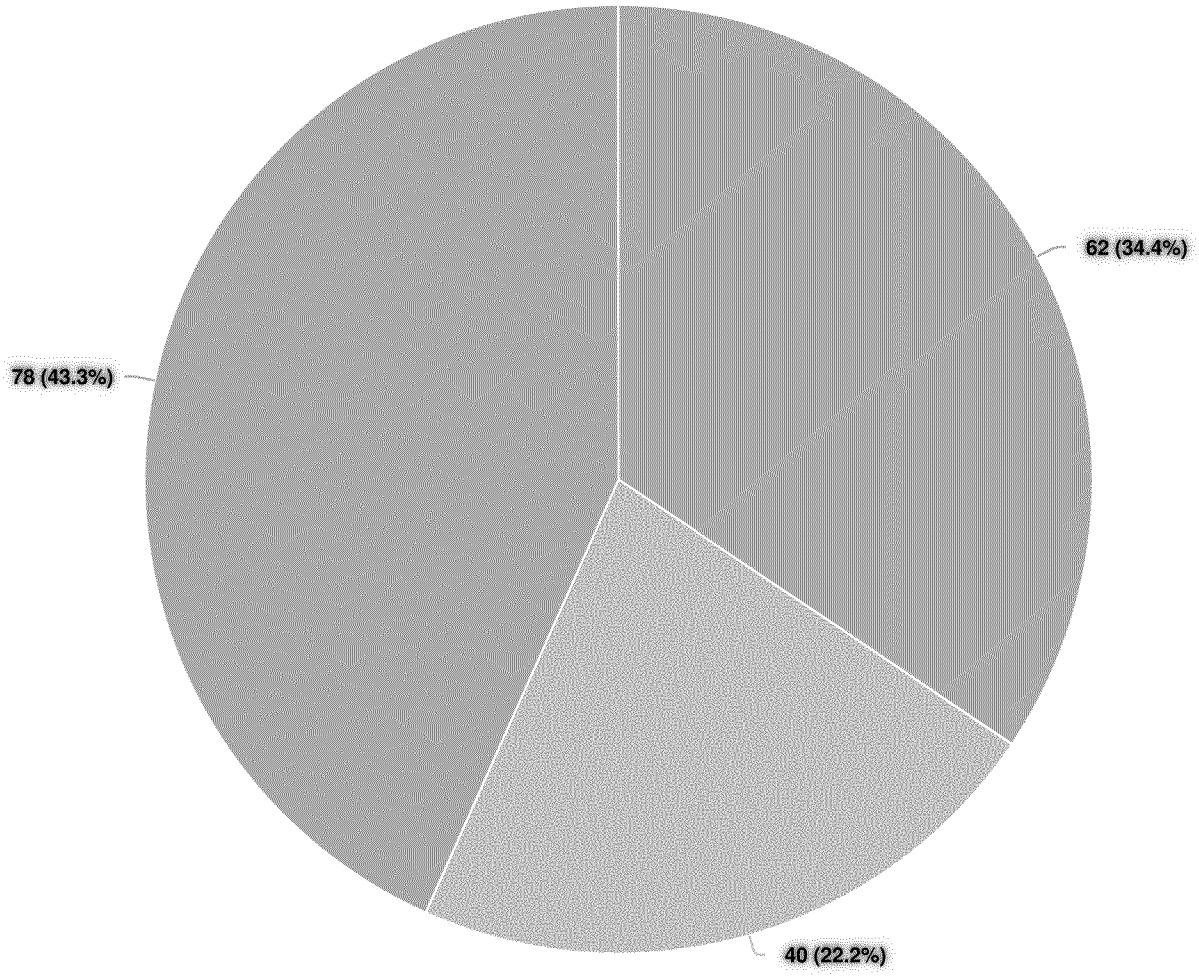


Question options

Support Neutral Do not support

Optional question (180 response(s), 1 skipped)
Question type: Radio Button Question

Q14 Remove language barriers in accessing housing resources and information by using technological solutions and/or partnering with culturally specific organizations.



Question options

Support Neutral Do not support

Optional question (180 response(s), 1 skipped)
Question type: Radio Button Question

The following tables reflect the degree of public support of the draft strategies. Each table includes the draft Actions that accompany each Objective. Residents were asked if they supported the action, were neutral on the action, or did not support the action. The columns reflect the total counts, along with percentages. The actions are then sorted by degree of support, with those receiving the most support at the top of the page. The final column indicates the actions that received positive or neutral support overall which are colored in shades of green, and those that did not receive support, colored in shades of blue.

1. Increase Housing Choices for People									
Draft Action	**Total Yes (count)**	**Total Yes (%)**	**Total Neutral (count)**	**Total Neutral (%)**	**Total Yes + Neutral (count)**	**Total Yes + Neutral (%)**	**Total No (count)**	**Total No (%)**	**Total Yes + Neutral - Total No**
Establish clear and objective development standards for new housing in newly established neighborhoods.	206	52%	67	17%	273	69%	120	31%	153
Review and clarify ADU development standards to make it easier to develop this housing type.	165	41%	62	16%	227	57%	172	43%	55
Explore allowing ADU's town wide.	156	39%	62	16%	218	55%	178	45%	40
Develop pre-approved ADU housing plan sets to streamline review process and development of this housing type.	141	36%	76	19%	217	55%	180	45%	37
As part of the comprehensive plan consider evaluating residential land to support higher-density residential by allowing smaller lot zoning and smaller housing units	117	29%	47	12%	164	41%	237	59%	-73
Develop pre-approved missing middle housing plan sets.	97	25%	55	14%	152	38%	243	62%	-91
Consider allowing moderate density increases in single family zones to allow for duplex and triplexes.	116	29%	38	9%	154	38%	247	62%	-93
Explore incentives for ADU's and tie it to affordability requirements such as deed-restrictions.	83	21%	66	17%	149	38%	243	62%	-94
Evaluate minimum lot size, setbacks, lot coverage, and design standards to allow for increased density across all zones and existing planned developments (PD's).	88	22%	43	11%	131	33%	262	67%	-131
Evaluate parking reductions for housing types and analyze the modification of on-street parking.	79	20%	52	13%	131	33%	265	67%	-134
Explore reducing minimum parking requirements for missing middle housing, multifamily, mixed-use, senior housing, and ADU's.	80	20%	49	12%	129	32%	269	68%	-140
Establish thresholds for development types that could be approved administratively without a Town Board or public hearing meeting to support state housing legislation.	52	13%	48	12%	100	26%	291	74%	-191

2. Support and Promote Local and Regional Affordable Housing Efforts									
Draft Action	**Total Yes (count)**	**Total Yes (%)**	**Total Neutral (count)**	**Total Neutral (%)**	**Total Yes + Neutral (count)**	**Total Yes + Neutral (%)**	**Total No (count)**	**Total No (%)**	**Total Yes + Neutral - Total No**
Partner with organizations such as Habitat for Humanity and Boulder County Housing Authority to support the creation of affordable homeownership options.	98	32%	40	13%	138	45%	171	55%	-33
Subsidized or reduced fees for affordable housing projects.	74	24%	35	11%	109	35%	203	65%	-94
Explore the creation of a housing trust fund and other local revenue sources to fund a variety of affordable housing activities.	52	17%	49	16%	101	33%	205	67%	-104
Establish the fee-in-lieu amounts as intended in the Inclusionary Housing Ordinance	36	12%	61	20%	97	32%	208	68%	-111
2.2.3. Expedited review for affordable housing projects.	63	20%	35	11%	98	32%	210	68%	-112
Partner with affordable housing providers to redevelop vacant or underutilized land for affordable housing.	69	22%	29	9%	98	32%	212	68%	-114
Explore the creation of a commercial/residential linkage fee to provide financial support for affordable housing projects.	45	15%	49	16%	94	31%	211	69%	-117
Density bonus.	50	16%	35	11%	85	28%	224	72%	-139
Height bonus.	32	10%	38	12%	70	23%	241	77%	-171
Create a land donation, land acquisition, or land banking program. (Town owns 15 acres of land with no future designated use currently)	45	14%	26	8%	71	22%	246	78%	-175

3. Remove Housing Barriers for People Who Often Encounter Them									
Draft Action	**Total Yes (count)**	**Total Yes (%)**	**Total Neutral (count)**	**Total Neutral (%)**	**Total Yes + Neutral (count)**	**Total Yes + Neutral (%)**	**Total No (count)**	**Total No (%)**	**Total Yes + Neutral - Total No**
Create a centralized Town webpage that provides links to regional housing provider programs that serve Superior residents.	147	47%	69	22%	216	70%	94	30%	122
Support programs and organizations that assist older adults with their housing needs.	152	48%	56	18%	208	66%	106	34%	102
Promote weatherization assistance programs that help low-income residents with energy-saving repairs.	153	49%	48	15%	201	64%	113	36%	88
Explore programs and partnerships, such as the Boulder-Longmont Housing Rehabilitation Program, to support housing rehabilitation to help income and asset-qualified homeowners fix problems in their homes such as roofing, plumbing, heating, electrical, etc.	157	50%	43	14%	200	64%	114	36%	86
Explore incentive programs and partnerships that promote the creation of senior housing.	127	39%	73	22%	200	62%	125	38%	75
Incentivize or explore existing programs (Boulder-Longmont Accessibility Program) that makes a home more accessible for income and asset-qualified renters or homeowners with a disabled or elderly family member.	136	43%	55	18%	191	61%	123	39%	68
Remove language barriers in accessing housing resources and information by using technological solutions and/or partnering with culturally specific organizations.	121	39%	59	19%	180	58%	133	42%	47
Support and/or partner with mission-driven affordable housing providers, such as Trailhead Community to provide affordable housing for people with intellectual disabilities in the Town or region.	87	28%	88	29%	175	57%	133	43%	42
Advocate for and support existing regional and state tenant protection programs that serve to improve outcomes for renters such as: - Provide ample notice periods for rent increases; lease terminations; and the need to vacate due to renovations. - Prohibit discrimination based on source of income. - Require landlords to provide a summary of tenant's rights.	126	40%	51	16%	177	57%	136	43%	41
Form partnerships and work with culturally specific organizations to promote the availability of programs, incentives, and housing availability.	104	34%	68	22%	172	56%	135	44%	37

3. Remove Housing Barriers for People Who Often Encounter Them									
Explore land use policy changes to support the development of housing for seniors.	119	38%	56	18%	175	55%	142	45%	33
Support programs and organizations that assist IDD with their housing needs.	87	28%	78	25%	165	53%	144	47%	21
Evaluate the Town's Group Homes regulations to identify barriers to group home development.	71	23%	66	21%	137	44%	175	56%	-38
Modify or increase the three unrelated people occupancy cap to create greater housing choices for renters.	82	26%	45	14%	127	40%	192	60%	-65

Survey Responses

12 August 2019 - 05 August 2024

Comment on Draft Strategic Housing Plan - Specific Feedback Requested

Shape Superior

Project: Housing Needs Assessment & Strategic Plan

BANG THE TABLE engagementHQ

VISITORS					
215					
CONTRIBUTORS			RESPONSES		
91			97		
0	0	91	0	0	97
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Respondent No: 1
Login: Anonymous

Responded At: Jun 12, 2024 11:12:43 am
Last Seen: Jun 12, 2024 11:12:43 am

Q1. **Share your comments here:**

Dumb. Do NOT develop Section-B housing (or whatever it's called now) in this town. We do NOT want to look like Colfax, or "Portland", which you used as an example (Why?! Have you been to the war-torn city of Portland since summer of 2020?!). This town is exclusive, by design, and not EVERYONE can afford to live here. You want affordable living? Move to Brighton. Do NOT place housing of ANY sorts on Town-15 lot. For GOD'S SAKE! Please don't do that. It's already bad enough that this town created an "Apartment-vill" in what was supposed to be a vibrant and accessible place. Great job. Now we have 2000 extra people living next to Tesla that will never be part of the community because they are all Gen-Y and Gen-Z and Uber their dinner and never leave their apartments. Yay. This town has really crumbled since, oh, about November of 2014...

Respondent No: 2
Login: Anonymous

Responded At: Jun 12, 2024 13:04:24 pm
Last Seen: Jun 12, 2024 13:04:24 pm

Q1. **Share your comments here:**

I've lived here 30 years and thought we accomplished this through Wee Cottages and the townhomes in downtown. Why were 1.5 million dollar homes built in Superior to replace those destroyed in the fire? Couldn't this issue have been addressed then? It seems suspicious.

Respondent No: 3
Login: Anonymous

Responded At: Jun 12, 2024 13:51:46 pm
Last Seen: Jun 12, 2024 13:51:46 pm

Q1. **Share your comments here:**

This is a horrible plan made by morons with too much guilt. Basically all you're saying with this plan is, "we don't give a fuck if we hurt your property values by allowing affordable housing, we only care about getting re-elected". You act as if you actually diverted the town yet the survey results were an astounding "fuck no" and the only people that have time to show up to your open houses are jobless bums… this town was originally built as a wealthier town, and it should be a privilege to live here. All this does is show that you self righteous sacks of shit don't care about the people who sacrificed everything to raise their families in a town with no crime and a great education by showing them that their sacrifices mean nothing and in reality all you have to do to live a top 10 town in the country is be poor and cry about it enough.

Respondent No: 4
Login: Anonymous

Responded At: Jun 12, 2024 14:17:25 pm
Last Seen: Jun 12, 2024 14:17:25 pm

Q1. **Share your comments here:**

Great job. However, I didn't see any mention of short term rental regulation. This is a huge miss. What is the point of building more ADU's if people are going to fill them with Airbnb guests. Original town is terrible right now. Those ADU's close to all the transit options and retail, are ideal for long term renters...yet it's been allowed to turn in to a hotel district.

Respondent No: 5
Login: Anonymous

Responded At: Jun 12, 2024 14:39:43 pm
Last Seen: Jun 12, 2024 14:39:43 pm

Q1. **Share your comments here:**

"Affordable Housing" has turned out to be problematic in 100% of the cases nationwide, especially when government supported. It may be a "feel good" effort up front but over time causes tremendous problems for both the government entity and local residents. Superior has already made tremendous errors in providing an excess of rental units (apartments) which will also turn out to be problematic in the long term. Look at any "affordable" housing projects over 10 years old and the problems will be immediate apparent. Stop making decisions on emotions and use critical thinking with a long term vision.

Respondent No: 6
Login: Anonymous

Responded At: Jun 12, 2024 15:01:47 pm
Last Seen: Jun 12, 2024 15:01:47 pm

Q1. **Share your comments here:**

More housing will ruin what makes Superior great. We already have too many people and too much new housing.

Respondent No: 7
Login: Anonymous

Responded At: Jun 12, 2024 19:22:23 pm
Last Seen: Jun 12, 2024 19:22:23 pm

Q1. **Share your comments here:**

I live at Bell Flartions

Respondent No: 8
Login: Anonymous

Responded At: Jun 12, 2024 19:45:30 pm
Last Seen: Jun 12, 2024 19:45:30 pm

Q1. **Share your comments here:**

The town board should have thought about, and incorporated these ideas into the downtown Superior development, before thousands of expensive, poor quality, generic looking condos/townhomes were built. Any further development anywhere in Superior must go to a vote; residents must be allowed to vote on all future house actions.

Respondent No: 9
Login: Anonymous

Responded At: Jun 12, 2024 20:18:02 pm
Last Seen: Jun 12, 2024 20:18:02 pm

Q1. **Share your comments here:**

Great concern over the number of cars that can be the result of high density living. Even though we are close to the bus, there will be most likely be 1 car per adult resident. Superior doesn't have a very large opportunity for employment, so people will drive to their jobs, etc. elsewhere. It is naive to think they won't, and the sides of the roads will become like parking lots.

Respondent No: 10
Login: Anonymous

Responded At: Jun 12, 2024 20:49:00 pm
Last Seen: Jun 12, 2024 20:49:00 pm

Q1. **Share your comments here:**

This is a foodhardy endeavor that is fundementally flawed. A rule of life is that there are no "solutions", only trade-offs. Everything in life is a trade-off. There is no way to artificially (i.e. engineer against market forces) make housing more "affordable" without increasing property taxes, putting downward pressure on current home values, and increasing housing density and thus placing additional burdens on citizens in the form of traffic, congestion of amenities (pools, etc...), and undoubtedly more crime. Do not delude yourself for the sake of your ideologic utopian ideas. These are truths. These are the costs of your hubris. Leave this alone. You will only cause harm.

Respondent No: 11
Login: Anonymous

Responded At: Jun 13, 2024 04:14:55 am
Last Seen: Jun 13, 2024 04:14:55 am

Q1. **Share your comments here:**

This plan seems to ignore that most people are satisfied with housing options in Superior. It's surprising that only 19% of people say we should build affordable housing and yet that seems to be the focus of this policy. This report appears to come with an agenda to create affordable housing where most people are not indicating that is an issue we should be solving for. Let's put our money to improving the quality of life for the residents who are here in this robust community. If there was an affordability issue, we would have houses sitting vacant and unsold. Instead houses sell immediately and this remains a desirable place to move. Please don't bring your agenda and then try to justify it with data that does not even support your theory that Superior residents want are prioritizing this issue.

Respondent No: 12
Login: Anonymous

Responded At: Jun 14, 2024 11:39:36 am
Last Seen: Jun 14, 2024 11:39:36 am

Q1. **Share your comments here:**

The strategic housing plan continually brings up missing middle housing options, however, within the very small footprint of the town, a massive apartment complex as well as a new downtown apartment building exist, a minimum of four separate townhouse/condominium developments exist, as well as two separate duplex communities. I argue that there is no missing middle housing options in the town of superior. I also do not believe that this plan represents anywhere close to the majority of opinions of town residents, as shown within the plan itself less than 10% of the town population offered any input. Superior town board would be far better served by striving to maintain town infrastructure at an exceptional level rather than frivolously spending money on unneeded social restructuring efforts.

Respondent No: 13
Login: Anonymous

Responded At: Jun 14, 2024 15:58:26 pm
Last Seen: Jun 14, 2024 15:58:26 pm

Q1. **Share your comments here:**

Please abandon this proposed housing plan. The population of Boulder County is decreasing, home prices are dropping, and the government needs to stay out of housing issues. If you really care about the cost of housing why don't you do something to fight the county assessor's over valued property value assessments and the crazy expensive property taxes.

Respondent No: 14
Login: Anonymous

Responded At: Jun 15, 2024 08:23:46 am
Last Seen: Jun 15, 2024 08:23:46 am

Q1. **Share your comments here:**

One of the major appeals of Superior is the feeling it gives, the sense of family and safety. Making housing more affordable is one thing, but actively engaging in methods to promote housing for those who could not afford to live in a place like Superior or Boulder will only bring discourse to the community. Objective 1: While increasing housing for senior residents is a great idea, removing housing restrictions will inevitably cause a shift in the feel of our great town. We do not want multifamily dwellings. Furthermore, "Missing Middle Housing" is defined as "diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes." Again, we do not want such types of housing. Those who desire such housing have those options in adjacent towns. Objective 2: A lot of today's vocabulary uses "inclusive." While being inclusive is a positive thing, it does not need to be applied to every facet of life. Additionally, by reducing the price of land "for affordable housing," you will be lowering the value of surrounding areas and setting a dangerous precedent. Objective 3: Finally, there is a serious problem happening in Denver with the major influx of immigrants. However, it is in fact Denver's choice and Denver's dilemma, not ours. We do not want for the overflow from Denver to take over our small town. It would surely spell disaster for the tight-knit community. We do not agree with this plan.

Respondent No: 15
Login: Anonymous

Responded At: Jun 15, 2024 10:03:29 am
Last Seen: Jun 15, 2024 10:03:29 am

Q1. **Share your comments here:**

According to the data in this report, the only thing that is popular with the citizens of Superior is allowing more ADU's. The rest of this is garbage and opposite to the desires of most us. This entire process indicates a mindvirus that prevalent with local governments today, they will pursue these unfounded notions of "affordable housing" despite the desires of the people. Some of these ideas will actually reduce affordable housing, like 3.3.2 advocating "for and support existing regional and state tenant protection regulations that serve to improve outcomes for renters." If you improve outcomes for tenants, you necessarily harm outcomes for landlords. When the effort and expense is better invested in other markets, the property owners sell their rental properties (most likely to owner occupied, not renters). Those housing units have then been taken out of the rental, and more affordable, marketplace. It's basic economics but clearly Superior doesn't' have anyone with an understanding of economics.

Respondent No: 16
Login: Anonymous
Responded At: Jun 15, 2024 14:04:31 pm
Last Seen: Jun 15, 2024 14:04:31 pm

Q1. **Share your comments here:**

First of all thank you for your work, I am proud to live in a city that is so willing to make improvements and listen to it's citizens. I would love for there to be more affordable options for housing in Superior, however there are a few things that I think are worth investigating further. First I think that adding apartments will not help housing affordability in Superior. I have lived in apartments in Superior for almost a decade, every year I am forced to submit to higher rent prices while the state of the units decline. A majority of these complexes are owned by 3 national corporations who have no interest in serving the great people of Superior. They base their rent prices on national averages and their bottom-line which can inflate the prices of other local housing options. Someone selling their home in Superior will look at high apartment rent prices in their area as an indicator that their home is more valuable than it actually is. This can add to a vicious cycle of price inflation for renters and home-owners alike. I strongly believe that the monopoly on apartments in Superior needs to be investigated. I believe that rent prices should be capped to prevent price gouging. I believe that the number of apartments should be capped to prevent real estate inflation. While these are the problems with apartments that I have noticed over the years, I also acknowledge that many people in our town have no other option than to rent which is why I believe we should invest in more rental houses, houses with an option to rent-to-own, and starter homes for young families. This would give lower income peoples and families more options to meet their needs. In my opinion, large number of homes built today still seem to forget the 2008 housing market crash ever happened, they're large 4+ bedroom houses that a majority of Superior residents don't need. Your report on the housing plan mentions that most Superior residents are young professionals so we should cater to them. In my experience, most of the people here that I've met are couples in their 20's-40's with 0-1 children so we don't need these large houses inflating an already impossibly expensive town. In the 1950's most houses that were being built were 1-2 bedroom starter homes and that allowed young people an affordable option to buy into the real estate market, while having a stable place to live for several years so they could work on finishing their education or starting their career. How are young people supposed to be successful when many are in a perpetual state of packing, moving and unpacking? If our town is to be successful for many years to come, we need to ensure future generations can be productive here too. I have seen some efforts for this like the "Wee Cottages" off McCaslin, however these start at 600k which is simply not affordable. I believe we should increase the percentage of small homes being built. I believe we should allow more rental houses to be built. I believe we should have more rent-to-own houses. I believe the success of young people should be a factor in these plans. Thank you again for your time and consideration, I hope my perspective was helpful.

Respondent No: 17
Login: Anonymous

Responded At: Jun 15, 2024 16:10:12 pm
Last Seen: Jun 15, 2024 16:10:12 pm

Q1. **Share your comments here:**

I was happy to see the IDD population mentioned. I want to reinforce 2 key points. Many in the IDD community need what Seniors need at a much earlier age. So when you look at your senior housing, which is highly emphasized in your plans,, please include the IDD population in your considerations. Many of the services overlap and there could be an opportunity to save money by having these 2 population share in the cost of services. It is very difficult to maintain service providers and by combining these 2 populations we can maximize our resources. Also just putting a roof over ones head does not provide many in the IDD population what they need on a daily basis. Remove barriers and build community supports into your developments. Consider co-housing, Consider clusters off homes for people with disabilities, then create a structure to support these people and the greater community can utilize. I am happy to chat more about these specific needs.

Respondent No: 18
Login: Anonymous

Responded At: Jun 17, 2024 23:50:23 pm
Last Seen: Jun 17, 2024 23:50:23 pm

Q1. **Share your comments here:**

Please provide data on total number of respondents per category to give a scope of popularity for the issues. For instance, I attended one of the sessions and perhaps only 20 people put sticky post-its on the wall. It would be good to make the broader community aware of the scale of individuals whom shared opinions. At the session at the community center, I was directed to vote for issues that I would be open to Superior researching further. This does not mean that I agree with the issue and wish to ensure that the survey results are properly represented.

Respondent No: 19
Login: Anonymous

Responded At: Jun 18, 2024 19:37:15 pm
Last Seen: Jun 18, 2024 19:37:15 pm

Q1. **Share your comments here:**

Please create a streamlined document that describes what specific changes the Town of Superior might see if the tenets of this plan were adopted. As presented, it is not reasonable for an average citizen to read, digest, and understand how it would affect him/her.

Respondent No: 20
Login: Anonymous

Responded At: Jun 20, 2024 15:33:30 pm
Last Seen: Jun 20, 2024 15:33:30 pm

Q1. **Share your comments here:**

The report uses housing data from 2021, but the housing mix of Superior has changed significantly since then with the addition of new housing in Downtown Superior that is generally not single family detached homes. Update the text and data in Section 2, Summary of the Housing Needs Assessment to incorporate the latest data. In addition, update the tables and text throughout the report where applicable to use up-to-date housing data. On Page 34, the text in the window indicate the Town's goal of 12% affordable housing stock. In addition to this, indicate the number of units needed to achieve this goal, which will be more than 600 housing units.

Respondent No: 21
Login: Anonymous

Responded At: Jun 21, 2024 15:04:50 pm
Last Seen: Jun 21, 2024 15:04:50 pm

Q1. **Share your comments here:**

I am glad to see an affordable housing plan in the works. However, there is no mention of any efforts for those experiencing homelessness (no PSH) and nothing about rent subsidies for those at 50% AMI and below. Bringing the affordable goals (12%) to the front of the plan would be nice.

Respondent No: 22
Login: Anonymous

Responded At: Jun 22, 2024 06:32:07 am
Last Seen: Jun 22, 2024 06:32:07 am

Q1. **Share your comments here:**

File isn't downloading

Respondent No: 23
Login: Anonymous

Responded At: Jul 01, 2024 08:25:07 am
Last Seen: Jul 01, 2024 08:25:07 am

Q1. **Share your comments here:**

The Strategic Housing Plan seems very comprehensive and is well organized. I appreciate the level of detail provided, especially the assessment of current demographics and housing makeup of the Town. The Plan is also highly ambitious in terms of strategies. I understand that it is focused on ideas for the longer term but I worry that shorter-term market realities and limitations on the Town's ability to help contribute financially to many of the strategies will create significant headwinds to execution of the plan.

Respondent No: 24
Login: Anonymous

Responded At: Jul 12, 2024 07:06:57 am
Last Seen: Jul 12, 2024 07:06:57 am

Q1. **Share your comments here:**

I appreciate the work put into this but why is this necessary? The community we will live is currently harmonious and fits with what the town has created, an inviting place for those to live and thrive in with their family. Open space needs to be a priority on said outskirts of town. The downtown area is meant for high density so crest space where necessary for any of these proposed plans.

Respondent No: 25
Login: Anonymous

Responded At: Jul 12, 2024 07:07:31 am
Last Seen: Jul 12, 2024 07:07:31 am

Q1. **Share your comments here:**

not answered

Respondent No: 26
Login: Anonymous

Responded At: Jul 12, 2024 07:25:14 am
Last Seen: Jul 12, 2024 07:25:14 am

Q1. **Share your comments here:**

There is a reason people choose to live in Superior, it is a desirable place. Desirable places are more expensive. We also choose to live here because we like the current dynamic and housing situation. Subsidizing housing for people at our expense is something I we should not be considering. We need to focus on providing amenities to the people that are here, not taxing us to fix the pools and then upping property taxes so "nurses and teachers" can live here. I don't expect to move to Maui and have the people who have been there for 20 years help me afford it. We shouldn't be setting that example here. The town is essentially built out. Downtown Superior continues to add more and more and more housing which will burden the town's existing services and amenities in the near term. We need to understand what the "new normal" looks like for us before we start trying to figure out how to add ADUs and dense housing to a 4 square mile town that is still finding it's way forward from Covid, the Marshall Fire and the build out of Downtown Superior. I for one don't want my neighbor's building ADUs in small backyards in Rock Creek. Everyone I talked to feels like this plan surveyed the town, we all sent feedback that we didn't want this initiative yet the draft plan comes out and it seems to show a lot more support than what I can find for it in talking to other people. Just stop and work on how you can help existing town members, who elected you, afford their houses with rising inflation and property taxes.

Respondent No: 27
Login: Anonymous

Responded At: Jul 12, 2024 07:39:58 am
Last Seen: Jul 12, 2024 07:39:58 am

Q1. **Share your comments here:**

I will continue to say this and not relent: as a 24-year resident of Superior, I feel I speak with somewhat more gravitas than many here. This town has become a mere shadow of what it once was. The community-feel and safety and pleasant feeling has morphed into a broken, disjointed segregated collection of Apartment-ville and Rock Creek, with of course the abomination that is Old Town now post fire. With this town soon losing Safeway and Eldorado K8, we are quickly devolving even further. The 2014-2022 town administration really screwed the pooch on the whole “town/downtown” comprehensive plan. What we have now in no way reflects what was sold to us or promised us…and I won’t even start on the comprehensive plan from 2002 to what we see today. For this town to survive (I’m not sure who on this administration wants it to…it’s not clear that may do based on your actions and plans), the town needs to stop trying to suck off the state and federal teat and remain solely focused on the people living here. “Affordable “ housing isn’t an option. You want crime, poverty and lawlessness prevalent in this town? Bring on “affordable “ housing. Watch. I’ll be long gone by the time it come a to fruition, but I promise you that this town will live to regret ever considering and / or approving “affordable “ housing.

Respondent No: 28
Login: Anonymous

Responded At: Jul 12, 2024 08:24:48 am
Last Seen: Jul 12, 2024 08:24:48 am

Q1. **Share your comments here:**

Building a lot of stack and pack housing (townhouses, apartments, condos, etc) increases the population density of Superior, impacting its quality of life. Also, building cheaper housing attracts people with less financial stability. It is also attracting out of state people to move here, which impacts the Colorado natives and residents. There are a LOT of TX, CA, IL, NY plates in downtown Superior. So this is not solving any issues for our Millenials and graduates of BVSD. The solution is not to build a bunch of cheap housing, that only brings in lower income people (more crime, less money, less educated, less able to contribute to Superior and propel it upwards rather than downwards). This also changes the demographic of Superior. Superior does not seem to be building any more single family homes, which its should have done instead of building the high density units. Desirable places to live in the US do in fact cost more to live in. Make Superior cheaper to live in, increase the population density with volumes of people who can "afford" to live here, and you will end up with another city just like any other in the country. Superior is very special and I feel should be protected as much as possible to keep it that way.

Respondent No: 29
Login: Anonymous

Responded At: Jul 12, 2024 08:40:51 am
Last Seen: Jul 12, 2024 08:40:51 am

Q1. **Share your comments here:**

I completely disagree with this entire process. I feel the town board currently elected is determined to ruin what makes this town great. More housing, more apartments, more people is not why people live here. Affordable housing in Boulder County is a pie in the sky idea and your moves in this manner are just going to decrease our home values. Between the airport noise (which has gotten unbearable) and this housing strategy nonsense - you are going to get more housing because people are just going to move out. I will be voting for board members solely on whether or not they want to keep this town the way it is right now in the next election.

Respondent No: 30
Login: Anonymous

Responded At: Jul 12, 2024 08:41:52 am
Last Seen: Jul 12, 2024 08:41:52 am

Q1. **Share your comments here:**

Stop building, this town board is crushing what makes Superior special.

Respondent No: 31
Login: Anonymous

Responded At: Jul 12, 2024 09:28:22 am
Last Seen: Jul 12, 2024 09:28:22 am

Q1. **Share your comments here:**

Hi. Thanks for all your hard work on this. We support the idea of affordable housing but not at the expense of increased congestion, pollution, noise, traffic and negative effects on the environment of Superior that we all moved here for. This is a vote for more restrictive or no growth please.

Respondent No: 32
Login: Anonymous

Responded At: Jul 12, 2024 09:52:41 am
Last Seen: Jul 12, 2024 09:52:41 am

Q1. **Share your comments here:**

I am not exactly sure what this means for the community in reality. There is very little unbuilt property so where would this development be? If the biggest impact is on renters, then what is needed is more rental property with lower rents. Without some form of subsidy why would investors come in and develop new properties and then charge below market rates to accommodate the less than 30% objective? As a needs assessment this report is quite thorough in nature but it does not include a plan for the "how" this is addressed in the real world. Arthur Goldberg 1740 Rockview Circle Superior CO 80027 adgoldberg@ameritech.net

Respondent No: 33
Login: Anonymous

Responded At: Jul 12, 2024 10:38:57 am
Last Seen: Jul 12, 2024 10:38:57 am

Q1. **Share your comments here:**

Doing nothing is the preferred choice from everyone in superior that I have discussed this with. Please, please do not move forward.

Respondent No: 34
Login: Anonymous

Responded At: Jul 12, 2024 11:40:10 am
Last Seen: Jul 12, 2024 11:40:10 am

Q1. **Share your comments here:**

Affordable housing in Superior? Superior and the immediate area have already been ruined by a massive influx of giant apartment complexes....which over time will prove to be problematic. (Future slums). As the target of the Housing plan is more multi-family buildings, I see no reason to continue with the project.

Respondent No: 35
Login: Anonymous

Responded At: Jul 12, 2024 16:02:46 pm
Last Seen: Jul 12, 2024 16:02:46 pm

Q1. **Share your comments here:**

56% of the population is pleased with the housing options so why are we doing this?

Respondent No: 36
Login: Anonymous

Responded At: Jul 12, 2024 16:03:30 pm
Last Seen: Jul 12, 2024 16:03:30 pm

Q1. **Share your comments here:**

I don't even have to look at it. My response and others I talk to is no more housing. No low income housing, no alternative housing, no high density housing, no residential housing. This is the way to keep Superior the special place that it is now and into the future. People moved here for the small town that it was and there has been more than enough growth which has created issues with traffic congestion and crowding. Listen to the residents of this community and lead this town forward as the beautiful town that it is, just the way it is. Thank you.

Respondent No: 37
Login: Anonymous

Responded At: Jul 12, 2024 16:37:10 pm
Last Seen: Jul 12, 2024 16:37:10 pm

Q1. **Share your comments here:**

I feel additional housing will result in undesirable congestion and stress on town services -- -- fire, security, schools, etc. Jack G., 1620 South Pitkin

Respondent No: 38
Login: Anonymous

Responded At: Jul 13, 2024 11:12:54 am
Last Seen: Jul 13, 2024 11:12:54 am

Q1. **Share your comments here:**

I want to thank the team for putting in a tremendous amount of work to develop the strategic plan. These efforts are a huge lift and I appreciate all the thoughtful consideration and community engagement on this issue. Overall, I agree with and am in support of the Housing Strategies & Actions. I believe these are a good direction for the Town. The real challenge will be how these overlay on the Comprehensive Plan update and where some of these specific actions can be implemented in a way that doesn't encounter significant pushback from the public. Based on the Key Themes from Community Feedback chart, there isn't one approach that the majority of residents agree with, which means any decision future Town Councils make will be controversial. That's not a great place to be for an elected official, however, these types of decisions have to be "leadership decisions" which often aren't popular but are the right thing to do if the Town is serious about addressing these needs. The fact is, the Town does not have a lot of "land options" to choose from on where to allow ADUs or create opportunities for the "Missing Middle". For example, would Rock Creek HOA allow ADUs to be built? If not, is the impact level truly "Medium" as described on page 30? If there is going to be an emphasis on providing more housing for our aging population, then having options where seniors don't need to go up and down stairs will need to be considered. This could range from allowing single story Tiny Homes to be built to multi-story condos/townhome buildings where the residents have access to elevators. Lastly, have any forecasts been run to estimate the demand for future housing (If it was in the report, I missed it)? For example, by 2050, the Town will need X number more units for seniors, or if the Town approved X number ADUs that would meet Y demand? Thank you for considering my comments.

Respondent No: 39
Login: Anonymous

Responded At: Jul 13, 2024 14:21:12 pm
Last Seen: Jul 13, 2024 14:21:12 pm

Q1. **Share your comments here:**

A lot to read and digest.. I'm still wanting an apartment or condo all on one floor with an elevator to omit steps for us older people. I haven't seen this yet that I know in all the apts/condos in Superior. We live in a home with a master bedroom on ground floor so we're good yet but someday would like to relinquish home ownership. Or build townhomes with minimum care.

Respondent No: 40
Login: Anonymous

Responded At: Jul 14, 2024 12:41:43 pm
Last Seen: Jul 14, 2024 12:41:43 pm

Q1. **Share your comments here:**

Not supportive of this high density plan as outlined

Respondent No: 41
Login: Anonymous

Responded At: Jul 14, 2024 13:56:56 pm
Last Seen: Jul 14, 2024 13:56:56 pm

Q1. **Share your comments here:**

We don't need more houses here.

Respondent No: 42
Login: Anonymous

Responded At: Jul 14, 2024 14:41:31 pm
Last Seen: Jul 14, 2024 14:41:31 pm

Q1. **Share your comments here:**

50 pages? No executive summary?

Respondent No: 43
Login: Anonymous

Responded At: Jul 14, 2024 15:02:39 pm
Last Seen: Jul 14, 2024 15:02:39 pm

Q1. **Share your comments here:**

No high density housing (no more apartments or townhomes). Even if it means less housing options, do not use any of the open space for housing. The amount of open space and paths is what makes Superior a desirable place to live. If you pack more housing into our town, it will negatively impact the experience of living here.

Respondent No: 44
Login: Anonymous

Responded At: Jul 14, 2024 16:25:56 pm
Last Seen: Jul 14, 2024 16:25:56 pm

Q1. **Share your comments here:**

I have owned a home here since 1992. Now I am a senior citizen, and can no longer afford the increase in property taxes. Yes, this means my house is worth more, but that is little comfort when I am forced to move anyway. Please create one and two bedroom assisted living facilities here? Thank you.

Respondent No: 45
Login: Anonymous

Responded At: Jul 14, 2024 21:10:32 pm
Last Seen: Jul 14, 2024 21:10:32 pm

Q1. **Share your comments here:**

No more housing .

Respondent No: 46
Login: Anonymous

Responded At: Jul 15, 2024 06:35:44 am
Last Seen: Jul 15, 2024 06:35:44 am

Q1. **Share your comments here:**

I am not in support of additional high density housing in the town of superior. In fact, I would not be in favor or any further housing development. While intensions are good this community is too small and limited in space to continue development. One only needs to look back at the evacuation challenges from anywhere in this town to realize the potential for a much worse outcome in an emergency situation. No more housing, please!!

Respondent No: 47
Login: Anonymous

Responded At: Jul 15, 2024 09:19:42 am
Last Seen: Jul 15, 2024 09:19:42 am

Q1. **Share your comments here:**

This is a difficult topic, as it is clear housing affordability is a big issue in Boulder County, but at the same time, I think a lot of Superior residents don't want additional housing or affordable housing. They want to live in their bubble and enjoy what they have in Superior. As Trustees, we implore you all to evaluate the pros and cons and balance that with the feedback from the community. Think about 30 years from now. What will new housing look like in 30 years as I highly doubt the answer will be single-family 0.25 acre lots.... Now is the time to plan for the future.

Respondent No: 48
Login: Anonymous

Responded At: Jul 15, 2024 11:09:54 am
Last Seen: Jul 15, 2024 11:09:54 am

Q1. **Share your comments here:**

Having read the Strategic Housing Plan, I was very impressed with the detail of information provided. For the most part, I was in agreement with the strategies, except for those initiatives that provide incentives to developers related to high density housing.(ie reduce lot setbacks, reduce available parking, increase height, etc). Too much, in too little space is just not a good strategy for land use in Superior. My overall view: When one considers the new and increasing impact of the airport traffic on our community, I am almost certain their will be an influx of "affordable" houses in the near future as current homeowners leave for a more "peaceful" community to raise their family and age in place. Problem solved!

Respondent No: 49
Login: Anonymous

Responded At: Jul 16, 2024 11:31:36 am
Last Seen: Jul 16, 2024 11:31:36 am

Q1. **Share your comments here:**

I encourage the Board of Trustees to read the survey results thoroughly as data represented in the Outreach Summary is skewed and biased toward taking action on affordable housing efforts when residents indicate they don't support most of the initiatives. The second Key Finding that "Many Superior residents recognize that there is a need for housing that is affordable to low-income households," is based on what findings? Where is this in the survey? To say that only 8% of the residents' comments in the survey reflected a "Do nothing" stance when asked "What should the town do?" completely misrepresents the data. Nearly half of the respondents indicated that the town should do nothing for each scenario. Who is analyzing this data? One message should be clear. Residents are strongly opposed to "finding other revenue streams" (i.e. raising taxes) to subsidize those that cannot afford to live in the area given that surrounding communities have 1)more land to build affordable housing and 2) more businesses requiring such housing is available to those who work in the community. We should not be shouldering the burden for the problem that Boulder has created. Look to Louisville or Lafayette (twice our size) or Erie (5 times our size) to help solve the issue. I hope this is not another instance of the Board approving this initiative as written because they think they know better than the residents who responded to the survey.

Respondent No: 50
Login: Anonymous

Responded At: Jul 17, 2024 10:11:50 am
Last Seen: Jul 17, 2024 10:11:50 am

Q1. **Share your comments here:**

I am very pleased that the Strategic Housing Plan pays attention to making our town more affordable. The diversity in income level, age, racial and cultural makeup is very important for healthy communities. Adding missing middle housing, affordable housing as well as planing for senior housing and possibly adding a few group homes can stabilize our community. However, I was alarmed by housing survey results showing that a significant part of our residents prefer expanding single family housing and see increasing density as a threat to continuously increasing value of their homes.

Respondent No: 51
Login: Anonymous

Responded At: Jul 17, 2024 21:18:41 pm
Last Seen: Jul 17, 2024 21:18:41 pm

Q1. **Share your comments here:**

I think affordable housing should have been included with each new development opportunity in the last 8 years that I have lived here but there were none. Including the huge development in DTS. Huge missed opportunity. Now we have survey results that do not support the proposed plan - probably based on the horrible idea of sticking a building in a parking lot and creating more congestion on the small NW side of Superior that suffered huge losses in the fire. Superior is exhausted. Exhausted from the fire, the drama, and all the construction, the trucks, the machinery. Now we have a hideous extended stay hotel coming to town shoved down our throats by developers saying they will pull out if not accepted in less than two weeks? And we fell for it. Again. It's time for a break. Let us settle in and enjoy our town. Let's see how (if) DTS comes to fruition. Remember the promises made for that fabulous downtown? Unless there is some desperate need for revenue, and if there is let us know and we can figure it out as a community. We are a small community - let's embrace that and enjoy it.

Respondent No: 52
Login: Anonymous
Responded At: Jul 18, 2024 04:59:03 am
Last Seen: Jul 18, 2024 04:59:03 am

Q1. **Share your comments here:**

Why the need for more housing or different housing or any type of housing? Can we not let this town grow organically?

Respondent No: 53
Login: Anonymous

Responded At: Jul 18, 2024 05:54:12 am
Last Seen: Jul 18, 2024 05:54:12 am

Q1. **Share your comments here:**

Superior doesn't need any more housing. We went from a sleepy little quiet town to building more and more and more. What we voted on years ago was to keep the building under control and in a blink of an eye everything changed and the town is packing people in like sardines. Please STOP with the housing. Just because the county, state or fed wants to give you money doesn't mean it's a good idea or plan. Please STOP building housing! PLEASE!

Respondent No: 54
Login: Anonymous

Responded At: Jul 18, 2024 07:20:18 am
Last Seen: Jul 18, 2024 07:20:18 am

Q1. **Share your comments here:**

I think our time and money would be better spent working to get good restaurants and shops in the downtown area. This would provide jobs and money to those who you're targeting.

Respondent No: 55
Login: Anonymous

Responded At: Jul 18, 2024 08:26:51 am
Last Seen: Jul 18, 2024 08:26:51 am

Q1. **Share your comments here:**

Stop this. You are trying to things that aren’t necessary. Worst board ever. Just stop.

Respondent No: 56
Login: Anonymous

Responded At: Jul 18, 2024 11:26:42 am
Last Seen: Jul 18, 2024 11:26:42 am

Q1. **Share your comments here:**

I support higher density, affordable housing. I don't support new housing on the Town 15 area. I support a Library on the Town 15 space. I support higher density, affordable housing near the Hwy36 corridor, where renters and condo owners can access public transport and retail on foot. I support the ability to add ADU units in the Rock Creek housing areas. But homeowners should have a choice to use a non deed-restricted model if the deed-restricted version is implemented. It should not only be offered as deed-restricted. I support 2-4 plexes on new builds. Eric Peltier

Respondent No: 57
Login: Anonymous

Responded At: Jul 18, 2024 13:50:18 pm
Last Seen: Jul 18, 2024 13:50:18 pm

Q1. **Share your comments here:**

There seems a glaring lack of planning for the entire town. The town board once again picks one area to look at without a comprehensive plan. This is a ridiculous plan that seems to be throwing out a net and hoping to catch something. Come up with a plan to address some of these objectives but this town doesn't know how to implement a well thought out plan. The board and town employees don't want to hear from residents and go down their own path. This is another example. Please start smaller. When we don't follow through with a plan you get the lack of continuity we have now with even higher prices.

Respondent No: 58
Login: Anonymous

Responded At: Jul 18, 2024 20:35:54 pm
Last Seen: Jul 18, 2024 20:35:54 pm

Q1. **Share your comments here:**

Thank you for the additional opportunity for public comment. Pages 14-16 of Appendix C of the Housing Needs Assessment & Strategic Plan give the tabulated results of the surveys sent out to the public for their opinions on the Strategic Housing Plan. Overwhelmingly, the public's sentiment was against this strategic plan. Of the 12 topics under Objective 1 (Increase Housing Choices for People), a higher percentage of people voted No than Yes on 11 of them! For 11 out of the 12 topics, the public weighed in to express to you that they do not want them as goals for Superior. And, the results were often not close. For 8 of these topics, fewer than 30% of people were in favor. Of the 10 topics under Objective 2 (Support and Promote Local and Regional Affordable Housing Efforts), every single topic had a larger percentage of the public voting No than Yes. Every single topic under Objective 2. There wasn't a single topic that the public supported under this objective. Under Objective 3, of the 14 topics, 8 of them, still a majority, had a higher percentage of No votes than Yes votes. The public does not want the majority of topics under this objective in the plan. There isn't a single one of the main three Objectives that is supporting by the public. Yet, when I watch the replay of the discussion of this plan by the Board during the July 8th meeting, I don't see the public represented by a single member of the board. The only topic I saw a board member object to was the topic under Object 1 to develop pre-approved ADU plans. It's true that this is one of the many topics that the public didn't support in the survey, but it was actually one of the closer ones (45% No, 35% Yes). Nobody thought maybe we should remove the topic that the public voted 74% No to 13% yes for under that same objective? Or, what about the topic under Objective 2 that the community voted 78% No to 14% yes? Are we really going to keep that topic in the plan and say that it is part of the future goals of the Town? Who does the board advocate for? Is it not the citizens who live in Superior and answer these surveys? I heard the mayor say that the people who were polled are not the right people because they are the people that have homes here. He said we really should be asking people who live elsewhere but would like to live here. Who elected the mayor, and who does the mayor serve as a representative of on the Board? Is it not the residents of Superior? This attitude that the Board represent some other group of people and is free to view the opinions of the residents of Superior with disdain is decidedly undemocratic and unacceptable. There is a growing frustration in the town with the Board's disregard for and disdain for the wishes of the the Superior residents/voters/taxpayers. For any single topic in this plan that the public voted against, the Board should be having a real and serious debate before keeping in the plan. The default should be to remove the topics that have move No votes than yes votes unless there is a strong case to be made for keeping them that is discussed openly. If the board has to approve some kind of document in order to avoid paying back the $100,000 they spent on consultants to develop this plan, let it contain only the topics of which the public approved. Please, reconsider your approach. You represent the people, and the legislation you pass should represent the will of the people, whether it is what you personally desire or not.

Respondent No: 59
Login: Anonymous

Responded At: Jul 19, 2024 10:24:36 am
Last Seen: Jul 19, 2024 10:24:36 am

Q1. **Share your comments here:**

There are essentially two undeveloped properties in town and this should have been considered decades ago. It is too late to cram these ideas into Town 9 and the 88th street lot. The town center was a missed opportunity to address these needs.

Respondent No: 60
Login: Anonymous

Responded At: Jul 19, 2024 10:35:43 am
Last Seen: Jul 19, 2024 10:35:43 am

Q1. **Share your comments here:**

The town should not spend money on these studies that bias a conclusion that something must be built that is different than what is already in town. Housing is a regional issue and we should not force a solution to the regional needs into our small footprint, simply to do something. There is no room for a "do nothing" outcome with these studies. Regarding future development: the "Town 9" property has exception views and open space access and should be developed to profit on those attributes. It lends itself to higher end senior / patio home development, obviously, like what is on the south side of Coalton Road. Redeveloping the marketplace may offer areas for missing middle / low income / etc. (or the property by the pond near US 36 for missing middle housing or deed restricted units). I don't think you need to spend money on consultants to tell you this.

Respondent No: 61
Login: Anonymous

Responded At: Jul 20, 2024 03:43:28 am
Last Seen: Jul 20, 2024 03:43:28 am

Q1. **Share your comments here:**

I support more affordable housing in Superior. We have 2 incomes each over 100k and still struggle to afford to live here. Could not afford to buy a house here. Would love to see more options! Also diversity is good for everyone! I feel our kids miss out on opportunities to make connections with a wider variety of people by going to school in this affluent area. As people, we lose touch with reality by being insular - we forget what is normal' .

Respondent No: 62
Login: Anonymous

Responded At: Jul 22, 2024 13:25:14 pm
Last Seen: Jul 22, 2024 13:25:14 pm

Q1. **Share your comments here:**

I just read the 50 page document. A couple quick comments that I'd like to offer -- I very much hope that town-owned land isn't considered for building. Please remember that town-owned means that it's owned by all of us town residents equally. Whatever happens to that land should be supported by the majority of town residents. One lot I'm specifically worried about is the one on the southeast corner of McCaslin and Coalton. We were promised a recreational area including pickleball courts, and I believe basketball as well, among other amenities. It would be a shame to see our town be jam-packed with housing, because once housing is there, it will never be removed. I understand Superior is a desirable place to live, which is partly due to the people who have lived here a long time and helped develop the culture of our town. There are other wonderful areas in our vicinity that are in the same state Superior was in 25 years ago -- little sapling trees, few stores, developing cultures -- and these are great options for young people starting out. I'm also sensing that the multitude of apartments that are technically in Broomfield (whose occupants are part of our community) were not counted when calculating the ratio of single family homes to apartments? If not, could you please provide a set of numbers that include the apartments all the way to Flatiron Crossing? I'd say any apartment building whose residents shop at our Safeway, Walgreens, Starbucks, etc, are part of our community and should be counted. Thanks

Respondent No: 63
Login: Anonymous

Responded At: Jul 25, 2024 13:33:46 pm
Last Seen: Jul 25, 2024 13:33:46 pm

Q1. **Share your comments here:**

The Board needs to recognize that its primary function, like any governmental function, is to serve its electorate. Dutifully managing the Town's finances, so as to minimize the tax burden on residents (with property taxes having grown exponentially in the last 10 years) should be the overriding priority. The second priority should be conserving the Town's character - we all moved to Superior because we liked it. Let's not lose what attracted us to the area in the first place. To this end, whatever the Board can do on affordable housing that does not overload local resources, further drain the Town's already stressed finances or negatively affect the character of the Town with excessive high-density housing, should be encouraged. Other actions should be put to a ballot to ensure that the intentions are supported by the electorate and not by a vocal minority

Respondent No: 64
Login: Anonymous

Responded At: Jul 27, 2024 19:05:50 pm
Last Seen: Jul 27, 2024 19:05:50 pm

Q1. **Share your comments here:**

I support the plan

Respondent No: 65
Login: Anonymous

Responded At: Jul 31, 2024 19:49:45 pm
Last Seen: Jul 31, 2024 19:49:45 pm

Q1. **Share your comments here:**

Please don't get involved in housing issues unless you plan on lowering property taxes and other items the government has impacts on in regards to cost of living expenses. You should be anti growth and development due to limited water and other natural resources. You should also be fighting for property owners and help support them fighting back against the Boulder County Tax assessor and the artificially inflated property values in order to generate more tax revenue

Respondent No: 66
Login: Anonymous

Responded At: Jul 31, 2024 19:54:01 pm
Last Seen: Jul 31, 2024 19:54:01 pm

Q1. **Share your comments here:**

Stop trying to solve the imaginary and made up issues associated with the costs of housing. If housing costs were too high there would be vacant homes and homes would not be selling. Housing costs are based on supply and demand and the free market. And people seem fine to spend their money on drugs, alcohol, and tatoos then complain the housing costs are too high.

Respondent No: 67
Login: Anonymous

Responded At: Jul 31, 2024 20:50:43 pm
Last Seen: Jul 31, 2024 20:50:43 pm

Q1. **Share your comments here:**

1. p. 43 of 50 Action 3.1.1 typo, "Repairs" NOT "Reparis" 2. p. 34/50, There is a box with pertinent Town of Superior Housing Committments....move this section forward as a means of complete transparency. It is not common knowledge what the town signed up to do back in 2018. Further this section should include what the town has accomplished since 2018 to achieve the committment. Again, Move the information box that explains how the town committed in 2018 to county wide goal of 12% housing stock being affordable by 2035, 575 housing units. The 2020 Inclusionary Housing Ordinance that requires 15% of units be affordable within new developments & Prop 123 that requires construction of 22 affordable housing units by 2027 3. p. 24 This draft plan suggests that "no part of the community should be off limits" for potential development. Please clarify if this includes parks and open space. 4. p. 25 The concept of this page is to "Act Regionally". Where the town of Superior is 4 square miles, Louisville is 8 sq miles and Broomfield is 25 square miles--why do we therefore have to accommodate every single potential housing "want"? For instance, we do not "need" senior living housing. Maybe some residents think it would be something nice to have? Perhaps a better approach for senior living would be more of a regional concept. 5. I'm exhausted by plans that suggest people who work in Superior would live in Superior if they could afford it. I really want to see that data. While I don't disagree that might be the case for some workers, I know several who work here and have a spouse who works elsewhere and they choose not to live in Superior so they can split the commute. Don't assume that all workers want to live in Superior. 6. Ultimately I am just frustrated by this plan because it's an afterthought of what the town signed up to accomplish in 2018. Our town missed the opportunity to influence the development of Downtown Superior, Rogers Farm and the Lanterns (none of which were in accompished in 2018)... and now the Town is trying to scramble, after doing nothing for 6 years. Just a strategic failure.

Respondent No: 68
Login: Anonymous

Responded At: Jul 31, 2024 21:20:31 pm
Last Seen: Jul 31, 2024 21:20:31 pm

Q1. **Share your comments here:**

If truly we were offered $120,000 to create said plan, give the $120,000 back. Leave the town as is, let’s survivors of the fire enjoy the life they are just getting back versus potential more change

Respondent No: 69
Login: Anonymous

Responded At: Jul 31, 2024 21:25:17 pm
Last Seen: Jul 31, 2024 21:25:17 pm

Q1. **Share your comments here:**

The Front Range is in the midst of a flurry of fires. Based on the proposed changes, will there be such an influx of new homes that our first responders will be unable to act for all? I don't see along with this plan one also hiring more police and fire. Also with schools, seems it is not easy to hire teachers to our surrounding elementary and middle schools. With potential of more families, will our children suffer with higher class sizes?

Respondent No: 70
Login: Anonymous

Responded At: Aug 01, 2024 07:54:19 am
Last Seen: Aug 01, 2024 07:54:19 am

Q1. **Share your comments here:**

Look, nobody who already owns really wants more housing, especially insofar as it means more cars. But I like to see us standing up for the values of inclusion and accessibility in housing. It makes me proud to reside (since 2005) in a town that things holistically about the human / ecological / all the other things web. I appreciate your work!

Respondent No: 71
Login: Anonymous

Responded At: Aug 01, 2024 08:01:11 am
Last Seen: Aug 01, 2024 08:01:11 am

Q1. **Share your comments here:**

I do not feel we need more housing. We need the town to purchase remaining open space and secure it for our future as a community. Superior is a lovely place but adding more homes is not the best idea. Please keep the predatory developers (like the one behind Saddlebrooke) away from our communities. Remember him threatening the community with gas stations on existing open space? It's okay if the town is just a small bedroom community. Some of us like it that way.

Respondent No: 72
Login: Anonymous

Responded At: Aug 01, 2024 10:11:14 am
Last Seen: Aug 01, 2024 10:11:14 am

Q1. **Share your comments here:**

The vast majority of superior residents do not want any more residential housing anywhere in Superior. We have not even begun to feel the impact of the thousands of new homes in downtown superior. Increased traffic, increased pollution, overuse of parks, crowding at pools, more garbage, damage to natural wildlife habitats, reduction of property values, reduction of quality of life for all residents, will be the result from more housing. Additionally, no resident should have to subsidize low income small units.

Respondent No: 73
Login: Anonymous

Responded At: Aug 01, 2024 13:32:09 pm
Last Seen: Aug 01, 2024 13:32:09 pm

Q1. **Share your comments here:**

Having spent more than a decade living in Colorado's mountain resort communities, I've seen all types of affordable housing. There are two styles that stand out to me as working well and I think they could be a good fit for Superior. 1. Deed restricted lots. There are income restrictions (ex: you have to work in Boulder or surrounding counties), and there is a cap on appreciation for property values. Deed-restricted lots are appealing because they allow teachers, police officers, firefighters, social workers, pastors, etc., to live in our community, and they can build a house that works for them. Typically, these are the occupations that get priced out of communities, but they are an important part of the framework! Homeowners are able to build a house and sell it if they need to and they can still earn some appreciation in value, but the cap keeps things more under control than the free market. Allowing residents to build their home ensures that it fits their needs. I've seen too many affordable housing neighborhoods that just don't work for a family or are unappealing because they are built where no one else wants to live. Construction costs are incredibly high right now, which may pose a challenge, it would be important to keep the cost of the deed-restricted lots low. 2. Deed-restricted multi-family units.1 - 3 bedroom townhomes with restrictions on who can purchase and a cap on appreciating values. These units work well for empty nesters, single parents, or seniors. Same idea as the lots, but the units would need to be constructed. The common thread between these two options is that residents are purchasing their homes (or lots to build a home) and investing in the community.

Respondent No: 74
Login: Anonymous

Responded At: Aug 01, 2024 20:30:22 pm
Last Seen: Aug 01, 2024 20:30:22 pm

Q1. **Share your comments here:**

The trustees need to remember that their first obligation is to support the interests of the current town citizens. This is a very different mandate than to support the interests of some one day prospective people who could maybe move here at some possible day in the future, but who do not live here now. Every piece of this proposal ends in some way with increasing high density residential housing for lower income individuals and subsidizing it with taxpayer money. It is dressed up in flowery words like increasing housing choices. The result is more congestion, more cost to the town, more traffic, more utilization of current amenities, more crime. All at a time when we have yet to realize the full impact of the housing growth that is all already slated. This proposal serves somebody else's interest besides the town residence. Don't fall for it. Don't sell us out.

Respondent No: 75
Login: Anonymous

Responded At: Aug 01, 2024 23:01:30 pm
Last Seen: Aug 01, 2024 23:01:30 pm

Q1. **Share your comments here:**

Superior is a rather small town with a small amount of space. We do not need to add large, high-density housing developments in the small amount of space we have. Please do not propose or approve high-density housing developments in the Superior Marketplace. There is already too much traffic in this area. As original town is rebuilt following the fire, we are already seeing many more homes and many ADUs. We need to let original town complete the rebuilding effort with the current zoning. With the new downtown, the wee homes development, and many additional homes and ADUs in original town, we have already increased the housing supply and variety of housing available. No further housing development is needed.

Respondent No: 76
Login: Anonymous

Responded At: Aug 02, 2024 19:10:01 pm
Last Seen: Aug 02, 2024 19:10:01 pm

Q1. **Share your comments here:**

You missed the opportunity to plan for affordable housing when you built all those units in downtown Superior. Now it’s too late. Go back to the in-depth responses and previous surveys on the topic

Respondent No: 77
Login: Anonymous

Responded At: Aug 04, 2024 11:09:37 am
Last Seen: Aug 04, 2024 11:09:37 am

Q1. **Share your comments here:**

Please do not consider the open space at Coalton Road and McCaslin as part of available space for affordable housing.

Respondent No: 78
Login: Anonymous

Responded At: Aug 04, 2024 11:15:55 am
Last Seen: Aug 04, 2024 11:15:55 am

Q1. **Share your comments here:**

I am in full support of various housing options for a range of diversified individuals, couples, and families of all ages. However, if you want to really draw people to Superior we need a community Rec Center. Look at Louisville. Look at Erie. Look at Lafayette. They all have them PLUS they all have a public Library.

Respondent No: 79
Login: Anonymous

Responded At: Aug 04, 2024 11:23:56 am
Last Seen: Aug 04, 2024 11:23:56 am

Q1. **Share your comments here:**

Hello, The only way to gibe people opportunity to be invested in the community is to let them have skin in the game. Apartments should be turned into condominiums. You can have deeded properties based on income and employment in the community. Smaller efficient homes can be built on town land. Maybe find a builder that is non profit and reduce or eliminate permitting cost. All this said I'm not sure how many people can or should move west with dwindling resources such as water. I rented until I was 35. So I'm well aware that rental are needed. My wife and I moved to Superior December 2004. We are currently live in Downtown. I see the amount of apartments being built. We have said many times this is a lost opportunity. At least half of the apartments should be condos sold to people that will live and work in the community. Not investors. I would look in the legality of changing terms on on zoning for the Bell Flatirons apartments as well and some of the buildings in Downtown Superior and making some of them condos for locals.

Respondent No: 80
Login: Anonymous

Responded At: Aug 04, 2024 11:28:55 am
Last Seen: Aug 04, 2024 11:28:55 am

Q1. **Share your comments here:**

Too many townhomes now, too high density. Get rid of the “landscape” fee! With HOA fees already extremely high, this is affecting home sales. Thank you for reading.

Respondent No: 81
Login: Anonymous

Responded At: Aug 04, 2024 11:44:21 am
Last Seen: Aug 04, 2024 11:44:21 am

Q1. **Share your comments here:**

I'm against financial subsidizing for strategies, especially for moderate density housing. Way to much of a chance for fraud. In terms of increasing density in generally, I think we have an issue with infrastructure not supporting additional population in the TOS. The inability to evacuate quickly during Marshall fire due to access roads was a prime example. Additionally, recreation areas are already overcrowded. What about schools? Do we know how this increase in population would effect schools and classroom pupil overcrowding? I like the strategies for senior housing supports. I also find the ADU strategies interesting and likely providing housing opportunities without a vast growth in the TOS population.

Respondent No: 82
Login: Anonymous

Responded At: Aug 04, 2024 11:54:13 am
Last Seen: Aug 04, 2024 11:54:13 am

Q1. **Share your comments here:**

I'm opposed to all additional housing development. The Superior population growth has greatly impacted our quality of life. We purchased our original Rock Creek home in 1992 as we were told there would be no growth beyond the original Rock Creek development plan. Since then, it's been nothing but growth, and now high density housing? The volume of traffic, traffice speeds, and crime has ruinied the sleepy bedroom community Superior once was. No more development - period.

Respondent No: 83
Login: Anonymous

Responded At: Aug 04, 2024 12:07:16 pm
Last Seen: Aug 04, 2024 12:07:16 pm

Q1. **Share your comments here:**

People bought houses in Superior because they wanted to live in a suburban area with houses, not apartments and group homes and high density, if I wanted that I would live in Denver.

Respondent No: 84
Login: Anonymous

Responded At: Aug 04, 2024 12:16:58 pm
Last Seen: Aug 04, 2024 12:16:58 pm

Q1. **Share your comments here:**

Please allow short term rentals

Respondent No: 85
Login: Anonymous

Responded At: Aug 04, 2024 12:41:25 pm
Last Seen: Aug 04, 2024 12:41:25 pm

Q1. **Share your comments here:**

Superior does not need to provide low income housing of any sort. There is enough of this affordable housing in our surrounding communities. We couldn't afford to live in Boulder, so we looked elsewhere. Everyone should not have equal right to live anywhere they please.

Respondent No: 86
Login: Anonymous

Responded At: Aug 04, 2024 12:41:54 pm
Last Seen: Aug 04, 2024 12:41:54 pm

Q1. **Share your comments here:**

This seems like a solution in search of a problem. Personally, I don't think we need to do any of this and things should just be left alone.

Respondent No: 87
Login: Anonymous

Responded At: Aug 04, 2024 12:51:19 pm
Last Seen: Aug 04, 2024 12:51:19 pm

Q1. **Share your comments here:**

As a fire-barrier/mitigation please make 2377 Bristol Street LOT (Parcell # 157530305017) and (Account # R0116174) and (Market area: 402) a grass/park/memorial land with Large Water Fountain in memorial of The Marshall Fire/Lives Lost/Pets Lost. This Land/LOT is currently owned by: Boulder Creek Rebuild, LLC. It is 5,329 square feet and is .12 acres. The fire and winds swirl in this EXACT direction frequently; as the fire came up from Coalton Road and directly towards homes near open space, cul-de-sac, and several rows of home up to Bristol Street. I know this because I own and have lived at 2412 Bristol Street for 29 years! My home was 'next' to burn; and the fire department actually crawled through my dog-door to rescue my dog. They took her to a animal shelter; in an attempt to SAVE her life! She is fine and healthy and my home also survived! (by about 5 feet) I am currently researching funding options and grants that might be available to purchase this LOT, on behalf of The Town of Superior. I have also suffered several health issues that are directly related to living in a CONSTRUCTION zone, now for over 2.5 years. My health and sanity can NOT stand to have yet another home rebuilt outside my bedroom window. I have also picked up construction trash and hazardous metals in the road on Bristol DAILY now for 2.5 years. PLEASE consider this mindful option for LOT 2377 Bristol Street.

Respondent No: 88
Login: Anonymous

Responded At: Aug 04, 2024 12:59:17 pm
Last Seen: Aug 04, 2024 12:59:17 pm

Q1. **Share your comments here:**

Please stop with the feel good projects like affordable housing. People who live in Superior have worked hard to afford this area and lifestyle. Affordable housing comes with a myriad of future problems. You have many more issues that require attention before delving into these projects.

Respondent No: 89
Login: Anonymous

Responded At: Aug 04, 2024 13:13:14 pm
Last Seen: Aug 04, 2024 13:13:14 pm

Q1. **Share your comments here:**

We moved here 32 years ago because Rock Creek was a high end single family home community. Most people in Boulder County commute to jobs elsewhere and live where they WANT to. I have always had to commute to other cities to work. My choice. To downgrade this community by forcing low income housing in our midst is unfathomable. Plus, we don't want our taxes raised to support low income housing.

Respondent No: 90
Login: Anonymous

Responded At: Aug 04, 2024 14:06:30 pm
Last Seen: Aug 04, 2024 14:06:30 pm

Q1. **Share your comments here:**

I understand the town to better itself continues to look for solutions but this town doesn't need a correction in the types of residences offered. This world wants to be all inclusive but that's not reality. People whom make a nice living and can afford to live here should enjoy the fruit of their labor, not just build to build because we need to accommodate all.

Respondent No: 91
Login: Anonymous

Responded At: Aug 04, 2024 15:18:51 pm
Last Seen: Aug 04, 2024 15:18:51 pm

Q1. **Share your comments here:**

Our taxes are outrageous in Superior. Do not hire consultants and instead downsize staff. Do not interfere in the free market.

Respondent No: 92
Login: Anonymous

Responded At: Aug 04, 2024 15:49:57 pm
Last Seen: Aug 04, 2024 15:49:57 pm

Q1. **Share your comments here:**

As a longtime resident, I am against building more housing in Superior. This town was great for families to live in and now with all the growth (downtown Superior) lost its values. Please, no more housing density and keep open spaces for residents to enjoy. Since town has money to spend, take care of the ponds which are in need of dredging!!! Thank you.

Respondent No: 93
Login: Anonymous

Responded At: Aug 04, 2024 19:03:29 pm
Last Seen: Aug 04, 2024 19:03:29 pm

Q1. **Share your comments here:**

Really? Compying anything Portland, California or Denver is doing? The politicians have run those places in the ground. Leave Superior alone.. it's a bedroom community that needs to remain small.

Respondent No: 94
Login: Anonymous

Responded At: Aug 04, 2024 19:51:03 pm
Last Seen: Aug 04, 2024 19:51:03 pm

Q1. **Share your comments here:**

Superior is a desirable place with little remaining area to build out. It is expensive. So is all of Boulder County and pretty much all of Colorado. Our town needs to focus on providing services and amenities to the existing Superior residents who put them on this board instead of coming up with theoretical situations about "teachers and nurses" that can't afford to live here. I can't afford to live in Malibu, California....but I also don't expect current residents to subsidize my lack of being able to afford it either.

Respondent No: 95
Login: Anonymous

Responded At: Aug 04, 2024 21:02:32 pm
Last Seen: Aug 04, 2024 21:02:32 pm

Q1. **Share your comments here:**

This is an excellent initiative. Superior is a safe residential area. We should expand capacity. While we provide the room the build more homes consider: 1) None of the new projects in the last few years are affordable. 2) Plenty of aging homes with numerous maintenance problems. 3) We also need to construct shopping centers, gas stations, schools, libraries, and hospitals to accommodate growth. More importantly, consider acquiring adjacent areas from Broomfield. I simply can't understand why the areas around Walmart and Flatiron malls are attached to Broomfield.

Respondent No: 96
Login: Anonymous

Responded At: Aug 05, 2024 05:59:49 am
Last Seen: Aug 05, 2024 05:59:49 am

Q1. **Share your comments here:**

We don’t need any of that.

Respondent No: 97
Login: Anonymous

Responded At: Aug 05, 2024 11:09:56 am
Last Seen: Aug 05, 2024 11:09:56 am

Q1. **Share your comments here:**

The town of Superior does NOT need any more housing. What we do need is more open space, a rec center, more parks, even a church would be welcome etc….. NOT more housing. Downtown was NOT supposed to have as many houses as are jam packed in there now. Please, please, please no more housing of any kind. Please!

ITEM NO. 4f1

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Presentation – Boulder Disaster Management Coordination and Communication**

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Brendan Sullivan and Carissa Jaquish, Boulder Valley School District**
Deputy Fire Marshal Michelle Kelly, Mountainview Fire Rescue
Commander Randy Wilber, Boulder County Sheriff's Office
Chief John Willson, Louisville Fire
Chief Rafael Gutierrez, Louisville Police Department
Mike Chard, Boulder County Office of Disaster Management
Allison James, Disaster Preparedness and Recovery Manager

PRESENTED FOR: **Presentation**

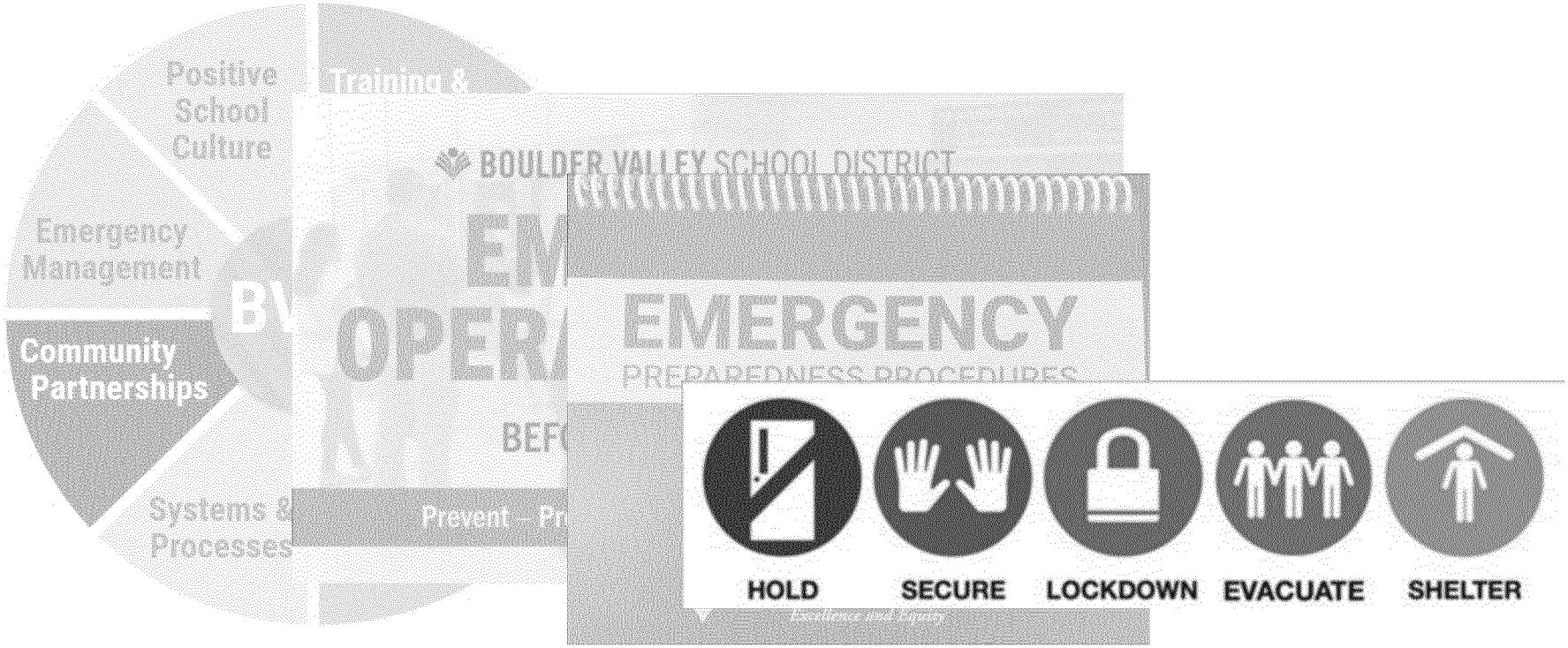
BACKGROUND:
In light of the Marshall Fire and recent questions from the Board regarding emergency management and how response is coordinated with the Town around schools and the community, staff has scheduled this presentation with representatives from Boulder Valley School District, Fire Districts, Sheriff's Office, Police Department, and the Office of Disaster Management regarding emergency management operations for the Town. In an emergency situation, Staff would work with Boulder County Sheriff's Office and Office of Disaster Management to coordinate a response.

ATTACHMENTS:
- Presentation

BOULDER VALLEY
SCHOOL DISTRICT

Safety and Security in the Boulder Valley School District

Multidimensional Approach



Collaboration with partners

- Training
- Command / Coordination / Communication
  - Unified command
- Interoperability
- Information sharing
- Partner integration
- Facility familiarization
- QR project





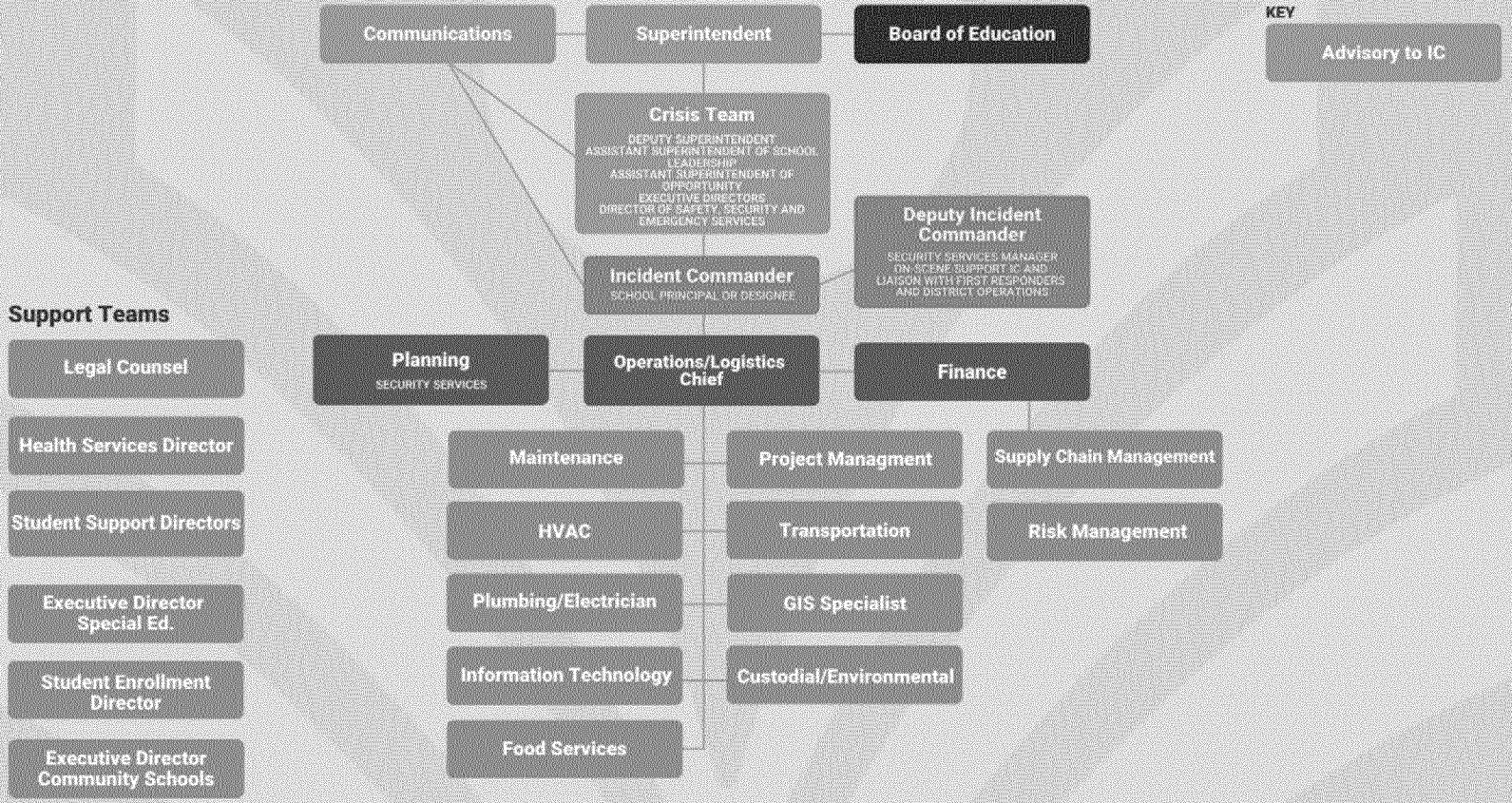




Results

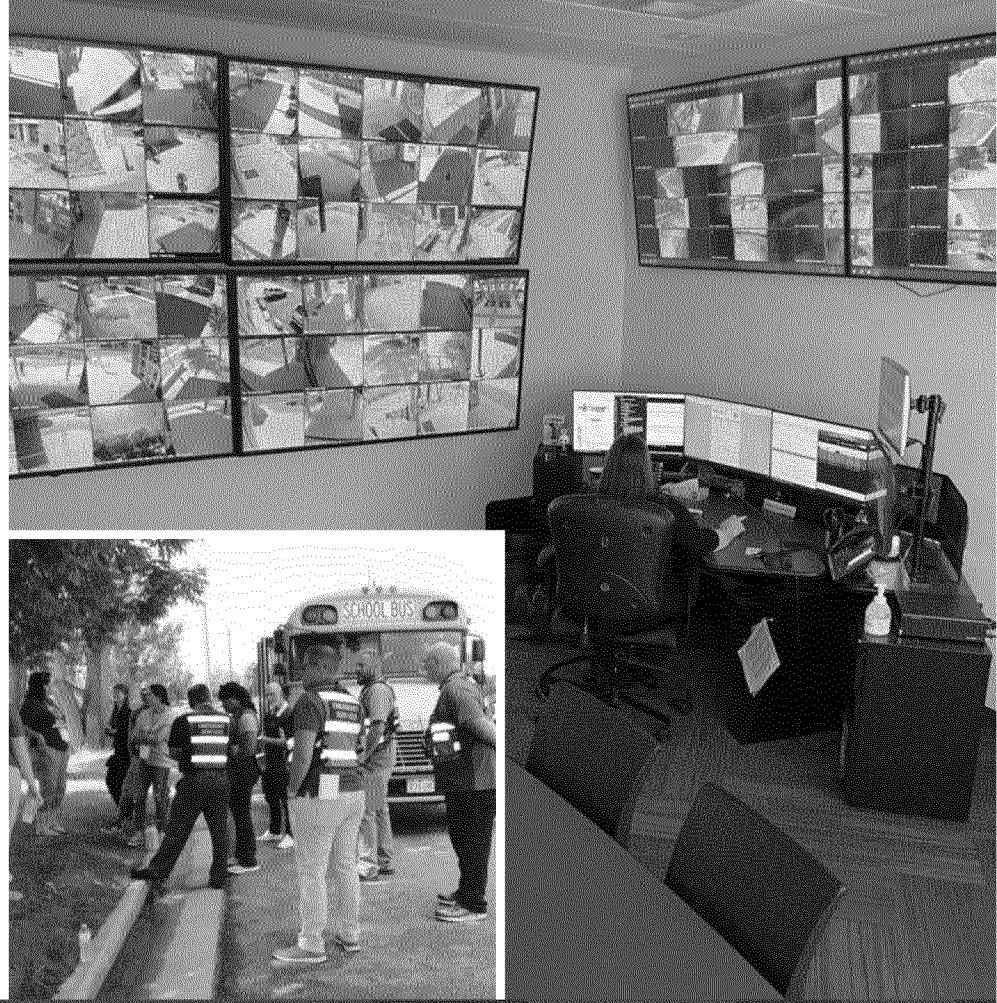
BOULDER VALLEY SCHOOL DISTRICT

DISTRICT INCIDENT MANAGEMENT STRUCTURE



Fire: School Evacuations

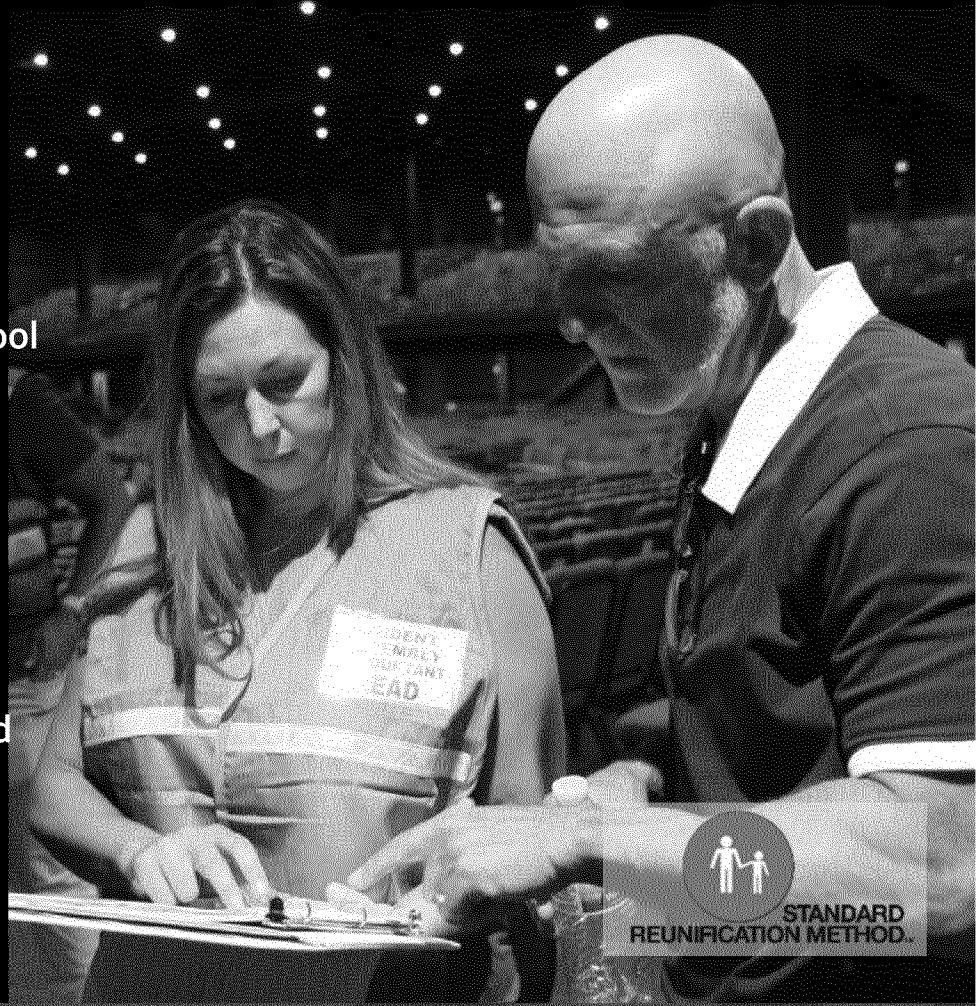
- Red Flag Days
- Early Notification
- SOC: Central hub for all emergency comms, initiation of a District response
- Mobilization of resources
- Communication
- Liaison with public safety agencies
  - Coordination
- Reunification locations ID’d
  - Parent pick up?



Overview

Standard Reunification Method

- iloveyouguys foundation launched in 2009 as a result of an incident at Platte Canyon High School in 2006.
- Based on research best practices and experiences; revised as needed
- The “standard” platform is adaptable to any location.
- These programs are currently practiced in over 45,000 schools, departments, communities, and organizations worldwide.



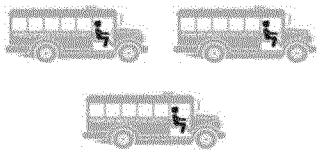
Dinosaur Fire Case Study

- Awareness
- Situational Awareness (inventory)
- Continuous Updates
- Communications
- Deployment
- Contact with Incident Command
- Follow Through

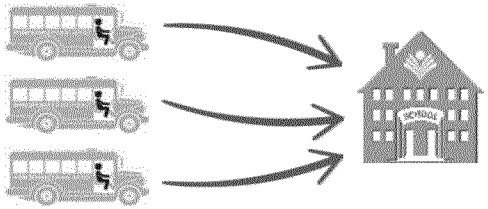
Evacuation Planning: Process & Considerations

Evacuation Process

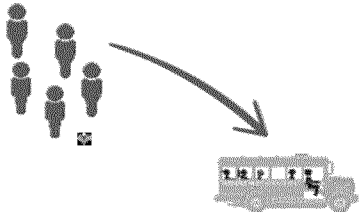
Drivers and buses mobilize.



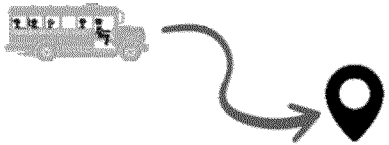
Drivers travel to school building(s).



Students and staff load onto buses.



Buses travel to reunification location.



Considerations

- Amount of time for prior notice before evacuation
- Time of day
- Day of week
- Traffic management plans and/or impacts
- Size of school
- Distance from the original location of the bus to school
- Needs of students/staff when loading (access and functional needs)
- Distance to reunification center

ITEM NO. 4f2

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Discussion – Waste Collection Services Agreement Scope of Service**

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Alexis Bullen, Sustainability Manager**

PRESENTED FOR: **Discussion/Direction**

BACKGROUND:
The Town contracts through a third-party vendor to provide residential trash and recycling collection, along with optional compost collection, to approximately 1,000 homes in Superior and has since 2008. Prior to 2008, Superior residents not part of the Rock Creek Master HOA entered into individual agreements with waste haulers to provide this service. Since the Town's initial agreement, formal proposals were solicited in 2011, 2015 and 2020 in accordance with the Town's purchasing policy. The current agreement expires at the end of this year. To provide an opportunity for the Board to consider options for delivering this service starting in January, time is scheduled under this agenda item to discuss scope of service elements for this agreement, including recommendations by the Town's Advisory Committee for Environmental Sustainability (ACES) and community feedback on service, and to consider direction for staff to finalize the scope of service for this solicitation process.

Following approval of the current service agreement, the Board approved the Town's Sustainability Action Plan (SAP) in 2022, which includes a number of zero waste policy direction items; actions resulting from this contract bid process will directly influence whether we are able to achieve many of the SAP zero waste actions and meet our policy goals. The actions which have the largest impact on Superior's climate goals and zero waste goal of 65% diversion from landfill by 2030 include Z1.2 on page 25: *"Get out of or improve existing contracts to include year-round curbside composting as soon as possible,"* and Z1.3 on page 25: *"Ensure all residents with curbside waste hauling have access to recycling and composting. Consolidate the requirements of waste hauling contracts across the community by working with the HOAs and implement a Pay As You Throw model."* Both a Pay as You Throw (PAYT)/ volume-based model of waste reduction and inclusive composting service are specifically called out in the SAP document as key drivers of sustainable action on waste for

our community. Composting also supports our climate goals and can have additional environmental benefits, like supporting healthy soils and ecosystems.

As the end of the current contract period has approached, staff coordinated with ACES to create a questionnaire for community feedback regarding current Town waste services and potential future service enhancements. The online questionnaire was hosted on the Town's Shape Superior website. A postcard featuring the link and a QR code was mailed to each of the Town's waste collection customers earlier this year.

Questionnaire responses included representation from each neighborhood served by the Town, with Downtown Superior residents providing the most responses. There were 162 responses out of 1135 total addressed customers on the contract, a 14% response rate. One key takeaway from the survey results is that the respondents feel top priorities for new services for the Town to consider in the upcoming contract are PAYT (79% definitely or somewhat agree) and requiring the hauler to provide recycling guidelines and waste calendars (72% definitely or somewhat agree). A complete report of the questionnaire responses combined with a staff summary is attached.

In Fall of 2023, as ACES and staff began to plan for this year's bid process and the opportunities to meet SAP policy direction and enhance sustainability as part of the new contract process, ACES received Town Board approval for the Town to apply for Technical Assistance Service Provider (TASP) support through Colorado Department of Health and Environment and Front Range Waste Diversion program to evaluate opportunities to increase and improve organic waste collection diversion rates in Superior, with a specific focus on this waste service RFP process. Staff worked closely with the TASP team to get customized support, including information on neighboring community contracts, engagement with Superior HOAs, hauler feedback, and scope recommendations for this RFP process. Key findings include:

- Implementing a PAYT pricing structure is a direction many other municipalities in the region have already adopted. This price structure can effectively incentivize residents to minimize waste and participate actively in organics and recycling programs. This cost model relies on having different sized carts available for waste collection, which would also allow the Town to meet the needs of residents who expressed interest in flexibility to be able to adjust trash, recycle and compost cart sizes based on their needs.
- TASP reviewed waste contracts from six other local municipalities. They all had weekly trash service with biweekly recycling, with differing approaches to compost. Most of the communities also had PAYT pricing models (see chart beginning on page 3 of the TASP Municipal Strategies for Residential Organics report attachment for full comparison of municipality contracts). There are also additional opportunities that other communities are able to take advantage of by having larger contract values due to serving more households; these include incorporating community event waste pickup, haulers managing their own events like hard-to-recycle collections, compost giveaways or participating in "touch a truck" events, and collecting materials fees from the recycling center to offset costs. Superior could consider revising these items in the future if the contract is expanded to serve more households to take advantage of

economy of scale and where the costs and benefits of these additions would be split more equitably across the entire community.

- There are a number of ways to approach increasing organics collection, but including compost service in the community's residential waste contract, either as an embedded base service charged to all residents or as an opt-in, is likely to be the most cost-effective route for residents and is the more attractive option to haulers, rather than the Town maintaining a separate organics collection contract for compost pickups. Regardless of the direction of the contract, Superior can implement actions to encourage residents to reduce food waste at home and enhance community education about the opportunity to participate in organics collection services, as the ability to opt-in currently is not well-known. TASP also highlighted opportunities outside of the contract to increase organics collection, including mandating food-permitted businesses and residents to separate food scraps and requiring food-permitted businesses and residents to have organics collection services.
- Education and outreach are key to successful recycling and composting programs. The consultant's report suggests Superior could consider following the example of other municipalities and including education from haulers in their RFP and agreement scope, as well as continuing to utilize Town communications channels.
- The consultant's hauler engagement report notes that a large hauler expressed that inclusion of all HOA and non-HOA residences, where a single contract would serve most of Superior instead of only part of the community, would be a key driver in their decision to respond to an RFP from Superior. The TASP report includes examples of how other communities have approached the challenge of HOA-managed contracts. For example, Lafayette included HOAs via an ordinance by requiring that all households in the city participate in their contract or pay a monthly solid waste user fee in order to opt-out. The fee equaled the cost of the participating in the City's contract. This ordinance succeeded in increasing participation rates in the City's contract to nearly 100% of potential participants.
- In addition to the Town's questionnaire feedback, the TASP team engaged with three Superior HOAs via their Boards and property managers to evaluate satisfaction with current waste services and explore options for enhancing organics waste diversion. The TASP team did also reach out to the Rock Creek Master HOA Board and property manager; they declined the invitation to participate in this dialog. Overall, the engagement data collected through the TASP conversations mirrored much of the feedback from the community as a whole. HOAs expressed interest in varied cart sizes for better waste management and discussed the feasibility of PAYT pricing. There was limited awareness of currently available subscription compost service and some logistical concerns regarding composting, particularly around space constraints for another cart.

The full findings from TASP and their deliverables can be found in their four attached reports: Municipal Strategies for Residential Organics, Engaging Superior's HOAs, Hauler Findings, and Pay As You Throw and HOAs.

ACES reviewed the community feedback during their June 13 meeting. At their July 11 meeting, following a presentation of findings from TASP, ACES finalized the attached scope of service recommendation for the Board to review.

For reference, the Town's current agreement for trash and recycling services includes weekly trash and recycling pick-up, with optional bi-weekly compost pick-up. 96-gallon containers are provided for each waste stream. Trash and recycling service is provided for $14.92 per month for each home, with an optional service cost of $15 per month for bi-weekly composting. It includes the option for residents to pay a fee for a bulky item pickup or branch pick-up; it does not include any provisions for residential outreach or any cost incentives for reducing waste. The cost residents pay is a direct pass-through expense the Town collects through our Utility Billing system and pays directly to the vendor.

With Board direction regarding the scope of service, staff will work to finalize and post the RFP for this agreement this month; the RFP is tentatively scheduled to post over the next week with responses due September 6. Staff would then bring proposals to the Board to consider to finalize an agreement next month, tentatively scheduled September 23.

ATTACHMENTS:

- Presentation
- ACES scope of service recommendation
- Community feedback report
- TASP Reports:
    - Municipal Strategies for Residential Organics
    - Engaging Superior's HOAs
    - Hauler Findings
    - HOAs and Pay As You Throw

ACES Meeting – July 11, 2024
Waste Collection Services Agreement – Recommended Scope Options

1. Single hauler to provide monthly per-household price for trash, recycling and organics collection service:

    a. Volume-based prices for trash cart service with individual resident choice of 32-, 64-, or 96-gallon cart with weekly collection for landfill, recyclables and compost
    b. Volume-based prices for trash cart service with individual resident choice of 32-, 64-, or 96-gallon cart with weekly collection for landfill and recyclables, every other week compost collection
    c. Volume-based prices for trash cart service with individual resident choice of 32-, 64-, or 96-gallon cart with weekly collection for landfill, every other week recycling and compost collection
2. Require as part of the base bid education and outreach regarding services through this contract
3. Continue provision of bulk item pick-up on request for a fee
4. Extend the term of the agreement to five years
5. Include incorporating the Rock Creek HOA service area after their contract expires in July 2028 or sooner if possible

Alternative item:

1. Cost for clean energy-powered (electric preferred) trucks and diesel-powered trucks

Waste Collection Contract Scope

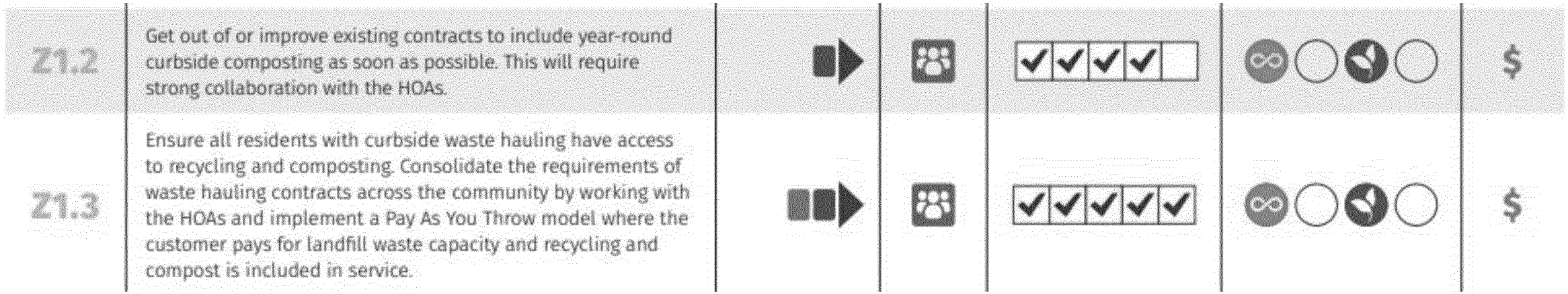
August 12, 2024

Background

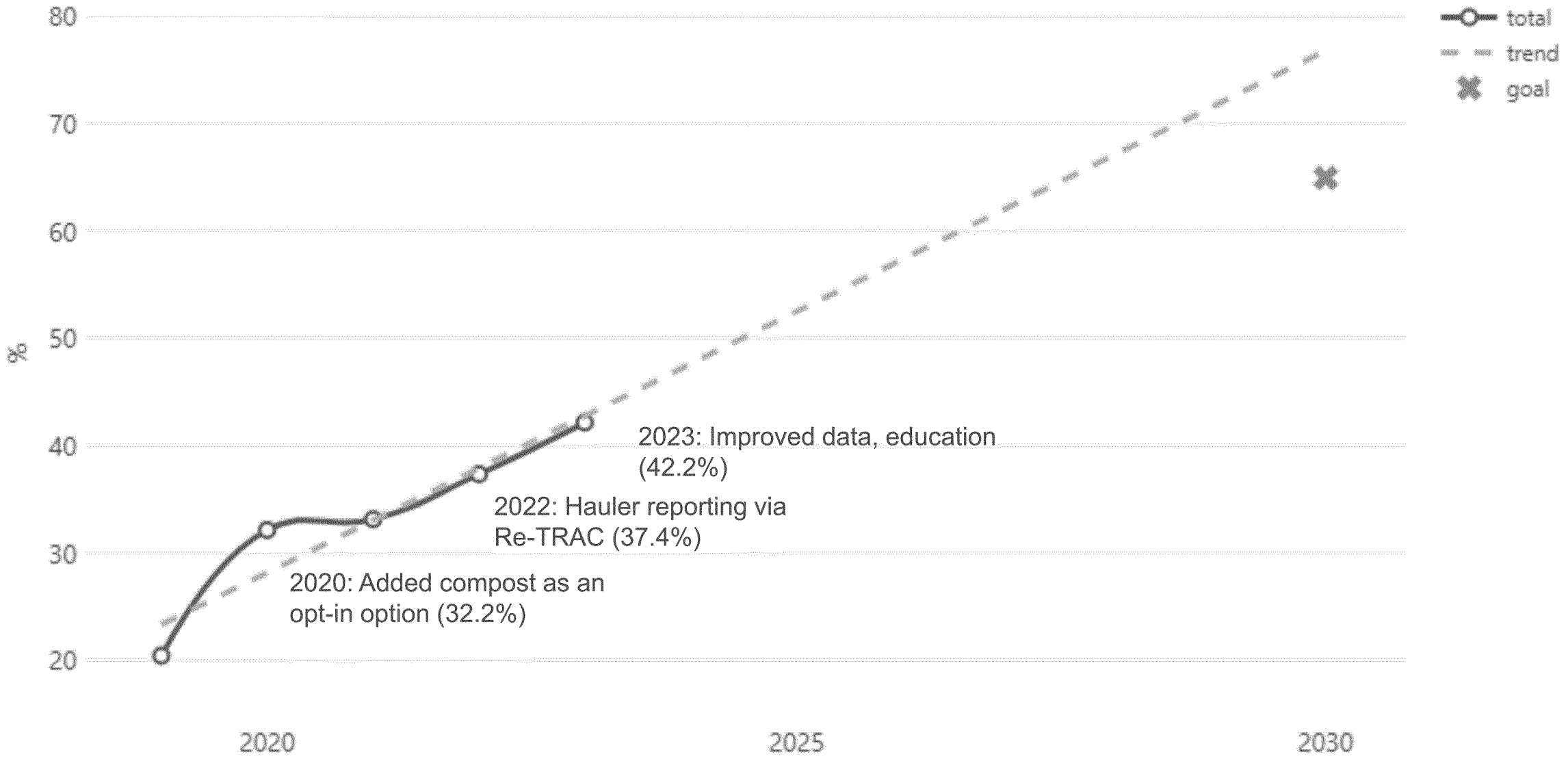
- 2008 Town assumed service for non-RCHOA served areas
- RFP process completed 2008, 2011, 2015, 2020
- Current 4-year agreement
    - Approximately 1,000 customers
    - Weekly trash and weekly recycling pick-up ($14.92)
    - Optional bi-weekly composting option ($15)
    - All carts 96-gallon sized
        - Total of $29.92/month for all three services
    - Optional fee for branch and bulk item pick-ups

Sustainability Action Plan

Key strategies to meet our zero waste goal of **65% residential diversion by 2030** involve our waste contract:



Residential Single-Family Goal: 65% diversion from landfill by 2030



Resident Waste Collection Feedback

- Questions designed with ACES committee
- Questionnaire postcard sent out to residents in April, closed in May
- 162 households out of 1,135 responded (14%)
- TASP also engaged 3 HOA's; comments there mirrored the general engagement themes





Themes from Survey



- No one size fits all approach
- Most common requested service enhancement: desire for cart size options
- Sensitivity to cost impacts
- Composting: responses both for and against requiring the service for everyone
- Comments on frequency (both more and less) for pick-ups
- Requests for information and education: hauler materials on guidelines, understanding whether their current recycling is actually being recycled at the facilities and better information overall from the hauler on delays etc.
- Positive and negative mentions on satisfaction with current services

Technical Assistance Service Provider (TASP) Superior project

Goal: Evaluate opportunities to increase and improve organic waste collection diversion rates in the Town of Superior by leveraging the upcoming hauler request for proposal (RFP) process.



TASP Process

Conducted conversations with 3 HOAs in Superior

Reviewed Superior's RFP in comparison to neighboring communities.

Analyzed common service offerings, and potential pathways to increase Superior's waste diversion (specifically organics) efforts.

Superior - summary of current services

Service	Details
Current Hauler	Waste Connection
Pay Structure	Monthly Fixed
Organics	Additional Cost ($15/month)
Monthly Fixed Price for Trash and Recycling (96-gallon carts)	$14.92/per month per household
Frequency of Pickup	Weekly Trash, Weekly Recycling
Residential Outreach	No
Event Waste Collection	No
Branch Pickup	Yes ($3.00/item)
Bulky Item Pickup	Yes ($15.00/item)
Gate Fees or Rebates from Boulder County Recycling Center (BCRC)	BCRC is working with Waste Connections directly for gate fees or rebates.

	LOUISVILLE	GOLDEN	FORT COLLINS	LAFAYETTE	EDGEWATER
Current Contract	2024-2029 (5-year)	2021-2026 (5-year)	2024-2029 (5-year)	2022-2029 (7-year)	2020-2025 (both) (5-year)
Hauler	Republic Services	Republic Services	Republic Services	Republic Services	Republic Services /SCRAPS
Pay Structure	PAYT	PAYT	PAYT	PAYT	PAYT
Organics	Included in trash cost	Included in trash cost	weekly yard waste pickup	Included in trash cost	Not included, additional $15-$18
Monthly Pricing by Trash Cart Capacity 32-35, 64-65, 95-96	$16.95, $31.65, $46.16	$11.55, $18.48, $27.72	$17.85, $34.60, $61.35	$17.20, $27.84, $38.49	$10.00, $15.00, $21.00
Collection Frequency	Weekly trash service, with biweekly recycling and organics	Weekly trash service with biweekly recycling and organics	Weekly trash with biweekly recycling and seasonal yard waste pick-ups, no organics	Weekly trash, biweekly recycling, weekly organics	Weekly trash, biweekly recycling, organics opt-in
Residential Outreach	Yes	No	Yes	Yes	Yes

TASP- Additional learnings from other communities

- Lafayette HOAs, which are required to opt-in or to pay a fee, expressed concerns about limited space to store three containers in their garages. However, upon roll-out, Lafayette staff noted offering 3 sizes for all 3 waste streams helped mitigate concerns.
- Some cities which have transitioned from weekly to biweekly recycling services have noticed improved efficiencies, including reduced costs and reduced trucks on the road. Initially, communities experienced lower diversion metrics, but with engagement and re-education were able to reignite recycling best practices and diversion impact. It is imperative to remind residents to break down cardboard boxes for recycling.

TASP - RFP options explored

- Pricing Models
- Revenue Sharing for Single-Stream Materials
- Pay-As-You-Throw Pricing
- Subconcracted Services
- Bid Trash/Recycling and Organics Separately
- Cart/Bin Purchases
- Intergovernmental Agreements
- Extended Producer Responsibility Language
- Education and Outreach
- Other (cart maintenance, cart inspections, electronic waste, event waste)
- Electric or Alternative Fuel Fleet

TASP Themes

- TASP provided a lot of information for Superior to make an informed decisions on the best path for our community
- PAYT is common regionally and effective at incentivizing waste reduction
- Different segments of Town have different waste priorities, but space constraints for large carts are common
- There are many creative ways to incorporate and increase compost collection. Not everyone has yard waste.
- Education and outreach will continue to be important

ACES recommendation for RFP Scope

- Pay as you throw (volume-based) pricing with 3 cart size options
- Request to call trash service “landfill”
- Pricing for different frequencies
  - Weekly for landfill, recyclables and compost collection
  - Weekly for landfill and recyclables, every other week for compost collection
  - Weekly for landfill, alternating every other week for recyclable and compost collection
- Require Residential Education and Outreach
- Continue bulky item pickup for a fee
- Alternate item for EV trucks
- 5-year contract
- Include Rock Creek after their contract expires in July 2028 or sooner if possible.

Next Step & Questions



2024 Trash and Recycling Services Questionnaire Feedback - Summary

The Advisory Committee for Environmental Sustainability (ACES), in partnership with Town staff, created a questionnaire to collect feedback from residents on options for the upcoming waste contract bid process. The questionnaire was built out on a Shape Superior engagement page. A postcard featuring a link to the questionnaire was sent out to Town of Superior residents who are currently on our Town waste contract around April 26th. Residents had just over a month to complete it online.

Demographics

1. 162 responses out of 956 total customers on the contract (17%)
    a. There was representation from each neighborhood served, with Downtown Superior providing the most responses
2. # of people in household
    a. Over 70% of respondents are from 1- to 2-person households

Rating current services

3. Desire to continue current services
    a. W*eekly trash*: 91% somewhat or definitely agree
    b. *Weekly recycling*: 81% somewhat or definitely agree
    c. *Bi-weekly opt-in composting*: 41% somewhat or definitely agree, about the same number of people neither disagreed nor agreed

Prioritizing new services

4. Priorities for the Town to consider the following in the upcoming contract:
    - *Pay-as-you-throw (PAYT):* 79% definitely or somewhat agree
    - *Hauler to provide recycling guidelines/waste calendars*: 72% definitely or somewhat agree
    - *Large item curbside collection*: 50% definitely or somewhat agree
    - *Weekly/bi-weekly opt-in composting*: 40% definitely or somewhat agree
    - *Seasonal yard waste collection*: 32% definitely or somewhat agree, 38% disagree
    - *Increased customer service*: 16% definitely or somewhat agree, 60% neither agree nor disagree
    - *Only using EV hauling trucks*: nearly equal split between agreeing (29%) and disagreeing (31%)

5. There were 112 of the 162 responses that include a prioritization of which services they would most like to see added. While many people chose one top priority, some responses indicated multiple priorities, which are captured in each category below. We categorized all responses that mentioned sizing of bins tied to cost differences (i.e. you save money when you have smaller trash bins vs. paying more when you are throwing away more) as pay-as-you-throw. The schedule category includes responses which mentioned frequency of pick-ups, most typically requesting weekly pickup for all waste streams.
    a. *Bin size options and pay-as-you-throw (PAYT) combined (*33%)
        i. Size options without noting PAYT: 21 responses (19%)

        ii. PAYT or cost incentive with sizes: 16 responses (14%)
    b. *Adding compost service*: 27 responses (24%)
    c. *Schedule*: 23 responses (21%)
    d. *No change*: 16 responses (14%)
    e. *Bulk pickup*: 9 responses (8%)
    f. *Better information*: 7 responses (6%)
    g. *Different bin styles/wind concerns:* 3 responses (3%)
    h. *Misc. (reliability, EVs):* 3 responses (3%)

Cost Sensitivity

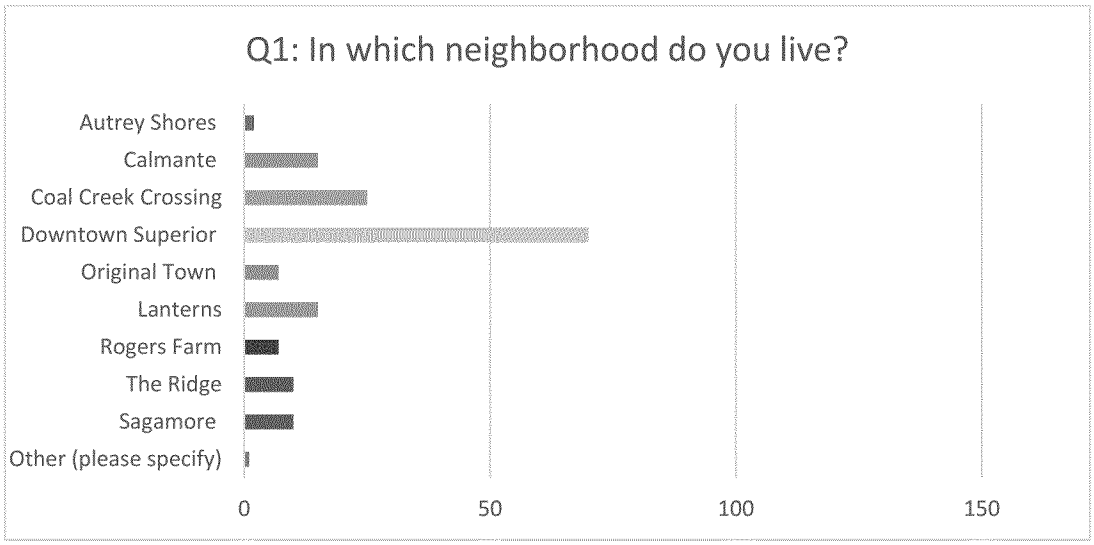
6. Willingness to pay extra for additional services:
    a. 41% would not be willing to pay more for additional services
    b. 28% would be willing to pay $1-5 more per month

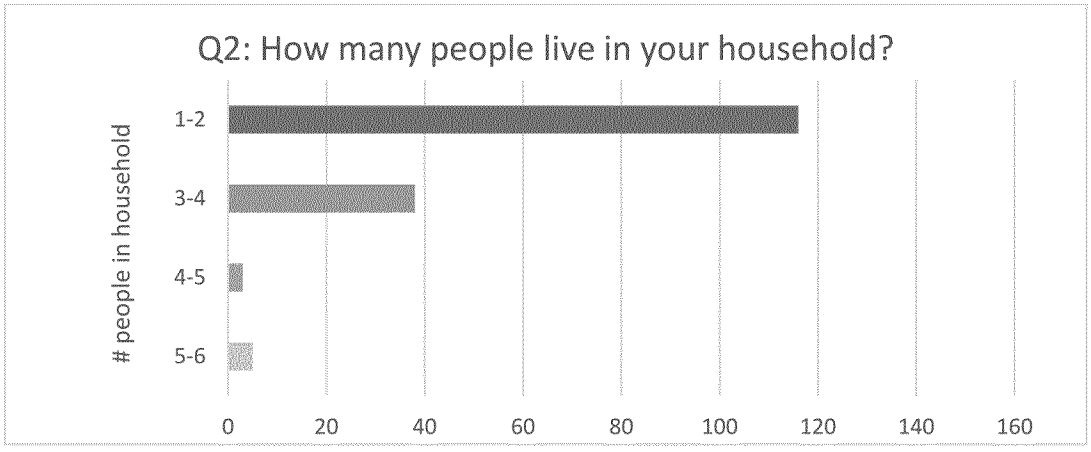
Additional themes

7. The additional comments included wide variety of opinions on all service variables
    a. The most common comment was residents expressing their desire for cart size options, with many of them noting they would be interested in pay-as-you-throw pricing with size options
    b. There was a theme of sensitivity to cost impacts
    c. Composting was another topic that showed up frequently, with responses both pro and against including the service for everyone in the contract.
    d. A few comments mentioned windblown trash and a desire for wind-proof containers (also highlighted in 2020 waste survey results)
    e. Some comments noted an interest in increased flexibility for frequency of pick-up (weekly vs bi-weekly, with trash/recycling/composting on different schedules)
    f. Some people wanted additional information on whether their current recycling is actually being recycled at the facilities or better information overall from the hauler
    g. Some people used the comments to note their current satisfaction with services
    h. When people did comment on the current services negatively, they most often commented on pick-up timing or lack of communication on pick-up delays. A few responses also mentioned that there were miscommunications from the current hauler telling them that compost or different sized bins were not currently available to them.

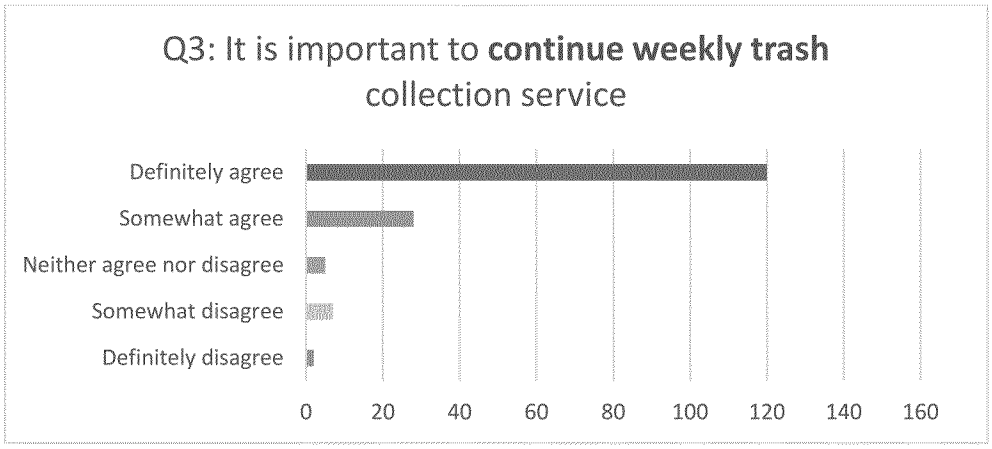
2024 Resident Waste Collection Feedback

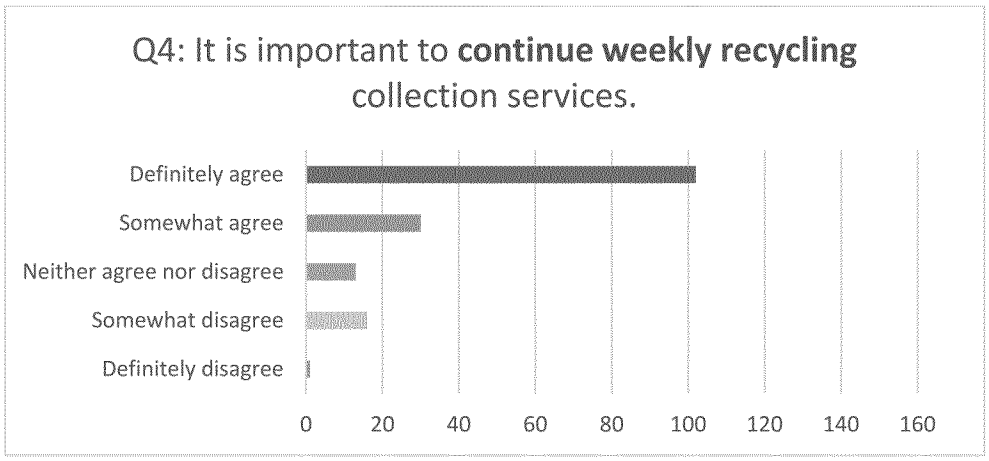
162 respondents

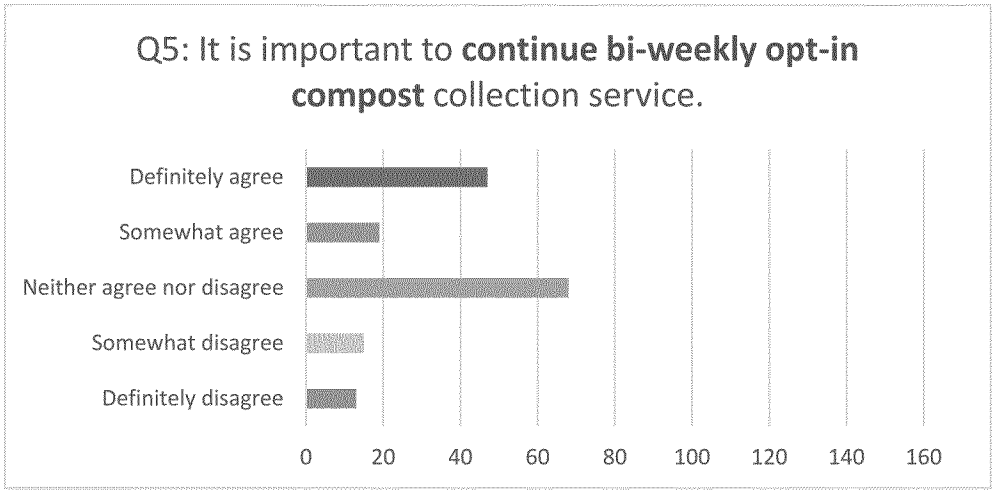




We want to know more about your priorities and general satisfaction with **current service**. Please let us know your thoughts on the following statements on existing waste collection services.

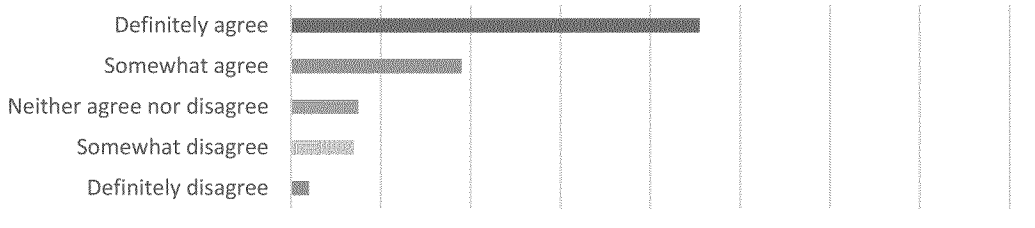




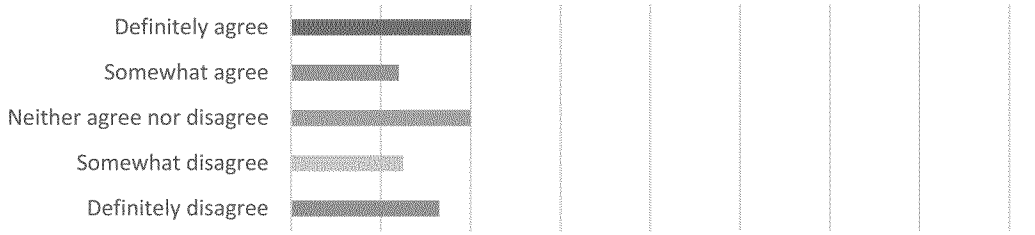


Please let us know your thoughts on the following statements on potential service enhancements or additional services **to add to our new waste collection services contract**.

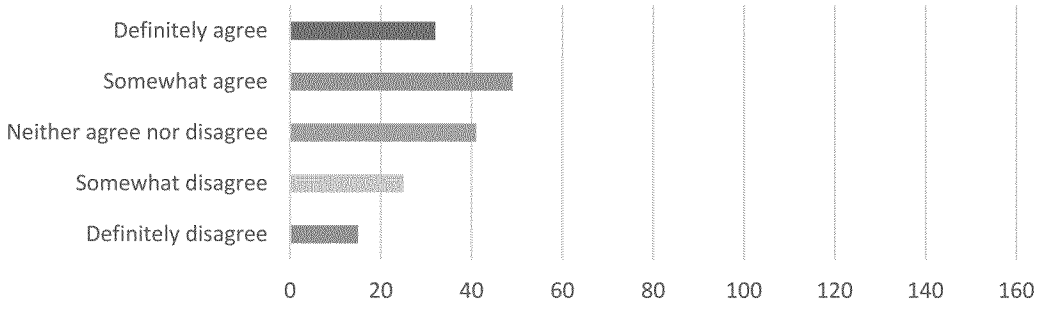
Q6: The Town should consider adding **flexibility to choose bin sizes for garbage, recycling and compost**, with potential for different monthly pricing based on your trash cart size (**PAYT**).



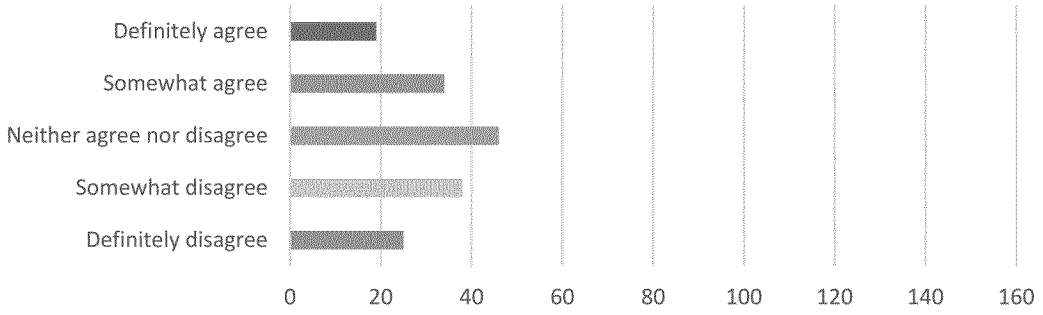
Q7: The Town should consider **including weekly or bi-weekly food and yard waste (composting)** service in the monthly trash bill.



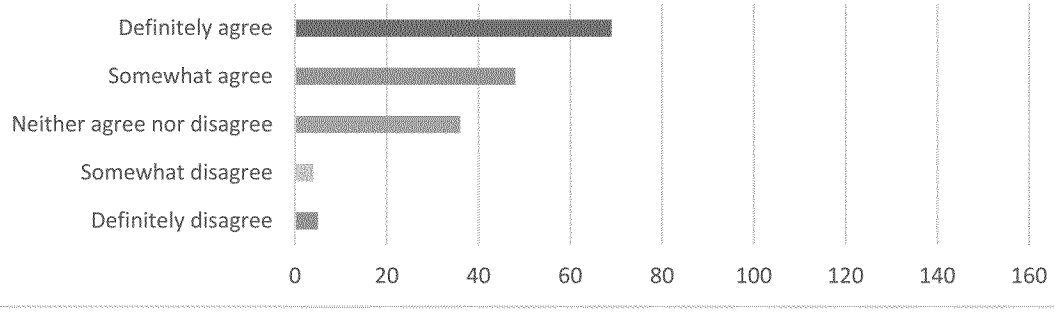
Q8: The Town should consider adding **curbside bulk/large item collection**.



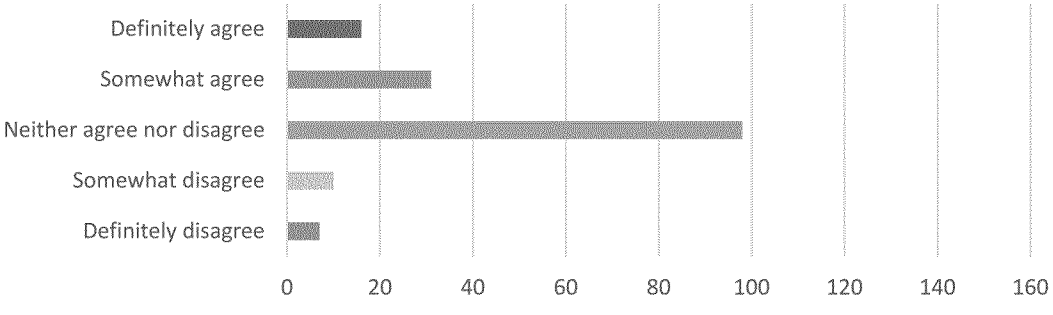
Q9: The Town should consider adding **seasonal curbside large branch/yard waste collection**.

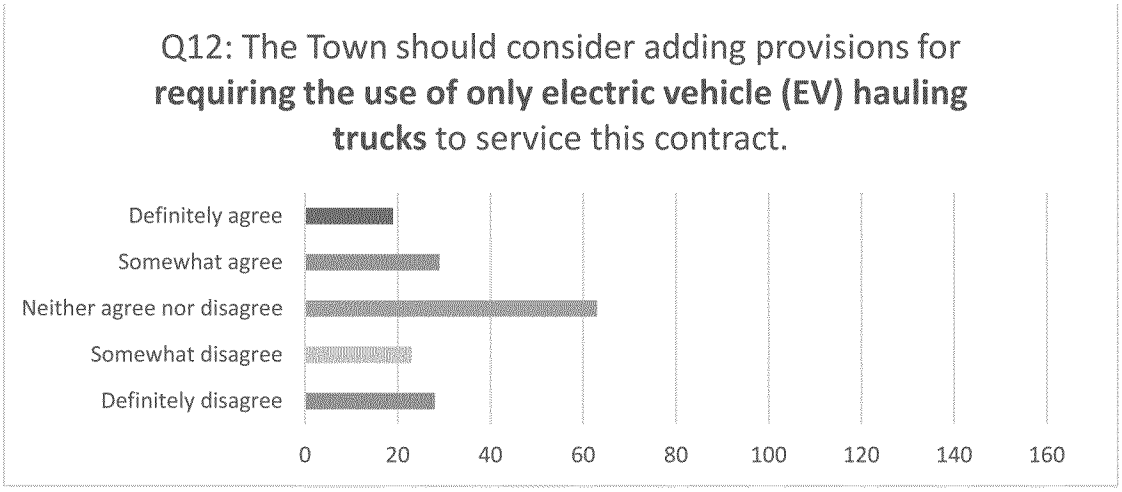


Q10: The Town should consider adding requirements for the **hauler to provide recycling guidelines and waste calendar** to residents.



Q11: The Town should consider adding provisions for **increased customer service support**





Q13: Which is your highest priority service to add (if any) and why?

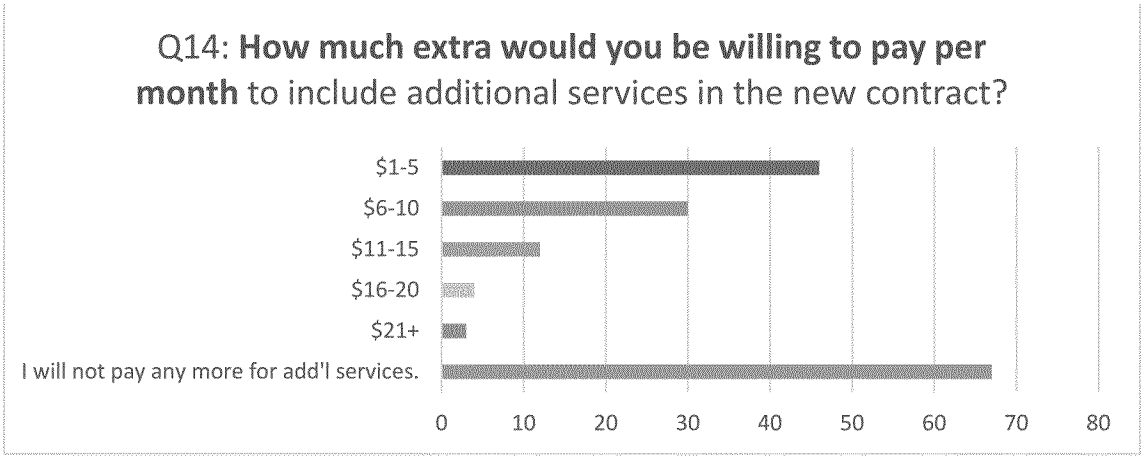
#	Response
1	Nornal trash and recycling weekly schedule would be best.
2	I think having the potential to offer multiple sizes to save money for households not needing the full size container has merit I would have two follow up questions though. 1) Would you have to start billing individual households in Lanterns instead of the current one mass billing sent to property manager? Would that increase costs? 2) Would you offer the option of having one receptacle being full size and one smaller?
3	Weekly trash pick up and bi-weekly recycling pick-up.
4	I would like to keep the current pickup schedule for my residence on Monday's at the same time of day. I would also like to have seasonal leave and xmas tree pickup .
5	option to select bin size and pay accordingly
6	Smaller trash bin option and compost as part of town service
7	Smaller bin options, small compost bin option
8	Continue weekly service. Do not include compost in current waste and recycling costs.
9	Composting is highly valuable to me
10	no charge compost options - I would like to trade off weekly recycling for weekly or bi-weekly trash & compost - at no additional charge
11	Variety of bins with cost differences.
12	Small can option with less expensive price option.
13	Being able to choose the bin size — we never fill our bins more than halfway, and our garage is too small to fit the bins and our cars well. Because we are in a town home, there is nowhere to store the bins outside. This is very important to us!
14	We are pleased with current services
15	Options for bin sizes for garbage and recycling with different monthly pricing.
16	Keep the level of service exactly at the level it currently is.

17	flexible garbage bin sizes/costs
18	Bulk pickup, but only if pay-per-use.
19	Bin size and pick up consistency
20	All. Recycle bin always over flowing Compost we pay for but would like added.
21	Trash and recycle needs to stay weekly. I do not agree that composting should be a part of Downtown Superior. In the warm and hot months the stench be unbearable and it will bring rodents and even insects like flies. Composting should be left to more rural areas.
22	Trash and recycling since this is a weekly waste to be collected
23	Compost and recycling. It's a small effort to combat climate change and support a healthy environment for all. Reducing trash waste should be a priority for the town. Electric collection vehicles also sounds like a smart move. Our family supports these options even if there's an additional cost. However, the cost should really be borne by the polluters using trash service based on amount of waste or container size, not those who recycle and compost.
24	Occasional large/bulk item collection
25	No additional services are essential.
26	Weekly service
27	Weekly trash and recycling should be a standard
28	Smaller bins
29	Reliable service. There were a number of weeks when they didn't show up or sometimes showed up on a different day. Clear communication (preferably email or something) would be great about any schedule changes, even if weather related.
30	Bulk / large item collection
31	Composting available at a scale that is reasonable for townhouse owners is my priority. A 96 gallon bin is too large and we don't have room to store it. We only generate a few gallons of compost a month. Would like the option for a small bin (<35gal) picked up biweekly or monthly or a communal location to drop off food compost.
32	Smaller cans and adding compost. I have tried multiple times to get smaller cans now from our current company and although they say they do that they don't I was told their trucks can't pick up smaller cans! Also compost should be added if sustainability is a town priority. Many others do both smaller cans and compost through their town. Boulder, Lafayette, Denver, Boulder etc.
33	weekly service
34	Option for smaller containers. Would appreciate cost savings as a one-person household that doesn't need the large bins.
35	Smaller garbage bins because they take up my whole garage now!
36	Bulk large item collection.
37	personally I would LOVE to have composting available but $15 a month in not incentivizing enough for me to add that to my monthly expenses. Most of my trash is compostable and would need a minimal sized garbage trash can to supplement what is not compostable. I would take a smaller, bi-weekly trash pickup if I could get a compost trashcan instead. In Denver County I have friends that share a compost bin in their alleyways. If Downtown Superior had one per block easily accessible to owners, I would be more than inclined to through my compost there.

38	Pay for container size makes the most sense. Smaller amount of trash output should pay less. Every other week recycling should be implemented thus it would be less pay. Thus encourage people to have less trash/recycling.
39	Please add small bin food waste/industrial composting with clear documentation on what is accepted. We live in a townhouse and do not have the garage space for a 96 gallon bin nor do we produce yard waste.
40	Weekly trash.
41	Trash pickup for reasons of sanitation.
42	I can't think of anything to add
43	I don't think any of these are necessary
44	I would like to see small compost bins for each household
45	We would appreciate the opportunity to choose bin size. We moved to DTS in July 2022 and were told we had no choice but the largest bins which, except for recycling, we NEVER fill and which occupy significant square footage in our small garage.
46	Mandatory composting to lower the price. It is currently prohibitively expensive.
47	Green waste
48	Guidelines for what can be recycled - each Boulder area seems to be different.
49	not having to store my garbage cans inside my garage. they are to large and turn my already small 2 car garage into a 1 car garage. when did it become more important to “store” plastic waste bends that smell inside vs parking my 60k dollar car?
50	Smaller containers, better communication on pickup days when delayed by holidays and weather.
51	Weekly trash and reycle services along with reducing the costs of such based on overall trash and recycle bin sizes used.
52	We are completely satisfied with biweekly trash & recycling collection service
53	Weekly non-optional compost pickup to provide residents an incentive to reduce landfill trash.
54	Bulk item pickup, and or hazmat. Ok to be once a month or something but that option is really nice.
55	none. keep it simple
56	#1 Flexible bin size #2 bi weekly composting pick up
57	Advanced notice and any notification of missed pick ups.
58	Pricing based on cart size. I don’t generate much garbage and I recycle a lot so my service should reflect that.
59	seasonal curbside bulk collection would be very helpful for occasional disposal
60	Weekly pickup of both trash and recycling
61	Ability to have smaller compost containers for cheaper. We rarely ever come close to filling our 96 gallon can even with Biweekly pickup. Current service does not offer smaller cans for compost.
62	Maintain weekly trash and recycling- I need weekly pick ups
63	We dont generate as much trash as we do recycling. We'd like to have a smaller trash bin and pay less.
64	flexibility to opt for a smaller can for less cost

65	Weekly or biweekly composting. If we can get bulk pricing to lower the cost from $15 per month hopefully the adoption of this service would be increased. I know we would participate.
66	Choice in can size. We never need the full size cans and they take up lots of garage space.
67	Different size trash containers
68	Trash billing dependent on bin size.
69	Smaller bin sizes
70	Don't force composting costs to all residents- - opt in only.
71	Built in composting to encourage people to do it easily
72	Continue weekly pick up of recycle and trash
73	Information
74	Compost collection… hopefully weekly.
75	Periodic large item collection maybe after calling to schedule a pickup.
76	Weekly recycling is a much higher priority than weekly trash.
77	i am happy with the current service as is- desire no changes whatever.l
78	Large haul pick up days
79	Composting. However, I called about adding composting but they only had large containers. I only have room for a small container.
80	Different sized bins priced by size
81	Recycle. We have much more recycling than trash.
82	weekly trash and recycle - keeps Homeowner bins from being overloaded.
83	Calendar sounds really communicative and efficient on letting us know if there are changes due to holidays , federal / company rules, and if recycle and trash come in the same day.
84	Composting.
85	Size of garbage cans
86	Compost and EV trucks
87	Smaller bins and food waste composting. I hate having huge bins in my garage when I don't need them, and I would be able to reduce my trash by quite a bit if I could compost my food waste.
88	weekly trash p/u with at least bi-weekly recycling pick up
89	Compost would be nice
90	Smaller cans for

99	The winds and snow of the front range can wreak havoc on trash collection day. I'd like to see a trash collection service consider wind/snow conditions and shift to the next best day when appropriate. To ensure optimal notification to residents, the trash collection service should notify residents of a change in schedule by noon of the day prior to scheduled collection.
100	Regular trash and Recycling is the important item.
101	I'd like to see better data on the successful recycling rates and how much trash is being thrown away. That way residents can continually become less wasteful.
102	Smaller bins. But if multiple bin sizes increase costs, I can stay with the current bin size.
103	Prioritize picking up garbage and recycling closer together (both within 1 hour)
104	Flexibility - options for all the townhomes in DTS who don't have any yards so services related to that would be unnecessary.
105	Trash service should be weekly, recycle service can be bi-weekly
106	Regular compost pickup with smaller bins
107	Large item collection
108	Nothing really to add, just don't lose what we have today.
109	None. We only use trash and recycling because lawn care is covered by our HOA.
110	I like the service we are getting right now. I think a change would not be beneficial.
111	None to add but I think we can go bi-weekly on recycling to save money
112	I think it should be easy to replace bins when they become broken. The lid on my bin is broken and I'm not sure how much longer it will last it would be nice to get them replaced when this happens.
113	Flexibility in bin sizes with reduced pricing for smaller bin sizes. Currently I only put my trash and recycle bins out every other week or every third week because (as an empty nester since I moved to Superior in 2020) I literally generate less than 3 gallons of trash in a typical week. I would love to have a 32 gallon trash bin and more space in my garage! I generate more recycling than trash but rarely fill the 64 gallon bin that I currently have
114	Weekly collection of both tras and recycling with clearly stated recycling instructions
115	Keep option for composting, like the idea of having different waste container sizes and education of recycling requirements
116	We feel it is necessary to keep offering weekly trash and recycling pick up
117	Selection of bin sizes. We are a small family and do not need the large containers.



Q15: Any other comments about trash, recycling or compost services?

#	Response
1	It's great, wouldn't change a thing.
2	The current contract is not bad, but I put out my large recycle bin out only once a month, on average, and would like to have that cost discounted if possible. Also, I like the idea of EV pickup and would welcome similar requirements for landscaping contractors. Lawn mower engines on the ground and flying overhead is too much pointless noise!
3	compost shouldn't be an extra charge
4	We never fill our trash bin and would like to have a small one. We want to compost, but do not have room in our garage for another use bin.
5	Happy with current service and costs.
6	lower price for smaller trash bin would be appreciated.
7	I would like to pay less for smaller bins.
8	I do not agree that composting should be a part of Downtown Superior. In the warm and hot months the stench be unbearable and it will bring rodents and even insects like flies. Composting should be left to more rural areas.
9	I think the Town should do more outreach around the benefits of composting and recycling.
10	Please don't reduce service to less than once a week. Once a week for trash and recycle is highly needed.
11	Thanks for asking for our input.
12	I think compost and bulk pickup should be completely optional and an additional charge. I wouldn't mind warning/fining people that completely disregard waste management and let their boxes/trash fly around everywhere due to negligence or assuming that all cardboard boxes places on the ground will be picked up.
13	I'd like to be able to have a 35 gallon trash can in lieu of the 65 we have, but I was told waste connection does do that size in our location.
14	Happy with current contract.
15	Our garages are so small in DTS this would help give people more room and could help with street parking and not leaving bins outside our garages and getting cited by the district. Please do this it would help so much :)

16	Generally very happy with current service. Any service additions would be nice-to-haves, but are not important enough to pay more.
17	Our containers are way too big presently.
18	smaller trash cans / recycling option would be ideal for my residence, with a community compost option would be awesome! (it might also encourage people to think more holistically about their waste products.
19	So far so goood!
20	For us, weekly trash and recycling pickup is not required. Every other week would be more than sufficient - and save on big truck emissions and a lot of noise in the neighborhood. We pay extra for the compost service and invite our neighbors to contribute. Even then, the huge bin generally has a lonely bag or two in the bottom. In our last neighborhood, the contracted service offered choice of small/large bins with a certain number of switches during the year to accommodate high-need seasons - no charge. Trash was picked up weekly, with alternating recycle or compost. For Superior, I would suggest exploring trash with recycle/compost every two weeks with bin size selection opportunities. The current arrangement feels really “over the top” in terms of frequency and bin size. Thanks for asking!
21	Nope!
22	If the services are streamlined then it would probably not be necessary to increase the cost.
23	get smaller bins or allow people to store their bins outside. who cares if they are kept in the side of our homes. or back alley ways.
24	We are satisfied with our current service
25	I’d like to know how much of plastic is actually recycled. I believe all, or almost all, eventually ends up in landfills
26	Since we are paying for recycling, it would be ice to confirm our items are actually being recycled.
27	See #5 above
28	we currently have a very good program
29	The new contract should not allow for pickup too early in the morning.
30	service is good
31	Please provide clear examples of what’s recyclable and what’s not. Please provide advance notification of missed pick up and when the next pick up will be if different from the regular schedule.
32	Thank you for working to add composting
33	I would like the option to schedule optional trash/recycling pickup on off days when we are traveling. Option to schedule pickup of large or bulky items for additional cost,
34	The option for bulk recycling pick up would also be appreciated for the amount of cardboard we end up recycling. It can be difficult to fit it all in the 96 gallon can, even with weekly pickup and breaking it all down.
35	If there was a way to get compost services at a better rate, I’d opt in
36	Generally very good service.
37	Consistent and regular service and low cost are two most important factors
38	Lanterns has mostly 1-2 person households. If smaller bin size would hold down the cost of trash/recycling services, I would be in favor of this.
39	None

40	The additional cost would need to correlate to additional services.
41	Again weekly recycling is likely a much higher priority than weekly trash. I'm considering doing my own backyard compost so having the city collect it is a lower priority.
42	i am happy with the current service, as is and desire no changes at all.
43	Need smaller container options for trash and compost.
44	Better information when pick up days change due to weather
45	would like an option of calling in if oversized items need to be collected and any additional charge for that service added to respective owner's bill.
46	I think they're currently doing a good job.
47	This is a poorly designed survey. I didn't know that there was an opt-in composting. What do you mean by 'provision' in two questions. #6 is meaningless and is not possible to answer. All I want are smaller cans why would I pay more for that?
48	Fine as is.
49	Residents who compost and recycle should be credited for helping the environment and community. Trash bins should be charged at a higher rate. Those who create garbage should pay more than those who recycle and compost. Also a big energy savings would come from having trash picked up bi weekly and recycling and compost weekly. Can we enforce composting?
50	Enjoy the current text alerts provided by the trash provider for holiday, severe weather service changes/cancellations
51	Trash cans should be offered that are smaller which would include a decrease in fees. Trash pick cost basis should be per can size with the larger can size being significantly more than the smallest one. On a weekly basis I only use about 20% of our garbage cans. Many weeks I don't even put our garbage or recycling cans out because we don't have enough in them.
52	Flexibility in garbage bin size is important. It was extremely difficult to change our bin size. Then other owners complained and the HOA got involved.
53	Trash cans being blown away into the streets / roads is extremely dangerous. We cannot accurately predict high wind situations or be there to retrieve our own trash cans whenever this happens. I would like to suggest some mechanism to secure the trash cans during high winds.
54	Hopefully there is a tighter window for pickup. Sometimes trucks come by at 7 am and sometimes at 3 pm.
55	It's often that our street gets skipped for trash and/or recycling pickup.
56	I'd like know how to best dispose electronic wastes, batteries, LED bulbs.
57	I don't have compost services so that question confuses me.
58	The biggest issue I believe we've had within our family is when the trash pickup is delayed and it's not communicated. A couple of weeks back it was a high wind day and the garbage truck did not come around for pick up until after 5 PM, but it wasn't communicated and so we pulled our bins in so that our trash didn't fly away well before that thinking the they were not coming for pick up as they hadn't been by during their usual timeframe. So long story short we missed the collection that day and had to wait another week for collection, which isn't the worst thing, but it did stink up our garage pretty badly that following weekend.

59	Due to frequent high winds in our area, the bins often get blown over and spill contents. Is it possible for the trucks to give GPS location (think Amazon deliveries) so the bins could be rolled out closer to the actual pickup time, (not all day in our case)? Another idea would be to have lids that latch down so the bin doesn't open if it falls over.
60	I think we can go bi-weekly on recycling to save money
61	Instead of charging extra for compost service, why couldn't we alternate the recycling and compost. One week do recycling and then the next week do compost
62	You could cut costs to e pick up recycling twice monthly
63	I would love it if trash collection was every other week alternating with recycling pick up every other week and paying half the price for services as well as having fewer trucks out on the routes. However, I do realize that most households have more than one to two people and may generate more trash per week. But really, how many households can fill a 96 gallon trash bin every single week?
64	Since I'm not in an area of consideration and am satisfied with the current collection protocols my input may be irrelevant and there should be no reason to see a cost increase for additional service
65	None
66	The only extra service we may be interested in is occasional large item pick up. We feel it could be an extra charge as needed per pick up to those who use this service.
67	Option for smaller trash/recycle bins is our priority. Thank you.
68	none
69	Weekly trash and recycling services are by far our highest priorities. Current bin size is sufficient, any size smaller would be insufficient.

TO: TOWN OF SUPERIOR

FROM: TECHNICAL ASSISTANCE SERVICE PROVIDER TEAM

DATE: JULY 2024

RE: PRIMARY ACTIVITY #3 – ORGANIC WASTE COLLECTION STRATEGIES

This memorandum includes a summary of best practices gleaned from the Front Range and peer communities that provide valuable insights for the Town of Superior's exploration of contract arrangements and policy mechanisms for increasing residential organics (food) waste collection. The summary includes potential benefits of contracting organic waste collection services, pricing structures for these services, the feasibility of collaborating with neighboring municipalities on waste collection contracts, and mechanisms for spurring a food waste collection site.

Summary of Findings

To enhance organics diversion from residents in the town of Superior, several strategies can be considered within the upcoming request for proposal (RFP). Strong drivers of residential organics diversion include pay-as-you-throw pricing based on trash cart sizes accompanied by embedded fees for recycling and organics collection.

Outside the RFP, there are several other options for increasing organics diversion. These options include mandating food-permitted businesses and residents to separate food scraps, requiring food-permitted businesses and residents to have organics collection services, as well as requiring haulers to offer and/or provide organics collection services to these sectors. In addition, the Town of Superior could choose to implement a separate RFP process and contract for organics hauling services, develop a drop-off program for organics that includes food scraps, or even develop a compost processing site.

Regardless of Superior's path forward, it's crucial to bolster communication channels to promote existing opt-in composting services and prioritize educational campaigns that emphasize the importance of reducing and preventing wasted food.

Existing Services

Table 1 is a summary of the services currently included in Superior's waste contract with Waste Connections, and Table 2 provides a summary of services provided to Rock Creek Homeowner Association, contracted separately with Waste Connections.

Table 1: Superior Waste Contracted Services

Service	Details
Current Hauler	Waste Connection
Pay Structure	Monthly Fixed

Service	Details
Organics (96-gallon cart)	Additional Cost ($15/month)
Monthly Fixed Price for Trash and Recycling*	$14.92/per month per household
Frequency of Pickup	Weekly Trash, Weekly Recycling
Residential Outreach	No
Event Waste Collection	No
Branch Pickup	Yes ($3.00/item)
Bulky Item Pickup	Yes ($15.00/item)
Gate Fees or Rebates from Boulder County Recycling Center (BCRC)	BCRC is working with Waste Connections directly for gate fees or rebates.

**Customers are provided 96-gallon carts. Customers do not receive a price reduction if they request changes to their cart size.*

Table 2: Rock Creek Waste Contracted Services

Service	Details
Current Hauler	Waste Connection
Pay Structure	Monthly Fixed
Organics (96-gallon cart)	Not provided
Monthly Fixed Price for Trash and Recycling	$14.05/per month per household
Frequency of Pickup	Weekly Trash, Weekly Recycling
Residential Outreach	No
Event Waste Collection	No
Branch Pickup	Yes ($3.50/item)
Bulky Item Pickup	Yes ($15.00/item)
Gate Fees or Rebates from Boulder County Recycling Center (BCRC)	BCRC is working with Waste Connections directly for gate fees or rebates.

Local Examples of Municipally Contracted Waste Services

There are several examples of municipally contracted waste services. Table 3, below, outlines the waste management contract details for five municipalities: Louisville, Golden, Fort Collins,

Lafayette, and Edgewater. Each entry specifies the contract period, the contracted service provider, payment structure (PAYT - Pay as You Throw), inclusion of organics collection, monthly pricing for various bin sizes, and the frequency of collection services. The pricing structures vary across municipalities, reflecting different service offerings and bin sizes. The table also includes an overview of add-on services included in the RFPs of the five municipalities. These add-on options include residential outreach programs, event waste management, branch and bulk pickup services, and the option to remove recycling gate fees or rebates from the hauling contract and instead facilitate this transaction directly with the Boulder County Recycling Center (BCRC) under a separate agreement.

Table 3: Waste Contracted Services in Peer and Neighboring Communities

	LOUISVILLE	GOLDEN	FORT COLLINS	LAFAYETTE	EDGEWATER
Contract Details	Details	Not available	Details	RFP Review	Not available
Current Contract	2024-2029 (5-year)	2021-2026 (5-year)	2024-2029 (5-year)	2022-2029 (7-year)	2020-2025 (both)
Hauler	Republic Services	Republic Services	Republic Services	Republic Services	Republic Services (trash/recycling) & Scraps (organics)
Pay Structure	PAYT	PAYT	PAYT	PAYT	PAYT
Organics	Included in trash cost (all bin sizes offered)	Included in trash cost (32- or 96-gallon bin offered)	Weekly yard waste pickup	Included in trash cost (all bin sizes offered)	Not included, additional $15-$18 dependent on service level
Monthly Pricing Structure Based on Trash Cart Capacity[1]	$16.95, $31.65, $46.16	$11.55, $18.48, $27.72	$17.85, $34.60, $61.35	$17.20, $27.84, $38.49	$10.00, $15.00, $21.00
Collection Frequency	Weekly trash service, with biweekly	Weekly trash service with biweekly recycling and organics	Weekly trash with biweekly recycling and seasonal yard waste pick-	Weekly trash, biweekly recycling, weekly organics	Weekly trash, biweekly recycling, organics opt-in

[1] Pricing for 32-35, 64-65, 95-96-gallon trash carts.

	recycling and organics		ups, **no** organics		
Residential Outreach	Yes	No	Yes	Yes	Yes
Event Waste	No	Yes	No	Yes	Yes (added fees)
Branch Pick Up	Yes (2/year)	Yes (2/year)	Yes (weekly-April 1-Nov 30)	Yes	Yes (added fees)
Bulk Pick Up	Yes (4/year)	Yes (1/year)	Yes (2/year)	On-call	Yes (added fees)
Gate Fees or Rebates from BCRC	Yes	Not Applicable	Not Applicable	Yes	Not Applicable

One key takeaway from comparing these services is the prevalence of PAYT fee structures, and that many municipalities offer weekly trash collection with alternating recycling and organics biweekly services.[2] In addition, communities such as Louisville and Lafayette, located in Boulder County, have adopted agreements which require materials to be sent to the Boulder County Recycling Center (BCRC) and handle the subsequent gate fees or rebates for the materials separately.

In addition, when preparing for the upcoming RFP, Superior could explore strategies to expand the number of households covered by the contract. This could involve incorporating homeowner associations that are currently not serviced by Waste Connections, the current contractor for Superior. Increasing the number of homes included in the future RFP will likely drive additional interest from respondents and should reduce costs for service by taking advantage of economies of scale.

Considerations

When considering the launch of additional or modified services, it is important to listen to the requests of the community. Within this project, Task 4 helped identify interests of the local homeowners' associations currently serviced under Superior's waste contract. Some experiences of neighboring communities are detailed below.

Broomfield's 2023 survey revealed significant community support for universal waste collection (updated to City-Contracted Residential Waste Services), particularly favoring curbside compost collection, with most respondents endorsing the idea, especially among HOA residents.[3] Thus, their

[2] Biweekly services also referred as every-other-week collection.

[3] https://drive.google.com/file/d/1Le8LSbQQupMNXEGNAZINZTNUV4ikkMpl/view

issued RFP included trash collection with volume-based pricing, with pricing bundled with recycling and organics collection services.

Offering flexibility and modifications, either to individual residents or HOAs, is also paramount. For example, Golden offers residents the flexibility to adjust their cart size at any time by contacting Republic Services. Based on feedback from residents, City of Golden staff cite this as a program highlight.[4]

Fort Collins' 2022 RFP for Residential Solid Waste Collection Services accommodates HOAs with compliant contracts, allowing them to maintain existing agreements or opt into city services. Residents also have the option to change bin sizes, although this may incur additional costs, and Fort Collins has procured its own carts to streamline service adoption.[5]

While still offering the option for HOA communities to opt out of the residential three-cart PAYT program, the City of Lafayette now requires, via ordinance, that all households participate in the contracted services or pay a monthly solid waste user fee in order to opt out.[6] Lafayette noted upon roll-out of PAYT with three cart servicing, HOAs expressed concerns about limited space to store three containers in their garages. However, upon roll-out Lafayette representatives noted offering three sizes (32, 64, 95) for all three waste streams (landfill, recycling, and composting) helped mitigate these concerns.

RFP Options and Elements

1) **Collection Frequency.** In the RFP, Superior can ask haulers to provide pricing proposals for weekly trash, recycling, and organic waste collection, as well as the option for weekly trash with biweekly recycling and organic waste services. This request will allow the Town to assess the cost differences between these options and determine whether weekly or biweekly recycling and organic waste collection is more cost-effective.
    a. Some cities which have transitioned from weekly to biweekly recycling services have noticed improved efficiencies, including reduced costs and reduced trucks on the road. Initially, communities experienced lower diversion metrics, but with engagement and re-education were able to reignite recycling best practices and diversion impact. It is imperative to remind residents to break down cardboard boxes for recycling and ensure acceptable materials are source separated for recycling.[7]
    b. Modifications can also be offered to residents. For example, Lafeyette offers every other week a collection of 96-gallon recycling carts to all residents. Residents can request a second recycling cart for an additional $3.70 per month.[8]

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[4] https://www.cityofgolden.net/live/residents-guide/trash-recycling/
[5] https://mccmeetingspublic.blob.core.usgovcloudapi.net/fortcollco-meet-bea19b931a044edf9f7b7c473bbfb86b/ITEM-Attachment-001-ac183bcc89fe453b9521ffc86ec8b803.pdf
[6] https://www.lafayetteco.gov/DocumentCenter/View/29756/O-20-21
[7] https://www.waste360.com/waste-collection-transfer/collection-communities-make-the-switch-to-bi-weekly-collection
[8] https://www.arvadaco.gov/715/Recycling-Trash

2) **Revenue Sharing for Single-Stream Materials.** The RFP can require recyclable materials to be sent to the Boulder County Recycling Center (BCRC), and for the municipality to cover the associated tip fee and/or revenue share on the materials recycled under a separate contract. If this element is incorporated, Superior will need to implement an agreement directly with BCRC for this pricing. BCRC notes the accepted materials and pricing list will be the same as the neighboring communities they are working with, Louisville and Lafeyette.
    a. Lafeyette has noticed the advantages of this model, noting that they are experiencing significant monthly savings from opting for BCRC gate fees/rebates versus being encapsulated into the waste contract.
3) **Embed Organics in Pay-As-You-Throw (PAYT) Pricing.** Like how the other cities have embedded recycling services in trash fees under their current contracts (residents pay based on size of trash cart, and there is no additional 'fee' for recycle carts), the Town should consider adopting a program that also embeds organics collection in the trash fees. The program would no longer be 'opt-in.' In this type of structure, residents would be able to choose their trash cart size and rates based on cart size, and the trash fee would include alternating weeks of single-stream recycling and yard waste (e.g. Week 1: Trash and Recycle. Week 2: Trash and Organics). Like recycling, contamination is a major concern in organics collection and thus any transition to embedded organics service for all customers should be accompanied by significant outreach and engagement. It will also increase the service costs for residents not already paying for organics service. The RFP can ask the respondents to include both an option with embedded organics collection and for opt-in (or opt-out) organics service to see the price differences.
4) **Encourage Subcontracted Services for Organics.** Through the primary RFP process, the Town can encourage respondents to provide options that include subcontractor agreements with compost-only service providers. Generally, this means the Town only manages one contract and communicates with the main hauler, not the subcontracted organics hauler. This has the potential to save the Town money if the hauler has bulk rates for services. This allows for local trash and recycling haulers to subcontract services to organics haulers. With this mechanism, the Town would have one point of contact for all disposal services (trash, recycling, and organics) but may support two differed waste services.
5) **Bid Trash/Recycle and Organics Separately.** The Town can consider writing/establishing a separate contract dedicated solely to organics diversion. Establishing a separate contract for organics would be an alternative to including organics in the solid waste management contract and would allow for direct communication with the organics hauler and additional services to be added on. However, this requires community members and HOAs to work with the organics hauler in addition to their waste (trash/recycling) hauler.
    a. For example, Edgewater, Colorado has a trash and recycling contract with Republic Services and a separate contract for Scraps, LLC for organics services. Scraps offers Edgewater residents 64-gallon carts for food scraps collection. Although their contract includes 64-gallon cart service, there are neighboring organics haulers that might be able to offer varied bin sizes. For instance, Wompost offers 6-gallon, 35-gallon, and 65-gallon carts for residential pick up. While some communities have noted administrative burdens to managing multiple waste contracts, other communities noted the advantages of working with 'valet' organics haulers such as data collection, varied cart and bin sizes, and robust outreach.

6) **Manage Cart/Bin Purchases Outside of Contract.** The Town may be able to explore options for preferred pricing on cart containers for their residents. Fort Collins purchased their own carts, to be then utilized by the contracted waste hauler. They needed to manage the inventory and store them before the carts were deployed and keep some additional carts on hand to meet resident needs but overall saved money by purchasing in bulk. This allows for control over equipment that will be utilized and used after the contract period. This can help reduce costs in the RFP bid.
7) **Intergovernmental Agreements.** While TASP has not seen this model utilized locally, Superior could conduct outreach with neighboring cities, like Louisville, to explore intergovernmental agreements to be added to their contract for waste or recycling services, similar to the existing agreement with Louisville for library services.
8) **EPR Language in a Future Contract**. Colorado is in the process of developing a statewide scheme for the implementation of Extended Producer Responsibility program (EPR). While the details of the plan have yet to be developed, the state legislation (HB 22-1355) aims to set up a system that requires companies that sell products in packaging, and paper products, to fund a statewide recycling system to recycle those materials. Under a future EPR system, recycling service providers may have their costs reimbursed, or otherwise paid for by the EPR producer responsibility organization (PRO). To account for this potential change in state system funding, Superior could consider asking bidders to describe how EPR may impact their services and rates in their response. Additionally, the Town should consider including language in a future contract that would address the potential for the future service provider to be reimbursed by the PRO, thus allowing the city to reduce the rates charged to households, respectively.
9) **Education.** Superior may request for bids to include educational services for residents. These services can include once-per-year or once-per-quarter mailers focused on program guidelines, contamination reduction, or general participation in recycling and diversion activities, online recycling directories, phone apps, etc.
10) **Other Value-Added Services**. While not specific to organics, there are value-added services that Superior may want to add as options in the future RFP. Lafeyette has noticed the value-added services (educational programming, hard to recycle events, tree collection) have been advantageous in encouraging more HOAs to opt-in to their waste contracted services. Example value-added services include:
    - Cart maintenance. Hauler responsible for cart maintenance, replacement, and inventory.
    - Cart modifications. Bonus points could be awarded for haulers who modify or use carts designed to withstand high-wind gusts.
    - Cart inspections / audits. Contractor responsible for once a year (or other freq.) lid flip audits and cart tagging to reduce contamination.
    - Additional diversion services. Manage seasonal yard waste (leaf collection) events, electronic (e-waste) collection events, or Town event waste (Chili Fest, 4th of July etc.).
    - Electric or Alternative Fuel Fleet. Bonus points in scoring criteria are used to encourage a more fuel-efficient or lower emission collection fleet.

Universal Recycling and Zero Waste Ordinances

Several municipalities have implemented 'Universal Recycling' or 'Universal Zero Waste' ordinances which mandate recycling programs and services for various sectors (residential, commercial, construction & demotion, and public events in some cases). These ordinances create a roadmap for waste diversion efforts, with a timeline for phased implementation. Ordinances also help encourage residents, businesses, multi-family properties, and institutions to implement their own programs designed to their unique needs, while providing a universal driver and requirement.

In 2015, the City of Boulder enacted a Universal Zero Waste Ordinance (UZWO), mandating that all properties (both residential and commercial) must subscribe to compost, recycling, and trash collection services. Renters also must be provided information on where bins are located and how to properly source separate.[9] Superior could consider requirements for residents and property management companies overseeing HOAs. Likewise, Fort Collins implemented a Community Recycling Ordinance in 2016, requiring recycling services for multi-family residences and businesses, imposing service surcharges on residential trash and recycling bills, instituting seasonal yard trimmings collection, and mandating grocers to divert food scraps for composting, all aimed at encouraging organics diversion.[10]

Longmont also passed a Universal Recycling Ordinance in 2023, with organic waste collection requirements for select businesses commencing in 2025.[11] Again, a phased roll-out gives the communities time to make these changes and universal ordinances require all to comply. These ordinances now require groups such as multi-family residencies and commercial properties to set-up recycling and/or composting services, thus making it easier for individuals to participate and reduce landfill use.

Other Considerations

To enhance residential organics diversion, the Town of Superior could adopt several other approaches.

1) **Food Waste Prevention Campaign.** A food waste prevention campaign can be a city-led initiative designed to raise awareness about food waste, provide residents with practical strategies to reduce it, and leverage messaging for food waste collection programming. Through educational materials, workshops, community events, and partnerships with local organizations and businesses, cities can engage residents in activities such as meal planning, proper food storage, and creative use of leftovers. Neighboring communities could be leveraged as inspiration. For example, Denver launched a "Food Matters" campaign that could

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[9] https://bouldercolorado.gov/services/universal-zero-waste-ordinance

[10] https://www.fcgov.com/recycling/community-recycling-ordinance#:~:text=The%20Community%20Recycling%20Ordinance%20allows,of%20the%20smallest%20trash%20cart.

[11] https://www.longmontcolorado.gov/departments/departments-n-z/waste-services-compost-recycle-trash/universal-recycling-ordinance-information

be replicated.[12] Nationwide, Food Waste Prevention Week sparks community involvement and education around food waste prevention, much of which is created and provided at no cost for outreach materials.[13] This can be coupled with outreach about current options for residents to divert food waste and be a call to action for increased services in the community.

2) **Organics Drop Off.** A hauler could manage a drop-off site for organics, or multiple, with Town support, either integrated into existing contracts or through a separate arrangement. Organics haulers have expressed interest in and experience managing public drop-off sites for compost that could be accessed by a pin-code and monitored accordingly to provide tonnage data. Drop-off sites could be open to all community members, both single and multi-family households, to provide accessibility for all. Most commonly drop-off sites are located at solid waste transfer stations and materials recovery facilities (MRFs). Generally, drop-off sites present a low-cost option for cities and residents alike to participate in compost programs.
    a. Summit County has implemented a food scraps community collection program with four drop-off locations across the county. The program started with 100-200 subscribers when it was a paid service and has expanded to 2,000 registrants since transitioning to a free opt-in model. This program is paid for out of a special ballot measure that approved a Sustainability tax.
3) **Support Expanded Infrastructure for Organics.** While siting, funding and building a Class III composting facility in Superior that's capable of processing curbside organics is not a short-term solution, there are short-term actions that Superior can take to support expanded infrastructure for organics processing the long term. The following actions can be taken now:
    a. Expand existing yard waste drop-off site to include food scraps. Adding food scraps to existing yard waste compost sites, such as the yard waste site currently operating in Superior, is an option. Materials could be processed on-site with the appropriate permit or hauled to a different location for composting.
    b. The Town could search for alternative sites or partnering with neighboring cities to develop a compost site. Notably, Boulder County is exploring potential pathways to grow the county's composting infrastructure.[14]

Take Aways

Superior's RFP for residential waste collection services should focus on several key strategies. Firstly, pick-up frequency should be determined; it's common to offer a service schedule of weekly trash collection paired with biweekly organics and recycling services. The RFP could request the respondents include various pricing options, accommodating both with and without organic waste collection included in the main rate to assess cost-effectiveness and resident preferences.

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[12] https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Public-Health-Environment/Community-Behavioral-Health/Food-System-Policies/Food-Matters-Denver/Households/Food-Matters?lang_update=638511937975291174

[13] https://www.foodwastepreventionweek.com/

[14] https://bouldercounty.gov/environment/composting/county-composting-facility/

Implementing a pay-as-you-throw pricing structure can also effectively incentivize residents to minimize waste and participate actively in organics and recycling programs. This approach is often paired with the flexibility of offering residents the ability to adjust trash, recycle and compost cart sizes based on their needs.

In cases where logistical challenges or economic considerations arise, Superior could explore the feasibility of separate contracts, specifically for organics collection, to ensure practical and cost-effective solutions. This entails either inviting the RFP respondents to subcontract organics services or manage a separate organic collection service entirely.

Regardless of the chosen approach, Superior can implement actions today to encourage residents to reduce food waste at home and participate in the existing add-on organics collection services. These readily available actions include increasing educational campaigns on food waste reduction (meal planning and backyard composting) and continuing to promote waste reduction, recycling and compost education through Town communications channels.

TO: TOWN OF SUPERIOR

FROM: TECHNICAL ASSISTANCE SERVICE PROVIDER TEAM

DATE: JULY 2024

RE: PRIMARY ACTIVITY #4 – ENGAGING HOMEOWNER ASSOCIATIONS (HOAS)

The TASP team connected with three homeowner associations (HOAs) in Superior to assess their satisfaction with current trash and recycling services and explore options for expanding organics waste diversion, like composting. Town staff connected the TASP team contacts at all the HOAs in Superior, but only representatives from Rogers Farm, Lanterns, and Ridge at Superior Townhomes were willing to engage.

Currently, Waste Connections handles trash and recycling under Superior's contract, which includes some HOAs. The Town conducted community engagement ahead of renewing their contract to gauge residents' satisfaction with current offerings and better understand future needs. As part of those outreach efforts, TASP engaged with HOA representative to gather information on current services, interest in additional diversion programs, and contact details.

Separately, Rock Creek HOA has its own contract with Waste Connections. Although this contract is separate from the town contract, Town staff was interested in feedback from the Rock Creek HOA. A significant portion of Superior residents are in the Rock Creek HOA and waste contract. Rock Creek HOA Board members and its property management company were invited to meet with TASP and Town staff to discuss their waste services. Property management staff and HOA board members reviewed the request and engagement questions but declined to meet, noting that they had nothing to contribute to the discussion.

Objectives

Superior Homeowner Association Engagement: TASP engaged three HOAs serviced by Waste Connections under Superior's existing waste contract. The goal was transparent communication to assess current services and discuss potential improvements or additions. These discussions not only gathered feedback but highlighted the potential for organics diversion programs. The insights gathered are valuable for Superior's decision-making on the next waste management contract.

Process

1) **Questionnaire:** The TASP team prepared a list of questions, which were pre-approved by Superior, to ask during meetings with the various HOAs throughout the town. The TASP team created an amended set of questions for Rock Creek, though these questions were not used, other than sharing them as part of the engagement request. Questions aimed to gain understanding on what is currently working in the community, what is not working, how the different HOAs feel about PAYT (pay as you throw), current composting strategies/participation, and thoughts on implementing different composting programs. The full questionnaire can be found below in the Appendix.

2) **Outreach:** Superior sent an email to representatives from all HOAs listed on their waste contract and received three responses from HOAs willing to engage. The TASP team was introduced to representatives from Roger Farms, the Lanterns and the Ridge. The table below outlines the HOAs that the TASP team conducted meetings with and their contact information:

HOA	Primary Contact	Email	Phone Number	Date of Virtual Meeting
Roger Farms	Jackie Casas	Jackie.casas@advancehoa.com	(303) 482-2213 x217	05/14/2024
The Lanterns	Rita Trainor	llrockcreek2023@gmail.com	Not available	05/14/2024
Ridge at Superior Townhomes	Elizabeth (Liz) Williams	ridgelizw@gmail.com	Not available	06/28/2024

3) **Meetings**: After the introduction from Superior, the TASP team scheduled virtual meetings with either a board member or property manager. At this meeting, TASP provided a quick summary of the project objective and context for the call.

Superior HOA Waste Contract Findings

Current Services: Waste Connections currently serves Roger Farms, The Lanterns, and Ridge HOAs under the Town of Superior's waste contract. While they appreciate the weekly trash and recycling collections, representatives from these HOAs reported inconsistent pickup times for their containers. However, they generally expressed satisfaction with the services provided. They mentioned difficulties in requesting smaller bin sizes and concerns about storing additional bins in their garages, especially if required for organics, due to regulations on outdoor bin storage.

The Lanterns mentioned that they would prefer to have options for varied cart sizes. For instance, they appreciate a larger cart (96-gallon) for recycling but noted that trash bins are rarely as full as the bin provided, exceeding most residents' needs. Offering varied cart sizes for trash collection would better align with residents' waste generation habits and might prompt the implementation of Pay-As-You-Throw (PAYT), where residents can pay less for a smaller trash bin. Residents would be able to opt for either a 32 or 64-gallon bin instead of their 96-gallon bin.

The Ridge shared that they prefer weekly recycling services, often noting there was an overflow of materials when collection was bi-weekly. This generation of recyclables may highlight an opportunity to distribute recycling guidelines, such as lid-stickers, to remind residents of accepted recyclables. Monitoring the materials disposed of in the recycling containers may pinpoint areas where materials are mistakenly considered recyclable or where bulky recyclables, such as cardboard boxes, are not properly flattened.

HOA representatives indicated limited awareness of composting as an optional service within the current waste contract. They expressed willingness to distribute informational flyers about composting but acknowledged the need to address concerns about the 'ick' factor as well as concerns

about compost attracting wildlife. Overall, they showed a positive attitude towards composting but highlighted logistical challenges, such as limited communal space for a drop-off/aggregated collection container at Roger Farms as well as no space capacity in garages for a 3rd cart designated for compost. They also discussed the acceptability of Pay-As-You-Throw (PAYT) service but noted some potential administrative difficulties, as residents are currently billed through the HOA, resulting in an average cost. Suggestions for an opt-out service for composting were also discussed. HOA representatives also emphasized there is limited need for collections of yard trimmings, since landscaping and lawn care services are already provided for at many of the HOA communities. As such, the compost/organics collections for these communities would be focused on food scraps.

Roger Farms was agreeable to a "valet" service for composting bins, where 5 or 10-gallon buckets are picked up from residents' houses either weekly or bi-weekly. This service would be through a separate compost service provider that offers collection of smaller bins, as most large haulers do not offer 5 and 10-gallon bucket collection for compost and would require a separate contract. Compost buckets would need to be placed either on a porch or the curb for collection, which is amendable to HOAs, due to space constraints for additional bins.

Key Takeaways

After engaging with three HOA contacts in communities currently serviced by the town contract with Waste Connections, the TASP team gleaned the following takeaways:

- **HOAs residents are interested in variable cart sizes for trash and recycling service**. While mostly motivated by cart storage issues and the requirement to store waste collection carts in garages, HOA residents are interested in the ability to choose cart sizes that meet their individual household needs. This could make Pay-As-You-Throw (PAYT) pricing more palatable to HOA residents, especially when accompanied with responsive cart sizing options. HOAs would also like Superior to evaluate mechanisms to address high winds which often open cart lids and blow material.
- **There is limited awareness around existing access to opt-in organics collection**. Despite having access to opt-in compost collection service in the existing town contract, HOA residents are mostly unaware of this option, thus highlighting the need for increased communications from haulers and/or Town staff.
- **HOAs often bill for waste services by way of HOA dues.** Since many HOA residents do not see their own individual bill, it may be challenging to implement a responsive PAYT system without engaging HOAs on alternate billing structures.
- **Households in HOAs may have limited yard waste generation**. Since most HOA residents in Superior are not responsible for their own yard maintenance, large containers (carts) for compost collection may be unnecessary.
- **HOAs are open to less frequent recycling collection** (bi-weekly instead of weekly). To address the concerns regarding biweekly versus weekly recycling services, Superior could encourage residents to utilize recycling drop off centers if their carts are full weekly.

Rogers Farm

Contact Name	Jackie Casas
role	Management Training and Support Head
Email	Jackie.casas@advancehoa.com
Website	https://livebouldercreek.com/homes/superior-co/wee-cottage-at-rogers-farm/
Summary	Roger Farms is satisfied with their current services through Waste Connections. They are amendable to PAYT and compost services. They noted regardless of PAYT, with their current billing setup, there would be an average cost for residents with the cart size option (32, 64, or 96-gallon) and were preferential to composting through a separate organics hauler to provide small (5/10-gallon) buckets residents have space to store.
Current Services Evaluation	Satisfied with current services. Initial challenges regarding the bin sizes and storing them inside residential garages.
organics diversion interest	Residents have expressed interest in composting services but would not have space for an additional bin. They stated that they would be interested in adding compost buckets with an opt-out fee for residents not interested in participating. They would only need food scraps collection, as there is no need for yard waste collection.
Challenges	Size of cart sizes. They stated that residents do not have room in their garages for a 3-cart designated for compost. Though a door-side bucket collection would work best. However, different cart size options may help with this. Although Jackie noted residents can opt for different size carts, the success of receiving different bin sizes is unknown. There is also limited communal space for residential drop off.
FUTURE OPPORTUNITIES	• **Implement a system for varied cart sizes.** • **Continue discussions around organics services.**

The Lanterns

Contact Name	Rita Trainor
role	Board Member
Email	llrockcreek2023@gmail.com
Website	Unknown
Summary	Weather, animals, and storage are the biggest concerns for current and additional bins, including compost. Residents are currently offered 96-gallon bins for both recycling and trash and would be interested in being offered smaller bins for both, possibly as PAYT.
Current Services Evaluation	Timing of pickups, wind blowing materials, large bins, and varied needs around bulk pick up. Mostly older residents who (anecdotally) produce less waste.

organics diversion interest	Residents are mostly concerned with smell and storage for compost. There is uncertainty around where an additional bin would be placed in their kitchen and if the bucket would attract animals. The Lanterns believe that financial incentives could drive compliance. Only food waste collection would be needed, as landscaping is provided by the HOA which already collects the grass clippings.
Challenges	Residents have expressed that they have an "ick factor" when it comes to compost and food waste. They also fear that a bucket outside would attract animals and be subject to wind-blow. Smaller and/or varied cart sizes for trash and recycling could be offered, as current bins are generally larger than residents' needs.
FUTURE OPPORTUNITIES	• **Providing incentives for compliance, mainly for composting.** • **Educational programming to increase existing composting service adoption.**

Ridge at Superior

Contact Name	Elizabeth (Liz) Williams
role	Board Member
Email	ridgelizw@gmail.com
Website	[redacted]
Summary	Ridge encompasses 72 townhouse units. Overall, Ridge is satisfied with Waste Connections services. There was some indication that weekly trash and weekly recycling collection was preferrable. Opinion is divided on implementing "Pay as you throw" pricing due to concerns about cost implications and logistics with HOA-fees.
Current Services Evaluation	Satisfied with the current service offerings. They want to keep weekly recycling pickup.
organics diversion interest	Composting participation is likely low, and Ridge suggests increasing outreach and awareness of the current service offered for composting. Adding composting collection as a standard service might be a concern for other HOA members and are preferential to an opt-in service. HOA works with third party landscaping company, and thus many residents do not have yard waste.
Challenges	If food scraps collection was required, they are unsure where the third cart could be stored since carts must be stored in garages. Raised concerns about a Pay-as-you-throw system due to logistical concerns for invoicing and price changes.
FUTURE OPPORTUNITIES	• **Implement a system for varied cart sizes.** • **Educational programming to clarify acceptable recyclables and increase existing composting service adoption.**

Appendix

HOA-Questionnaire

Note: please make sure there are introductions, including whether people are HOA board members or management staff

A) How satisfied are you with the waste services currently provided by Town of Superior and its current contractor Waste Connections?
B) Could you share what aspects of the current waste management services are functioning well, and which aspects members of your HOA find challenging? Are there any additional services you feel should be considered or implemented in the next contract?
C) Would your HOA members be interested in having more options for bin sizes for garbage, recycling, and composting?
D) One option that municipalities often explore with options for cart sizes, including many of our neighboring communities, is called "Pay as You Throw." This style of pricing incentivizes customers to recycle and compost as much as possible by basing the cost of waste service on the size of a resident's trash bin, with any size of recycle and compost container available for free. Residents with the smallest trash carts save money and residents with larger trash carts paying progressively more for each larger size. This can help save many people on waste costs. Do you think this is something your residents would support?
E) Do you have data on the number of residents in your HOA participating in the composting service? Additionally, do you have any feedback on the effectiveness of the composting program from those who are using it?
F) From your perspective, would adding compost pick-up into the waste management contract as a standard service for all customers make sense for your HOA members?
G) What factors would need to be considered for your HOA to encourage more widespread participation in the current subscription compost pick-up service?
H) Any other comments or suggestions pertaining to waste services in your HOA?

Rock Creek Master HOA-Questionnaire[1]

Context setting: As the Town is looking at the topic of bidding out its own waste contract, the TASP team was brought on to help with research and engagement, particularly on how to increase organics and compost collection in Town. The TASP team is speaking with various HOA representatives who are on the Town contract, and as part of this engagement, TASP is also curious to hear more about the Rock Creek Master HOA's perspective on its own contract and the services it provides residents.

1. Our understanding is that Waste Connections provides the following services to your members: weekly trash and recycling pick-up, opt-in bi-weekly composting pick-up, bulk waste pick-up at the residents' request and for an additional fee. All carts are 96-gallon sized. Is this accurate? Is there anything we missed?
    - *TASP team to review their contract ahead of meeting*
2. How satisfied are your Board and members with the services currently provided by Waste Connections? Are there any additional services the Rock Creek Master HOA considered adding or changing?
3. Could you share what aspects of the current waste management services are functioning well, and which aspects members of your HOA find challenging?
4. Our understanding is you renewed your contract with Waste Connections this year, is that correct?
5. Do you have data on the number of residents participating in composting services? Additionally, do you have any feedback on the effectiveness of the composting program from those who are using it?
6. Has the Rock Creek HOA considered incorporating curbside composting into the waste management contract as a standard service for all member households, rather than just an opt-in option? Why or why not?
7. If the RCHOA Board intends to maintain your own waste management contract long-term versus potentially combining with the Town's contract, what factors influence this perspective?
    - *Any specific benefits/drawbacks you would like to share regarding the separate contract or combining with the town?*
8. What are the main values you're hearing from your members that helped the Board decide what services to include in the scope of services for your recently approved contract?

[1] Not utilized as Rock Creek HOA declined to participate in a call.

TO: TOWN OF SUPERIOR

FROM: TECHNICAL ASSISTANCE SERVICE PROVIDER TEAM

DATE: JULY 2024

RE: HAULER INTERVIEW SUMMARY

TASP conducted outreach to haulers for the Town of Superior to gather information on the current waste services offered in Superior and hauler's perspectives on various potential outcomes. Open-ended questions were asked about general services provided, service area, customer perspective and thoughts on responding to an RFP with various components. TASP inquired about the types of services offered, such as trash, recycling, and compost collection, and whether they cater to single-family, multi-family, or commercial customers. TASP also sought to understand the challenges haulers face, perceptions on and barriers to recycling, and the common contamination items that customers mistakenly throw away. TASP also explored haulers' views on a potential shift to a community-based approach where a single-hauler responds to a Request for Proposal (RFP) to provide services to the entire city including pay-as-you-throw models (PAYT), multiple cart sizes, or sub-contracted services. Haulers were asked their opinion on a Universal Recycling Ordinance (URO) as well. To build trust and openness, the TASP team noted that their comments and responses to open-ended questions would be aggregated and would remain anonymized.

Haulers interviewed include Waste Connections, Republic Services, Western Disposal, 5280 Waste Solutions, Green Girl Recycling, Scraps, WOMPOST, and Compost Colorado.

Key Takeaways

- **Education is paramount for success.** Towns which work jointly with contracted haulers to offer consistent and comprehensive education will help increase participation rates and reduce contamination. Education can include quarterly mailers, bin stickers with YES/NO images, local news stories, and customer service lines.
- **Town-wide servicing will drive additional interest in future RFPs.** RFPs which include the majority of residents, including HOAs, will have the greatest likelihood for response. The interest in greater due to the efficiency of routing and pricing, consistent communication practices, and overall effectiveness.
- **Varied pricing structures can increase diversion.** Communities with varied pricing structures for cart sizes (i.e., PAYT pricing) can lead to more recycling and food scraps diversion. However, this varied level of service should still be paired with educational programming to reduce contamination and increase buy-in.

Current Services Offered by Haulers

Table 1 below includes services provided by haulers currently operating in Superior: Waste Connections, Green Girl Recycling, 5280 Waste Solutions, Western Disposal. These haulers are currently offering services either to residential and/or commercial businesses. Other services

offered include special event services, bulk item collection, roll-off containers, and hard to recycle items.

Table 1: Summary of Services Offered in Superior

SERVICE	Waste Connections	5280 Waste Solutions	Western Disposal	Green Girl Recycling	Republic Services
Single Family Households	X				
Multi-Family Households	X				
Trash Collection	X				
Recycling Collection	X				
Food Scraps Collection					
Yard Waste Collection	X				
Event Collection					
Commercial Properties	X		X	X	
Roll-Off Dumpsters	X	X	X		X
Hard To Recycle Pick-Ups				X	

Out of the five waste haulers active in Superior, Waste Connections offers the most service offerings as of August 2024. However, Table 2, below, summarizes the range of services available from haulers in the region. This table highlights the services that could be extended to Superior residents and businesses, based on the current capacities and capabilities of these haulers.

Table 2: Summary of Services by Haulers in the Region

SERVICE	Waste Connections	5280 Waste Solutions	Western Disposal	Green Girl Recycling	Republic Services
Single Family Households	X	X	X	X	X
Multi-Family Households	X	X	X	X	X

Commercial Properties	X	X	X	X	X
Trash Collection	X	X	X	X	X
Recycling Collection	X	X	X	X	X
Food Scraps Collection	X		X		X
Yard Waste Collection	X		X		X
Event Collection			X		X
Hard To Recycle Pick-Ups			X	X	

Organics-Only Waste Hauling Services

Table 3 shows a summary of services offered by organic-only waste haulers that operate in the area. Each of these haulers expressed interest and capacity to expand into Superior.

Table 3: Summary of Organics Services[1]

SERVICE	Scraps	WOMPOST	Compost Colorado
Single Family Households	X	X	X
Multi-Family Households	X	X	X
Commercial Properties	X	X	X
Yard Waste	X	X	X (Seasonal and one-off)
Compostable Foodservice Products (BPI, CMA)	X (Transition from BPI to CMA)	X	X
Drop-Off	X	X	X
Curbside Container	64-gallon toter	6-gallon bucket; 35-gallon toter; 65-gallon toter	5-gallon bucket
Residential Curbside Cost	$42/month	6-gal weekly: $33.33/month 6-gal bi-weekly: $18.18/month 35-gal weekly: $39.39/month 35-gal bi-weekly: 24.24/month 65-gal weekly: $47.47/month 65-gal bi-weekly: 28.28/month	$40/month
Drop-Off Cost	$17/month	$9.09/month	$20/month

[1] Costs estimated as of August 2024. All service costs should be confirmed with hauler.

Aggregated Interview Responses

The TASP team interviewed representatives from Waste Connections, Republic Services, Western Disposal, 5280 Waste Solutions, Green Girl Recycling, Scraps, WOMPOST, and Compost Colorado. Aggregated responses to interview question are included below.

Would your company be interested in responding to an RFP that includes pay-as-you-throw (PAYT), multiple cart sizes, or subcontracted services?

Some haulers are wary of programs which require recycling or composting as they often see higher contamination rates, especially when proper signage and education are lacking. These requirements can either be driven by ordinances which mandate source separation of recyclables and compost, or PAYT models where all residents receive landfill, recycling, and/or compost carts.

Some haulers are already contracted with cities that implement PAYT systems and offer multiple cart sizes, suggesting they are familiar with and potentially ready to accommodate such requirements in Superior. Regarding pay-as-you-throw models, haulers recognize the influence of homeowner associations, where residents may not be aware of how varying trash cart sizes affect waste collection fees included in their HOA dues.

There is varied interest among haulers in utilizing subcontractors, as some feel this can reduce the need for additional bins, trucks, etc. to be purchased since the subcontracted company helps to provide these services (generally organics hauling). However, other large haulers are not in favor of subcontracted organics hauling due to the difficulties in managing bins and another company. Ultimately, subcontracted services may be dependent on the availability of services offered by the primary respondent to the RFP.

A large hauler has expressed that inclusion of HOA communities would be a key driver in responding to an RFP, to encapsulate a vast majority of Superior residents. Overall, their willingness to respond to the RFP would depend on the specific details (i.e., number of households served) and if the town, such as Superior, references mechanisms to educate residents and support contamination reduction. Partnerships between the hauler and the town to conduct waste audits (i.e., lid-flips) can be mutually beneficial in reducing contamination and increasing engagement.

In your experience, why do you believe individuals opt in or out of recycling/composting?

Haulers shared that individuals often refrain from participating in recycling due to confusion and uncertainty about the process, including misunderstandings about what can be recycled and composted. This lack of clarity, coupled with limited guidance, can lead to frustration and non-participation. Moreover, increasing the awareness of environmental benefits and cost advantages of recycling can help increase participation. Skepticism about the effectiveness of recycling programs and distrust in the system further dissuade people from taking part, as they question the impact of their efforts. Social media campaigns, news stories, and offering tours of a recycling facility can all help dissuade skepticism.

Similarly, challenges specific to composting, as identified by organics haulers, include constraints such as limited space and concerns about costs, along with issues related to education about the value of composting and apprehensions regarding odor and pests. Space limitations at commercial properties and requirements led by homeowner associations can also deter participation. For instance, homeowner associations which require carts to be stored in garages can lead to perceptions around limited space and inability to maintain an additional cart.

Many individuals are unaware of available composting services and lack knowledge about how to participate effectively. Organics haulers believe that residents often do not realize the services offered in their area or understand the positive environmental impacts of composting. To address these challenges, towns can provide more direct outreach about the environmental and cost-benefits to recycling and composting, and best practices for mitigating their concerns and decreasing contamination.

What do you think Cities (local governments) can do to help residents recycle/compost more?

Three overarching themes were mentioned in the discussions with haulers. These themes included city-wide educational campaigns, comprehensive and uniform service offerings, and incentives. Educational campaigns which highlight the accurate YES/NO items and the community benefits of recycling driven by the city can help reduce contamination in the recycling and food scraps bins, leading to more effective recycling programs. It is important to include messaging that debunks common recycling myths and provides accurate information about acceptable materials. Campaigns which invite community members can also help boost trust in the services. For instance, community members which “recycle right” can be advocates through volunteer door-to-door outreach or host lawn signs that invite questions on the subject matter. Haulers have indicated collaboration between haulers and towns can lead to the most effective and accurate educational campaigns. RFPs can require haulers to lead several communication tactics. These efforts, such as mailers about the services, can be coupled with town-driven initiatives, such as giveaways or lid-flips, which will prompt the most success.

Increasing access to recycling and composting services, such as encouraging recycling and compost bins at commercial properties (i.e., multi-family complexes) and ensuring comprehensive service coverage across all neighborhoods (i.e., Homeowner Associations), can significantly boost participation rates. For instance, providing support to HOAs and commercial properties on where to place and how to store recycling and/or food scraps carts/buckets would help alleviate concerns regarding space. Case studies, or local spotlights, can help boost morale and program adoption as well. Ordinances can also be enacted to mandate all commercial and residential properties source separate their recyclables and/or compostables.

Drop-off locations for food scraps subsidized by cities have proven effective in expanding community reach and providing more access. Organics haulers prefer municipal buildings or transfer stations as drop-off sites due to their role as community hubs, which not only may reduce hauling costs but also serve as "low hanging fruit" for engagement. Drop-off locations can help garner initial insights to residential interest in composting and begin to gather tonnage and usage data. These metrics can be helpful when applying for grant funding to expand programming or begin to assess future capacity needs.

Reducing costs is a significant incentive for both haulers and residents. Some organics haulers suggest subsidizing processing costs entirely, to help cut expenses for residents. Additional incentives include providing residents with "starter kits" (such as counter bins and certified compostable bags), purchasing finished compost for city landscaping, and establishing longer contracts to support sustainability and partnerships. Contracting with an organics hauler can enhance financial viability for service providers and residents alike by increasing access and lowering individual participation costs.

Lastly, haulers mentioned that cities should consider offering incentives, such as pay-as-you-throw (PAYT) programming, to encourage more residents to participate in recycling and composting programs. PAYT provides an incentive for residents to dispose of less trash, and properly source separate recyclables and food scraps. However, these programs should be monitored and mechanisms to reduce contamination should be considered.

Along the way, across these options (education, comprehensive servicing, and incentives), it will be important to engage the community in initial discussions and plans for implementation.

How do you see your company being impacted by the upcoming EPR legislation?

The upcoming EPR legislation is viewed with mixed feelings among local waste haulers. Some are not in support, citing business concerns due to the lack of a clear roadmap and the uncertainty it brings. However, they acknowledge that EPR could offer consistent messaging across the board. There is a shared sentiment that residents are frustrated by the inconsistencies in recycling practices, with different MRFs providing varying guidelines on acceptable materials. EPR could standardize these practices statewide, reducing confusion. Overall, the impact of EPR legislation on local waste haulers will depend largely on the implementation details and the accompanying educational efforts.

How does your company feel about the concept of a Universal Recycling Ordinance (URO)?

Haulers emphasized the importance of community buy-in and want to ensure that it aligns with what the community desires. Haulers are particularly interested in understanding the specific goals of the URO for a particular city/town, such as whether it aims to remove trucks from the street, increase route efficiency, or reduce costs. One challenge highlighted is the space constraints for commercial properties, which might require the use of residential carts and rear loader trucks. Additionally, haulers stressed the need for providing resources and education to residents, especially those who have not previously participated in recycling, as increased contamination is a concern. Businesses also seek certainty regarding URO implementation and enforcement if they are to comply. Some haulers have expressed they would prefer to not be responsible for enforcement to avoid straining customer relationships.

Responses specific to Organics Hauling Services

Would your company be interested in responding to an RFP either as a subcontractor or under a separate contract?

Organics haulers have shared they would like to be a part of RFPs and be involved in partnerships with municipalities. They understand the preference for organics services to be

provided by large haulers, but stress the value-add of a local, dedicated organics hauler that has dialed-in the process, has low contamination rates, and works to educate their communities on proper practices and the impact of diverting organic waste. Some organics haulers are already under contract with local municipalities as either a subcontractor or a separate organics contract.

Does your company have the capacity to expand its services?

All organics haulers expressed the capacity to and desire to expand their services to new communities. Some haulers will only service an area if they service over 100 households or an entire building in the case of an apartment building.

FRWD
Front Range
Waste Diversion

TO: TOWN OF SUPERIOR

FROM: TECHNICAL ASSISTANCE SERVICE PROVIDER (TASP)

DATE: AUGUST 2024

RE: PAY-AS-YOU-THROW AND HOMEOWNER ASSOCIATIONS

This memo outlines considerations of adopting a Pay-As-You-Throw (PAYT) program in Superior, focusing on its impact on homeowner associations (HOAs).

Background and Benefits:
PAYT systems have proven effective in incentivizing waste reduction and increasing recycling rates by directly correlating the cost of waste disposal with the volume of waste generated. This volume-based pricing provides a financial incentive for residents and HOAs to minimize waste. Many of Superior's neighboring communities have adopted PAYT price structures to allow residents flexibility based on their individual needs and to make progress on zero waste goals. TASP explores the benefits of PAYT more broadly in its Organic Waste Collection Strategies report, however this report focuses on how this pricing system can work with HOA communities who may administer waste collection costs for HOA household fees even within the municipal contract.

Case Studies:
Fort Collins, Colorado: Fort Collins operates a PAYT program featuring variable rate pricing and recycling incentives. The city's PAYT program includes trash and recycling. Residents are billed based on their trash container size and collection frequency, encouraging waste reduction through smaller containers or less frequent collections for trash; residents are not charged for a larger recycling container. HOAs must comply with program standards of PAYT, including notifying residents of the program and offering a range of trash cart sizes. These HOAs decide on how the residents realize the cost savings (see options below). HOAs can either transition trash/recycling billing to city services or manage the invoices.

Lafayette, Colorado: Lafayette has implemented a PAYT program aimed at promoting recycling and composting as part of their waste collection contract. Residents are charged based on their chosen trash container size, encouraging them to reduce waste. The cost of any size recycling or compost container is included in their service. Additionally, they adopted an ordinance that encourages HOA participation in the city's municipal contract; if HOAs opt out and chooses to administer their own separate contract with a waste hauler, they incur a per-household fee equivalent to the smallest trash container size on the city contract. Prior to the roll-out of the ordinance, Lafayette engaged with HOAs through informational meetings to discuss program impacts and options for managing waste billing. The ordinance also included a three-year grace period for HOAs to move over to the city's waste contracted services.

FRWD
Front Range
Waste Diversion

Considerations for Superior:
Superior could consider hosting informational sessions for interested HOAs to discuss the PAYT program's potential impacts and options for implementation.

The following are options for how to manage HOAs on PAYT:

1. HOAs may choose to remove waste fees from dues, with residents paying the Town directly.
2. Alternatively, HOAs can manage waste billing and pass-through costs to residents based on their selected trash container size. Thus, HOAs oversee residents' trash and recycling container services and bill them accordingly.
3. Although not advisable as residents will not benefit from the PAYT/variable pricing, HOAs could offer an average cost per resident for waste services, while still encouraging varied cart sizes for the residents.

Options allow HOAs flexibility in adapting to the PAYT program while ensuring residents realize the benefits of this structure. If a PAYT model is adopted, Superior should also encourage HOAs to be responsible for promoting the program and educating residents on the varied cart sizes and pricing tiers offered.

MEETING NOTES
Advisory Committee for Environmental Sustainability (ACES)
July 11, 2024 @ 5:30 PM

1.Call Meeting to Order – 5:30 PM

2.Roll Call

Present: Mike Foster, John Schallau, Michelle Gazarik, Miles Hoffman, Nicola Hewett, Lisa Barnes, Jim Zarske (absent- James Lester)
Staff: Alexis Bullen
Trustee Liaison: Neal Shah

3.Agenda Approval

- Miles moved to approve the agenda.
- Second by John
- Unanimously approved

4.Public Comment

None

5.New Business and Updates

5.a. Town Board Liaison

- ACES met with the Board for dinner at the last Town Board meeting. Trustee Shah thought that the meeting went well.
- The Board has asked staff to look into an ordinance to require all Superior HOAs to be included in the Town's waste contract to take advantage of economies of scale.
- The Board approved a new hotel that will be located adjacent to the former Element Hotel site.
- The Board has interviewed two candidates for ACES and will choose a new member at the August meeting.

5.b. Town Staff

- The RFP for an ASHRAE Level III audit of the Community Center and a facilities Electrification Roadmap is now live (responses due July 22). The Town is using its Boulder County Grant funds for this project. The work will be completed this year.
- The Sustainability Dashboard has had 253 unique visitors and 684 page views. The most popular pages after the home page are the Energy focus area and the indicators.
- The Town is working with Resource Central to launch a Building Reuse route to allow pickup of unneeded building materials, appliances and tools from homes on a weekly basis.
- Recordings of the first two 1, 2, 3 Electrify Workshops now live
- Front Range Beneficial Electrification Network (FRBEN) is collecting stories from community members about their electrification efforts. They are being collected through survey monkey here: Front Range Beneficial Electrification Network Case Study Survey
- The Electrification Expo is scheduled for Saturday, July 13 at the SCC from 2 to 5 pm.

5.c. Working Groups

- Outreach WG did not meet this month due to vacation schedules.

- Resources WG met and talked about what to present at the July 4th event. The July 4th event was very well attended. The WG is creating a spreadsheet of resources needed. Alexis mentioned that a list of resources is available online and from the link on the sustainability resources card. The spreadsheet is meant to supplement the existing list with other needs.
- Operations WG met and discussed the RFP for waste hauling. The subgroup recommends using the terms "landfill, recycling and composting" to avoid terminology confusion. They also indicated that "Pay as you throw" means choosing 96-, 64-, and 32-gallon containers (not that you pay only when containers are put out for collection). They think that the RFP should request pricing on both a weekly and every other week pickup schedule, though recognized that these ideas could change after the TASP presentation and once the full committee discussed.

6. Discussion Items

6. a. Technical Assistance Service Provider (TASP) Waste Contract Findings Presentation

- Coryanne Mansell from Resource Recycling Systems presented a summary of TASP findings that were provided in the TASP draft reports on Municipal Strategies for Residential Organics and Findings from Engaging HOAs.
- The goal of Superior's project with TASP is to provide strategies to increase and improve waste diversion (specifically organic waste).
- TASP summarized best practices gleaned from a review of services and strategies used by peer communities in the Front Range. TASP also summarized their findings from discussions with representative of three HOAs in Superior.
- The TASP reports on all of their deliverables for Superior will be included in the Board packet when the waste contract scope options are presented.

6. b. ACES Waste Contract Discussion and Final Recommendation

- ACES discussed options to include in the RFP for the waste contract to be issued for services starting in calendar year 2025.
- After some discussion, ACES recommended the following to be included in the RFP:
    - Include "Pay as you throw" (aka Volume-Based) pricing where a customer's cost is based on the volume of the cart they choose for landfill waste. Customers are able to request any cart size for recyclables and compost, which will not affect the price.
    - Ask for pricing on 3 bin sizes (32-, 64-, and 96-gallon) with the following pick-up schedules:
        - Weekly for landfill, recyclables and compost
        - Weekly for landfill and recyclables. every other week for compost
        - Weekly for landfill, every other week for recyclables and compost
    - Include Residential Outreach (e.g., mailing of flyers to customers)
    - Bulk pickup on request for a fee
    - 5-year contract
    - Ask for pricing on electric vehicles as an option
    - Include Rock Creek after their contract expires in July 2028 or sooner if possible.
- Miles moved to approve the RFP recommendations listed above
- Nikki seconded
- Unanimously approved.
- Alexis will present the recommendations at the August 12th Board meeting and provide background information that provides context for the recommendation.

7.Adjourn – 7:21 PM

MEETING NOTES
Cultural Arts and Public Spaces Advisory Committee (CAPS)
MEETING – JUNE 27, 2024 @ 6:00 PM
SUPERIOR COMMUNITY CENTER

1. Call Meeting to Order
   Suz Paxson called the meeting to order at 6:05 p.m.

2. Preliminary Matters
   a. Roll Call
      Andrew Vaughan (remote), Sherry Smith, Stephanie Coffin, Chris Nunes, Suz Paxson
      Staff Present: Jennifer Garner, Arts & Historical Programs Supervisor
      Trustee Liaison Present: Sandie Hammerly

   b. Agenda Approval
      Stephanie motioned to approve agenda items and the motion was seconded by Sherry.
      Unanimously approved.

   c. Public Comment (limit 5 minutes/person)
      There was no public comment.

3. Staff Updates
   a. Artwork installation status
      i. Pre-fab concrete bases for prairie dogs, Watcher & Seer
         The concrete bases are slowly but currently in production. Once they are delivered, the artworks will be mounted and deployed but the process may take a while.
      ii. Rogers Farm
         The artist is currently fabricating the artwork, planned installation is slated for October. Further updates to be presented at the July meeting.
      iii. Coyote/Hawk, Silencio, Heart Wings
         JG is working with the artists to get the bases and install details lined out. The Silencio base for this art piece will have to be below ground and is working with the artist per install details. Mitch Levin/Heart Wings has been made aware of the move to Founders Park and will be available for assistance.

   b. Rock Creek Circle ground mural removals
      The murals have been removed as of June. CAPS members discussed a possible replacement after the road work has been completed and will discuss placing this on the July agenda for possible inclusion for the 2025 budget.

   c. Neighborhood Sponsorship applications
      Three applications were presented to CAPS for approval however two of the applications did not meet criteria as they were missing information. CAPS members discussed how the committee would handle incomplete applications and inform applicants of approvals/denials. It was decided that JG would forward all applications to CAPS and lead the correspondence to applicates with Suz and Andrew copied for further correspondence and to notify applicants of approval and/or if their application is incomplete in the hopes that they will be able to resolve. The committee agreed that applications will be reviewed at every meeting.

i. Applicant: Kristen Ditsch. Application was incomplete and missing the budget items and CAPS was unable to fully consider. Suz will reach out for application completion in time for the July meeting.
ii. Applicant Peter A. Ruprecht. This application was complete and reviewed. Stephanie motioned to approve the application for a $162.00 sponsorship. Andrew seconded. *Unanimously approved.*
iii. Applicant Deb Yeats. Application was incomplete, so CAPS was unable consider. Suz will reach out for clarification prior to the July meeting since the application is for both a block party and a project. The application requested $1,160.00 which may exceed the sponsorship programs amount.

d. Reminders about CAPS events/workshops: protocol, timing, processes
JG reiterated the protocols, timing, and process requirements for all the CAPS events and workshops regarding content, Communications copy, images, and keeping her and the committee apprised of all details at each meeting. Suz shared the current event/workshop calendar as well as a scheduling worksheet. The template will assist with scheduling, volunteer information and event assistance needs.

e. Budget report
JG shared the current Q2 budget status which CAPS committee members reviewed.

4. General Updates & Debriefing
   a. Updates
      i. AI Competition status
      Chris reported that there were only three applicants so far and requested an extension for the submittal deadline. Upon consideration it was agreed that the deadline and possible accompanying event would be postponed.
   b. Debriefing
      i. Silver Music Meetup, Sunday June 23, 12-3p.m. at the SCC.
      The workshop met with only one attendee and Suz expressed that this was a was a good learning opportunity that will enable her to refocus and make needed changes for future events.

   c. Upcoming Events
      i. Stained Glass Workshops: #1 July 13, 1-4p.m. and #2 July 20, 1-4p.m.
      Workshop lead Stephanie mentioned the need for waivers to be signed at workshops and will send JG copies of waivers she has previously used in other workshops for review.

      ii. Giant Bead Making July 28, 1-4 p.m.
      Workshop lead Sherry stated that she needed an addition $50.00 for materials in order to create mini plant totems that workshop attendees can create and take home as a gift for creating the larger pieces that will be used in the town's art collection. Andrew stated that this amount was already included in the approved budget so there is no need for a vote. JG called for CAPS members to assist as needed and Stephanie volunteered to assist.

5. Work Plan Check-In
   a. Mural subcommittee and RFQ review
   JG presented the current draft of the RFQ on behalf of Liza. The committee would like to know the status of the lighting upgrade before the RFQ goes live.

   b. Music event planning
   Suz updated the committee on the following upcoming events:

- JG will get with Comms to see if the "Play Music on the Porch", a nationwide event, can be a Town promoted event, but since CAPS does not have an official event planned around it, she will see if it is at all possible to mention.
- The "Instrument Petting Zoo" event has been cancelled.
- Instrumental Music 101 is slated for September with date TBD
- The "Silver Songbook Sing" is being moved from November to August.
- Suz mentioned that she would like to do additional events such as a swing dance workshop and a Taylor Swift singalong.

c. Totem Bead Making Workshop
Discussed in 4.c.ii above.

d. Digital event "3" date and content
Chris has changed this event to Digital Event #2 (since that one was cancelled) and will be considering possible event sites. Further details will be presented in July.

6. Discussion Items
   a. Coyote/Hawk location and Metro District status, items for Board memo
   The Metro District has still not responded to requests as they are not holding monthly meetings. Stephanie suggested that CAPS discontinue attempts to place art within the Metro District for now as CAPS has been paying on the art leases for over 6 months now and the art has not been installed. JG and Trustee Hammerly suggested that CAPS consider other locations that are Town owned as it may be premature to work with the Metro District since construction completion is still a way off.

   The group discussed placing the Coyote/Hawk sculpture on a median along Coalton Rd near the roundabout at McCaslin. JG will research the two locations and if needed, call for a special meeting to approve the location.

   b. Location for Silencio
   The committee discussed a location in the median along Rock Creek Parkway. JG will research the location and if needed, call for a special meeting to approve the location.

   c. 2025 Work Plan and member ideas
   This agenda item has been tabled until the July meeting.

7. Adjourn
   Suz motioned to adjourn meeting at 7:59 p.m. and it was as seconded by Stephanie.

Next Meeting: Thursday, July 25, 2024, at the Superior Community Center

MEETING NOTES
Cultural Arts and Public Spaces Advisory Committee (CAPS)
MEETING – JULY 25, 2024 @ 6:00 PM
SUPERIOR COMMUNITY CENTER

1. Call Meeting to Order
   Andrew Vaughan called the meeting to order at 6:04 p.m.

2. Preliminary Matters
   a. Roll Call
      Andrew Vaughan, Stephanie Coffin, Chris Nunes, Suz Paxson (remote), Liza McKenzie, Susan Chevalier, Brandon Opalka
      Staff Present: Jennifer Garner, Arts & Historical Programs Supervisor
      Trustee Liaison Present: Sandie Hammerly

   b. Agenda Approval
      Stephanie motioned to approve the agenda and Chris seconded.
      Unanimously approved.

   c. Public Comment (limit 5 minutes/person)
      Katie Svoboda-Rini discussed teaching culinary workshops but has had issues finding a commercial kitchen to use so she reached out to other creatives in the area about a location where they can hold classes, workshops, and store items. She is calling this a collective studio with a kitchen on the premises and wants a space where artists can share studios and work together to share art, celebrate art, and share skills. Ms. Rini mentioned that this is a new plan that may potentially turn into a non-profit and would love to have advice, direction, or support from CAPS to help locate potential places. She mentioned that she was not eligible to hold workshops downtown due to Boulder Baked and Sandie Hammerly asked her to email her further information so that this issue and restrictions can be looked into.

   d. New CAPS members welcome
      Susan and Brandon introduced themselves and provided information about their backgrounds and interests in the arts.

3. Staff Updates
   a. Artwork installation status
      - JG provided updates about the Michael Clapper *Silencio* installation site in the median on Rock Creek Parkway, slightly south of Purple Park, between Pitkin and Indiana. Due to an original plan for a three-foot deep pylon and a utility locator report making that impossible, JG sought a different solution. The artist worked with his engineer to enable a secure surface installation by using one of the concrete slabs JG had fabricated for the prairie dogs and other sculptures. JG will continue working with Town departments and the artist towards install procedures, including securing permits. She will assess costs from the artist for install assistance since the loan contract only includes delivery.

        For Coyote-Hawk, JG shared traffic sightline concerns from Public Works regarding the placement of the sculpture at the Coalton Road median tip and within the roundabout.

Public Works recommended placing the sculpture 150 feet eastward from the crosswalk, as that would alleviate traffic sightline issues. With that suggestion, JG created mockup images of what that location would look like as well as another entirely different median location on McCaslin near Key Bank. A few CAPS members felt that median locations made the artwork inaccessible to the public and JG reminded the group that a median or roundabout location was discussed and preferred at last month's meeting due to the two-sided and optic qualities of Coyote-Hawk. Chris proposed the NE corner of Coalton at Town 15. Stephanie suggested placing it near the fire station by the pond, as this location has sidewalks and is not on a median. Sandie Hammerly proposed installing the sculpture median in front of Eldorado K-8 school on Indiana. JG stated that she can certainly start the process over with the new site suggestions but warned that it will extend the install timeline due to starting the approval process over with initial mockups, multi-department approvals, utility locator services, etc. If she has updates prior to the next meeting, she will email CAPS.

Lastly, the custom fabricated concrete bases for the prairie dogs, Gregory Fields sculpture and Mike Clapper sculpture will arrive around August 8.

b. Neighborhood Sponsorship Program
There were no new applications. JG worked with the approved applicant (from last month's meeting) and that neighborhood event will be held shortly. Suz will be reaching out to the two applicants whose applications were incomplete. A subcommittee was formed, consisting of Suz and Stephanie, to review future applications and help to resolve any issues moving forward.

c. November & December meeting dates
Due to CAPS meetings falling on or near holidays, the November meeting has been rescheduled for Thursday, November 21 and December has been rescheduled for Thursday December 19.

4. General Updates & Debriefing
   a. Updates
      - Marshall Fire Memorial all-advisory group subcommittee
        Andrew stated that the subcommittee is planning for the next survey phase to collect more refined data regarding artwork type and potential locations.

      - AI Competition status
        Chris has not yet received any new submissions so the event is still TBD and will be discussed at the next meeting.

   b. Debriefing
      - Stained Glass Workshops
        Stephanie provided review forms for the committee members to read. The workshops were held as scheduled with above 100% attendance due to the opening of waitlisted positions. A 3rd workshop will be held in November and JG will look into the suggested dates. The new workshop would not need additional funding as there are ample supplies leftover.

   c. Upcoming Events
      - Giant Bead Making July 28, 1-4 p.m.
        Sherry stated she is ready to go and will work with JG on last details. Liza and Stephanie will assist.

      - Updated calendar
        The group discussed the need to finalize information for the remainder of workshops in

2024. To the current calendar it was decided that:

- Another Stained Glass workshop will be added. Proposed dates are Nov 2nd and 9th. JG will confirm room availability and secure it for either one or both suggested dates.
- AI event # 3 is TBD and tabled for the next meeting.
- Totem Stacking by Sherry Smith is TBD and will be discussed at the next meeting.
- Suz Paxson is in the process of moving music events around and will provide set dates at the next meeting.

Brandon suggested that CAPs create a set workshop schedule where an event is held at the same time/date monthly. He will present a proposal at the next meeting.

5. Work Plan Check-In
   a. Mural subcommittee and RFQ
      Liza and JG provided updates about the RFQ that is slated to post on August 1st. The group discussed the timeline and how it could impact the ability to paint as late as October or November. Liza has been leading the subcommittee alone so Brandon volunteered to join.

   b. Music event planning
      Suz continues to work on potential workshops and events, specifically with SYLC for a potential collaboration at their Monster Mash event on October 26. The Silver Songbook for seniors, Taylor Swift Dance Party and Karaoke birthday party events are TBD at this time.

6. Discussion Items
   a. Subcommittee membership Updates
      - Marshall Fire Memorial: Andrew and Brandon
      - Mural: Liza and Brandon
      - ARTery: Andrew and Chris
      - Music: Suz and Susan
      - Prairie Dog: Stephanie with assistance from JG
      - Neighborhood Sponsorship Program: Suz Paxson and Stephanie
      - The Creative Space Advocacy: Stephanie and Liza

   b. 2025 work plan and member ideas
      Andrew stated that he will create a projected budget and present it at the next meeting which will include additional suggestions brought forth by members. A few Work Plan ideas that were briefly discussed was a possible leasing fee for a Creative Space and possible funding opportunities for a monumental sculpture acquisition.

7. Adjourn
   Andrew motioned to adjourn the meeting at 8:00 p.m. and it was seconded by Stephanie.

Next Meeting: Thursday, August 22, 2024, at the Superior Community Center

First Fridays: Aug. 2, 2024
Attendees: 16
Trustees: Shah, Serbu, Kaaoush, Miller

Meeting Begins: 7:50 a.m.

Topics of Discussion

- Stage 2 fire restrictions now in place in Superior

- Fire mitigation and prevention
    - What is the Town of Superior doing on the ground in terms of fire mitigation?
    - What incentives are there for mitigation?
    - Are Mountain View firefighters helping out in other states?
        - Yes, local Colorado firefighters are in California and Oregon and now needed back. Logistical chessboard.
    - Be sure to sign up for BoCo Alerts and download the Watch Duty app
    - Post Stone Canyon Fire, law enforcement will look to see if mitigation efforts in that area were helpful

- Algae in the ponds
    - Is this bad? What are we doing to get rid of it?
        - Oxygenators, use contractors

- Short-term rentals
    - DT covered by metro district and has more stringent regulations
    - Short-term rentals in Superior have until the end of the year to get a license

- Thinning out trees
    - Resident working to do this on private property, but what is being done on Town property?

- Airport
    - More air traffic near the North Pool. Have they changed flight patterns or hours?
    - Are planes flying out of RMMA to help fires? Yes.
    - No updates on lawsuit. Filed on March 10.

- Rock Creek Flyers end of the year party
    - Concerns about some of the kids harassing geese, playing near the road.
    - What's the policy for hosting events in Town spaces? Any restrictions?

- Superior Seniors – resident expressing gratitude for Town's efforts

- What projects will be covered by the sales tax initiative?
    - Deferred maintenance projects, including roadwork, pools, parks, infrastructure
    - Raising sales tax and bonding against it to pull cash in up front
    - Equal to 30 cents on a $100 purchase and visitors in Superior will contribute a lot of the money

- Downtown Superior Parking
    - People parking in fire lanes

- National Night Out – people encouraged to attend on Aug. 6 at Community Park, currently fluid as law enforcement assists with fires

- Affordable Housing
    - Draft plan developed. Board discussed at July meeting and will vote on Aug. 12. Shape Superior survey open to the public until then.
    - The plan is a guide. Development proposals still go to the Town Board for consideration.

- BVSD enrollment
    - Local elementary schools have declining enrollment. Monarch increasing. Anything to do support?

Meeting Ends: 9 a.m.

Notes of Monthly Meeting
Superior Open Space Advisory Committee (OSAC)
Wednesday, July 10, 2024
Superior Community Center

The meeting was held in-person and remotely. Members of the public wishing to attend the meeting had been advised that they could virtually do so via Zoom http://bit.ly/2XufkJg.

1. **Call Meeting to Order:** The meeting was called to order by the Chair at 6:00pm.

2. **Preliminary Matters**
   a. **Roll Call:** *Members attending:* Tracey Bain, Amber Greves, Michael McDonnell, Joann Maneri, Kara Neuse (Chair), Rita Trainor (Vice Chair), Cristi Verbeck, Jeff Wade, Leslie Clark (PROS Director), Phary Om (OS Ranger). *Also attending:* Stephanie Miller (Town Trustee), Brooke Basdon (Grants Adminstrator).
   b. **Agenda Approval:** The agenda was approved by consensus.
   c. **Public Comment:** Time for public comments was announced, but none were offered.

3. **OSAC Discussion Items:**
   a. **Staff Updates [Leslie/Phary]:** Leslie Clark noted that the Town is moving ahead with the property conveyance for a parking lot to be constructed on Highway 128, and with the drainage mitigation project near Superior Self Storage at Coal Creek Crossing. Staff are working on an RFP for a draft master plan. Staff has looked at similar plans from Lafayette and other nearby towns, and Leslie noted that wildlife & ecology considerations will be included. Phary Om noted that Little Critters was well-received on July 6 and that the Camping 101 summer series was completed and well-received. The Boulder County Youth Corps has been building trails at Autrey Park Disc Golf Course, planting native plants in Purple Park Garden beds, removing Russian Olive trees, and putting top dressing down for trails around town. On July 31, World Ranger Day in Wildflower Park in Superior for rangers from the Front Range area. will be hosted on July 31 for rangers from the Front Range area. On July 20 from 11:00am to 4:00pm, there will be a Goat Encounter at Castle Peak and Rock Creek Circle, including opportunities for petting & feeding.
   b. **GOCO Grant Opportunity:** Brooke Basdon noted that the Youth Corps GOCO app is due in August. Kara Neuse suggested adding discussion of various grants ideas to the August agenda.
   c. **Property Evaluations Report:** A draft of the *Property Evaluations Report for 2024* was presented by Rita Trainor. After discussion and a few modifications, a motion and made, seconded, and unanimously passed to accept the Report as modified, including necessary BoCo language. Kara Neuse noted that a discussion of the *Report* should be on the August agenda.
   d. **76th Street Property for Sale(https://www.zillow.com/homedetails/1599S-76thStSuperiorCO80027/63507212_zpid/?utm_campaign=iosappmessage**

&utm_medium=referral&utm_source=txtshare**)** A discussion was had regarding a portion of the 76th Street Property that is for sale.

e. **Prairie Dog Plan Update:** There was nothing new to report.
f. **4th of July Recap:** The OSAC booth at the 4th of July event was discussed, and the consensus was that it was successful. A suggestion was made that the booth could benefit at future events by being more clearly identified. Stephanie noted that a drop-down table cloth with the OSAC identification could be provided.
g. **OSAC Roundtable:** Joann Maneri noted that on August 3 the wildlife team will have a walk-through, with everyone interested meeting at 7:30 am at the South Pool. Kara noted that on August 6, at 6:00pm… (?).
h. **Reminders:** None were offered.

4. **Updates & Lookaheads:**
   a. Standing Updates:
      i. **Rocky Mountain Greenway (Rocky Flats**): No update was offered.
      ii. **Raptor Program** Leslie Clark offered a brief update regarding the annual creek clean-out in coordination with the Mile High FD(?), in particular, that as protection for raptor nesting the deadwood will be left standing. The possibility of installing an online videocam for the hawk's nest on the Verizon cell tower was also discussed.
      iii. **Wildlife Monitoring Program.** No update was offered.
      iv. **Trail Etiquette:** Leslie further noted that the next focus of the Trail Etiquette group would be on back-to-school night for schools.
      v. **Citsci Update:** No update was offered.
      vi. **Wildfire Update:** Cristi Verbeck noted that the Wildfire Mitigation planning is a long-term project that always requires thinking ahead on next mitigation item, and that a second survey was done in past month. Lelsie Clark noted that a mitigation grant application is in progress for mowing, grazing, and weeding, including constructing a shelter near the basketball court. Brook noted that a biological assessment and a cultural impact survey will be due before finalizing the app.
      vii. **Communications Update (for Kevin Colon):** A brief discussion was had regarding the Goats Project. Michael McDonnell noted that many people have been inquiring about the goats and suggested that more information be provided about them in the Town emails. Leslie Clark provided some explanation, maps and photos regarding the Full Spectrum Pond Plan.

5. **Adjourn:** The meeting was adjourned at about 7:20pm.

Submitted by Jeff Wade *rev. 7/25/24*

MEETING NOTES
Parks and Recreation Advisory Committee (PARC)
JULY 17, 2024 @ 7:00 PM
SUPERIOR COMMUNITY CENTER

This meeting was held in-person, also with a virtual option.

1. Call Meeting to Order - 7:02 PM

2. Preliminary Matters

   a. Roll Call

      - PARC members:

        Grace Batey

        Lindsay Kerr

        Burton Mckenzie

        Robert Stephens

        Brent Hartman

        Saadia Aurakzai-foster

      - Town staff:

        Bryan Meyer

      - Trustee Liaison:

        Jenn Kaaoush

   b. Approval of Agenda
      - No changed to tonight's agenda

   c. Public Comment
      - No public comment

3. Discussion Item(s)

    a. Recap of 4th of July Event

        - Really well attended!
        - The commitment needed from our committee was reasonable.
            - For future events we should do an hourly schedule so that no one will have to be at the booth for the entire event.
            - Need proactive planning for next time.
        - Gave away a bunch of items to residents.
        - For future events we should prepare talking points to residents about where we are and what's next.

    b. Planning for Chili Fest (Sep 7, 2-6pm)

        - Similar booth set up to the Fourth of July event.
        - We could potentially start promoting the Block Party trailer
            - Currently not open to the public besides residents impacted by the Marshall Fire.
            - Roll out of the trailer will be some time in August.
            - We could have the trailer either next to us or use it as our booth.
            - Revisit in August when planning for Chili Fest.

    c. Downtown dog park groundbreaking / grand opening - planning

        - The town has preferences for opening
            - Potentially having the dog park tied into the entire park opening (Spring 2025).
        - Opening could be after the grand opening of Central Park.
        - This will be added to an agenda later in the year due to Central Park opening being in Spring 2025.

d. Review of PARC 2024 priorities to ensure top priorities are still relevant given changes over the past 6 months
    - Revise the Teen programming and Senior programming later in the year.
    - We need an ok/follow up from Leslie about supporting a Girl Scout cadet in her project of creating wooden boxes with play equipment in parks.
    - Review amenities in September to potentially adjust for the rest of our year (Q3 & Q4).

e. Confirm PARC not sending CPRA Conference attendee (Oct. 29-31 in Keystone)
    - We will not be sending someone to the CPRA Conference.

f. Planning for Big & Little Sagamore Parks and Children's Park re-openings
    - The parks will be done in late August.
    - We are thinking that the grand opening events will be in Early/Mid Fall.
    - Get representatives from the neighborhood to help in the planning for the grand opening.
    - Lindsay lives next to Children's and will ask her neighbors about the grand opening of the parks.
        - The question to ask is, do you want something or nothing of an opening, OR to use the block party trailer?
    - We will revise this in the August meeting.

4. New Business and Updates

a. Order additional PARC giveaway items
    - Left Over Items: Jump ropes
    - Ideas: Ball caps with TOS, sunscreen, dog water bowl, T-Shirts, looking into the logos used in the Block Party Trailer, PARC koozie, chapstick
    - See what other committees are using to giveaway so we can fill gaps

- Nicer swag for giveaways and the normal swag for town events
- Swag Subcommittee: Burton and Saadia

b. Confirm PARC walk before August meeting
   - 6 pm at Community Park playground before August meeting (August 21st)

c. Updates from Town staff and/or Trustee Liaison
   - The Parks and Rec Department will need programming input for civic space in the upcoming months.
   - Activation of the Downtown area has been happening.
   - Fall Parks & Rec guide will be released soon.
   - The Block Party Trailer roll out will be some time in August.

d. Summary points of meeting
   - The 4th of July event was well-attended and we should have more proactive planning for Chilli Fest. Event planning for Dog Park opening and reviewing amenities to be revisited later this year. Big Sagamore, Little Sagamore, & Children's Park completion in late August with openings in early/mid-fall and we will reach out to neighbors of the area to gauge interest for a grand opening event. A swag subcommittee was made to help decide on what swag to hand out at events. The PARC walk will be at 6 pm at the Community Park playground before the PARC meeting on August 21st.

5. Adjourn - 8:01 PM

MEETING NOTES
Historical Commission
July 19, 2024 10:00 AM
SUPERIOR COMMUNITY CENTER

1. Call Meeting to Order
   At 10:00 a.m. Chairman, Larry Dorsey, called the meeting to order.

2. Preliminary Matters
   a. Roll Call
      Present: Chairman, Larry Dorsey; Mary Cartwright; Maureen Hogg; Scott Phillips; Dalton Valette; Errol "Wally" Waligorski; Karen Waligorski
      Staff Present: Jennifer Garner "JG", Arts & Historical Programs Supervisor
      Trustee Present: Sandie Hammerly
      Guests: Jeanne Barrett, Paul Gibbs

   b. Approval of Agenda
      Dalton motioned to approve the agenda and Karen seconded.
      Unanimously approved.

   c. Public Comment (limit 5 minutes/person)
      There was none.

3. General Updates, Debriefing & Discussion
   a. Updates
      i. Correspondence, completed/required
         A sympathy card was sent to Ted Chavez and his family on Elsie Chavez's death. Mary also sent a card to the Town of Superior expressing the Historical Commission's appreciation of their support on the completion of the rebuilt Museum at Asti Park.

      ii. Marshall Fire Memorial all advisory group subcommittee, via CAPS
         Dalton reported there will be a meeting this coming Monday before the final survey goes out to the residents of Superior requesting their opinions on the memorial.

      iii. Mass Media List
         Maureen has added the reports and news coverage on the ribbon cutting as well as that in the "Historic Happenings" from Historic Boulder.

      iv. Maps Deaccession from the Lafayette Miner's Museum
         Larry has spoken with Chelsea Pennington, the Director of the museum, and one set of maps show the underground layouts of several mines in the area. These are available now. Other maps they have are awaiting their inventory and Lafayette will be in contact with us.

      v. Sheet Music from Heritage Lakewood
         Mary said it will probably be next month before these are received.

      vi. Concrete pad for outhouse
         JG said the concrete pad has been poured and as the Parks Dept. has time the outhouse will get moved onto the site. The donated shingles for it will be coming next month.

      vii. Donor(s)
         - Lions Club & Marshall Fire
           Jeanne reported that she has met with the Town and a bench has been chosen

in the style of other commemorative benches in the Town. The plaque will read "Gift of the Colorado Lions". Also, the money has been approved to hire a technician to put the Marshall Fire video together.

- Drumm's map
  Larry said this map is 47" by 54" but has the facility to be rolled up. It was felt to be wise to explore a UV covering for all the museum windows to protect this and other artifacts and JG said she will look into this.

b. Debriefing

i. June 29 Asti Museum ribbon cutting
Everyone agreed this was an outstanding event. It was well attended and had great coverage from the media. There was a lot of interest in the time lapse video of the museum reconstruction which was inside.

ii. July 4 booth
Since this year the fire engine/truck was positioned right by the SHC booth, there were many more youngsters taking an interest in it than when it had been in the parking lot. Larry, Wally and Dalton agreed that next year there needs to be a specific procedure for allowing the children to enter the vehicle and protecting the pedals etc. inside as well as the equipment in the back. JG said perhaps the Town could get volunteers to help monitor access.

iii. July 6 museum open day
This was well attended. JG requested we begin tracking the number of visitors we get at the museum opening, school field trips, etc. She will look into purchasing a "clicker" to aid keeping track of numbers.

iv. July 8 Board Dinner
It was felt this was a time of good communication with the Trustees. With regard to funding requests by advisory groups, Trustee Sandie reminded us the Board has the task to balance the needs of the whole Town of Superior. Additionally, their funding request decisions can be difficult when there are less available funds versus a higher rate of perceived needs. Karen expressed appreciation for the support from the Board and Town in adding the basement to the Asti Museum rebuild.

Scott suggested we schedule a work session to plan programs and staffing for both the Asti and Grasso Museum sites.

v. Right Relationship Boulder, an Indigenous history and support group in Boulder County
Dalton reported that this organization works to bring more communication and education regarding the Indigenous heritage to residents of Boulder County. They would be available to come to one of our meetings or present (e.g.) the Spring Program.

vi. Heritage Roundtable
Larry said 2026 is both an important anniversary for the U.S., 150 years of independence, but also for Colorado's 150 years of statehood and for the University of Colorado's 150 years of establishment. As well, in 2025 Niwot is celebrating an anniversary so there will be many activities to watch for.

c. Discussion

i. Boulder History Museum's proposed donation list and second visit
Larry and Mary will be visiting again to finalize the donations from Boulder on the coming Wednesday.

ii. Bungalow status and objects to move

As per Scott's suggestion, a work session/retreat has been planned for Saturday, August 24th, from 10:00 to 2:00 at the Bungalow.

iii. Second grade field trips
Karen offered to contact the schools to see if there is interest from the teachers to have these this year.

d. Upcoming Events
   i. Next ANFRM meeting September 16
   This will be held at the Lakewood Heritage Center.

   ii. August 3 museum open day
   Staffing TBD

   iii. Annual Fall Program, Superior's Geology: Jeff Graves confirmed for Thursday, 10/3, 7 p.m. at Town Hall
   Maureen is working with Jeff Graves to finalize this; he will be doing a Powerpoint presentation.

e. Staff Updates
   i. Asti Museum basic equipment move and setup
   JG said it is planned for staff to move construction materials out of the museum basement so items for the museum, the storage shelves etc. can be moved from the storage facility and put in place.

   ii. Fire truck maintenance and budget
   Wally commented that with the new radiator the truck keeps cool and there is no worry of it overheating. However, it still needs better brake lights, even if temporary ones can be attached when it is driven in parades, etc.

   JG let the group know that she submitted a 2025 budget request for the Town have a regular allowance for annual servicing of the truck. She won't know if it gets approved until later in the year.

   iii. Lions Club bench donation status
   JG will get an update on the fabrication of the bench and once completed, will send the bill for this to J. Barnett

   iv. Other: JG said this year's meeting of all Town staff will include a cemetery tour on November 1st. It would be helpful if some SHC members could be present to give information.

4. Work Plan Check In
   a. Follow up with the Arapahoe tribe and the Wind River reservation
   Scott reported that Ben Ridgley reached out to him as he desires to maintain contact with the SHC and Town of Superior. It was discussed ways he could be involved, perhaps as an *ad hoc* member of the Commission. It was suggested that if we proceed with preparing a land acknowledgement statement for the Town, perhaps Ben could be in an advisory position for this.

5. Other
   - Some donations have been brought in by a Mr. Larry Abrams.

   - Maureen reported that Doug Walker has made some corrections on the Wikipedia site regarding some of the dates listed regarding the Town of Superior. Maureen is working on the geology and

early history of the Town. JG will get this information onto the Arts and History page of the Town as there it will not be able to be changed and will stay accurate.

- To proceed with making a copy of the USGS map showing the mine locations (now on display in the Bungalow) Mary will check with Katie Olson at Art Source to see if they can copy it, with or without removing the map from its frame. Also, Scott wondered if copies as of "The Old Days in Superior" display could be reproduced from the Art Source files on poster board and be easier to display out-of-doors.

- As Colorado plans ahead for the 150-year anniversary of statehood, History Colorado is asking communities what persons they might wish to commemorate and Scott wondered if we should submit Josephine Roche's name in relation to her connection with the Industrial Mine.

- Also, as we begin planning exhibits in the museums, Scott suggested we contact History Colorado about borrowing a rotating exhibit that would include Native American artifacts.

6. Adjourn
   At 12:00 Dalton motioned that the meeting be adjourned and Wally seconded.
   Unanimously approved.

Next Meeting, August 16, 2024 10:00 a.m. at the Superior Community Center

MEETING NOTES
Superior Youth Leadership Council (SYLC)
May 1, 2024
6:30 p.m.
Superior Community Center (hybrid)

1. Call Meeting to Order (6:30pm)
2. Preliminary Matters
    a. Roll Call (Staff liaison)
    b. Approval of Agenda
    c. Public Comment (limit 5 minutes/person).
3. Team Building
4. Event Review
    a. Parent's Night Out April 20th
        1. Good number of volunteers and turnout even without posters to advertise
        2. Time of event proved beneficial with Council volunteers
        3. Signage recommended to label rooms
        4. Considerations were made between the Superior Community Center and Eldorado. These included pricing, size of event, and types of activities.
5. New SYLC Members Interview
        1. One of the two potential members showed. The interview went well for the one member who was present.
6. Trustee Liaison Update
    a. New Trustee Liaison after Jen steps down

1. The council interviewed and understood more about their commitment to join
    1. Some of the key goals include building connections between SYLC and the overall town leadership. The goal is to make events bigger and more town-like. An example of this is the Monster Mash, which quickly rose to the top of SYLC events.

7. Upcoming event
    a. Meeting SYLC Council event
        1. June 5th meeting
            1. To be held 1 hour before next SYLC meeting. Snacks to be provided.
            2. Future idea: council members interviewing people if they want to join the council
                a. To propel accountability and see if people are truly signing up for commitment to the council
    b. 4th of July kickball tournament
        1. Flyer needed
            1. Brek will work on creating a flyer for event.
        2. Volunteers needed, around 7 are ready to pursue this. More will be discussed next meeting.
            1. Volunteers for June 29th: Brek, Mihira, Michael, Rachael, Corinne, Elizabeth, Yash, Mason, Lisa, Neil, Sampson, Michael, Zoey, Tej
                a. For July 4th
                    i. Mason, Michael, Rachael, Elizabeth, Lisa, Dash, Neil, Sampson, Asana, Mihira, Brek
        3. June 22nd, 29th, or both?
            1. Settled on playoffs to be held on June 29th
8. Volunteer opportunities
    a. National Trails Day
        1. On June 1st. Council was in agreement to have a booth at the event if there is room.
        2. Volunteers
            1. Rachael, Corinne, Elizabeth, Olivia, Lauren, Yash, Neil, Sampson, Michael, Brek, Ashna, Mihira
9. Adjourn

Summary of Measured Noise Levels

in the

Town of Superior, Colorado

due to

Rocky Mountain Metropolitan Airport Operations

July 2024



Prepared by:

Hankard Environmental, Inc.

Colorado, Wisconsin

HANKARD ENVIRONMENTAL

ACOUSTICS AND VIBRATION CONSULTING

Monthly Summary – July 2024 (Water Bladder Site)

The following summarizes the noise levels measured at the Water Bladder measurement location located off S. Torreys Peak Dr. and aircraft operations detected over the Town of Superior for the month of July 2024. Additional information regarding the measurements follows.

- Over the entire month, a total of 14,962 aircraft operations[1] occurred within 1.25 miles of the measurement location (the distance within which aircraft are audible).
- Of these, 8,893 were touch and go (T&G) operations (59%).
- Over the entire month, aircraft operations were clearly noticeable (aircraft noise measured at approximately 5 dBA above the ambient sound level) for 10,211 minutes (170 hours).
- If T&G operations were not conducted at the airport, an analysis of the measurement data indicates that noticeable aircraft operations would decrease to 3,123 minutes (52 hours), which is a 69% reduction.
- The following summarizes the July 2024 noise survey results at the Water Bladder.

Table 1 - Summary of Measured Noise Levels and Aircraft Operations in July 2024 (Water Bladder)

Operations	Quantity	Audible aircraft operations	Aircraft noise above ambient (dBA)	Aircraft 5 dBA Above Ambient (minutes)	Aircraft 10 dBA Above Ambient (minutes)	Aircraft 20 dBA Above Ambient (minutes)
All	Total for month	14,962	---	10,211	6,915	1,191
	Daily average	483	18	329	223	38
Touch and Go Removed	Total for month	7,474	---	3,123	1,860	245
	Daily average	241	11	101	60	8

- Figure 1 shows the flight paths on July 13, a day with total operations close to the median for the month. Note the concentration of T&G operations over the Town of Superior and Boulder County.
- Figure 2 shows the measured noise levels and concurrent aircraft activity for this day. Maximum noise levels generated by individual aircraft operations exceeded the ambient sound level by at least the following levels for the durations noted:
  - 5 dBA (clearly noticeable), 337 minutes.
  - 10 dBA (significant increase), 219 minutes.
  - 20 dBA (much louder), 42 minutes.
- Table 2 shows the hourly average noise levels and operation counts for this day.
- Figure 3 shows an hour on this day, during which time the measured level rarely reached ambient conditions (35 dBA), meaning that aircraft noise was almost constantly present.
- Figure 4 shows the flight paths for the entire month of July 2024.

[1] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

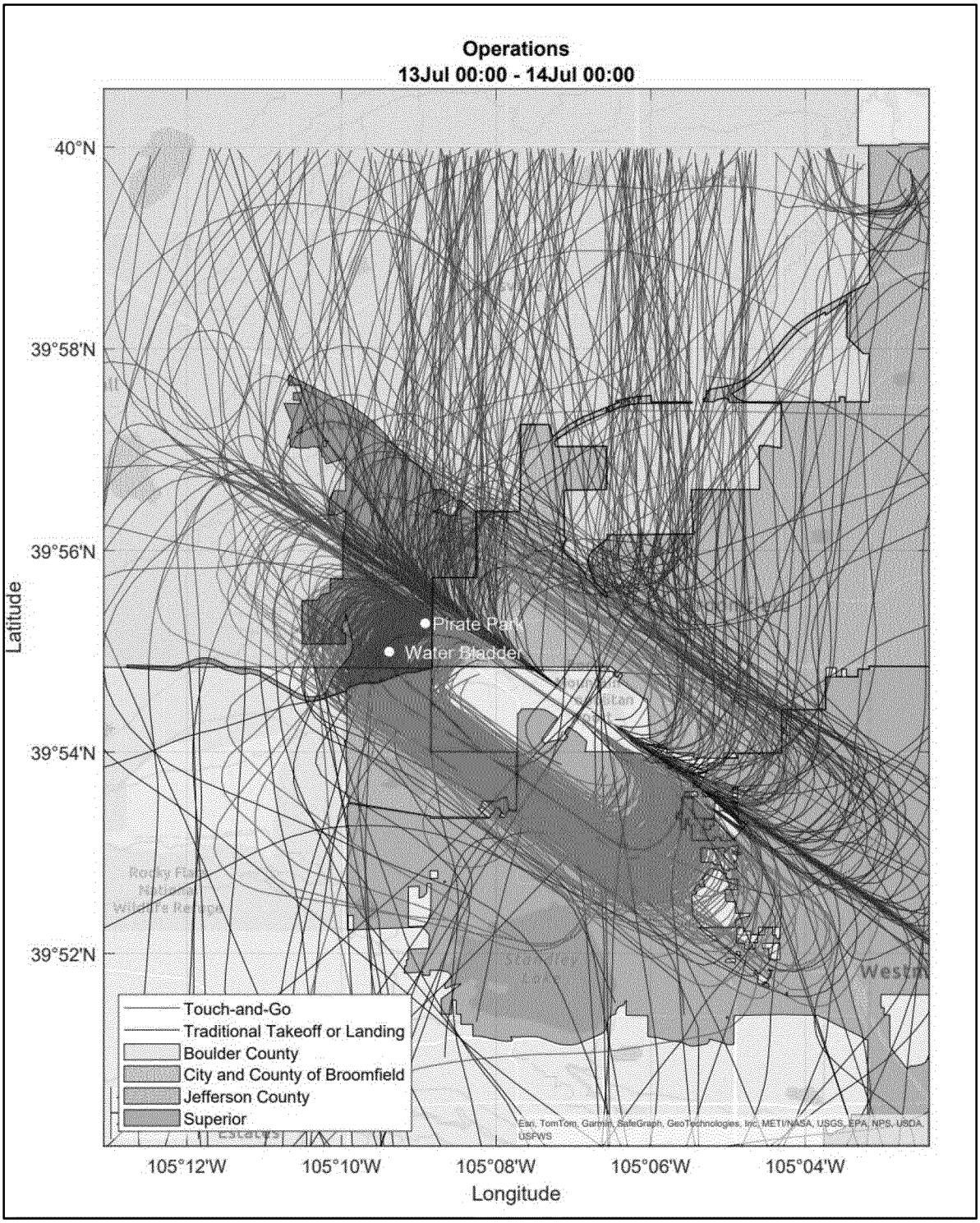


Figure 1 – Flight Paths on Median Day in July 2024 (681 Operations, 370 T&G)

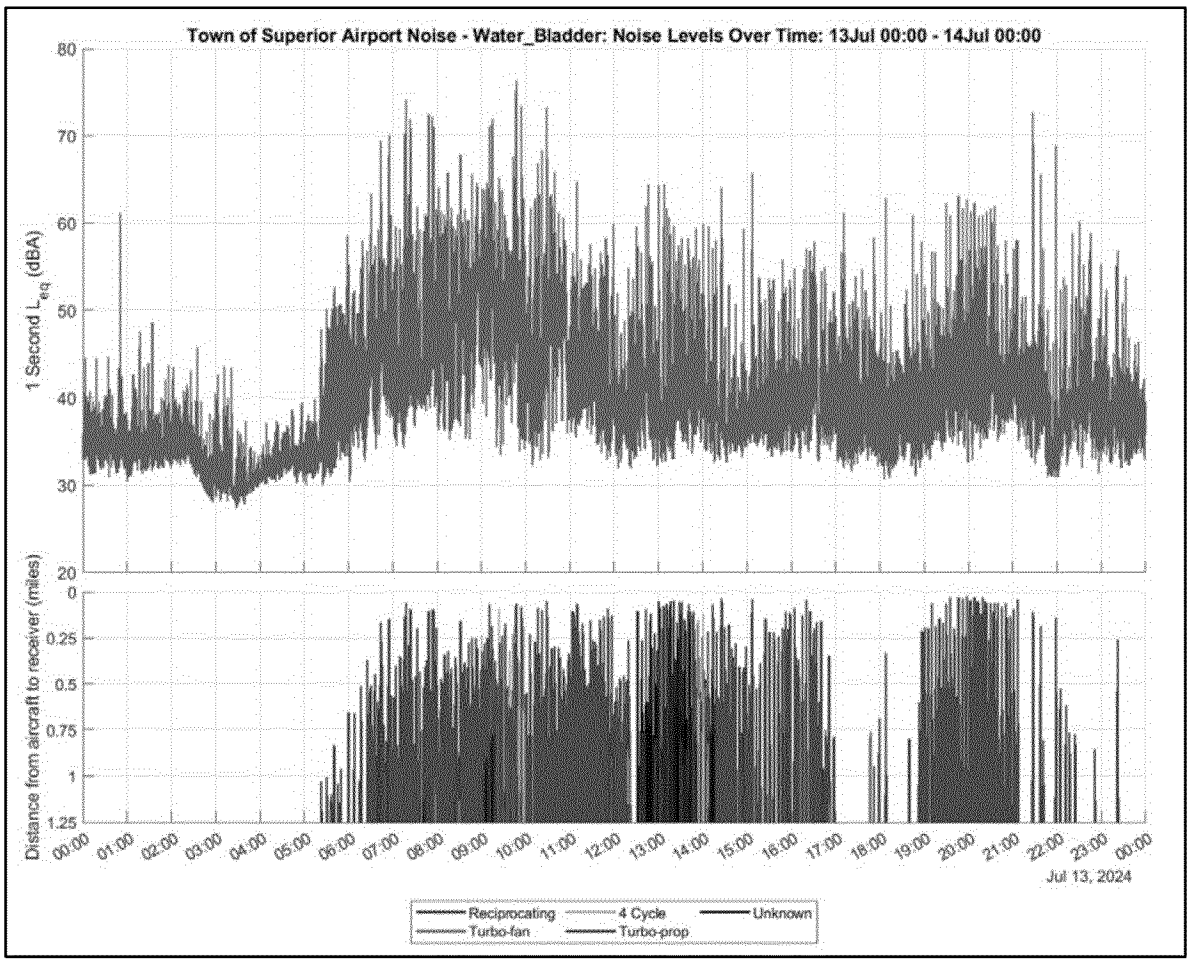


Figure 2 – Noise Levels and Aircraft Operations on Median Day (Water Bladder)

Table 2 – Hourly Noise Levels and Aircraft Operations on Median Day (Water Bladder)

Time	7 am	8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm
Average Noise Level (dBA)	54	52	56	53	46	44	47	44	42	44	42	42	46	47	49
Number of Operations	49	66	84	58	82	56	64	43	25	20	5	10	26	32	6

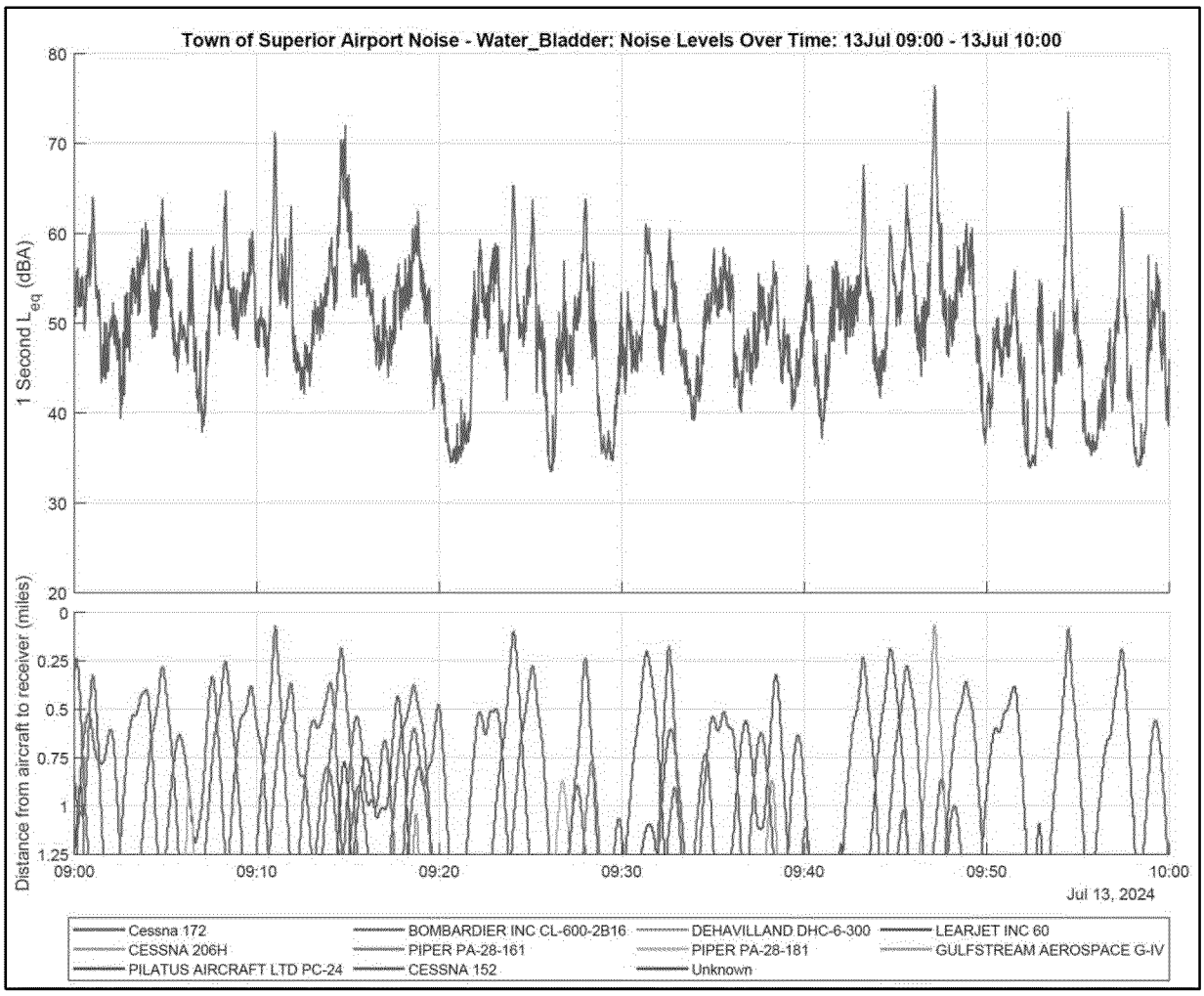


Figure 3 – Noise Levels and Aircraft Operations during an Example Hour on Median Day (Water Bladder)

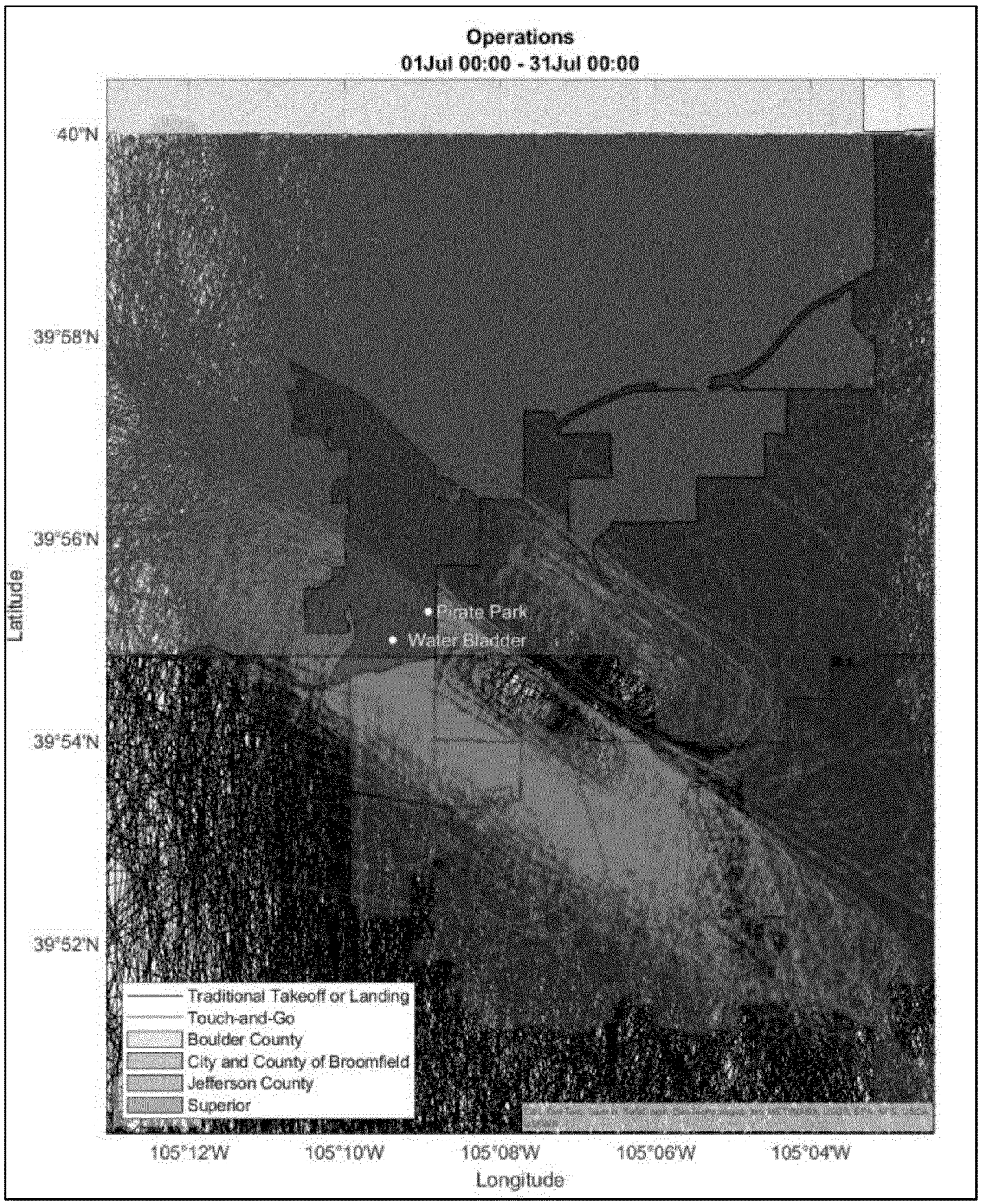


Figure 4 – All Flight Paths in July 2024 (21,636 Operations; 9,527 T&G)

Monthly Summary – July 2024 (Pirate Park Site)

The following summarizes the noise levels measured at the Pirate Park measurement location located near Pirate Park off Yarrow Circle and aircraft operations detected over the Town of Superior for the month of July 2024. Additional information regarding the measurements follows.

- Over the entire month, a total of 15,535 aircraft operations[2] occurred within 1.25 miles of the measurement location (the distance within which aircraft are audible).
- Of these, 9,031 were touch and go (T&G) operations (58%).
- Over the entire month, aircraft operations were clearly noticeable (aircraft noise measured at approximately 5 dBA above the ambient sound level) for 9,197 minutes (153 hours).
- If T&G operations were not conducted at the airport, an analysis of the measurement data indicates that noticeable aircraft operations would decrease to 3,858 minutes (64 hours), which is a 58% reduction.
- Aircraft noise exceeds the ambient noise level by 20 dBA or more for a significant amount of time at this site (one hour per day).
- The following summarizes the July 2024 noise survey at Pirate Park. Note the minutes 20 dBA above ambient are much higher than at the Water Bladder due to the closer proximity to the runway and the lower, climbing, aircraft.

Table 3 - Summary of Measured Noise Levels and Aircraft Operations in July 2024 (Pirate Park)

Operations	Quantity	Audible aircraft operations	Aircraft noise above ambient (dBA)	Aircraft 5 dBA Above Ambient (minutes)	Aircraft 10 dBA Above Ambient (minutes)	Aircraft 20 dBA Above Ambient (minutes)
All	Total for month	15,535	---	9,197	6,210	1,857
	Daily average	501	20	297	200	60
Touch and Go Removed	Total for month	7,972	---	3,858	2,542	611
	Daily average	257	15	124	82	20

- Figure 5 shows the measured noise levels and concurrent aircraft activity for July 13, a day with total operations close to the median for the month. Maximum noise levels generated by individual aircraft operations exceeded the ambient sound level by at least the following levels for the durations noted:
  - 5 dBA (clearly noticeable), 255 minutes.
  - 10 dBA (significant increase), 161 minutes.
  - 20 dBA (much louder), 47 minutes.
- Table 4 shows the hourly average noise levels and operation counts for this day.
- Figure 6 shows an hour on this day, during which time the measured level rarely reached ambient conditions (38 dBA), meaning that aircraft noise was almost constantly present.

[2] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

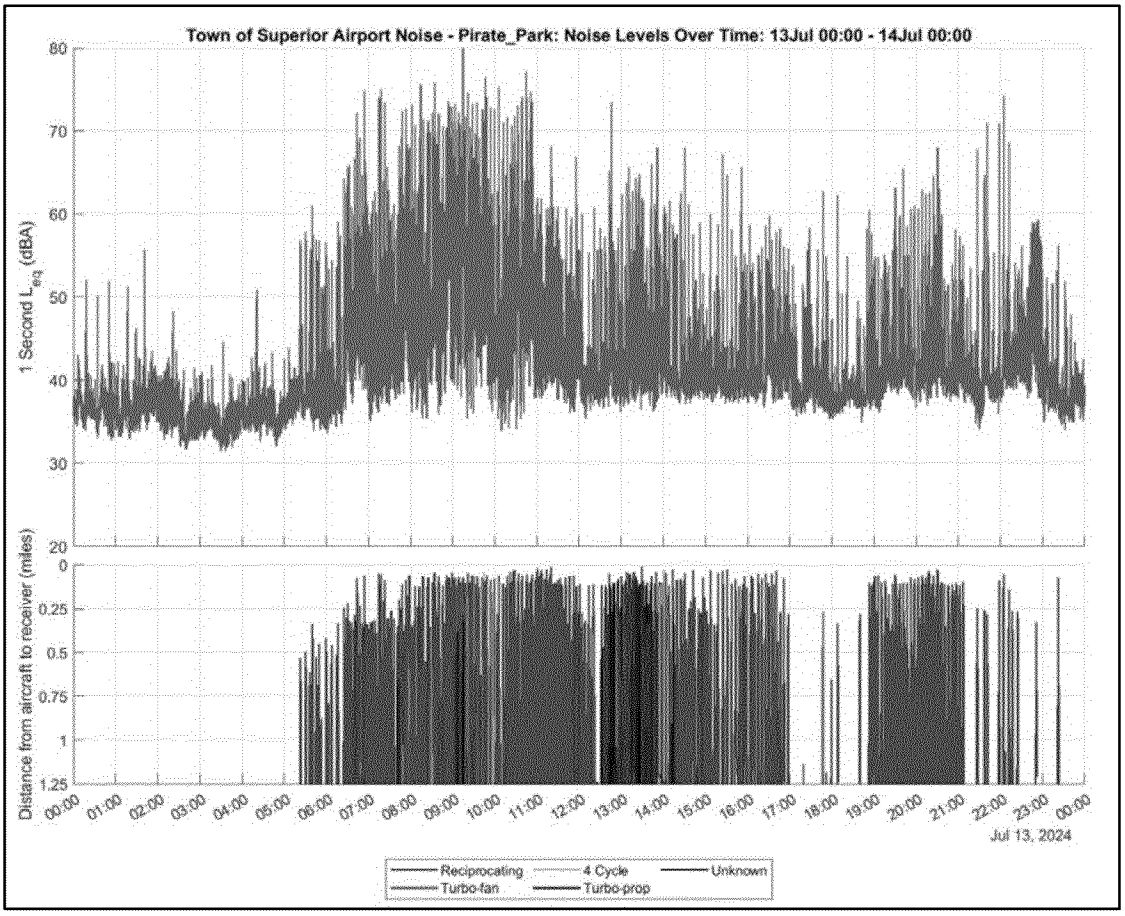


Figure 5 – Noise Levels and Aircraft Operations on Median Day (Pirate Park)

Table 4 – Hourly Noise Levels and Aircraft Operations on Median Day (Pirate Park)

Time	7 am	8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm
Average Noise Level (dBA)	56	59	61	58	49	48	50	47	45	45	42	43	47	48	49
Number of Operations	49	66	84	58	82	56	64	43	25	20	5	10	26	32	6

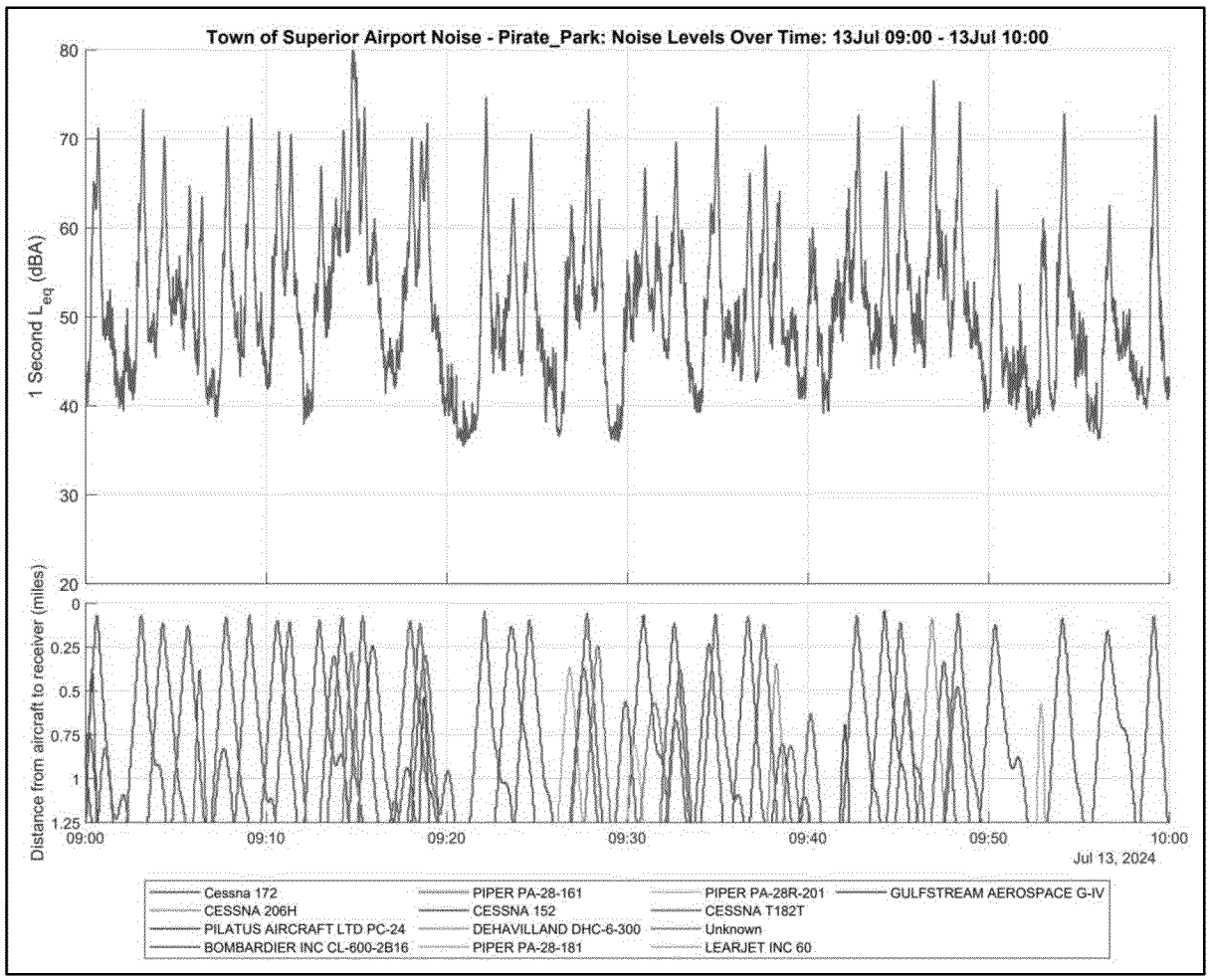


Figure 6 – Noise Levels and Aircraft Operations during an Example Hour on Median Day (Pirate Park)

Detailed Results

1. Measurement Locations and Flight Paths

Noise level monitors were placed at the locations shown in Figure 1-1 and configured to continually measure noise levels. The meters were in service for the entirety of July 2024. The selection of measurement locations considered proximity of Town of Superior residences, aircraft flight paths, and availability of public land. The Water Bladder location was chosen as it is removed from busy roads and in the flight path of touch and go operations. The Community Center location was chosen as it is directly in the flight path of runway 12 L. The Pirate Park location was chosen as it is directly in the flight path of runway 12 R while still being nearby to residences.

Aircraft flight paths are limited due to Denver International Airport airspace to the east and mountains to the west. This, along with prevailing wind patterns, pushes a majority of operations over the Town of Superior, as shown in Figures 1 and 4 (above).

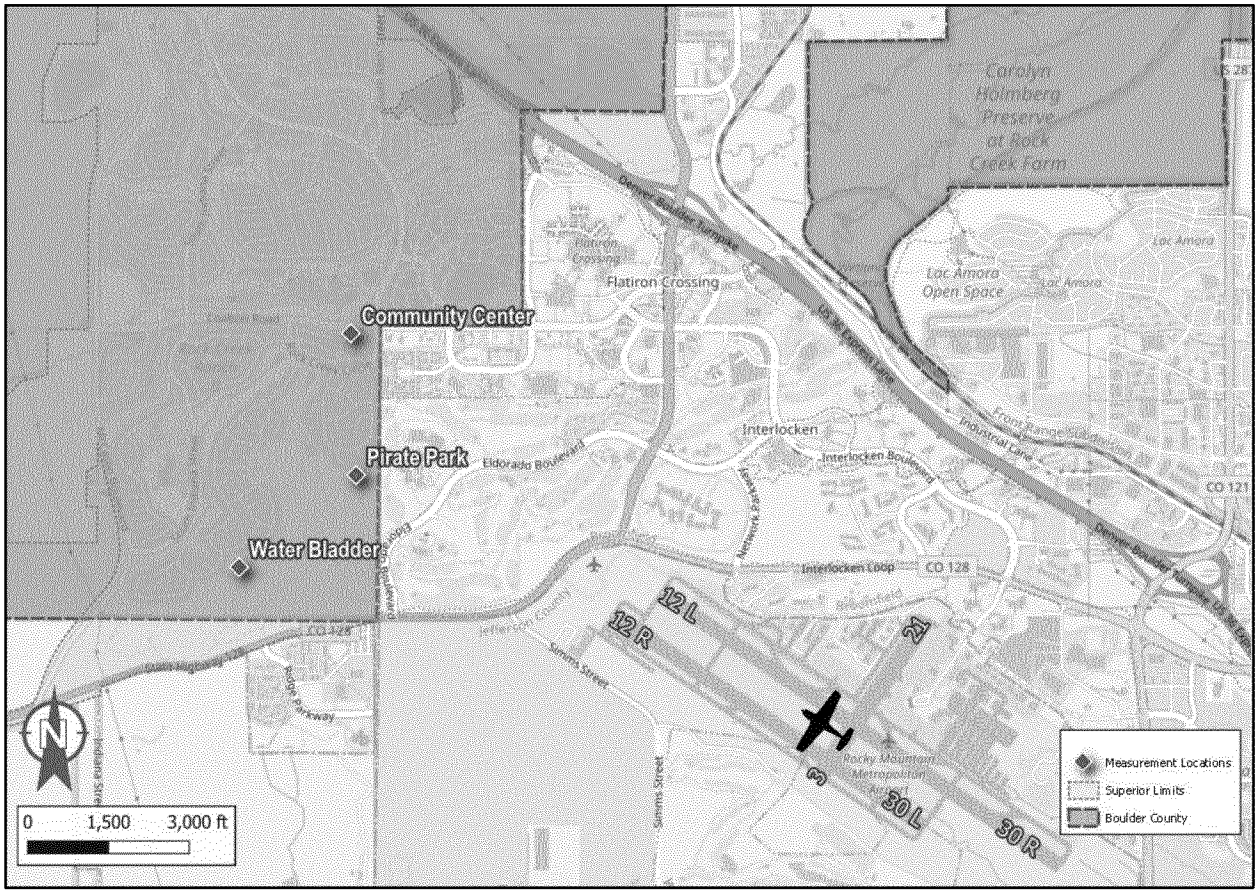


Figure 1-1. Measurement Locations and Airport

2. Noise and Aircraft Operations Measurement Procedures

Noise levels were measured in accordance with applicable acoustical standards as well as the author's experience in this specialized field. The following sections describe the acoustical standards followed, measurement equipment specifications and settings, measurement duration, ground wind measurement equipment, and aircraft operations data integration.

2.1 Applicable Noise Measurement and Analysis Standards

The measurements were executed in accordance with the relevant aspects of the following standards:

1. Noise measurement equipment meets the Type 1 specifications of American National Standards Institute (ANSI) standard S1.4-2014 (R2024) American National Standard Specification for Sound Level Meters.
2. ANSI S1.11-2004 (R2009), Electroacoustics - Octave-band and Fractional-octave-band Filters - Part 1: Specifications.
3. ANSI S1.40-2006 (R2016), American National Standard Specifications and Verification Procedures for Sound Calibrators.
4. The measurement and analysis procedures followed the applicable portions of ANSI S12.9-2013 Part 3 (R2018) Quantities and Procedures for Description and Measurement of Environmental Sound - Part 3: Short-Term Measurements with an Observer Present.
5. ANSI S12.18-1994 (R2019) Outdoor Measurement of Sound Pressure Level.
6. ANSI S1.13-2020 American National Standard Measurement of Sound Pressure Level in Air.

2.2 Noise Measurement Equipment

Noise levels were measured using Larson Davis Model 831 sound level meters with associated preamplifiers and ½ inch free-field precision microphones. All measurement and field calibration equipment were certified by a traceable laboratory within 18 months prior to the measurements. Field calibrations were conducted on July 9, 2024, and the drift in the measured noise level was well within tolerance (Water Bladder -0.20 dB, Pirate Park -0.02 dB, and Community Center -0.03 dB). Calibration certificates and records are available upon request. The microphones were mounted on steel poles and positioned five feet above the ground (per ANSI S12.9). The microphones were covered with hydrophobically treated 7-inch diameter, 80-pores-per-inch density windscreens (ACO Pacific Model WS7-80T). Audio from each sound level meter was recorded using Tascam DR-05X digital recorders. The sound level meters were configured to continuously measure and record 1-second and 1-hour averages of the following metrics: overall L_{eq}, L_{10}, L_{50}, and L_{90}, as well as one-third octave band L_{eq} levels (6.3 Hz to 20 kHz).

2.3 Aircraft Position Measurement Equipment

Aircraft position data is being collected in the area with an Automatic Dependent Surveillance-Broadcast (ADS-B) monitoring system that receives real-time data from each aircraft in the area, including location, speed, and a unique identifier (hex code). Aircraft position data is being logged on 1-second intervals and is combined with the Federal Aviation Administration (FAA) aircraft registration database to get additional information for each aircraft, including make/model, engine type, and owner. Aircraft from flight schools were identified based on the owner and listed registration numbers from the flight school websites. Altitude data from the aircraft is based on barometric pressure on the aircraft and is not corrected for barometric pressure on the ground. During data processing, the altitude data is corrected based on barometric pressure from the airport. Aircraft above 11,000 feet are filtered out of the database to eliminate from the analysis aircraft that are merely passing overhead and not using Rocky Mountain Metropolitan Airport.

2.4 Meteorological Data

Wind speeds and direction are being measured continuously at each monitoring site using Vaisala WXT530 series sonic anemometers, mounted on steel poles approximately 6.5 feet above the ground (per ANSI S12.18) and placed within approximately 10 feet of the microphones. Barometric pressure data was obtained from the airport's weather station.

2.5 Resulting Measurement Database

This report presents the results of measurements conducted throughout the month of July 2024. A total of 744 hours of continuous noise, aircraft, and ground wind data were collected. All data was organized into a single database and time synchronized through the cellular network.

Figure 2-1 shows noise levels versus time (top graph) and distance to the nearest aircraft over time (bottom graph) for an example one-hour period at Pirate Park. This example shows a single aircraft doing touch and go exercises, which involves landing the airplane and immediately taking off again, and results in the airplane circling over the microphone every few minutes, Note the ambient sound level, the level occurring with no aircraft present, is approximately 35 dBA during this example hour. With aircraft present levels are as high as 73 dBA, which is a 38 dBA increase over the ambient sound level.

Figure 2-2 shows the measured noise levels and aircraft operations for a representative hour with frequent aircraft operations. During this hour the ambient sound level for this day of 39 dBA is reached only once because there was very little time when aircraft noise was not audible.

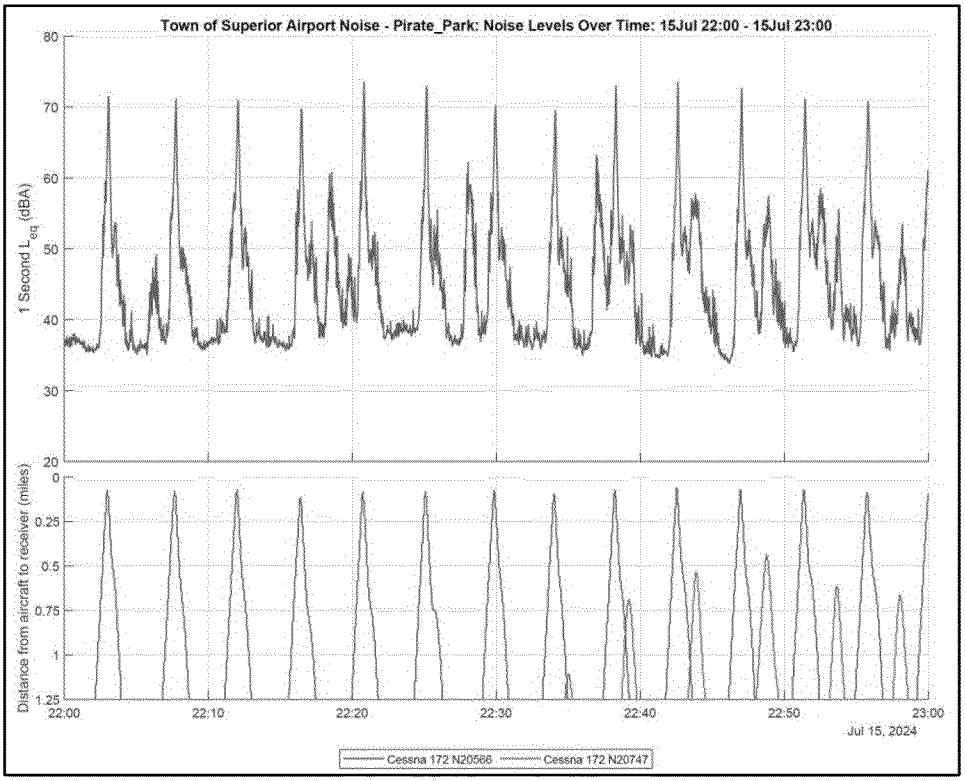


Figure 2-1. Example Time Plot of Measured Noise Levels - Touch and Go Operations

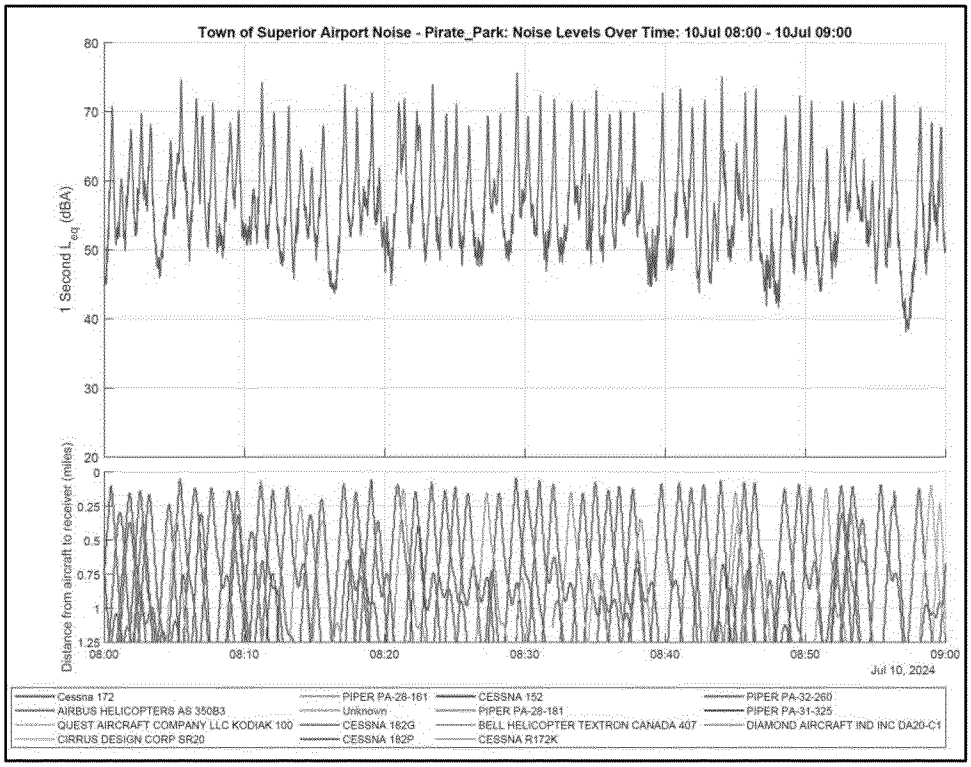


Figure 2-2. Example Time Plot During an Hour with Frequent Aircraft Operations

3. Data Analysis Procedures

The measured noise level and aircraft operations data was analyzed as follows.

3.1 Duration of Analysis Intervals

The measured data was recorded and analyzed in 1-second intervals. This interval was chosen because it provides sufficient resolution to capture changes in noise levels against aircraft proximity over time and follows the FAA's procedures. Results are summarized and presented herein in terms of daily averages of noise levels when aircraft are present versus ambient noise levels in the area (noise generated by non-aircraft sources, such as distant roadway traffic).

3.2 Aircraft Types and Operations

Each 1-second ADS-B sample was classified into one of five operational types: (1) on-the-ground, (2) flyover, (3) touch and go (T&G), (4) takeoff, and (5) landing. The number of operations per day for each operational type is shown in Table 3-1. Samples classified as on-the-ground were excluded from further analysis as planes would not be audible during these times, and samples for aircraft above 11,000 feet or classified as flyovers were excluded from further analysis as these operations were not generated by this airport.

Each aircraft detected in the month is analyzed separately. Each 1-second sample in which the individual aircraft's signal was detected is arranged into a table in chronological order. Each sample is labeled as on the ground (known from the positional information) or airborne. Airborne samples are then grouped into events, which include takeoff, landing, touch and go operation, and flyover. Starting with the first 1-second sample in time where the aircraft was detected as being airborne, the following logic is applied. This is also shown in the table below.

- If the previous sample was on the ground, and a sample within the next 20 minutes is on the ground, the entire window of samples when the aircraft was airborne is classified as touch and go.
- If the previous sample was on the ground, and no samples within the next 20 minutes are on the ground, the entire 20-minute window of samples is classified as takeoff.
- If the previous sample was not on the ground, and a sample within the next 20 minutes is on the ground, the entire window of samples when the aircraft was airborne is classified as landing.
- If the previous sample was not on the ground, and no samples within the next 20 minutes are on the ground, the entire 20-minute window of samples is classified as flyover.

	Is on the ground within the next 20 minutes	**Is not on the ground within the next 20 minutes**
Previous sample was on the ground	Touch and Go	Take-off
Previous sample was not on the ground	Landing	Flyover

Additionally, T&G operations were further classified as initial (the initial take off) or subsequent (subsequent touch and go landings and takeoffs) depending on whether or not the last operation of the aircraft was classified as a T&G operation. As described in more detail below, this was done to allow for the estimation of noise levels for a scenario where T&G operations occurred at another distant airfield.

Each ADS-B sample was also classified by aircraft engine type, as shown in Table 3-2. Aircraft engine type is identified from the aircraft registration "N Number" broadcast by the aircraft, and the FAA aircraft registration database, which provides details about each registered aircraft. Flight schools are identified based on the aircraft registered owner, a list of planes and N Numbers on each flight school's website, and observations of aircraft at the airport. Most aircraft are identified as piston engine (reciprocating or 4-cycle) and the majority of them are registered to flight schools.

3.3 Ambient Sound Levels

For the purposes of this analysis, the ambient daytime noise levels for each day are defined as the L_{90} dBA noise level measured during daytime hours. This is calculated by ordering all 1-second L_{eq} dBA noise level samples measured between 7:00 AM and 10:00 PM and determining the 90th percentile, which is the noise level exceeded 90 percent of the time. Noise level contributions from aircraft operations are effectively removed with the L_{90} metric.

3.4 Aircraft Noise Levels

Aircraft noise levels represent the 1-second measurement samples when any aircraft operations were audible. Noise levels are plotted against the concurrently measured distance from each aircraft to quantify the relationship between these two variables. The data indicates that at distances of 1 to 1.25 miles, aircraft begin to have an effect on noise levels and, at distances of 1 mile or less from the measurement location aircraft have a significant influence on measured noise levels. For the purposes of this analysis operations were considered audible if the aircraft came within 1.25 miles of a measurement site at any time during the operation.

3.5 Aircraft Noise Levels without T&G Operations

Aircraft noise levels without T&G operations represent the average of all 1-second samples taken when aircraft operations were audible, but with noise level during all times when an aircraft operation was classified as a subsequent T&G set to the ambient sound level for that day. This simulates what the average noise level would be if T&G operations took place elsewhere, i.e., a distant airfield. Initial T&G operations were not removed from the analysis because an aircraft would need to take off and land at the airport even if T&G operations were located elsewhere. This initial T&G operation represents the takeoff and landing.

Table 3-1. Aircraft Operations[3] by Type

Day	Operation Type			Total Operations	Percentage T&G	Total Number of Unique Aircraft
	T&G	Takeoff	Landing			
1-Jul-24	277	141	140	558	50%	121
2-Jul-24	259	225	224	708	37%	151
3-Jul-24	381	220	223	824	46%	154
4-Jul-24	335	156	161	652	51%	112
5-Jul-24	315	177	178	670	47%	136
6-Jul-24	189	158	171	518	36%	130
7-Jul-24	295	140	127	562	52%	133
8-Jul-24	387	266	263	916	42%	156
9-Jul-24	276	211	215	702	39%	145
10-Jul-24	452	241	252	945	48%	168
11-Jul-24	400	259	254	913	44%	179
12-Jul-24	235	195	196	626	38%	167
13-Jul-24	370	159	152	681	54%	126
14-Jul-24	233	135	135	503	46%	121
15-Jul-24	321	175	175	671	48%	146
16-Jul-24	321	221	215	757	42%	168
17-Jul-24	345	197	202	744	46%	166
18-Jul-24	383	246	243	872	44%	198
19-Jul-24	304	192	181	677	45%	182
20-Jul-24	271	193	189	653	42%	145
21-Jul-24	230	122	121	473	49%	127
22-Jul-24	436	259	235	930	47%	168
23-Jul-24	394	216	221	831	47%	133
24-Jul-24	348	188	196	732	48%	136
25-Jul-24	337	223	239	799	42%	172
26-Jul-24	254	149	149	552	46%	141
27-Jul-24	147	154	132	433	34%	126
28-Jul-24	171	176	137	484	35%	155
29-Jul-24	269	266	253	788	34%	176
30-Jul-24	231	237	211	679	34%	164
31-Jul-24	361	214	208	783	46%	168
Month Total	9,527	6,111	5,998	21,636	44%	-

[3] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

Table 3-2. Aircraft Operations[4] by Aircraft Engine Type

	Engine Type					
Day	Piston	Turboprop	Turboshaft	Turbojet	Turbofan	Unknown
1-Jul-24	473	10	9	0	43	23
2-Jul-24	596	28	8	0	35	41
3-Jul-24	717	29	7	0	64	7
4-Jul-24	601	12	6	0	26	7
5-Jul-24	598	27	8	0	31	6
6-Jul-24	474	11	0	0	27	6
7-Jul-24	478	15	1	0	62	6
8-Jul-24	791	31	15	0	52	27
9-Jul-24	600	28	13	0	46	15
10-Jul-24	818	37	13	0	52	25
11-Jul-24	787	26	16	0	60	24
12-Jul-24	507	34	20	0	50	15
13-Jul-24	613	13	0	0	30	25
14-Jul-24	432	17	2	0	44	8
15-Jul-24	569	16	6	0	53	27
16-Jul-24	672	17	9	0	31	28
17-Jul-24	645	24	10	0	38	27
18-Jul-24	754	28	7	0	60	23
19-Jul-24	569	20	9	0	58	21
20-Jul-24	606	6	0	0	36	5
21-Jul-24	403	5	0	0	59	6
22-Jul-24	809	24	3	0	62	32
23-Jul-24	754	24	11	0	32	10
24-Jul-24	645	17	9	0	43	18
25-Jul-24	690	19	5	0	65	20
26-Jul-24	475	14	4	0	51	8
27-Jul-24	376	2	0	0	42	13
28-Jul-24	403	11	0	1	54	15
29-Jul-24	630	29	9	11	81	28
30-Jul-24	539	21	6	21	71	21
31-Jul-24	626	29	10	21	66	31
Month Total	18,650	624	216	54	1,524	568

[4] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

4. Noise Measurement and Analysis Results

Tables 4-1 through 4-3 provide a summary of the noise levels and aircraft operations measured during each day of July 2024 at each of the three measurement locations. The tables provide the following information:

- The daily measured ambient (background) sound level (L_{90}).
- The number of audible aircraft operations each day. For the purposes of this analysis operations were considered audible if aircraft came within 1.25 miles of a measurement site, based on an analysis of measured noise level and aircraft distance data. This will exclude any takeoffs and landings to and from runways 30 L and 30 R.
- The average measured noise level with aircraft from the airport present (within 1.25 miles).
- The number of decibels that aircraft noise is above the daily ambient sound level.
- The number of minutes each day that aircraft were present, and the noise level they generated that exceeded the ambient sound level by at least 5, 10, and 20 dBA, respectively.
- This information is then repeated with T&G operations excluded from the analysis.

Table 4-1. Summary of Measured Noise Levels and Aircraft Operations[5] – Water Bladder

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Jul-24	39	378	57	18	247	153	30	161	49	10	67	35	4
2-Jul-24	39	457	55	16	281	188	26	267	52	13	118	70	10
3-Jul-24	38	566	55	17	364	244	37	264	47	10	92	54	6
4-Jul-24	35	480	52	17	277	150	20	207	45	10	82	42	5
5-Jul-24	35	487	52	17	293	189	34	236	46	11	85	53	7
6-Jul-24	36	344	54	18	242	156	29	195	48	12	86	50	8
7-Jul-24	35	424	54	20	330	238	54	180	46	11	70	46	8
8-Jul-24	37	617	55	18	462	335	55	308	48	11	124	81	10
9-Jul-24	38	457	55	17	327	224	30	246	50	12	122	75	8
10-Jul-24	38	673	55	17	425	313	42	308	48	10	98	63	9
11-Jul-24	37	653	54	18	425	310	46	333	48	12	112	67	9
12-Jul-24	36	398	55	19	254	191	37	218	49	14	95	62	9
13-Jul-24	35	527	52	17	337	219	42	222	48	13	94	61	11
14-Jul-24	36	333	55	19	246	172	36	147	46	10	65	42	5
15-Jul-24	39	466	54	15	283	177	22	208	48	8	69	39	4
16-Jul-24	38	531	55	17	374	266	34	282	48	10	107	71	7
17-Jul-24	38	521	55	17	374	265	38	234	48	10	86	56	7
18-Jul-24	36	580	55	19	449	352	74	274	48	11	121	84	11
19-Jul-24	38	447	57	19	319	233	46	209	48	10	79	50	6
20-Jul-24	36	446	55	19	307	218	48	245	49	13	120	76	13
21-Jul-24	35	355	56	21	287	225	66	158	46	11	69	47	8
22-Jul-24	37	656	55	18	463	325	59	312	48	11	134	80	12
23-Jul-24	37	576	52	16	397	267	38	278	47	10	118	71	8
24-Jul-24	36	522	54	18	386	277	59	236	46	11	92	56	9
25-Jul-24	39	535	53	14	303	142	13	298	46	7	107	37	2
26-Jul-24	40	393	54	15	283	166	19	192	47	7	67	32	2
27-Jul-24	36	298	53	18	199	140	27	192	50	14	105	67	13
28-Jul-24	37	317	56	18	232	161	37	197	50	13	112	69	12
29-Jul-24	36	526	52	17	382	224	31	320	46	11	173	85	8
30-Jul-24	34	432	49	15	274	148	18	277	46	12	135	71	7
31-Jul-24	35	567	53	18	388	250	44	270	48	13	120	69	9
Monthly Average	**37**	**483**	**54**	**18**	**329**	**223**	**38**	**241**	**48**	**11**	**101**	**60**	**8**
Monthly Total	**-**	**14,962**	**-**	**-**	**10,211**	**6,915**	**1,191**	**7,474**	**-**	**-**	**3,123**	**1,860**	**245**

[5] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

Table 4-2. Summary of Measured Noise Levels and Aircraft Operations[6] – Community Center

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Jul-24	44	395	57	13	192	88	11	173	56	12	94	47	9
2-Jul-24	46	482	59	12	186	84	10	293	58	11	129	58	8
3-Jul-24	46	586	58	12	217	105	10	281	56	10	108	56	8
4-Jul-24	44	483	66	22	145	68	8	210	59	15	82	42	5
5-Jul-24	44	493	57	13	165	59	9	242	56	12	101	39	8
6-Jul-24	45	367	57	12	128	49	7	218	56	11	87	35	6
7-Jul-24	43	425	57	14	194	85	14	182	56	13	93	46	11
8-Jul-24	47	638	58	12	220	107	11	329	57	10	123	61	10
9-Jul-24	47	482	58	12	198	87	8	271	57	10	121	57	7
10-Jul-24	47	691	58	10	222	98	7	327	56	9	103	49	6
11-Jul-24	47	659	58	11	196	90	9	338	57	10	107	50	7
12-Jul-24	48	414	58	10	125	49	4	235	58	10	86	37	4
13-Jul-24	46	545	57	12	145	58	8	238	57	11	85	39	7
14-Jul-24	44	350	56	12	150	60	8	163	55	11	79	37	6
15-Jul-24	45	487	58	13	191	77	9	227	57	11	99	45	8
16-Jul-24	45	547	59	14	237	123	19	298	58	13	138	76	15
17-Jul-24	46	538	59	13	220	108	12	252	57	12	115	60	11
18-Jul-24	45	603	59	14	288	150	21	297	58	12	144	82	17
19-Jul-24	45	472	58	13	205	107	11	233	57	11	110	63	10
20-Jul-24	45	463	57	12	169	72	8	260	57	11	112	52	8
21-Jul-24	43	365	57	14	181	90	16	167	56	13	92	52	13
22-Jul-24	45	676	58	14	294	139	18	331	57	12	163	85	15
23-Jul-24	46	598	57	11	206	100	9	295	56	9	119	60	8
24-Jul-24	46	536	57	12	212	87	10	249	56	10	110	51	9
25-Jul-24	46	540	58	11	168	64	9	303	57	11	109	44	8
26-Jul-24	45	407	57	12	193	89	10	203	56	10	96	48	8
27-Jul-24	44	305	57	13	139	60	8	199	56	12	106	43	8
28-Jul-24	45	331	58	14	143	66	10	212	58	13	103	48	9
29-Jul-24	45	537	58	12	217	86	15	331	57	12	150	63	14
30-Jul-24	45	442	56	11	139	49	9	282	55	10	106	40	8
31-Jul-24	46	577	57	11	179	66	10	280	56	10	113	49	9
Monthly Average	**45**	**498**	**58**	**13**	**189**	**84**	**11**	**255**	**57**	**11**	**109**	**52**	**9**
Monthly Total	**-**	**15,434**	**-**	**-**	**5,865**	**2,617**	**329**	**7,919**	**-**	**-**	**3,382**	**1,615**	**281**

[6] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

Table 4-3. Summary of Measured Noise Levels and Aircraft Operations[7] – Pirate Park

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Jul-24	41	404	60	20	255	181	54	180	54	13	91	62	13
2-Jul-24	41	483	61	19	283	197	50	292	57	15	163	110	21
3-Jul-24	40	592	59	20	334	233	68	285	53	13	124	86	18
4-Jul-24	38	481	57	19	199	95	14	208	53	15	78	39	6
5-Jul-24	37	495	56	19	241	146	37	243	51	14	101	60	14
6-Jul-24	39	365	58	20	221	156	47	216	54	15	105	71	18
7-Jul-24	37	428	58	21	259	172	52	182	52	14	78	52	15
8-Jul-24	39	646	60	21	394	273	96	333	54	16	150	104	29
9-Jul-24	40	482	60	20	299	207	67	270	56	16	145	99	25
10-Jul-24	39	691	60	21	356	266	99	326	54	15	123	89	26
11-Jul-24	39	661	59	20	348	236	78	340	53	14	141	91	22
12-Jul-24	39	417	59	20	251	181	55	237	54	16	122	83	20
13-Jul-24	38	543	57	19	255	161	47	236	53	15	98	65	17
14-Jul-24	38	356	58	20	222	155	45	166	52	14	82	57	12
15-Jul-24	41	490	59	19	251	166	47	229	53	12	86	54	11
16-Jul-24	39	551	59	20	335	238	75	302	54	15	136	97	25
17-Jul-24	39	542	60	21	314	225	81	255	54	15	109	78	22
18-Jul-24	38	610	59	22	428	327	115	301	54	16	148	111	36
19-Jul-24	40	475	60	20	302	225	74	236	54	14	110	78	20
20-Jul-24	40	467	59	19	248	159	48	263	54	15	117	73	17
21-Jul-24	37	366	60	24	265	197	76	168	54	17	88	63	21
22-Jul-24	39	676	59	21	415	288	96	329	55	16	165	113	32
23-Jul-24	38	601	57	20	377	239	62	292	52	14	164	104	23
24-Jul-24	39	535	59	20	319	213	63	248	52	13	112	72	17
25-Jul-24	40	542	57	17	320	197	36	305	53	13	153	92	14
26-Jul-24	40	411	58	19	302	202	51	206	52	12	106	70	13
27-Jul-24	38	312	57	19	197	128	35	204	53	15	130	81	19
28-Jul-24	40	334	59	19	234	156	38	213	55	15	137	92	19
29-Jul-24	38	547	56		356	222	61	340	52		192	116	26
30-Jul-24	37	455	54	17	270	156	41	289	52	14	159	93	22
31-Jul-24	38	577	57	19	347	210	50	278	53	14	145	87	20
Monthly Average	**39**	**501**	**59**	**20**	**297**	**200**	**60**	**257**	**53**	**15**	**124**	**82**	**20**
Monthly Total	**-**	**15,535**	**-**	**-**	**9,197**	**6,210**	**1,857**	**7,972**	**-**	**-**	**3,858**	**2,542**	**611**

[7] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

Summary of Measured Noise Levels

in the

Town of Superior, Colorado

due to

Rocky Mountain Metropolitan Airport Operations

June 2024



Prepared by:

Hankard Environmental, Inc.

Colorado, Wisconsin

HANKARD ENVIRONMENTAL

ACOUSTICS AND VIBRATION CONSULTING

Monthly Summary – June 2024 (Water Bladder Site)

The following summarizes the noise levels measured at the Water Bladder measurement location located off S. Torreys Peak Dr. and aircraft operations detected over the Town of Superior for the month of June 2024. Additional information regarding the measurements is attached.

- Over the entire month, a total of 12,069 aircraft operations[1] occurred within 1.25 miles of the measurement location (the distance within which aircraft are audible).
- Of these, 7,462 were touch and go (T&G) operations (62%).
- Over the entire month, aircraft operations were clearly noticeable (aircraft noise measured at approximately 5 dBA above the ambient sound level) for 8,679 minutes (145 hours).
- If T&G operations were not conducted at the airport, an analysis of the measurement data indicates that noticeable aircraft operations would decrease to 2,517 minutes (42 hours), which is a 71% reduction.
- The following summarizes the June 2024 noise survey results at the Water Bladder.

Table 1 - Summary of Measured Noise Levels and Aircraft Operations in June 2024

Operations	Quantity	Audible aircraft operations	Aircraft noise above ambient (dBA)	Aircraft 5 dBA Above Ambient (minutes)	Aircraft 10 dBA Above Ambient (minutes)	Aircraft 20 dBA Above Ambient (minutes)
All	Total for month	12,069	---	8,679	5,803	869
	Daily average	402	17	289	193	29
Touch and Go Removed	Total for month	5,748	---	2,517	1,507	196
	Daily average	192	11	84	50	7

- Figure 1 shows the flight paths on June 16, a day with total operations close to the median for the month. Note the concentration of T&G operations over the Town of Superior and Boulder County.
- Figure 2 shows the measured noise levels and concurrent aircraft activity for this day. Maximum noise levels generated by individual aircraft operations exceeded the ambient sound level by at least the following levels for the durations noted:
  - 5 dBA (clearly noticeable), 326 minutes.
  - 10 dBA (significant increase), 250 minutes.
  - 20 dBA (much louder), 43 minutes.
- Table 2 shows the hourly average noise levels and operation counts for this day.
- Figure 3 shows an hour on this day, during which time the measured level rarely reached ambient conditions (37 dBA), meaning that aircraft noise was almost constantly present.
- Figure 4 shows the flight paths for the entire month of June 2024.

[1] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

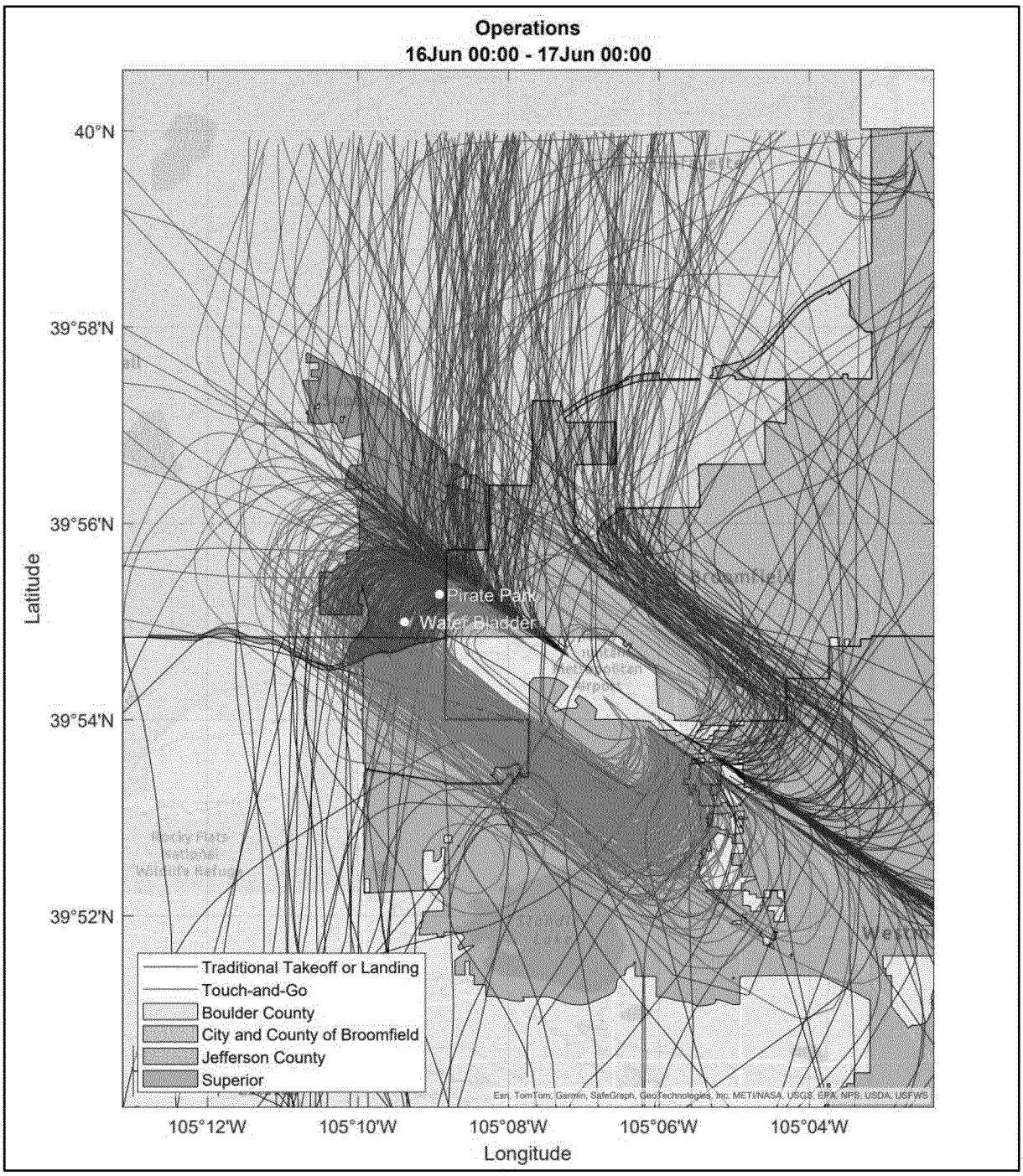


Figure 1 – Flight Paths on Median Day in June 2024 (566 Operations, 229 T&G)

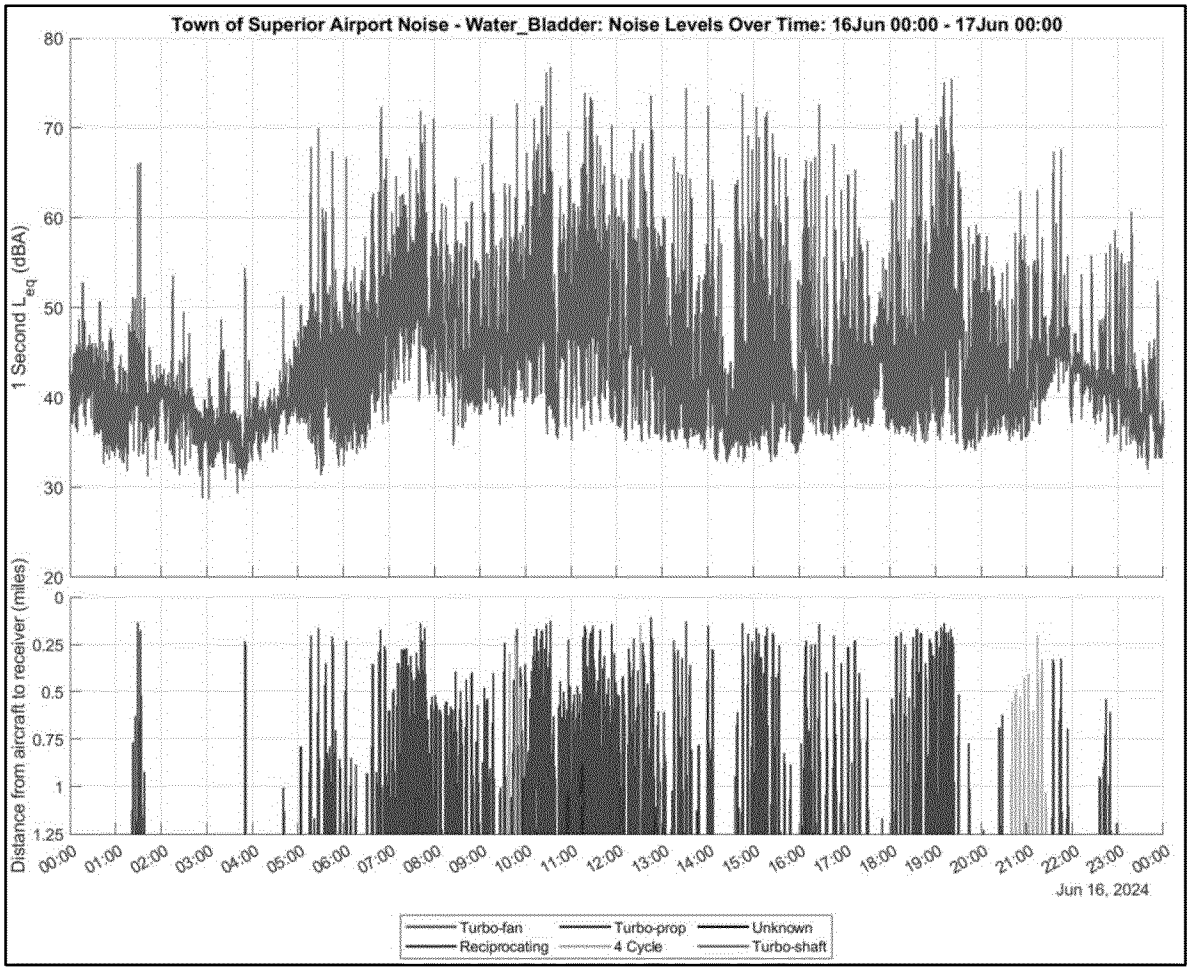


Figure 2 – Noise Levels and Aircraft Operations on Median Day (Water Bladder)

Table 2 – Hourly Noise Levels and Aircraft Operations on Median Day (Water Bladder)

Time	7 am	8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm
Average Noise Level (dBA)	54	50	52	56	55	53	50	51	52	51	47	52	54	45	49
Number of Operations	54	38	41	68	72	47	31	28	31	26	18	23	19	7	3

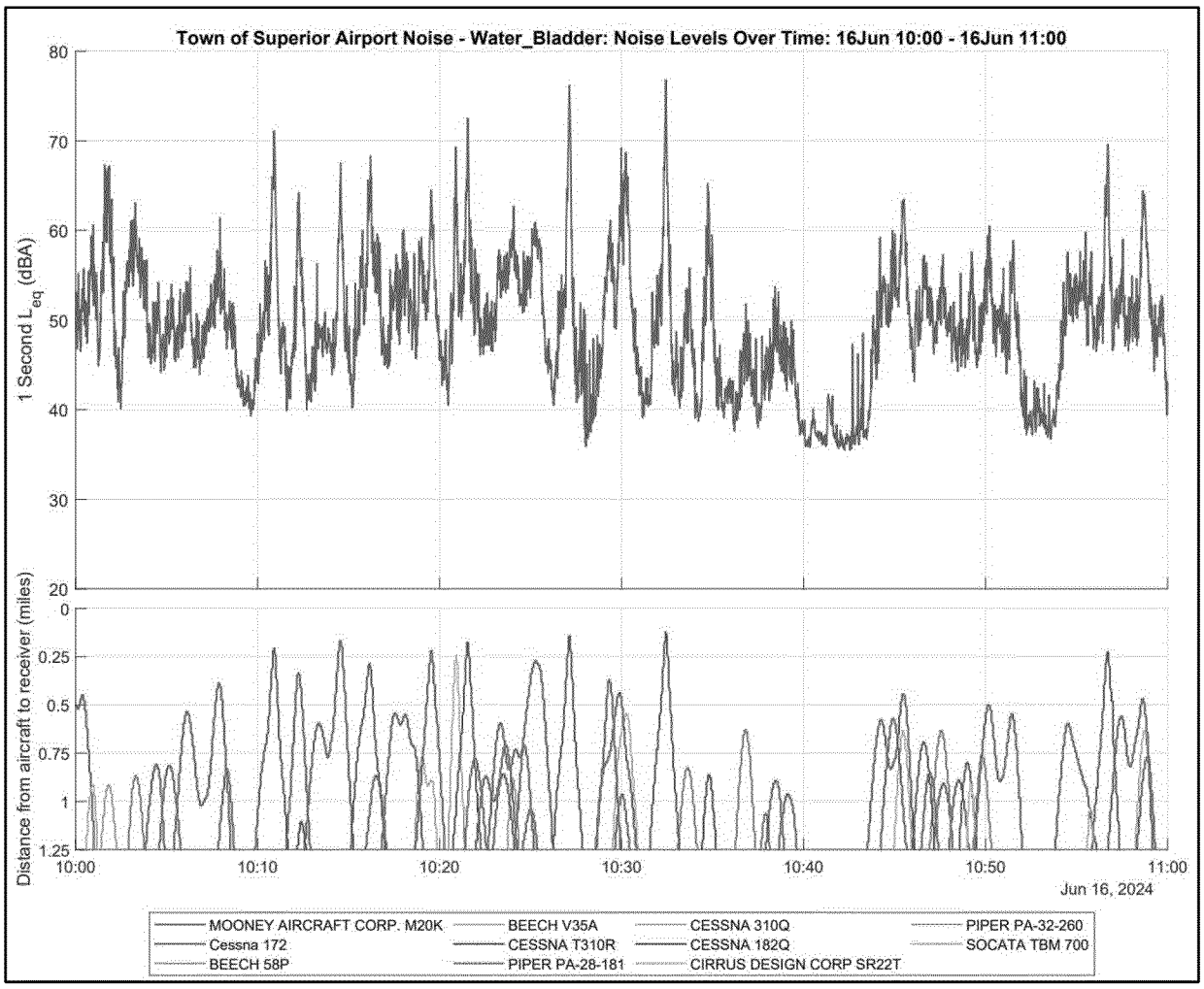


Figure 3 – Noise Levels and Aircraft Operations during an Example Hour on Median Day (Water Bladder)

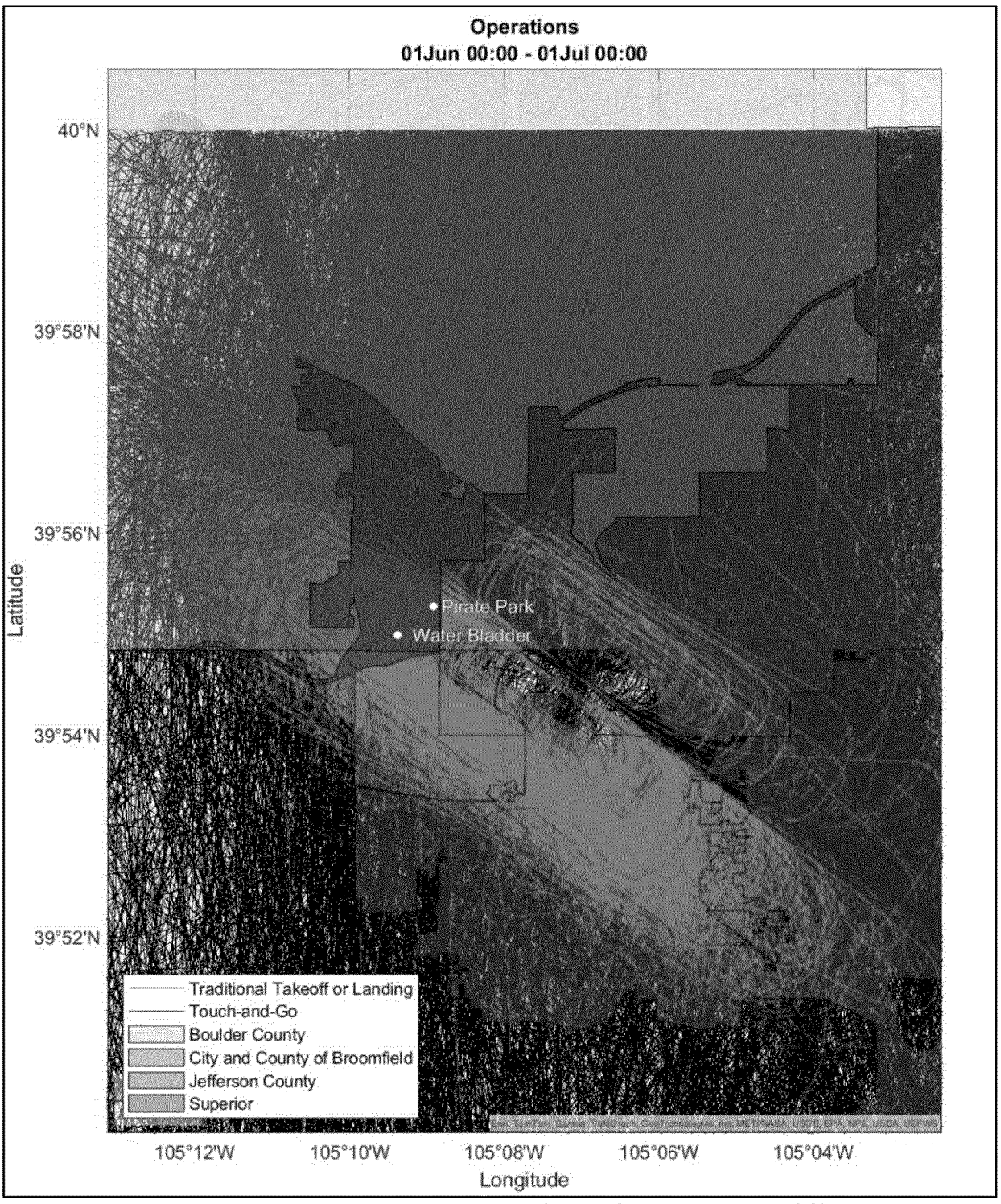


Figure 4 – All Flight Paths in June 2024 (17,736 Operations; 7,995 T&G)

Monthly Summary – June 2024 (Pirate Park Site)

The following summarizes the noise levels measured at the Pirate Park measurement site located near Pirate Park off Yarrow Circle and aircraft operations detected over the Town of Superior for the month of June 2024. Additional information regarding the measurements is attached.

- Over the entire month, a total of 12,645 aircraft operations[2] occurred within 1.25 miles of the measurement location (the distance within which aircraft are audible).
- Of these, 7,585 were touch and go (T&G) operations (60%).
- Over the entire month, aircraft operations were clearly noticeable (aircraft noise measured at approximately 5 dBA above the ambient sound level) for 7,876 minutes (131 hours).
- If T&G operations were not conducted at the airport, an analysis of the measurement data indicates that noticeable aircraft operations would decrease to 3,209 minutes (53 hours), which is a 59% reduction.
- Aircraft noise exceeds the ambient noise level by 20 dBA or more for a significant amount of time at this site (almost one hour per day).
- The following summarizes the June 2024 noise survey at Pirate Park. Note the minutes 20 dBA above ambient are much higher than at the Water Bladder due to the closer proximity to the runway and the lower, climbing, aircraft.

Table 3 - Summary of Measured Noise Levels and Aircraft Operations in June 2024

Operations	Quantity	Audible aircraft operations	Aircraft noise above ambient (dBA)	Aircraft 5 dBA Above Ambient (minutes)	Aircraft 10 dBA Above Ambient (minutes)	Aircraft 20 dBA Above Ambient (minutes)
All	Total for month	12,645	---	7,876	5,519	1,472
	Daily average	422	19	263	184	49
Touch and Go Removed	Total for month	6,262	---	3,209	2,196	450
	Daily average	209	14	107	73	15

- Figure 5 shows the measured noise levels and concurrent aircraft activity for June 16, a day with total operations close to the median for the month. Maximum noise levels generated by individual aircraft operations exceeded the ambient sound level by at least the following levels for the durations noted:
  - 5 dBA (clearly noticeable), 300 minutes.
  - 10 dBA (significant increase), 223 minutes.
  - 20 dBA (much louder), 63 minutes.
- Table 4 shows the hourly average noise levels and operation counts for this day.
- Figure 6 shows an hour on this day, during which time the measured level rarely reached ambient conditions (42 dBA), meaning that aircraft noise was almost constantly present.

[2] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

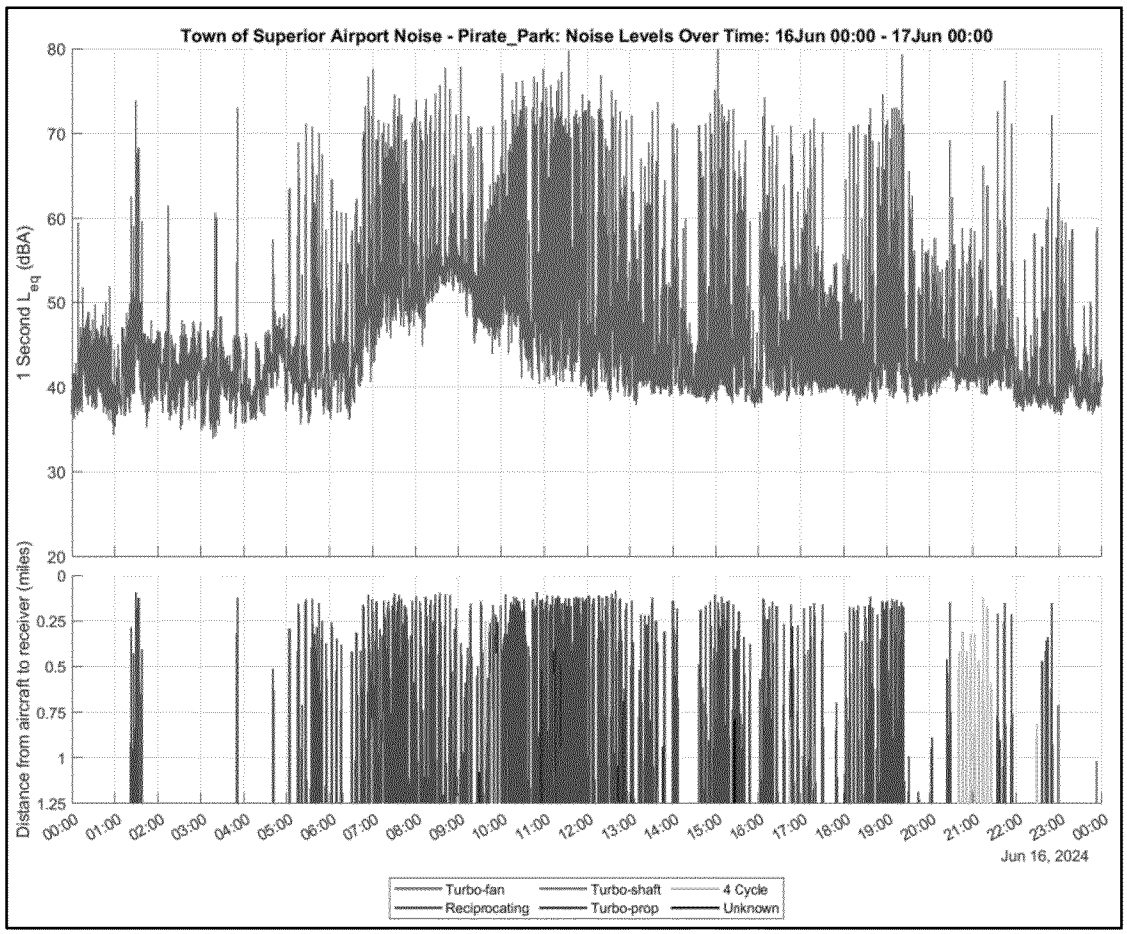


Figure 5 – Noise Levels and Aircraft Operations on Median Day (Pirate Park)

Table 4 – Hourly Noise Levels and Aircraft Operations on Median Day (Pirate Park)

Time	7 am	8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm
Average Noise Level (dBA)	59	59	56	61	61	57	53	54	57	54	52	56	56	48	53
Number of Operations	54	38	41	68	72	47	31	28	31	26	18	23	19	7	3

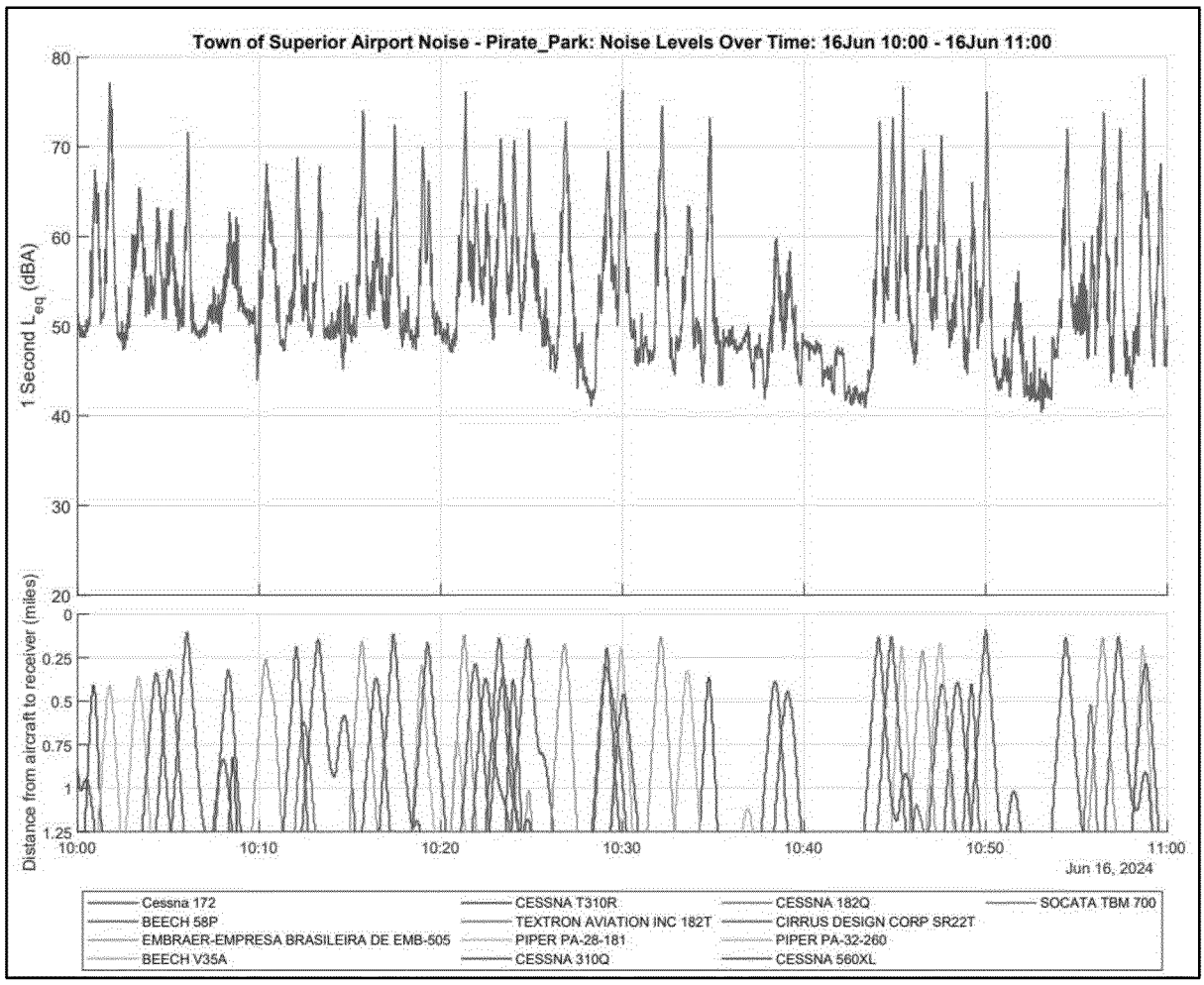


Figure 6 – Noise Levels and Aircraft Operations during an Example Hour on Median Day (Pirate Park)

Detailed Results

1. Measurement Locations and Flight Paths

Noise level monitors were placed at the locations shown in Figure 1-1 and configured to continually measure noise levels. The meters were in service for the entirety of June 2024. The selection of measurement locations considered proximity of Town of Superior residences, aircraft flight paths, and availability of public land. The Water Bladder location was chosen as it is removed from busy roads and in the flight path of touch and go operations. The Community Center location was chosen as it is directly in the flight path of the runway 12 L. The Pirate Park location was chosen as it is directly in the flight path of runway 12 R while still being nearby to residences.

Aircraft flight paths are limited due to Denver International Airport airspace to the east and mountains to the west. This, along with prevailing wind patterns, pushes a majority of operations over the town, as shown in Figures 1 and 4 (above).

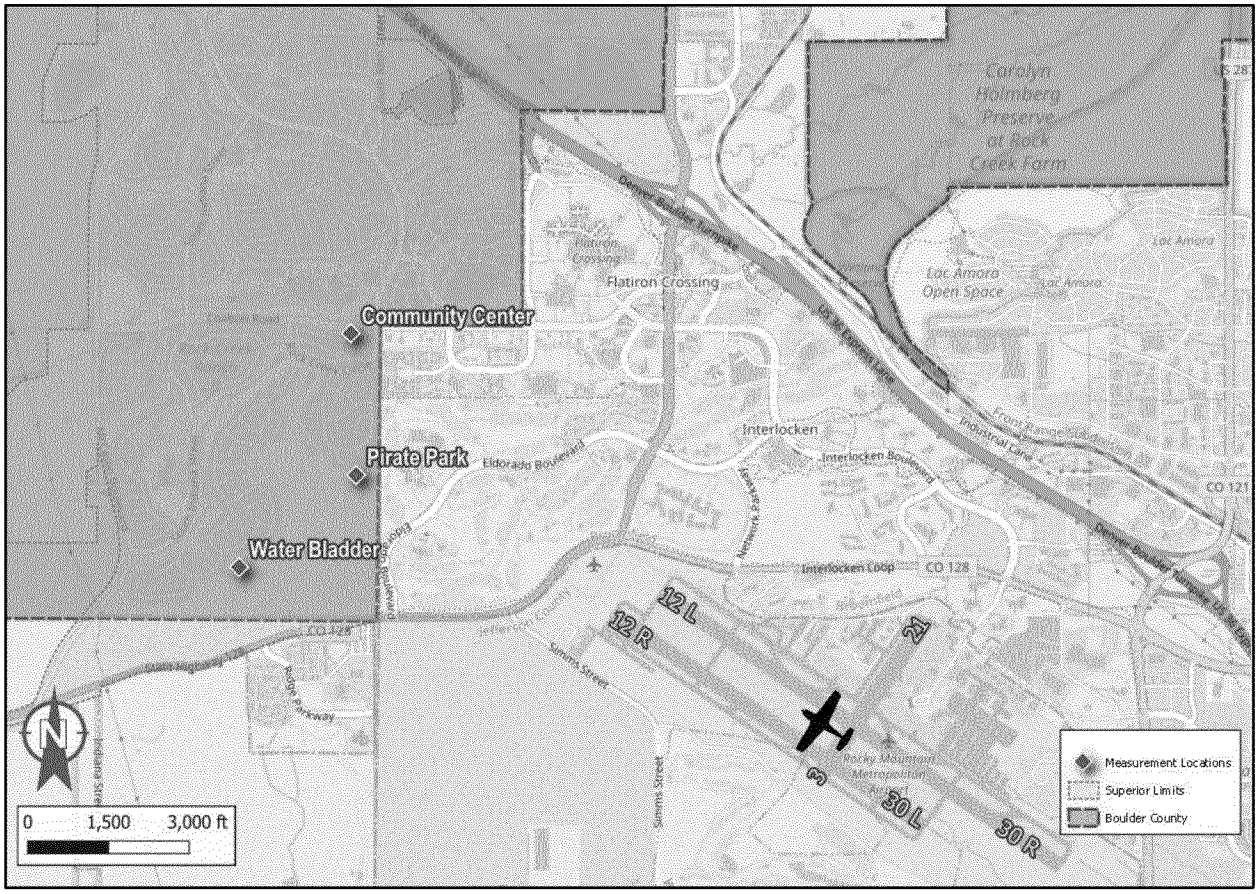


Figure 1-1. Measurement Locations and Airport

2. Noise and Aircraft Operations Measurement Procedures

Noise levels were measured in accordance with applicable acoustical standards as well as the author's experience in this specialized field. The following sections describe the acoustical standards followed, measurement equipment specifications and settings, measurement duration, ground wind measurement equipment, and aircraft operations data integration.

2.1 Applicable Noise Measurement and Analysis Standards

The measurements were executed in accordance with the relevant aspects of the following standards:

1. Noise measurement equipment meets the Type 1 specifications of American National Standards Institute (ANSI) standard S1.4-2014 (R2024) American National Standard Specification for Sound Level Meters.
2. ANSI S1.11-2004 (R2009), Electroacoustics - Octave-band and Fractional-octave-band Filters - Part 1: Specifications.
3. ANSI S1.40-2006 (R2016), American National Standard Specifications and Verification Procedures for Sound Calibrators.
4. The measurement and analysis procedures followed the applicable portions of ANSI S12.9-2013 Part 3 (R2018) Quantities and Procedures for Description and Measurement of Environmental Sound - Part 3: Short-Term Measurements with an Observer Present.
5. ANSI S12.18-1994 (R2019) Outdoor Measurement of Sound Pressure Level.
6. ANSI S1.13-2020 American National Standard Measurement of Sound Pressure Level in Air.

2.2 Noise Measurement Equipment

Noise levels were measured using Larson Davis Model 831 sound level meters with associated preamplifiers and ½ inch free-field precision microphones. All measurement and field calibration equipment were certified by a traceable laboratory within 18 months prior to the measurements. Field calibrations were conducted on June 10, 2024 at the Community Center and June 14, 2024 at the Water Bladder and Pirate Park, and the drift in the measured noise level was well within tolerance (Water Bladder +0.25 dB, Pirate Park +0.01 dB, and Community Center +0.29 dB). Calibration certificates and records are available upon request. The microphones were mounted on steel poles and positioned five feet above the ground (per ANSI S12.9). The microphones were covered with hydrophobically treated 7-inch diameter, 80-pores-per-inch density windscreens (ACO Pacific Model WS7-80T). Audio from each sound level meter was recorded using Tascam DR-05X digital recorders. The sound level meters were configured to continuously measure and record 1-second and 1-hour averages of the following metrics: overall L_{eq}, L_{10}, L_{50}, and L_{90}, as well as one-third octave band L_{eq} levels (6.3 Hz to 20 kHz). The meters were switched from 5-second intervals to 1-second intervals at the beginning of the month.

2.3 Aircraft Position Measurement Equipment

Aircraft position data is being collected in the area with an Automatic Dependent Surveillance-Broadcast (ADS-B) monitoring system that receives real-time data from each aircraft in the area, including location, speed, and a unique identifier (hex code). Aircraft position data is being logged on 1-second intervals and is combined with the Federal Aviation Administration (FAA) aircraft registration database to get additional information for each aircraft, including make/model, engine type, and owner. Aircraft from flight schools were identified based on the owner and listed registration numbers from the flight school websites. Altitude data from the aircraft is based on barometric pressure on the aircraft and is not corrected for barometric pressure on the ground. During data processing, the altitude data is corrected based on barometric pressure from the airport. Aircraft above 11,000 feet are filtered out of the database to eliminate from the analysis aircraft that are passing overhead.

2.4 Meteorological Data

Wind speeds and direction are being measured continuously at each long-term monitoring site using Vaisala WXT530 series sonic anemometers, mounted on steel poles approximately 6.5 feet above the ground (per ANSI S12.18) and placed within approximately 10 feet of the microphones. Barometric pressure data was obtained from the airport's weather station.

2.5 Resulting Measurement Database

This report presents the results of measurements conducted throughout the month of June 2024. A total of 720 hours of continuous noise, aircraft, and ground wind data were collected. All data was organized into a single database and time synchronized through the cellular network.

Figure 2-1 shows noise levels versus time (top graph) and distance to the nearest aircraft over time (bottom graph) for an example one-hour period at Pirate Park. This example shows a single aircraft doing touch and go exercises, which involves landing the airplane and immediately taking off again, and results in the airplane circling over the microphone every 5 to 10 minutes, with another aircraft starting touch and go exercises in the last 10 minutes. Note the ambient sound level, the level occurring with no aircraft present, is approximately 40 dBA during this example hour. With aircraft present levels are as high as 70 dBA, which is a 30 dBA increase over the ambient sound level.

Figure 2-2 shows the measured noise levels and aircraft operations for a representative hour with frequent aircraft operations. During this hour the ambient sound level for this day of 40 dBA is reached only for a few minutes because there was very little time when aircraft noise was not audible.

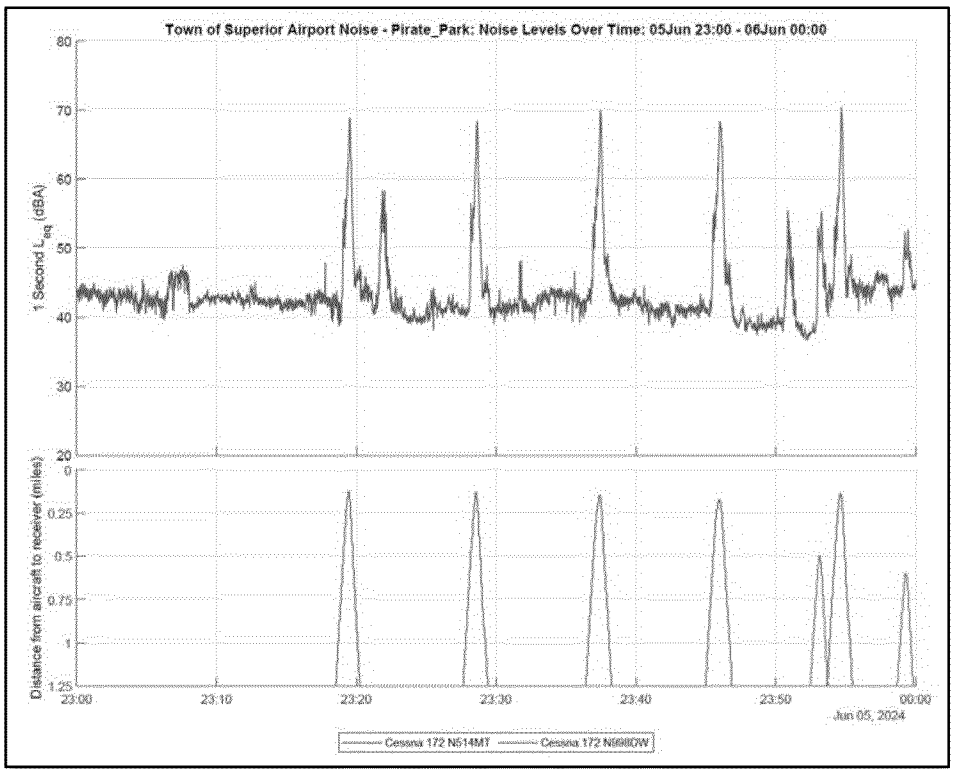


Figure 2-1. Example Time Plot of Measured Noise Levels - Touch and Go Operations

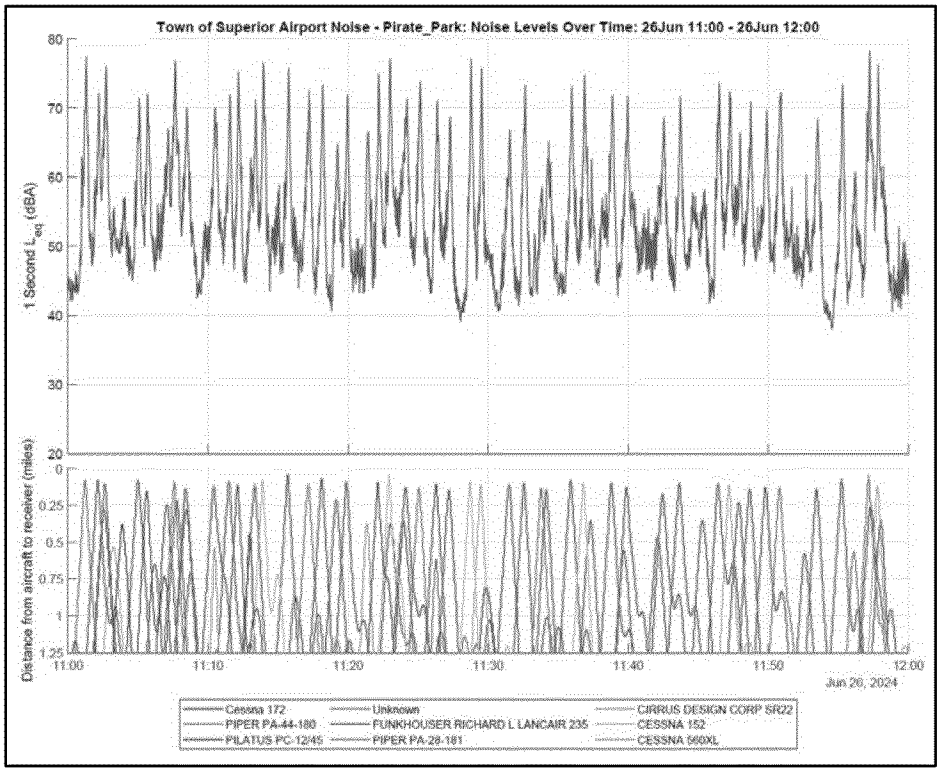


Figure 2-2. Example Time Plot During an Hour with Frequent Aircraft Operations

3. Data Analysis Procedures

The measured noise level and aircraft operations data was analyzed as follows.

3.1 Duration of Analysis Intervals

The measured data was recorded and analyzed in 1-second intervals. This interval was chosen because it provides sufficient resolution to capture changes in noise levels against aircraft proximity over time and follows the FAA's procedures. All meters were switched from 5-second intervals to 1-second intervals at the beginning of the month. Results are summarized and presented herein in terms of daily averages of noise levels when aircraft are present versus ambient noise levels in the area (noise generated by non-aircraft sources, such as distant roadway traffic).

3.2 Aircraft Types and Operations

Each 1-second ADS-B sample was classified into one of five operational types: (1) on-the-ground, (2) flyover, (3) touch and go (T&G), (4) takeoff, and (5) landing. The number of operations per day for each operational type is shown in Table 3-1. Samples classified as on-the-ground were excluded from further analysis as planes would not be audible during these times, and samples for aircraft above 11,000 feet or classified as flyovers were excluded from further analysis as these operations were not generated by this airport.

Each aircraft detected in the month is analyzed separately. Each 1-second sample in which the individual aircraft's signal was detected is arranged into a table in chronological order. Each sample is labeled as on the ground (known from the positional information) or airborne. Airborne samples are then grouped into events, which include takeoff, landing, touch and go operation, and flyover. Starting with the first 1-second sample in time where the aircraft was detected as being airborne, the following logic is applied. This is also shown in the table below.

- If the previous sample was on the ground, and a sample within the next 20 minutes is on the ground, the entire window of samples when the aircraft was airborne is classified as touch and go.
- If the previous sample was on the ground, and no samples within the next 20 minutes are on the ground, the entire 20-minute window of samples is classified as takeoff.
- If the previous sample was not on the ground, and a sample within the next 20 minutes is on the ground, the entire window of samples when the aircraft was airborne is classified as landing.
- If the previous sample was not on the ground, and no samples within the next 20 minutes are on the ground, the entire 20-minute window of samples is classified as flyover.

	Is on the ground within the next 20 minutes	**Is not on the ground within the next 20 minutes**
Previous sample was on the ground	Touch and Go	Take-off
Previous sample was not on the ground	Landing	Flyover

Additionally, T&G operations were further classified as initial (the initial take off) or subsequent (subsequent touch and go landings and takeoffs) depending on whether or not the last operation of the aircraft was classified as a T&G operation. As described in more detail below, this was done to allow for the estimation of noise levels for a scenario where T&G operations occurred at another distant airfield.

Each ADS-B sample was also classified by aircraft engine type, as shown in Table 3-2. Aircraft engine type is identified from the aircraft registration "N Number" broadcast by the aircraft, and the FAA aircraft registration database, which provides details about each registered aircraft. Flight schools are identified based on the aircraft registered owner, a list of planes and N Numbers on each flight school's website, and observations of aircraft at the airport. Most aircraft are identified as piston engine (reciprocating or 4-cycle) and the majority of them are registered to flight schools.

3.3 Ambient Sound Levels

For the purposes of this analysis, the ambient daytime noise levels for each day are defined as the L_{90} dBA noise level measured during daytime hours. This is calculated by ordering all 1-second L_{eq} dBA noise level samples measured between 7:00 AM and 10:00 PM and taking the 90th percentile, which is the noise level exceeded 90 percent of the time. Noise level contributions from aircraft operations are effectively removed with the L_{90} metric.

3.4 Aircraft Noise Levels

Aircraft noise levels represent the 1-second measurement samples when any aircraft operations were audible. Noise levels are plotted against the concurrently measured distance from each aircraft to quantify the relationship between these two variables. The data indicates that at distances of 1 to 1.25 miles, aircraft begin to have an effect on noise levels and, at distances of 1 mile or less from the measurement location aircraft have a significant influence on measured noise levels. For the purposes of this analysis operations were considered audible if the aircraft came within 1.25 miles of a measurement site at any time during the operation.

3.5 Aircraft Noise Levels without T&G Operations

Aircraft noise levels without T&G operations represent the average of all 1-second samples taken when aircraft operations were audible, but with noise level during all times when an aircraft operation was classified as a subsequent T&G set to the ambient sound level for that day. This simulates what the average noise level would be if T&G operations took place elsewhere, i.e., a distant airfield. Initial T&G operations were not removed from the analysis because an aircraft would need to takeoff from the airport even if T&G operations were located elsewhere. This initial T&G operation represents the takeoff.

Table 3-1. Aircraft Operations[3] by Type

Day	Operation Type			Total Operations	Percentage T&G	Total Number of Unique Aircraft
	T&G	Takeoff	Landing			
1-Jun-24	177	132	138	447	40%	109
2-Jun-24	212	160	165	537	39%	122
3-Jun-24	351	212	222	785	45%	129
4-Jun-24	173	150	132	455	38%	104
5-Jun-24	151	155	148	454	33%	120
6-Jun-24	395	249	266	910	43%	152
7-Jun-24	213	144	147	504	42%	144
8-Jun-24	320	130	128	578	55%	119
9-Jun-24	298	114	114	526	57%	122
10-Jun-24	269	127	137	533	50%	129
11-Jun-24	375	223	220	818	46%	146
12-Jun-24	288	197	207	692	42%	168
13-Jun-24	240	184	186	610	39%	144
14-Jun-24	246	143	141	530	46%	120
15-Jun-24	352	159	160	671	52%	119
16-Jun-24	229	172	165	566	40%	130
17-Jun-24	284	143	145	572	50%	122
18-Jun-24	348	181	180	709	49%	136
19-Jun-24	372	193	189	754	49%	145
20-Jun-24	212	150	149	511	41%	140
21-Jun-24	168	125	124	417	40%	126
22-Jun-24	217	145	148	510	43%	105
23-Jun-24	256	164	168	588	44%	123
24-Jun-24	221	132	105	458	48%	121
25-Jun-24	239	131	171	541	44%	130
26-Jun-24	404	219	214	837	48%	169
27-Jun-24	188	172	178	538	35%	144
28-Jun-24	61	98	103	262	23%	119
29-Jun-24	437	186	189	812	54%	135
30-Jun-24	299	158	154	611	49%	133
Month Total	7,995	4,848	4,893	17,736	45%	-

[3] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

Table 3-2. Aircraft Operations[4] by Aircraft Engine Type

	Engine Type					
Day	Piston	Turboprop	Turboshaft	Turbojet	Turbofan	Unknown
1-Jun-24	411	10	8	0	17	1
2-Jun-24	480	11	7	0	36	3
3-Jun-24	726	17	5	0	32	5
4-Jun-24	385	20	12	0	34	4
5-Jun-24	401	15	6	0	24	8
6-Jun-24	829	23	6	0	47	5
7-Jun-24	427	14	3	0	51	9
8-Jun-24	534	14	0	0	29	1
9-Jun-24	465	12	0	0	49	0
10-Jun-24	446	19	6	0	58	4
11-Jun-24	740	18	8	0	39	13
12-Jun-24	596	26	7	0	56	7
13-Jun-24	531	19	7	0	39	14
14-Jun-24	454	14	0	0	44	18
15-Jun-24	615	18	0	0	36	2
16-Jun-24	503	11	4	0	44	4
17-Jun-24	504	15	6	0	46	1
18-Jun-24	632	20	5	0	50	2
19-Jun-24	666	29	10	0	43	6
20-Jun-24	386	44	4	0	71	6
21-Jun-24	327	18	0	0	69	3
22-Jun-24	484	8	0	0	17	1
23-Jun-24	530	17	3	0	37	1
24-Jun-24	403	15	3	0	34	3
25-Jun-24	451	29	7	6	36	12
26-Jun-24	704	26	10	0	57	40
27-Jun-24	444	23	7	0	52	12
28-Jun-24	162	22	12	0	57	9
29-Jun-24	757	16	5	0	33	1
30-Jun-24	550	11	2	0	42	6
Month Total	15,543	554	153	6	1,279	201

[4] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch and go operation as two operations.

4. Noise Measurement and Analysis Results

Tables 4-1 through 4-3 provide a summary of the noise levels and aircraft operations measured during each day of June 2024 at each of the three measurement locations. The tables provide the following information:

- The daily measured ambient (background) sound level (L_{90}).
- The number of audible aircraft operations each day. For the purposes of this analysis operations were considered audible if aircraft came within 1.25 miles of a measurement site, based on an analysis of measured noise level and aircraft distance data. This will exclude any takeoffs and landings to and from runways 30 L and 30 R.
- The average measured noise level with aircraft from the airport present (within 1.25 miles).
- The number of decibels that aircraft noise is above the daily ambient sound level.
- The number of minutes each day that aircraft were present, and the noise level they generated that exceeded the ambient sound level by at least 5, 10, and 20 dBA, respectively.
- This information is then repeated with T&G operations excluded from the analysis.

Table 4-1. Summary of Measured Noise Levels and Aircraft Operations[5] – Water Bladder

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Jun-24	37	301	62	25	228	167	44	166	61	23	84	57	18
2-Jun-24	38	374	53	15	229	125	17	219	48	10	101	52	5
3-Jun-24	39	522	56	17	445	314	46	236	50	11	119	75	9
4-Jun-24	38	280	56	18	197	135	21	154	51	13	77	47	6
5-Jun-24	40	260	55	16	170	99	13	150	51	12	84	44	5
6-Jun-24	38	641	54	15	362	211	26	324	46	8	114	59	4
7-Jun-24	38	328	55	17	275	211	25	155	48	10	72	49	5
8-Jun-24	37	400	57	20	311	262	55	147	49	12	64	51	8
9-Jun-24	39	382	57	18	366	286	42	139	50	11	76	56	7
10-Jun-24	39	370	56	17	318	230	24	142	48	9	52	32	3
11-Jun-24	38	592	53	15	379	220	25	284	47	9	109	57	5
12-Jun-24	40	449	56	16	291	182	24	236	49	10	93	49	4
13-Jun-24	38	415	54	16	258	160	17	235	50	12	92	49	6
14-Jun-24	37	355	57	20	256	204	44	162	51	14	70	51	10
15-Jun-24	38	507	54	17	369	234	34	214	47	9	88	55	7
16-Jun-24	37	363	56	19	326	250	43	184	49	12	100	69	11
17-Jun-24	38	397	55	18	314	212	34	176	49	11	82	46	7
18-Jun-24	39	501	51	12	321	141	6	224	46	7	96	40	2
19-Jun-24	39	554	54	15	385	226	19	240	47	8	89	45	3
20-Jun-24	39	354	55	16	226	136	16	200	49	11	92	49	5
21-Jun-24	38	266	55	17	184	126	17	136	48	10	59	33	4
22-Jun-24	37	328	55	18	233	143	27	159	50	13	85	51	8
23-Jun-24	34	406	50	16	273	163	21	208	46	12	102	61	8
24-Jun-24	37	325	54	17	225	164	20	155	48	11	57	36	4
25-Jun-24	36	360	50	14	273	157	12	171	45	9	68	41	4
26-Jun-24	39	587	56	18	448	319	49	260	49	11	106	70	9
27-Jun-24	40	300	56	16	169	102	16	162	51	11	61	33	4
28-Jun-24	39	116	55	17	76	48	7	81	51	12	35	19	2
29-Jun-24	37	602	54	17	391	256	41	237	47	10	83	50	7
30-Jun-24	35	434	56	21	380	317	81	192	50	14	106	80	16
Monthly Average	**38**	**402**	**55**	**17**	**289**	**193**	**29**	**192**	**49**	**11**	**84**	**50**	**7**
Monthly Total	**-**	**12,069**	**-**	**-**	**8,679**	**5,803**	**869**	**5,748**	**-**	**-**	**2,517**	**1,507**	**196**

[5] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

Table 4-2. Summary of Measured Noise Levels[6] and Aircraft Operations[7] – Community Center

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Jun-24	45	319	55	10	100	34	4	183	52	8	62	20	2
2-Jun-24	43	387	54	11	174	46	5	233	51	8	107	27	3
3-Jun-24	45	551	57	12	227	98	11	264	54	9	104	45	5
4-Jun-24	45	300	55	10	90	27	4	172	54	9	52	16	2
5-Jun-24	46	287	54	7	71	18	1	177	52	6	45	13	1
6-Jun-24	46	646	57	11	168	65	8	329	54	8	95	34	4
7-Jun-24	46	340	56	10	117	48	3	167	53	7	59	24	2
8-Jun-24	45	421	57	12	131	64	8	171	54	10	61	33	4
9-Jun-24	-	399	-	-	-	-	-	156	-	-	-	-	-
10-Jun-24	-	379	-	-	-	-	-	151	-	-	-	-	-
11-Jun-24	-	599	-	-	-	-	-	289	-	-	-	-	-
12-Jun-24	-	471	-	-	-	-	-	257	-	-	-	-	-
13-Jun-24	-	423	-	-	-	-	-	243	-	-	-	-	-
14-Jun-24	-	369	-	-	-	-	-	174	-	-	-	-	-
15-Jun-24	-	521	-	-	-	-	-	228	-	-	-	-	-
16-Jun-24	45	387	59	14	183	91	12	208	58	13	101	54	9
17-Jun-24	46	415	56	10	84	33	2	195	54	8	43	18	2
18-Jun-24	45	507	55	9	159	37	5	229	54	8	91	29	5
19-Jun-24	45	569	58	14	261	120	16	253	56	12	124	61	12
20-Jun-24	45	360	58	13	138	61	11	205	57	13	91	43	9
21-Jun-24	45	282	59	14	122	62	10	155	58	13	72	41	9
22-Jun-24	44	343	56	12	143	56	6	174	55	11	86	38	5
23-Jun-24	45	425	56	11	135	48	7	225	55	10	87	36	7
24-Jun-24	46	338	58	13	129	62	8	169	57	11	70	36	6
25-Jun-24	46	367	57	11	131	52	6	177	56	10	73	34	6
26-Jun-24	46	605	59	13	265	131	14	276	57	11	120	63	11
27-Jun-24	47	333	58	11	105	41	5	195	57	11	71	31	5
28-Jun-24	47	140	57	11	50	20	2	105	57	10	39	17	2
29-Jun-24	45	615	58	13	230	108	16	249	56	11	111	55	11
30-Jun-24	44	453	58	14	230	122	17	210	57	13	118	69	15
Monthly Average	**45**	**418**	**57**	**12**	**150**	**63**	**8**	**207**	**55**	**10**	**82**	**36**	**6**
Monthly Total	**-**	**12,551**	**-**	**-**	**3,442**	**1,445**	**183**	**6,219**	**-**	**-**	**1,881**	**835**	**135**

[6] The Community Center measurement site was not collecting data between 6/9 and 6/15

[7] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

Table 4-3. Summary of Measured Noise Levels and Aircraft Operations[8] – Pirate Park

Date	Ambient Noise Level (dBA)	Daytime - All Operations						Daytime - T&G Operation Removed					
		Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)			Number of Audible Operations	Average Noise Level with Aircraft (dBA)	Aircraft Noise Level Increase Above Ambient (dBA)	Duration of Aircraft Noise Levels Above Ambient (Minutes)		
					> 5 dBA	> 10 dBA	> 20 dBA				> 5dBA	> 10 dBA	> 20 dBA
1-Jun-24	39	316	58	19	209	135	38	180	53	14	101	66	14
2-Jun-24	39	387	56	17	230	127	27	232	53	14	130	69	13
3-Jun-24	41	551	60	19	400	267	75	263	55	14	141	94	19
4-Jun-24	40	312	60	19	219	147	39	180	55	15	113	73	15
5-Jun-24	43	297	59	16	174	111	18	186	55	12	104	61	7
6-Jun-24	40	648	58	19	339	220	53	331	54	14	146	92	18
7-Jun-24	41	346	61	21	249	187	56	171	56	15	100	73	17
8-Jun-24	40	428	61	22	273	208	71	170	54	15	90	68	17
9-Jun-24	40	402	62	22	312	244	91	158	56	16	94	74	23
10-Jun-24	42	381	61	20	259	177	56	151	54	12	79	54	10
11-Jun-24	39	604	57	19	316	214	52	292	52	13	122	79	16
12-Jun-24	41	475	59	19	296	229	56	258	54	14	126	93	17
13-Jun-24	40	427	59	19	232	165	36	246	55	14	109	74	13
14-Jun-24	39	370	61	22	240	192	61	175	55	16	97	77	20
15-Jun-24	40	520	59	19	332	226	60	226	53	14	119	82	17
16-Jun-24	40	388	61	21	300	223	63	208	55	15	124	93	19
17-Jun-24	40	421	60	19	263	170	48	197	54	13	98	61	13
18-Jun-24	42	506	54	13	285	168	8	228	52	10	114	71	4
19-Jun-24	41	573	59	18	336	227	49	256	53	12	110	73	10
20-Jun-24	40	366	59	18	208	155	28	209	55	14	106	77	12
21-Jun-24	41	286	60	19	159	99	28	154	55	13	72	46	10
22-Jun-24	40	342	58	19	248	171	34	173	54	14	107	71	12
23-Jun-24	38	425	55	17	215	136	28	224	51	13	105	67	13
24-Jun-24	39	341	60	21	201	145	46	171	53	14	76	53	12
25-Jun-24	38	370	57	19	219	140	39	180	53	14	84	53	14
26-Jun-24	40	610	61	21	397	298	96	277	56	16	140	103	25
27-Jun-24	42	339	62	20	194	146	39	199	58	16	101	73	17
28-Jun-24	43	146	59	17	97	73	11	111	56	14	59	42	5
29-Jun-24	39	617	60	20	325	235	67	250	53	14	110	79	17
30-Jun-24	38	451	61	23	348	283	101	206	56	17	134	106	32
Monthly Average	**40**	**422**	**59**	**19**	**263**	**184**	**49**	**209**	**54**	**14**	**107**	**73**	**15**
Monthly Total	**-**	**12,645**	**-**	**-**	**7,876**	**5,519**	**1,472**	**6,262**	**-**	**-**	**3,209**	**2,196**	**450**

[8] This report counts each touch and go operation as a single operation. The Federal Aviation Administration counts each touch-and-go operation as two operations.

ITEM NO. 5d

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Resolution – Advisory Committee Appointments:** Open Space Advisory Commission (OSAC) and the Parks and Recreation Advisory Committee (PARC)

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Action**

BACKGROUND:
Section 2-12-40 of the Superior Municipal Code addresses membership of Town Advisory Committees, including appointments. The Open Space Advisory Commission (OSAC) and the Parks and Recreation Advisory Committee (PARC) each have one vacancy as outlined below. These vacancies have been posted through Town media over recent months. The Board has the option to appoint or to not appoint a candidate, and staff will continue to advertise the vacancy(s).

Open Space Advisory Commission (OSAC) – 1 Vacancy
- Todd Gleeson

Parks and Recreation Advisory Committee (PARC) – 1 Vacancy
- Justin Willis

ALTERNATIVES CONSIDERED:
Make no appointment and continue to advertise.

MOTION:
Move to approve the Resolution making appointments to the Open Space Advisory Commission (OSAC) and the Parks and Recreation Advisory Committee (PARC)

ATTACHMENTS:
- Resolutions

TOWN OF SUPERIOR
RESOLUTION NO. R-39
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR MAKING APPOINTMENTS TO THE OPEN SPACE ADVISORY COMMITTEE

WHEREAS, by Resolutions R-25, R-28, and R-46, Series 2001, the Board formed the Open Space Advisory Committee ("OSAC");

WHEREAS, by Resolution R-36, 2012, the Board re-established OSAC in accordance with Article XII, Chapter 2 of the Superior Municipal Code; and

WHEREAS, the Board of Trustees desires to make appointments to OSAC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby makes the following appointments to the Open Space Advisory Committee:

Name	**Term expires**
Todd Gleeson	**June 2025 (partial term)**

ADOPTED this 12th day of August, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

OWN OF SUPERIOR
RESOLUTION NO. R-40
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO MAKING APPOINTMENTS TO THE PARKS AND RECREATION ADVISORY COMMITTEE

WHEREAS, the Board of Trustees established PROSTAC by Resolution No. R-46, Series 2003 on July 14, 2003;

WHEREAS, by Resolution No. R-37, Series 2012, adopted on April 23, 2012, the Board re-established PROSTAC in accordance with Article XII, Chapter 2 of the Superior Municipal Code; and

WHEREAS, by Resolution #R-18, 2021 the name of the Parks, Recreation, Open Space and Trails Advisory Committee was changed to the Parks and Recreation Advisory Committee; and

WHEREAS, the Board desires to make appointments to PARC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees Hereby makes the following appointments to the Parks and Recreation Advisory Committee:

Name	**Term expires**
Justin Willis	**June 2027**

ADOPTED this 12th day of August, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 5e

INFORMATION FOR MEETING
OF THE SUPERIOR LIQUOR LICENSING AUTHORITY

AGENDA ITEM NAME: **Consideration for Approval of Alcohol in Public Places Permit, Purple Park – 1310 S. Pitkin Ave.**

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Lydia Yecke, Town Clerk**

PRESENTED FOR: **Action**

BACKGROUND:
The Town has received a permit application to allow alcoholic beverages on public property. The applicant submitting an alcohol permit is Daniel Fedynich on behalf of Bae Systems/Ball Aerospace for a company/family picnic on August 28, 2024 from 4:00 p.m. to 6:00 p.m. at Purple Park located at 1310 S. Pitkin Avenue.

In May, 2007 the Board approved an ordinance allowing for the consumption of alcoholic beverages in certain public places with a permit. Section 10-8-40 of the Municipal Code reads as follows:

Sec. 10-8-40. Permit for possession and consumption of alcoholic beverages in public places.

(a) Upon approval by the Liquor Licensing Authority, the Town Clerk may issue a permit for the possession of open containers of and the consumption of fermented malt beverages, malt, vinous or spirituous liquors in the following public places within the Town:

- Asti Park
- Community Park
- Purple Park
- Founders Park
- Grasso Park
- Superior Commons (Downtown Superior Parks and Plaza)
- Wildflower Park

(b) Prior to issuance of a permit, the applicant shall demonstrate to the satisfaction of the Liquor Licensing Authority that:

(1) The application is filed at least thirty (30) days prior to the date of the event;
(2) The applicant is twenty-one (21) years of age or older;
(3) The alcoholic beverages will remain in the general area of the event;
(4) The alcoholic beverages will not be provided to or served to members of the general public or any persons who are not invitees of the event;
(5) The time, location and duration of the event will not interfere with public services;
(6) The number and concentration of participants at the event are not likely to result in crowds exceeding limitations in the Town's fire code, or other significant inconvenience to the residents of the surrounding neighborhoods;
(7) Underage persons and persons under the influence of alcohol will not obtain alcoholic beverages served at the event, and the precautions proposed are likely to secure and supervise the area and the participants during the event;
(8) The applicant agrees to be personally responsible for cleaning, trash disposal and any necessary repairs;
(9) The applicant agrees to indemnify and hold harmless the Town, its employees and agents for all liability claims arising out of the event;
(10) The applicant has an insurance policy currently in effect with coverage of not less than the maximum limits established by the Colorado Governmental Immunity Act, Title 24, Article 10, C.R.S., as amended, and the Town is named as an additional insured;
(11) The event is a wedding, corporate or club picnic, or similar special occasion of a social, fraternal, patriotic, political or athletic nature; and
(12) No alcoholic beverages will be sold.

(c) No permit shall be issued to any person who is not of good moral character as that term is used in C.R.S. § 12-47-307.

(d) No applicant shall be eligible to receive more than four (4) permits under this Section in any twelve (12) month period.

(e) The Liquor Licensing Authority may place reasonable conditions on any permit issued under this Section, including, but not limited to, location restrictions, time restrictions and requirements for the provision of private security at the applicant's expense.

(f) The Liquor Licensing Authority may deny the application on the following grounds:

(1) That approval would be detrimental to the public safety, health, morals, order or welfare by reason of the nature of the event, the likelihood that the event would create

a public nuisance or result in the consumption of alcoholic beverages by minors, or the failure of the applicant to conduct a past event in compliance with applicable laws and regulations;

(2) That another event has previously been scheduled for that location on the same day;

(3) That the event would unreasonably interfere with normal activities and customary and general use and enjoyment of the location; or

(4) That the applicant has failed to satisfy any of the requirements of subsection (a) hereof.

The applicant has provided assurances that all of these provisions are met. The Parks & Recreation Department has confirmed the applicant has reserved Purple Park on August 28, 2024.

RECOMMENDED ACTION:
Approve the Alcohol in Public Places Permit at Purple Park for August 28, 2024.

ATTACHMENTS

- Permit application (Confidential)

ITEM NO. 5f

INFORMATION FOR MEETING
OF THE SUPERIOR LIQUOR LICENSING AUTHORITY

AGENDA ITEM NAME: **Consideration for Approval of Application for Alcoholic in Public Places Permit, Community Park at 1350 Coalton Road**

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Lydia Yecke, Town Clerk**

PRESENTED FOR: **Action**

BACKGROUND:
The Town has received a permit application to allow alcoholic beverages on public property. The applicant requesting alcohol is Patrick Rollo for a private cornhole activity on August 31, 2024 from 12:00 p.m. to 7:00 p.m. at Community Park, (Scanlan Field), Location: 1350 Coalton Road.

In May, 2007 the Board approved an ordinance allowing for the consumption of alcoholic beverages in certain public places with a permit. Section 10-8-40 of the Municipal Code reads as follows:

Sec. 10-8-40. Permit for possession and consumption of alcoholic beverages in public places.

(a) Upon approval by the Liquor Licensing Authority, the Town Clerk may issue a permit for the possession of open containers of and the consumption of fermented malt beverages, malt, vinous or spirituous liquors in the following public places within the Town:

- Asti Park
- Community Park
- Purple Park
- Founders Park
- Grasso Park
- Superior Commons (Downtown Superior Parks and Plaza)
- Wildflower Park

(b) Prior to issuance of a permit, the applicant shall demonstrate to the satisfaction of the Liquor Licensing Authority that:

(1) The application is filed at least thirty (30) days prior to the date of the event;
(2) The applicant is twenty-one (21) years of age or older;
(3) The alcoholic beverages will remain in the general area of the event;
(4) The alcoholic beverages will not be provided to or served to members of the general public or any persons who are not invitees of the event;
(5) The time, location and duration of the event will not interfere with public services;
(6) The number and concentration of participants at the event are not likely to result in crowds exceeding limitations in the Town's fire code, or other significant inconvenience to the residents of the surrounding neighborhoods;
(7) Underage persons and persons under the influence of alcohol will not obtain alcoholic beverages served at the event, and the precautions proposed are likely to secure and supervise the area and the participants during the event;
(8) The applicant agrees to be personally responsible for cleaning, trash disposal and any necessary repairs;
(9) The applicant agrees to indemnify and hold harmless the Town, its employees and agents for all liability claims arising out of the event;
(10) The applicant has an insurance policy currently in effect with coverage of not less than the maximum limits established by the Colorado Governmental Immunity Act, Title 24, Article 10, C.R.S., as amended, and the Town is named as an additional insured;
(11) The event is a wedding, corporate or club picnic, or similar special occasion of a social, fraternal, patriotic, political or athletic nature; and
(12) No alcoholic beverages will be sold.

(c) No permit shall be issued to any person who is not of good moral character as that term is used in C.R.S. § 12-47-307.

(d) No applicant shall be eligible to receive more than four (4) permits under this Section in any twelve (12) month period.

(e) The Liquor Licensing Authority may place reasonable conditions on any permit issued under this Section, including, but not limited to, location restrictions, time restrictions and requirements for the provision of private security at the applicant's expense.

(f) The Liquor Licensing Authority may deny the application on the following grounds:

(1) That approval would be detrimental to the public safety, health, morals, order or welfare by reason of the nature of the event, the likelihood that the event would create

a public nuisance or result in the consumption of alcoholic beverages by minors, or the failure of the applicant to conduct a past event in compliance with applicable laws and regulations;

(2) That another event has previously been scheduled for that location on the same day;

(3) That the event would unreasonably interfere with normal activities and customary and general use and enjoyment of the location; or

(4) That the applicant has failed to satisfy any of the requirements of subsection (a) hereof.

The applicant has provided assurances that all of these provisions are met. The Parks & Recreation Department has confirmed the applicant has reserved Community Park (Scanlon Field) on August 31, 2024.

RECOMMENDED ACTION:
Approve the Alcohol in Public Places Permit at Community Park for August 31, 2024.

ATTACHMENTS

- Permit application (Confidential)

ITEM NO. 5g

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Resolution – Approving an Increase in the Monthly Fee to Provide Enhanced Emergency 911 Telephone Services**

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Matt Magley, Town Manager**
Jeff Stone, Finance Director

PRESENTED FOR: **Action**

BACKGROUND:
In 1987, the Town of Superior entered into a Boulder County wide Intergovernmental Agreement to establish the Boulder Regional Emergency Telephone Service Authority (BRETSA). The purpose of BRETSA is to provide enhanced emergency 911 telephone services. The current per phone line (landline, wireless and internet (VoIP)) monthly fee is $.75. This fee has remained at $.75 since July, 2014. The proposal is to increase the fee to $1.25/month beginning February 1, 2025.

BRETSA revenues fund not only 911 operating expenses, but also material capital renewal/replacement costs. Including increased costs in technology and personnel over the past decade. During that time 911 service in Boulder County has improved including implementing Text-to-911, MMS-to-911, and Smart 911 which allows residents and businesses to provide information to emergency call centers (ECCs) regarding personal or property conditions (medical issues, a family member requiring assistance to exit a premises in the event of a fire, etc.) Dispatchers can access the information in the event of an emergency at the home or business. With the fee increase, BRETSA will be able to fund ongoing operating and capital needs.

If the current $.75/month fee is increased to $1.25, it will still be below the State wide average surcharge rate of $1.93.

For Superior to continue participation in BRETSA, the Town will need to approve this increase. Per BRETSA staff, all other BRETSA participants support this proposal and intend to approve it in the coming months.

MOTION:

Move to approve a Resolution to increase the monthly fee to provide enhanced emergency 911 telephone services

ATTACHMENTS:

- Resolution
- BRETSA letter
- Original BRETSA IGA

TOWN OF SUPERIOR
RESOLUTION NO. R-41
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING AN INCREASE TO THE BOULDER REGIONAL EMERGENCY TELEPHONE SERVICE AUTHORITY EMERGENCY TELEPHONE SERVICE CHARGE

WHEREAS, in 1987, the Town entered into an Intergovernmental Agreement to implement an enhanced emergency telephone service through the Boulder Regional Emergency Telephone Service Authority ("BRETSA");

WHEREAS, BRETSA has determined that it is necessary to increase the emergency telephone service charge by $0.50 per line per month, from the current $0.75 established in 2014 to $1.25, effective February 1, 2025; and

WHEREAS, the Board of Trustees finds it is in the best interest of the public health, safety and welfare of the Town to authorize an increase to the emergency telephone service charge.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Town hereby authorizes a $0.50 increase in the BRETSA emergency telephone service charge, from $0.75 to $1.25.

ADOPTED this 12th day of August, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

Boulder County Sheriff's Office

Curtis Johnson
Sheriff

April 29, 2024

Matt Magley
Town Manager
124 E. Coal Creek Drive
Superior, CO 80027

Delivered via Email

Dear Mr. Magley,

I am writing you today as the Chair of the Boulder Regional Emergency Telephone Service Authority (BRETSA) Board. As you may know, BRETSA establishes the amount of the Emergency Telephone Charge (ETC) assessed per-line per-month on telephone services billed in Boulder County. BRETSA also receives and disburses the proceeds of the ETC to partially fund 9-1-1 service and operation of the Emergency Call Centers (ECCs) in Boulder County, which receive 9-1-1 calls and dispatch First Responders.

After 10 years, BRETSA has determined that effective February 1, 2025, it will be necessary to increase in the ETC by $0.50, from the current $0.75 established in 2014 to $1.25. The rate will remain one of the lowest in the State, and below the average of Front Range ETCs. (Please note that federally-subsidized lifeline service for our low-income constituents is not subject to ETCs.)

Rate Information:

BRETSA Current ETC Rate:	$.75
Proposed BRETSA ETC Rate	$1.25 (Effective February 1, 2025)
Current State Average ETC Rate:	$1.93

Amendment of [City/Town] Ordinance

Pursuant to Article VI of the Intergovernmental Agreement by which BRETSA was formed and to which the Town of Superior is a party, Superior has agreed that it will pass an ordinance imposing an ETC on its constituents in the amount set by the BRETSA Board. For the new rate to be effective on February 1st, the ordinance must be passed prior to November 1st. We request the Town of Superior pass the ordinance as soon as feasible.

Why BRETSA Is Increasing the ETC

BRETSA has seen its costs, including technology and personnel costs, increase over the past decade. However, we have also improved 9-1-1 service in Boulder County over that time. The BRETSA-supported ECCs have implemented Text-to-911, MMS-to-911, receipt of 9-1-1 calls via a more reliable and robust Emergency Services IP Network, updated and supplemented ECC systems to improve Emergency Response including verification of caller locations. BRETSA has also implemented a system called Smart 9-1-1 which allows residents and businesses to provide information to ECCs regarding personal or property conditions (medical issues, a family member requiring assistance to exit a premises in the event of a fire, storage of hazardous chemicals on a business premises), in advance of an emergency. Dispatchers can access the information in the event of an emergency at the home of business.

BRETSA continues to fund public alerting systems and multilingual alerting capabilities. BRETSA also funds systems to provide the public in the County and each city and town in Boulder County with persistent information regarding the status of alerts, and available resources during public emergencies.

Finally, we can't say enough about our ECC dispatchers, the *first* First Responders who are always there to answer calls from people in the worst moment of their life, to send help, provide instructions in First Aid until First Responders arrive, talk suicidal individuals down, and so much more. Dispatchers at the BRETSA-funded PSAPs have handled at least nine major incidents, many of them federally-declared disasters, when many PSAPs have never handled even a single such incident. These have included the Old Stage Fire, Fourmile Canyon Fire, Flagstaff Fire, 2013 Floods, Cold Springs Fire, Calwood Fire, King Soopers Mass Shooting, and Marshall Fire. But only a small percentage of people have the skillsets to serve as dispatchers, to remain calm under the most stressful situations, effectively and succinctly communicate with both callers and First Responders, utilize multiple technical PSAP systems to verify caller information and location, dispatch the closest units, identify hazards and other relevant environmental information on the caller's location, going from call to call as soon as First Responders arrive, never knowing what the next call will be. It is of course difficult to recruit and retain such talented employees for such stressful positions, which includes shiftwork.

If you have any questions and/or would like to have a representative of BRETSA at a meeting to answer questions about the ETC increase, please do not hesitate to contact me.

Sincerely,



Curtis Johnson
Boulder County Sheriff
Chair, BRETSA Board

cc: Sgt. Dave Salaman

INTERGOVERNMENTAL AGREEMENT CONCERNING THE IMPLEMENTATION OF AN "E911" "EMERGENCY TELEPHONE SERVICE"

THIS AGREEMENT is made and entered into between the following parties: COUNTY OF BOULDER, a body politic and corporate; the CITY OF BOULDER, a municipal corporation; the CITY OF LAFAYETTE, a municipal corporation; CITY OF LONGMONT, a municipal corporation; CITY OF LOUISVILLE, a municipal corporation; TOWN OF ERIE, a municipal corporation; TOWN OF JAMESTOWN, a municipal corporation; TOWN OF LYONS, a municipal corporation; TOWN OF NEDERLAND, a municipal corporation; TOWN OF SUPERIOR, a municipal corporation; REGENTS OF THE UNIVERSITY OF COLORADO, a Body Corporate; ALLENSPARK FIRE PROTECTION DISTRICT; BERTHOUD FIRE PROTECTION DISTRICT; BIG ELK MEADOWS VOLUNTEER FIRE DEPARTMENT; BOULDER MOUNTAIN FIRE AUTHORITY; BOULDER RURAL FIRE PROTECTION DISTRICT; CHERRYVALE FIRE PROTECTION DISTRICT; COAL CREEK FIRE PROTECTION DISTRICT; ELDORADO SPRINGS/MARSHALL FIRE PROTECTION DISTRICT; FOUR MILE FIRE PROTECTION DISTRICT; GOLD HILL FIRE PROTECTION DISTRICT; HIGH COUNTRY FIRE PROTECTION DISTRICT; HYGIENE FIRE PROTECTION DISTRICT; INDIAN PEAKS FIRE PROTECTION DISTRICT; JAMESTOWN VOLUNTEER FIRE DEPARTMENT; LEFTHAND FIRE PROTECTION DISTRICT; LOUISVILLE FIRE PROTECTION DISTRICT; LYONS FIRE PROTECTION DISTRICT; MOUNTAIN VIEW FIRE PROTECTION DISTRICT; NEDERLAND FIRE PROTECTION DISTRICT; PINEBROOK HILLS FIRE PROTECTION DISTRICT; PINEWOOD SPRINGS FIRE PROTECTION DISTRICT; SUGARLOAF FIRE PROTECTION DISTRICT; and SUNSHINE FIRE PROTECTION DISTRICT (collectively "Parties").

WITNESSETH:

WHEREAS, pursuant to Article 11 of Title 29, C.R.S., as amended, the above-listed Parties are delegated the power to enter into intergovernmental agreements for the purpose of providing Emergency Telephone Services; and

WHEREAS, it would serve the public welfare and be in the best interest of all the above-referenced Parties to participate in the organization, administration, and common use of a central emergency telephone service authority; and

WHEREAS, in 1987 the Parties, their predecessors in interest, and/or certain other parties previously entered into an Intergovernmental Agreement Concerning the Implementation of an "E911" "Emergency Telephone Service" (the "Prior IGA") for the purposes of (i) establishing an Emergency Telephone Service Authority which shall be responsible for establishing and administering the Emergency Telephone Service program; and (ii) defining the manner in which each of the Parties will participate in the Authority; and

WHEREAS, changes in the parties to the Prior IGA, amendments to the authorizing Colorado statutes, increased competition and technological developments in the telecommunications industry, and technological advancements in the processing of 9-1-1 calls, make it necessary and appropriate to amend the Prior IGA; and

WHEREAS, the Parties desire to enter into this Intergovernmental Agreement as a novation of the Prior IGA substituting the terms and parties herein for those as set forth in the Prior IGA and for the purposes for which they entered into the Prior IGA;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the Parties agree as follows:

I. DEFINITIONS

A. Capitalized terms shall have the meanings ascribed to them in Section 29-11-101, C.R.S., as amended.

B. The County of Boulder, the City of Boulder, the City of Lafayette, the City of Longmont, the City of Louisville, the City of Erie, the Town of Jamestown, the Town of Lyons, the Town of Nederland, and the Town of Superior shall be deemed the "Legislative Parties."

C. The Parties which are not Legislative Parties shall be deemed Nonlegislative Parties.

II. GENERAL PROVISIONS

A. Pursuant to Section 29-11-102(1)(b), C.R.S., the Parties hereby establish the "Boulder Regional Emergency Telephone Service Authority" (the "Authority") which shall have the following purposes, duties, and authority:

1. To determine the Emergency Telephone Service, Emergency Notification Service, if any, the Service Suppliers, the equipment, and the equipment suppliers which best serve the needs of the public in the Parties' jurisdictions.

2. To contract for advice from such consultants as deemed necessary.

3. To contract for, acquire, and pay for such equipment, its installation and maintenance, and the monthly recurring charges billed by the Service Suppliers for Emergency Telephone Service and Emergency Notification Service, including any charges by such supplier for reconfiguring its system to accommodate the level of emergency service chosen by the Board.

4. To determine the uniform rate of Emergency Telephone Charge to be imposed on each Service User which is reasonably required to pay these costs, and to notify each service suppler of such rate annually.

5. To take such other actions and pay for such other services and equipment as permitted by §29-11-101, *et. seq.*, C.R.S., including such services and equipment as the Board of the Authority shall deem proper and appropriate to assure that (i) 9-1-1 calls made from locations within the jurisdictions of the Parties are efficiently routed to the proper PSAP, with information necessary to determine the location of the caller and reconnect the call if disconnected, and are properly processed and recorded regardless of the technology employed by the Service Supplier (ii) Service Suppliers operating within the jurisdictions of the Parties remit

the Emergency Telephone Charge, (iii) developing and future exchange telephone services or substitutes therefore provided in Boulder County provide E9-1-1 service, route 9-1-1 calls to the PSAP serving the geographic area in which the caller is located, provide the PSAP with ANI and ALI or equivalent information, and collect and remit the Emergency Telephone Surcharge for each line or its equivalent, and (iv) operation of the Authority in compliance with this Agreement, 29-11-101, *et seq.*, C.R.S., and applicable rules and regulations of the Colorado Public Utility Commission and the Federal Communications Commission.

B. This agreement shall be interpreted consistently with §29-11-101, *et. seq.*, C.R.S.

III. EMERGENCY TELEPHONE SERVICE AUTHORITY BOARD

The governing board of the Authority (the "Board") shall consist of the following five members:

(1) The Boulder County Sheriff;

(2) The City of Boulder Police Chief;

(3) The designee of the Longmont City Council;

(4) The designee of the President of the Boulder County Firefighter's Association; and

(5) One member selected by the cities and towns, excluding the cities of Boulder and Longmont, which member shall serve a term of one year on the Board on a rotating basis with other cities and towns. The rotation will be in the following order: Town of Erie, Town of Jamestown, City of Lafayette, City of Louisville, Town of Lyons, Town of Nederland, and Town of Superior. Should a city or town choose not to take its turn in rotation, the next in order shall serve. The member may serve a consecutive term upon approval of the majority vote of eligible cities and towns.

IV. RULES AND REGULATIONS

The Board may pass such bylaws as are reasonably necessary for the conduct of its affairs in the exercise of its powers. Three members shall constitute a quorum of the Board, and the Board may not act except upon positive vote of three members.

V. BUDGET AND OPERATING COSTS

A. On or before July 1 of each year, the Board shall present to each of the Legislative Parties its proposed expenditures for the next fiscal year for Emergency Telephone Service and Emergency Notification Service equipment costs, installation costs, and directly related costs of the continued operation of the Emergency Telephone Service and Emergency Notification Service as permitted by Article 11 of Title 29, C.R.S., as amended, and the proposed charge per exchange access facility and the amount of revenue it is anticipated this charge will raise, together with actual and projected expenses and revenues for the current year, actual figures for the previous year, and actual and projected fund balances (altogether deemed "the budget"). This

budget shall be presented to the Nonlegislative Parties for their information. If any Legislative Party is dissatisfied with the budget, it may, no later than August 1 of such year, by resolution, direct the Board to hold a public meeting to consider specific modifications. Such meeting shall be held no later than August 20 of such year, and notice thereof should be published in a newspaper of general circulation in Boulder County no less than seven days in advance of such public meeting. After such meeting, the Board shall again approve a budget no later than September 1 of such year and shall forward it to the Parties for their information. The Authority shall notify the Service Supplier of the rate of Emergency Telephone Charge no later than October 1 of such year.

B. The fiscal year shall be the calendar year.

C. The Authority shall have no employees. The Authority may designate one or more employees of Parties an "Administrative Assistant" to provide administrative services to the Authority, with the consent of the employing Party. The Authority may reimburse the employing party for the Administrative Assistant's services from the Emergency Telephone Surcharge.

D. Any administrative costs of the Board and the Authority for any purpose not required by this Agreement or specified in Section II above shall be provided by or through the PSAPs operated under the authority of the Boulder County Sheriff, the Boulder Chief of Police and the City of Longmont, if approved by the Boulder County Sheriff, the City of Boulder Chief of Police or the City of Longmont, as the case may be, and funded by the Parties or some combination thereof as they may from time to time agree.

VI. CHARGES ON TELEPHONE SERVICE USERS

The Legislative Parties agree that they will each pass an ordinance (or a resolution in the case of Boulder County or special districts) imposing a charge pursuant to §§29-11-102, and 29-11-103 C.R.S., on each Service User within its jurisdiction in an amount that, together with any surplus funds carried forward, is sufficient to fund the expenditures of the Authority, or delegating to the Board the authority to set such rate as the Board may from time to time determine, not to exceed the lesser of (i) the maximum rate permitted pursuant to §29-11-102, and (ii) the maximum rate authorized by the Legislative Party. A Legislative Party which does not adopt an ordinance or resolution imposing a charge equal to or exceeding the charge specified in the Authority's budget pursuant to Article V hereof, shall be deemed to have provided written notice of its intent to terminate its participation in this Agreement pursuant to Article IX, Section C hereof.

VII. FUNDS AND OPERATIONS

A. The Board shall establish a policy for the expenditure, depositing, and investment of Authority funds pursuant to Article 11 of Title 29, C.R.S., as amended, and other applicable statutes and regulations. The policy shall provide that all moneys remaining in the Fund at the end of each fiscal year shall remain therein for payment during any succeeding year.

B. The Board shall designate a qualified Administrative Assistant, or retain the services of a qualified third party provider, as the Authority's Financial Officer. The Financial

Officer shall (i) maintain the books and accounts of the Authority, (ii) assist in the preparation of the Authority's budget pursuant to Article V hereof, (iii) advise the Board regarding the investment of Authority Funds, and (iv) provide such reports on the remittances, expenditures, fund balance, interest earned, and other related matters as the Authority or any Party reasonably may request from time to time. The Financial Officer shall be compensated from the Emergency Telephone Surcharge.

C. The Board shall each year retain the services of a Certified Public Accountant to conduct the annual audit of the Authority's financial statements pursuant to 29-1-601, *et. seq.*, C.R.S. The Certified Public Accountant shall be compensated from the Emergency Telephone Surcharge.

D. No disbursements shall be made from the funds of the Authority except by check and unless a verified claim for services of commodities actually rendered or delivered has been first submitted and approved for payment by the Board.

E. The Authority shall not borrow money, nor shall it approve any claims or incur any obligations for expenditures unless there is sufficient unencumbered cash in the appropriate fund credited to the Authority which is available and used to pay the same.

VIII. RECORDS AND REPORTS

The Authority shall maintain adequate and correct accounts of its properties and business transactions. The records and accounts of the Authority shall be Public Records as defined by C.R.S. §24-72-202, subject to the exceptions therein provided. The Authority shall also render to the Parties hereto, at reasonable intervals, such additional reports and accountings as the Parties hereto may from time to time request, provided, however, that nothing in this Agreement shall limit the right or ability of the Authority to take reasonable measures to prevent disclosure of confidential or competitively sensitive information as required by Colorado law or by agreement.

IX. TERM OF AGREEMENT

A. This Agreement shall be in full force and effect beginning upon the execution of this Agreement by all the Legislative Parties and the passage of the requisite ordinances or resolutions by all the Legislative Parties and shall remain in effect unless terminated by a majority of the Legislative Parties hereto.

B. Any Nonlegislative Party may terminate its participation in this Agreement by providing six calendar months advance written notice of intent to terminate to the Authority.

C. Any Legislative Party may terminate its participation in this Agreement only by providing written notice of intent to terminate to the Authority no later than June 1. Such termination shall be effective at the end of the fiscal year in which such notice is given.

D. Any Party terminating its participation in this Agreement shall not be entitled to any of the equipment purchased hereunder, nor to any of the monies in the fund. The Board shall notify the applicable service provider no later than October 1 of the year in which notice of

termination is given that the charge attributable to a withdrawing Legislative Party shall be terminated at the end of the current year.

E. This Agreement may be terminated by mutual agreement of a majority of the Legislative Parties hereto. Upon dissolution, the powers granted to the Authority under this Agreement shall continue to the extent necessary to enable the Authority to make an effective disposition of the property, equipment, and monies acquired or held pursuant to this Agreement. Any balance in the fund shall be transferred to the general funds of the Legislative Parties in proportion to the money collected for telephone service from each jurisdiction.

X. UNPAID CHARGES

Upon receipt of information from the service provider or the Authority, each of the Legislative Parties shall, within the scope of its available resources, undertake reasonable steps to collect any and all unpaid charges following its normal procedures for the collection of unpaid fees to it. All charges so collected shall be remitted by the collecting party to the Authority for deposit in the Fund.

XI. AMENDMENT

This Agreement may be amended by the Parties, provided that any amendment shall be in writing and executed by all Parties hereto, except that a Party may amend this agreement to modify their name or their address to which notices shall be sent, by giving notice to each other Party in accordance with Section XII hereto .

XII. NOTICES

Any notice given to or made upon any Party hereto in accordance with the provisions of the IGA, as amended hereby, shall be deemed to have been given or made when timely deposited in the mail, first class, postage prepaid, addressed to the Party as follows:

If to Boulder Regional Emergency Telephone Service Authority:
1805 33rd St.
Boulder, CO 80301

with copies to:

Joseph P. Benkert
Joseph P. Benkert, P.C.
PO Box 620208
Littleton, CO 80162-0308

If to County of Boulder:

County of Boulder
Boulder County Commissioners
1325 Pearl St.
Boulder, CO 80302

with copies to:

ITEM NO. 5h

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **A Resolution of the Board of Trustees of the Town of Superior Ratifying the Town Manager's Decision to Enact a Local Stage 2 Fire Restriction in the Town and to Order the Town Manager to Enact, Carry Out, and Rescind Local Fire Restrictions**

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Action**

BACKGROUND:
On August 1 the Boulder County Sheriff requested the Town enact stage 2 fire restriction for the Town, which I approved in the best interest of the public health, safety and welfare of the Town. On August 1, the Boulder County Sheriff's Office and Boulder County Commissioners and the majority of cities in Boulder County enacted stage 2 fire restrictions. Attached is a resolution ratifying the implementation of stage 2 fire restriction in Town.

RECOMMENDED ACTION:
Adoption of the Resolution

MOTION:
Move to adopt a Resolution of the Board of Trustees of the Town of Superior ratifying the Town Manager's decision to enact a local stage 2 fire restriction in the Town and to order the Town Manager to enact, carry out, and rescind local fire restrictions.

ATTACHMENTS:
Resolution

TOWN OF SUPERIOR
RESOLUTION NO. R-45
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR RATIFYING THE TOWN MANAGER'S DECISION TO ENACT A LOCAL STAGE 2 FIRE RESTRICTION IN THE TOWN AND TO ORDER THE TOWN MANAGER TO ENACT, CARRY OUT, AND RESCIND LOCAL FIRE RESTRICTIONS

WHEREAS, the dangerous fire conditions in areas within and around the Town, including without limitation localized evidence of low fuel moisture, weather conditions, other recent and ongoing fires in Boulder County and the availability of fire suppression resources create a viable threat of fire hazard within the Town;

WHEREAS, on August 1, 2024, the Boulder County Sheriff's Office and the Board of County Commissioners enacted a stage 2 fire restriction for unincorporated Boulder County;

WHEREAS, the Town Manager enacted a stage 2 fire restriction for the Town on August 1, 2024, upon request by the Boulder County Sheriff's Office and in the best interest of the public health, safety and welfare of the Town; and

WHEREAS, the Board of Trustees finds a stage 2 fire restriction for the Town is in the best interest of the public health, safety and welfare of the Town, and desires to ratify the Town Manager's decision to enact a stage 2 fire ban as well as order the Town Manager to enact, carry out, and rescind future fire bans as needed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Town Manager's August 1, 2024, decision to enact a stage 2 fire restriction in the Town to mirror the stage 2 fire restrictions enacted by Boulder County on August 1, 2024, is hereby ratified.

Section 2. Pursuant to Section 2-3-60(d)(12) of the Superior Municipal Code, the Town Manager is hereby ordered to perform the duty of enacting, carrying out, and rescinding this and all future fire restrictions required by the Town unless specifically acted upon by the Board of Trustees.

ADOPTED this 12th day of August, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 6

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Resolution – Advisory Committee Appointments:** Advisory Committee for Environmental Sustainability (ACES)

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Action**

BACKGROUND:
Section 2-12-40 of the Superior Municipal Code addresses membership of Town Advisory Committees, including appointments. The Advisory Committee for Environmental Sustainability (ACES) has 1 vacancy. The Board has the option to appoint or to not appoint a candidate, and staff will continue to advertise the vacancy.

Advisory Committee for Environmental Sustainability (ACES) – 1 Vacancy

- Sarah Nick – interviewed June 24, 2024
- Sanjay Rajan – interviewed July 8, 2024

ALTERNATIVES CONSIDERED:
Make no appointment and continue to advertise.

MOTION:
Move to approve the Resolution making appointment to the Advisory Committee for Environmental Sustainability (ACES)

ATTACHMENTS:

- Resolution

TOWN OF SUPERIOR
RESOLUTION NO. R-42
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR MAKING APPOINTMENTS TO THE ADVISORY COMMITTEE FOR ENVIRONMENTAL SUSTAINABILITY

WHEREAS, by Resolution #R-27, Series 2001, the Board of Trustees established the Waste Diversion Advisory Committee;

WHEREAS, by Resolution #R-80, Series 2005, the Waste Diversion Advisory Committee was changed to the Recycling and Conservation Advisory Committee ("RCAC");

WHEREAS, by Resolution #R-59, Series 2017, RCAC was changed to the Advisory Committee for Environmental Sustainability ("ACES"); and

WHEREAS, the Board of Trustees desires to make appointments to ACES.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby makes the following appointments to the Advisory Committee for Environmental Sustainability:

Name	**Term expires**
_____	**June 2026 (partial term)**

ADOPTED this 12th day of August, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 7

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Adoption of a Resolution of the Board of Trustees of the Town of Superior Submitting a Debt Issuance and Sales and Use Tax Increase to Finance Capital Improvement Projects Issue to the Registered Electors of the Town at the November 5, 2024, Regular Election, and Approving an Intergovernmental Agreement with the Boulder County Clerk and Recorder Regarding the Town's Participation in the 2024 Coordinated Election**

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Matt Magley, Town Manager**
Nick Hartman, Town Attorney
Jeff Stone, Finance Director
Brannon Richards, Public Works & Utilities Director
Leslie Clark, Parks, Recreation and Open Space Director

PRESENTED FOR: **Action**

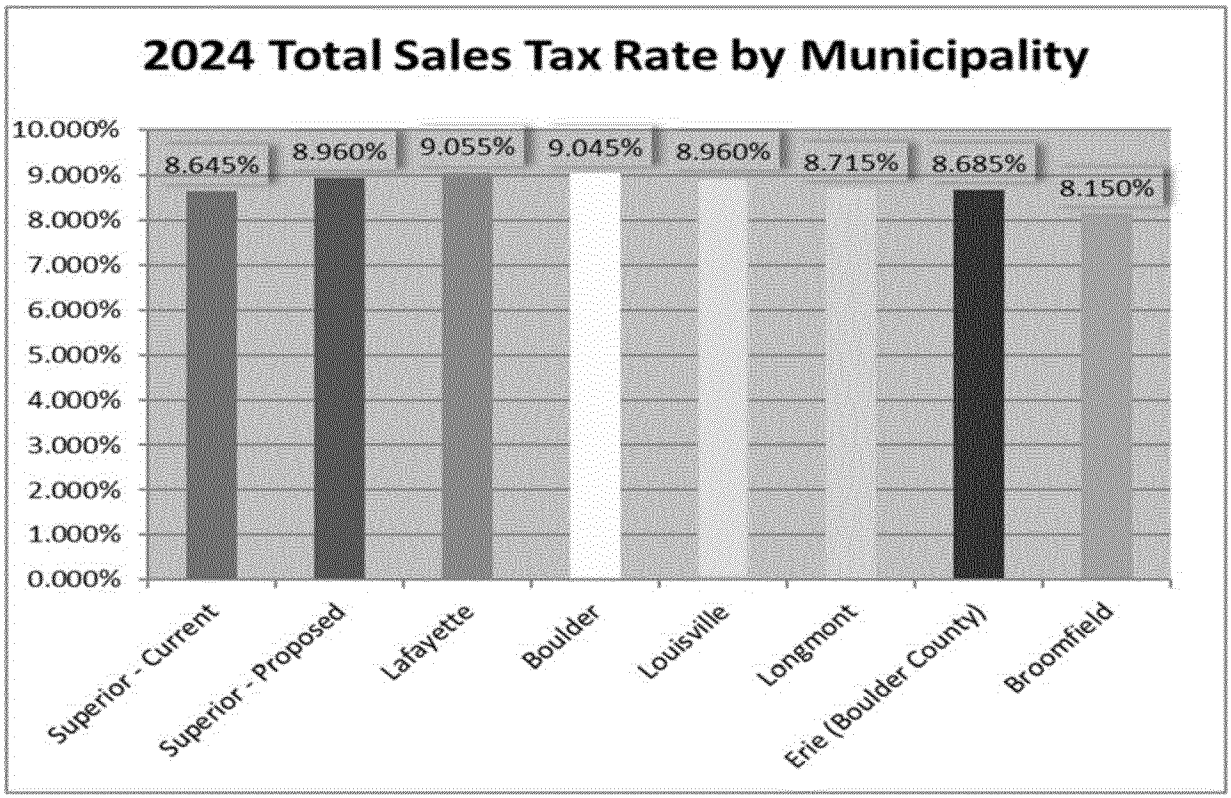
BACKGROUND:
Since the beginning of the year, the Town Board has been discussing the prospect of placing a ballot issue for consideration by Superior residents on the November, 2024 municipal ballot to fund future capital projects. The Board and Finance Committee have worked with staff over recent months to explore in detail methods to fund capital projects. After reviewing potential sources to fund the backlog of deferred maintenance capital projects as well as constructing or enhancing parks and recreational facilities–including cash financing, reducing General Fund balance, and proposing a dedicated property tax—the Board directed staff to prepare a dedicated sales and use tax to support funding these improvements through a debt issuance. Attached is a resolution for consideration by the Board with the proposed ballot language.

The additional sales and use tax revenue, and accompanying debt issuance if approved, will help fund and accelerate capital improvement projects including:

- Constructing, renovating, improving and upgrading town-owned swimming pools;
- Constructing, renovating, improving and upgrading parks and playgrounds; and
- Constructing and improving streets and sidewalks.

The Town typically funds capital projects on an annual basis with available funds for the year. However, the number of capital projects for any given year generally exceeds the funding that is available, causing delays in some projects and not being able to move forward with other projects. Staff has identified over $35 million in unfunded capital improvement projects.

The sales and use tax increase of .315% will fund future capital improvements. If the .315% increase is approved, the Town sales and use tax rate would increase from 8.645% to 8.96%. The additional sales tax would result in an additional 31.5 cents for every $100 spent. The .315% increase is expected to generate an additional $1.6 million annually. The additional funding will substantially decrease the number of existing unfunded capital improvement projects. The debt issuance portion of the ballot question will allow the Town to accelerate capital projects on a much shorter timeline than would otherwise be possible. A significant consideration for proposing a sales tax rather than property tax is that 70% of sales tax revenues collected within Superior comes from non-residents, with 30% paid by residents. The proposed sales and use tax increase has a twenty-five year sunset.



RECOMMENDED ACTION:
Staff's recommendation is to proceed with a ballot issue to increase the sales and use tax rate by .315% and debt up to $20 million to help fund and accelerate capital improvement projects in Town.

BUDGET IMPLICATIONS:
If approved, the proposed sale and use tax increase would annually generate approximately $1.6 million beginning in 2025, to be used to accelerate pools, parks, recreation and transportation improvement projects and pay off the debt issued.

MOTION:
Move to adopt a Resolution of the Board of Trustees of the Town of Superior Calling an Election to be Held on November 5, 2024, in Coordination with Boulder County, and Submitting a Sales and Use Tax Ballot Issue to the Registered Electors of the Town at Such Election.

ATTACHMENTS:
- Resolution

TOWN OF SUPERIOR
RESOLUTION NO. R-43
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR SUBMITTING A BALLOT QUESTION CONCERNING AN INCREASE OF 0.315% IN THE TOWN'S SALES AND USE TAX RATE AND THE ISSUANCE OF DEBT TO FINANCE TOWN CAPITAL IMPROVEMENT PROJECTS TO THE REGISTERED ELECTORS OF THE TOWN AT THE NOVEMBER 5, 2024, REGULAR ELECTION, AND APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE BOULDER COUNTY CLERK AND RECORDER REGARDING THE TOWN'S PARTICIPATION IN THE 2024 COORDINATED ELECTION

WHEREAS, the Town has already announced its participation in the November 5, 2024, coordinated election with Boulder County;

WHEREAS, the Board of Trustees desires to submit a ballot question concerning a sales and use tax increase and the issuance of debt to finance Town capital improvement projects to the registered electors of the Town; and

WHEREAS, the Town desires to enter into an intergovernmental agreement with the Boulder County Clerk and Recorder for the conduct and administration of the November 5, 2024, coordinated election (the "IGA").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. At the Town's November 5, 2024, regular election, the following ballot issue shall be submitted to the registered electors of the Town:

SHALL TOWN OF SUPERIOR DEBT BE INCREASED $20 MILLION, WITH A TOTAL REPAYMENT COST NOT TO EXCEED $32 MILLION (PRINCIPAL AND INTEREST) FOR THE PURPOSE OF FINANCING CAPITAL PROJECTS OF THE TOWN, INCLUDING BUT NOT LIMITED TO:

· CONSTRUCTING, RENOVATING, IMPROVING AND UPGRADING TOWN-OWNED SWIMMING POOLS;

· CONSTRUCTING, RENOVATING, IMPROVING AND UPGRADING PARKS AND PLAYGROUNDS;

· CONSTRUCTING AND IMPROVING STREETS;

AND SHALL TOWN TAXES BE INCREASED $1.9 MILLION IN THE FIRST FULL FISCAL YEAR AND BY SUCH ADDITIONAL AMOUNTS AS ARE GENERATED ANNUALLY THEREAFTER FROM THE IMPOSITION OF AN ADDITIONAL SALES AND USE TAX OF 0.315%; SUCH TAX INCREASE TO BEGIN ON JANUARY 1, 2025, AND CONTINUE SO LONG AS THE DEBT ISSUED PURSUANT TO THIS QUESTION REMAINS OUTSTANDING, BUT IN NO EVENT BEYOND DECEMBER 31, 2050; WHICH TAX REVENUES WILL BE USED FOR THE PAYMENT OF THE DEBT AUTHORIZED BY THIS QUESTION AND FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF CAPITAL IMPROVEMENTS OF THE TOWN; AND MAY THE DEBT ISSUED PURSUANT TO THIS QUESTION BE PAID FROM SUCH LEGALLY AVAILABLE REVENUES, BEAR INTEREST, AND BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND WITH SUCH TERMS AND CONDITIONS, INCLUDING PROVISIONS FOR REDEMPTION PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM, ALL AS THE BOARD OF TRUSTEES MAY DETERMINE; AND SHALL THE PROCEEDS FROM SUCH TAX AND DEBT PROCEEDS AND ANY INVESTMENT INCOME EARNED FROM SUCH PROCEEDS BE COLLECTED AND SPENT AS A VOTER-APPROVED REVENUE CHANGE UNDER SECTION 20 OF ARTICLE X OF THE COLORADO CONSTITUTION?

Yes _____ No _____

Section 2. The IGA between the Town and the Boulder County Clerk and Recorder is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 12th day of August, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 8

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Adoption of a Resolution of the Board of Trustees of the Town of Superior Supporting a Ballot Measure for the Debt Issuance and Sales and Use Tax Increase to Finance Town Swimming Pools, Parks, Playgrounds, Streets and Sidewalks and Other Capital Improvement Projects**

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Action**

BACKGROUND:
The Board of Trustees considered under a separate agenda item on this evening's agenda a Resolution to place a measure to fund swimming pools, parks and playgrounds, street and sidewalks, and other capital improvement projects on the November 5, 2024 ballot. The measure would allow a debt issuance to raise up to $20 million through the increase of the Town's sales and use tax rate by .315% (31.5 cents for every $100 spent) for the purpose of accelerating these projects.

RECOMMENDED ACTION:
Adoption of the Resolution

MOTION:
Move to adopt a Resolution of the Board of Trustees of the Town of Superior supporting a ballot measure for the debt issuance and increase in the Town sales and use tax rate for swimming pools, parks and playgrounds, street and sidewalks, and other capital improvement projects.

ATTACHMENTS:
Resolution

TOWN OF SUPERIOR
RESOLUTION NO. R-44
SERIES 2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR SUPPORTING A BALLOT QUESTION CONCERNING AN INCREASE OF 0.315% IN THE TOWN'S SALES AND USE TAX RATE AND THE ISSUANCE OF DEBT TO FINANCE TOWN CAPITAL IMPROVEMENT PROJECTS TO THE REGISTERED ELECTORS OF THE TOWN AT THE NOVEMBER 5, 2024, REGULAR ELECTION

WHEREAS, the Town has identified $35 million in unfunded capital projects;

WHEREAS, a significant consideration for proposing a sales and use tax rather than property tax is that 70% of sales tax revenues collected within Superior comes from non-residents, with 30% paid by Superior residents;

WHEREAS, the number of capital projects for any given year generally exceeds available funding, causing delays in some capital improvement projects and not being able to move forward with other projects;

WHEREAS, to best meet the need for capital improvement projects and reduce the number of deferred maintenance capital projects, the Town is proposing a 0.315% increase in the Town's current sales and use tax rate for capital improvement projects, which is 31.5 cents for every $100 spent, that would allow a debt issuance of up to $20 million;

WHEREAS, the debt issued would help fund and accelerate certain capital improvement projects including: constructing, renovating, improving and upgrading Town-owned swimming pools; constructing, renovating, improving and upgrading parks and playgrounds; and constructing and improving streets and sidewalks;

WHEREAS, the Board of Trustees has reviewed a wide range of alternatives to provide ongoing capital improvement projects for residents and believes this sales and use tax increase and accompanying debt issuance allow the Board to meet infrastructure needs of the Town;

WHEREAS, the Board of Trustees has determined that the best interests of the Town would be served by a sales and use tax increase and debt issuance to establish a dedicated source of funding for capital improvement projects;

WHEREAS, a dedicated source of funding will continue to improve the health, safety, and wellbeing of residents by providing a consistent and reliable mechanism for the maintenance and enhancement of the Town's infrastructure; and

WHEREAS, the Board of Trustees requests the input of Town residents, through this ballot measure, regarding an expedited response to capital project needs as well as an additional source of revenue to help fund these projects.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby urges voters to vote in favor of the sales and use tax increase and debt issuance at the November 5, 2024, regular election, which would increase the Town's sales and use tax rate by an amount not to exceed 0.315%.

ADOPTED this 12th day of August, 2024.



_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 9

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: **Ordinance – Adoption of Short Term Rental Regulations**

MEETING DATE: **August 12, 2024**

PRESENTED BY: **Matt Magley, Town Manager**
Nicholas Hartman, Town Attorney

PRESENTED FOR: **Action - Second Reading**

BACKGROUND:
Over the past few years, the Board of Trustees has considered regulating Short Term Rentals (STRs). To date, no formal action has taken place.

While STRs are not defined in the Superior Municipal Code, they are typically defined as residential property rented for a period of 30 days or less. The shorter duration distinguishes them from traditional residential rental property. STRs are not expressly prohibited or permitted within the code.

The Board considered adoption of a Short Term Rental Regulation Ordinance on first reading on June 24, 2024 (Packet information and video). Previously, this issue was discussed during the June 3, 2024 Work Session whereby the Board requested staff bring forward an Ordinance to a regular meeting (Packet information and video). Previous to this discussion, the Board discussed STRs on December 4, 2023 (Packet information and video).

DRAFT ORDINANCE:
Following the June 24, 2024 Board Meeting, the Town Attorney revised the Ordinance based on discussion by the Board of Trustees. The following provisions were amended:

- Added a definition for **Principal Place of Residence** as the home or place in which one's habitation is fixed and to which one has a present intention of returning after a departure or absence therefrom. In determining what is a principal place of residence, the Town shall consider the criteria set forth in C.R.S. § 31-10-201(3), as amended.

- Included the requirement that the short-term rental is the owner's principal place of residence, or is an accessory dwelling unit on a lot or parcel that contains the owner's principal place of residence.
- Clarified the regulation restricting open fires to match the definition located in Section 10-5-90 of the Superior Municipal Code
- Clarified the regulation requiring smoke and carbon monoxide detectors
- Added a provision that allows the Town, through the Town Manager's discretion, the right to inspect short-term rentals.

The remainder of the ordinance remains unchanged. Both a redline version and a clean version are included as attachments.

STAFF RECOMMENDATION:
Consider the Ordinance adopting Short Term Rental regulations on Second Reading

BUDGET IMPLICATIONS:
Following first reading, staff developed and posted a Request for Qualifications (RFQ) to solicit proposals from qualified vendors to administer Short Term Rental regulations. Information from these RFQs and subsequent discussions with vendors will allow Town staff to develop more precise budget implications for this program. At the time of publication of this report, Town staff has not received and reviewed the responses to the RFQ and is not yet prepared to determine potential budget impacts and possible application fees to administer Short Term Rental regulations.

ATTACHMENT:
- Draft Ordinance – Clean
- Draft Ordinance - Redline

TOWN OF SUPERIOR
ORDINANCE NO. O-11
SERIES 2024

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR AMENDING CHAPTER 6 OF THE SUPERIOR MUNICIPAL CODE BY THE ADDITION OF A NEW ARTICLE IX, REGULATING SHORT-TERM RENTALS

WHEREAS, without regulation by the Town, nuisances created by short-term rentals, such as noise and over-occupancy, would negatively impact neighborhoods in the Town;

WHEREAS, the Town wishes to ensure the safety of guests staying in short-term rentals by ensuring that short-term rentals meet minimum life-safety requirements; and

WHEREAS, the Town wishes to impose a fee to offset the costs of administering a short-term rental licensing program.

NOW BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. Chapter 6 of the Superior Municipal Code is hereby amended by the addition of a new Article IX, to read as follows:

ARTICLE IX
SHORT-TERM RENTALS

Sec. 6-9-10 – Purpose and applicability.

(a) The purpose of this Chapter is to establish a comprehensive licensing program to safeguard the public health, safety, and welfare by regulating and controlling the use, occupancy, location, and maintenance of short-term rentals in the Town.

(b) This Chapter shall apply to short-term rentals only, as defined herein. This Chapter shall not supersede or affect any private conditions, covenants, or restrictions applicable to short-term rentals.

Sec. 6-9-20 – Definitions.

For purposes of this Chapter, the following terms shall have the following meanings:

Accessory dwelling unit means a residential dwelling unit constructed and occupied in compliance with Section 16-6-160 of this Code.

Principal place of residence means the home or place in which one's habitation is fixed and to which one has a present intention of returning after a departure or absence therefrom. In determining what is a principal place

of residence, the Town shall consider the criteria set forth in C.R.S. § 31-10-201(3), as amended.

Short-term rental means a residential dwelling unit, or any room therein, or a permitted accessory dwelling unit available for lease for a term of less than thirty (30) consecutive days, excluding bed and breakfasts and accommodation units.

Sec. 6-9-30 – License required.

(a) General. A current, valid license is required for each short-term rental in the Town. Each short-term rental license is non-transferable.

(b) Application. For new licenses and renewals, the short-term rental owner shall file an application with the Town Clerk, on forms supplied by the Town, accompanied by the following:

(1) An application fee as set by resolution of the Board of Trustees;

(2) An affidavit, signed by the owner, under penalty of perjury, certifying that the short-term rental is in habitable condition, is the owner's principal place of residence or is an accessory dwelling unit on a lot or parcel containing the owner's principal place of residence, and complies with the health and safety standards set forth in this Chapter, that the owner has complied with subsection (3) hereof, when applicable, and all other applicable provisions of the Code; and

(3) If the short-term rental is subject to a homeowner association or private covenant, the short-term rental owner shall verify that the short-term rental does not require approval or the short-term rental has received approval.

(c) Expiration. Each short-term rental license shall expire on December 31 of the calendar year in which it was issued, or when title of the short-term rental transfers to a new owner, whichever occurs first. Each change in ownership of a short-term rental shall require a new license.

(d) Timing. An initial application shall be filed at least thirty (30) days prior to any advertising of a short-term rental. A renewal application shall be filed by December 1 of the year in which the license expires.

(e) Revocation. In addition to any other penalties allowed by this Chapter, the Town may revoke any short-term rental license if the Town finds and determines that any violation of this Chapter exists at the short-term rental; provided that the Town provides the licensee with at least fourteen (14) days' prior written notice and an opportunity to be heard prior to revocation. The notice shall include a description of the violation and the date and time when the short-term rental owner may appear and be heard, and the notice shall be either personally served on the short-term rental owner or mailed by first-class United States mail to the last-known address of the short-term rental owner.

Sec. 6-9-40 – Insurance.

Every short-term rental shall be continuously insured, with minimum limits of $1,000,000. The insurance may be in any of the following forms: property liability insurance; commercial liability insurance; or an endorsement to a homeowner's policy for coverage of short-term rental activities. Insurance provided by online short-term rental platforms does not qualify as valid insurance under this subsection.

Sec. 6-9-50 – Health and safety.

(a) Standards. Each short-term rental shall comply with all applicable building, health and safety standards adopted by the Town, and the following additional standards:

(1) Buildings, structures and rooms shall not be used for purposes other than those for which they were designed or intended.

(2) Roofs, floors, walls, foundations, ceilings, stairs, handrails, guardrails, doors, porches, all other structural components and all appurtenances thereto shall be capable of resisting any and all forces and loads to which they may be normally subjected and shall be kept in sound condition and in good repair.

(3) An operable toilet, sink, and either a bathtub or shower shall be located within the same building, and every room containing a toilet or bathtub/shower shall be completely enclosed by walls, doors, or windows that will afford sufficient privacy.

(4) There shall be a sufficient number of trash receptacles to accommodate all trash generated by the occupants.

(5) Open fires are prohibited, including those open fires contained to a fire pit or outdoor fireplace. Open fire shall have the same definition as contained in Section 10-5-90 of this Code.

(6) Electrical panels shall be clearly labeled.

(7) Each short-term rental shall have operational smoke and carbon monoxide detectors as required by all applicable building, health and safety standards adopted by the Town, provide for evacuation routes, and have operational fire extinguishers.

(b) Signage. A sign, in a form approved by Town, shall be conspicuously posted inside each short-term rental with the short-term rental license number, the owner's current contact information, and the physical address of the short-term rental, including unit number if applicable.

(c) Maximum occupancy. The maximum number of persons allowed to occupy a short-term rental shall not exceed two (2) individuals per bedroom, plus two (2) other individuals.

(d) Multiple short-term rentals. Multiple short-term rentals on the same lot or parcel of real property are prohibited. This limitation applies to two (2) or more short-term rentals operating within the same dwelling unit at the same time, or within a dwelling unit and an accessory dwelling unit at the same time.

(e) Inspection. The Town Manager may, in the Town Manager's sole discretion, order an inspection of the short-term rental by the Town Manager or its designee certifying that the short-term rental complies with this Article and with all applicable building, health and safety codes adopted by the Town. The Town shall give the owner of the short-term rental twenty-four (24) hours' notice prior to the inspection, using the owner's current contact information.

Sec. 6-9-60 – Advertising.

Advertising for a short-term rental shall include the short-term rental license number immediately following the description of the short-term rental.

Sec. 6-9-70 – Taxes.

All applicable taxes for short-term rentals shall be timely collected and remitted.

Sec. 6-9-80 – Initial complaints.

Initial complaints concerning a short-term rental property shall be directed to the owner of the short-term rental. The owner of short-term rental shall resolve the issue that was the subject of the complaint within sixty (60) minutes, or within thirty (30) minutes if the problem occurs between 11:00 p.m. and 7:00 a.m., including visiting the site if necessary.

Sec. 6-9-90 – Violation and penalties.

(a) Violation. It is unlawful to violate any provision of this Chapter. Each day of violation shall be deemed a separate offense.

(b) Liability. Each short-term rental owner shall be liable for any and all violations occurring at the short-term rental.

(c) Civil enforcement.

(1) If the Town chooses civil enforcement, a citation may be served by posting on the front door of the short-term rental, or by personal service on the short-term rental owner, or by mailing first-class U.S. Mail to the last known address of the short-term rental owner.

(2) Civil violations shall be subject to the following fines and penalties, per short-term rental:

First violation in any twelve (12) month period: $150.00

Second violation in any twelve (12) month period: $300.00

(3) All penalties shall be paid within fourteen (14) days of the date of the citation. If the civil violation is paid, there shall be no opportunity to challenge or otherwise appeal the violation. If the short-term rental owner

disputes the violation, the short-term rental shall file a written protest with the Town within fourteen (14) days of the date of the citation.

(4) If the short-term rental owner protests the citation, the Town shall cancel the citation and proceed to criminal enforcement.

(5) If the penalty is not timely paid and no protest is timely filed, the Town may summarily suspend the short-term rental license until the penalty is fully paid. Written notice of such suspension shall be provided to the last-known address of the short-term rental owner.

(d) Criminal enforcement. If the Town chooses criminal enforcement or a protest is filed and the civil citation is canceled, a summons and complaint may be served as provided in the Colorado Municipal Court Rules of Procedure. The penalties shall be as set forth in Section 1-3-20 of this Code.

(e) Suspension. Regardless of the type of enforcement, the third violation in any twelve (12) month period for a single short-term rental, regardless of ownership of the short-term rental, shall result in a three (3) year suspension, commencing on the date of the last violation, during which no license shall be granted for such short-term rental.

(f) Other Remedies. In addition to the penalties described above, the Town shall have any and all remedies provided by law and in equity for a violation of this Chapter, including without limitation: damages; specific performance; and injunctive relief, including without limitation an injunction requiring eviction of any occupants of the short-term rental and an injunction to prohibit the occupancy of any property in violation of this Chapter.

Section 2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 3. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 12th day of August, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____

Lydia Yecke, Town Clerk

TOWN OF SUPERIOR
ORDINANCE NO. O-
SERIES 2024

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(3) If the short-term rental is subject to a homeowner association or private covenant, the short-term rental owner shall verify that the short-term rental does not require approval or the short-term rental has received approval.

(c) Expiration. Each short-term rental license shall expire on December 31 of the calendar year in which it was issued, or when title of the short-term rental transfers to a new owner, whichever occurs first. Each change in ownership of a short-term rental shall require a new license.

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Section 2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 3. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this ___ day of _____, 2024.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

Town Board
Meeting Minutes

July 8, 2024
Town Hall, 124 E. Coal Creek Drive
Superior, CO 80027
6:00 P.M.

DRAFT

Town Board & Superior Historical Commission (SHC) Joint Dinner

Call to Order Meeting of Board of Trustees

Roll Call

Present:	***Mayor Mark Lacis***
	Mayor Pro-tem Neal Shah
	Trustee Jenn Kaaoush
	Trustee Stephanie Miller
	Trustee Jason Serbu
	Trustee Sandie Hammerly
	Trustee Bob McCool
Absent:	***None***
Others Present:	***Town Manager Matt Magley***
	Town Attorney Nick Hartman
	Town Clerk Lydia Yecke

Approval of Agenda - (Pulled item #4H) Airport Noise Report
Motion: Trustee Sandie Hammerly moved to approve Agenda, seconded by Mayor Pro-tem Neal Shah. **Vote:** CARRIED. 7 - 0

Board Reports
Trustee's Miller, McCool, Serbu, Mayor Pro-tem Shah, Mayor Lacis and Town Manager Magley gave reports.

Public comment on Consent Agenda, Presentations, and Non-Agenda Items. The following persons gave public comment: Kara Neuse, George Kupfner, Marina Rudolph, Brad Walker and Chad Cheek

Advisory Committee Interviews

Municipal Judge Presentation

Consent Agenda
Motion: Trustee Sandie Hammerly moved to approve Consent Agenda, seconded by Trustee Jason Serbu. **Vote:** CARRIED. 7 - 0

Pulled item #4h - Airport Noise Report for June, due to unavailability

Consideration of Resolution Adopting Housing Plan
Resolution to Adopt Housing Plan tabled until August 12, 2024 Town Board meeting.

Consideration of Resolution Approving Final Development Plan (FDP) for Everhome Suites Hotel in Downtown Superior

Motion: Mayor Mark Lacis moved to approve Resolution, Approving Final Development Plan (FDP) for Everhome Suites Hotel in Downtown Superior with conditions, seconded by Trustee Jason Serbu. **Vote:** CARRIED. 4 - 3

Board agreed to extend meeting 30 minutes
Motion: Trustee Stephanie Miller moved to extend meeting until 11:30 p.m., seconded by Trustee Jason Serbu. **Vote:** CARRIED. 7 - 0

Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), regarding legal issues in Original Town and related contract matters

Motion: Mayor Pro-tem Neal Shah moved to enter Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), regarding legal issues in Original Town and related contract matters, seconded by Mayor Mark Lacis. **Vote:** CARRIED. 7 - 0

Mayor Lacis Adjourned meeting at 11:20 p.m.

DRAFT

_____
Mark Lacis, Mayor

_____
Lydia Yecke, Town Clerk