

Town of Superior Town Council
Meeting Agenda
Monday, January 27, 2025
6:00 p.m.
Town Hall Council Chambers
124 E. Coal Creek Drive

The Council meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the Council meeting will be made available on YouTube and at SuperiorColorado.gov after the meeting.

1. Call to Order Meeting of Town Council (6:00 p.m.)

2. Preliminary Matters (6:00 p.m.)

    a. Pledge of Allegiance

    b. Roll Call

    c. Approval of Agenda

    d. Executive Session to hold a conference with the Town's attorney and special counsel to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), regarding Rocky Mountain Metropolitan Airport and related aviation matters. (6:05 p.m.)

        1. Action on Executive Session

    e. Council Reports (7:05 p.m.)

    f. 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) (7:30 p.m.)

3. Presentations
    a. Boulder County Sheriff's Office Update – (7:45 p.m.)

4. Project Updates - None

5. Consent Agenda (8:00 p.m.)
    a. Approval of Council Meeting Minutes
    b. Acceptance of Committee Meeting Notes
    c. Acceptance of Advisory Committee Work Plans
        1. Cultural Arts and Public Spaces (CAPS)
        2. Historical Commission (HC)
        3. Planning Commission (PC)
    d. Proclamation – Sergeant Salaman Recognition
    e. Consideration of Ordinance of the Town Council Establishing the Method of Official Publication for Ordinances Approved by the Town Council as the Town's Website
    f. Consideration of Resolution Expressing the Town's Intent to be Reimbursed for Certain Expenses Relating to the Construction of Capital Improvements
    g. Consideration of Resolution of the Town Council Approving an Amendment to the Intergovernmental Agreement with Boulder County for the Co-Responder Program
    h. Letter of Support for Pennrose, LLC's application to CHFA for Federal and State Housing Tax Credits for Kite Route Crossing

6. Consideration of Resolution Authorizing Submission of an Application for a Proposition 123 Land Banking Program Grant Award (8:10 p.m.)

7. Consideration of Resolution Approving Housing Strategies Plan (8:25 p.m.)

8. Discussion of Landscape Fee Fund (9:10 p.m.)

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

Public comment regarding general Town Council agenda items that is not a public hearing should be submitted with sufficient time ahead of the meeting to allow an opportunity for Council Members to review.

Town Council
Meeting Minutes

January 13, 2025
Town Hall, 124 E. Coal Creek Drive
Superior, CO 80027
6:00 P.M.

Call to Order Meeting of Town Council, Superior McCaslin Interchange Metropolitan District Board of Directors, Superior Metropolitan District No. 1 Board of Directors, and Superior Urban Renewal Authority Board of Commissioners

Roll Call

Present:	***Mayor Mark Lacis***
	Mayor Pro-Tem Jason Serbu
	Council Member Neal Shah
	Council Member Stephanie Miller
	Council Member Jenn Kaaoush
	Council Member Mike Foster
	Council Member Heather Cracraft
Absent:	***None***
Others Present:	***Town Manager Matt Magley***
	Town Attorney Nicholas Hartman
	Town Clerk Lydia Yecke

Approval of Agenda
(Agenda items 5g and 5j pulled)

Motion: Council Member Neal Shah moved to approve Agenda, seconded by Council Member Heather Cracraft. **Vote:** CARRIED. 7 - 0

Council Member Reports

Public comment on Consent Agenda, Presentations, and Non-Agenda Items
The following person gave public comment: Brad Walker

Presentations - None

Project Updates – None

DRAFT

Consent Agenda
Motion: Mayor Pro-Tem Jason Serbu moved to approve Consent Agenda, seconded by Council Member Mike Foster. **Vote:** CARRIED. 7 – 0

Airport Noise Reports for November and December

RMMA Noise Measurement Summary November 2024
RMMA Noise Measurement Summary December 2024

g. Pulled - Consideration of Resolution Approving a 2025 Insurance Policy with The Travelers Companies, Inc.
Motion: Council Member Neal Shah moved to approve Resolution Approving a 2025 Insurance Policy with The Travelers Companies, Inc., seconded by Council Member Mike Foster. **Vote:** CARRIED. 7 - 0

Proclamation of the Town Council in Support of National Radon Action Month in Colorado

j. Pulled - Consideration of Downtown Superior Civic Space Construction Change Orders
Motion: Council Member Neal Shah moved to approve Downtown Superior Civic Space Construction Change Orders, seconded by Mayor Pro-Tem Jason Serbu. **Vote:** CARRIED. 7 - 0

SYLC Appointment by way of Vote – 2 Applicants, 1 Vacancy
By way of vote - Zachary Smith receives 4 votes | Berkeley Spencer receives 3 votes

Motion: Council Member Neal Shah moved to approve Zachary Smith to SYLC, seconded by Mayor Mark Lacis. **Vote:** CARRIED. 7 - 0

Consideration of Approval for Coal Creek Pedestrian Bridge Design
The following persons gave public comment: Presario, Robert Stevens and Ryner Koontz

Motion: Mayor Pro-Tem Jason Serbu moved to approve Coal Creek Pedestrian Bridge Design, seconded by Council Member Stephanie Miller. **Vote:** CARRIED. 7 - 0

Consideration of Resolution Approving Contract with Buildings by Design, L.L.C. for the Design and Construction of the Operations and Maintenance Facility Project

Motion: Council Member Neal Shah moved to approve Town Resolution R-5 Approving Contract with Buildings by Design, L.L.C. for the Design and Construction of the Operations and Maintenance Facility Project, seconded by Council Member Stephanie Miller. **Vote:** CARRIED. 7 - 0

DRAFT

Consideration of Resolution Approving Contract with Buildings by Design, L.L.C. for the Design and Construction of the Operations and Maintenance Facility Project

Motion: Director Neal Shah moved to approve Resolution SMD#1-2 Approving Contract with Buildings by Design, L.L.C. for the Design and Construction of the Operations and Maintenance Facility Project, seconded by Director Heather Cracraft.
Vote: CARRIED. 7 - 0

Mayor Lacis Adjourned the meeting at 9:34 p.m.

_____
Mark Lacis, Mayor

_____
Lydia Yecke, Town Clerk

DRAFT

ITEM NO. 3a

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Boulder County Sheriff's Office Report**

MEETING DATE: **January 27, 2025**

PRESENTED BY: **Matt Magley, Town Manager**
Sheriff Curtis Johnson
Sgt. Dave Salaman

PRESENTED FOR: **Discussion**

BACKGROUND:
The Boulder County Sheriff's Office (Sheriff's Office) provides law enforcement services to the Town of Superior. The Town and Sheriff's Office have partnered for law enforcement services since 1993. The Sheriff's Office provides all aspects of law enforcement services to the Town, 24 hours a day, 7 days a week. The Sheriff's Office provides for the following services: Patrol, Dispatch, Bomb Squad, K9 Unit, SWAT Team, Internal Affairs, Drug Task Force, Records, Evidence Section, Animal Protection, equipment and training, and the following personnel: sergeant, deputies assigned to patrol, detectives positions, and clerical positions.

Periodically, the Town Council receives a report from the Boulder County Sheriff's Office on a myriad of services offered to the Town. Tonight, Sheriff Johnson and Sergeant Salaman will provide an update. Town has a great partnership with the Sheriff's Office and is pleased with the activity of the Sheriff's Deputies in terms of law enforcement activities in Town. Deputies are responsive and courteous to the public in general.

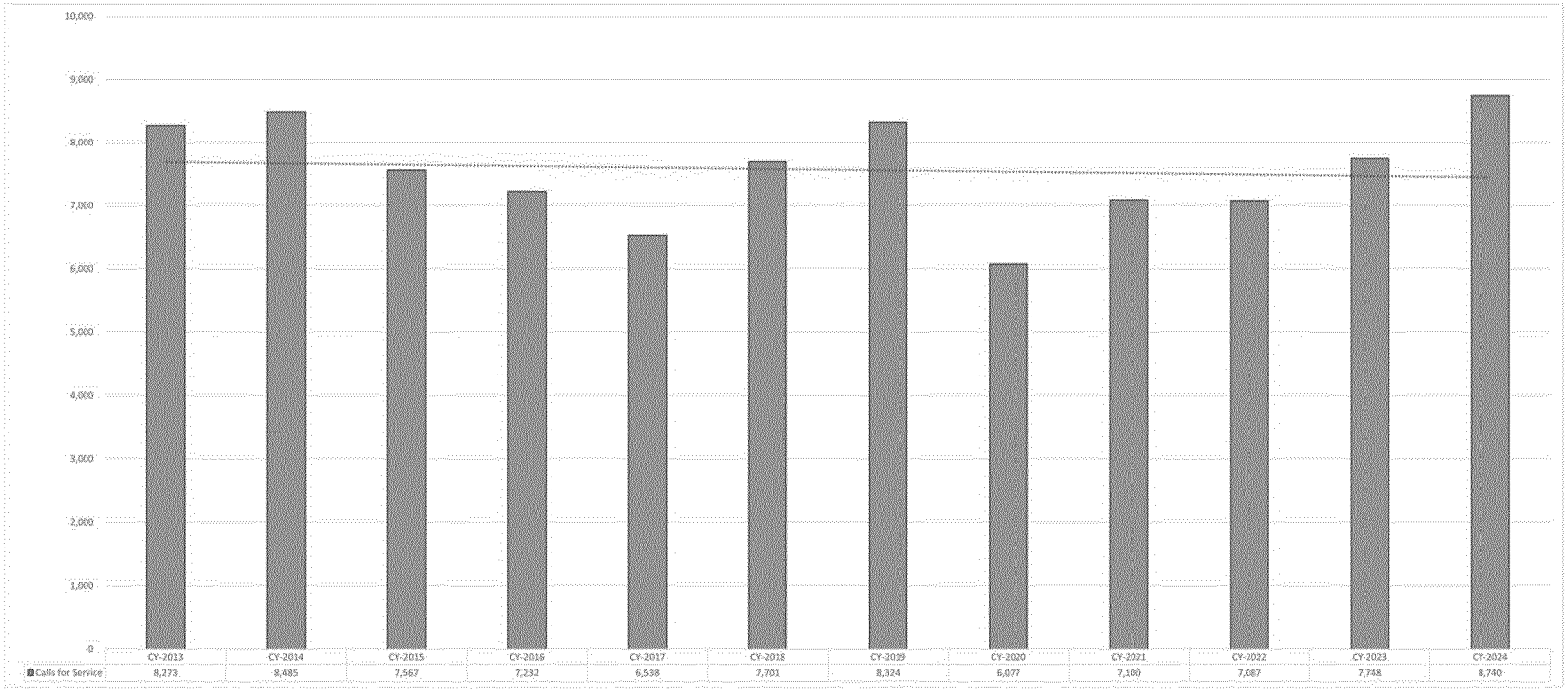
Sheriff Johnson was elected as Boulder County Sheriff in November 2022, and sworn into office in January 2023, for a four-year term. He joined the Sheriff's Office in 2021 as a Division Chief, after serving twenty-seven years with the Boulder Police Department. Sergeant Salaman has been the supervising Sergeant in Superior for the Sheriff's Office since April 2022, and has been with the Sheriff's Office since 2009.

ATTACHMENTS:
- Presentation

TOWN OF SUPERIOR
BOULDER COUNTY SHERIFF'S OFFICE

ACTIVITY SUMMARY : CY-2024

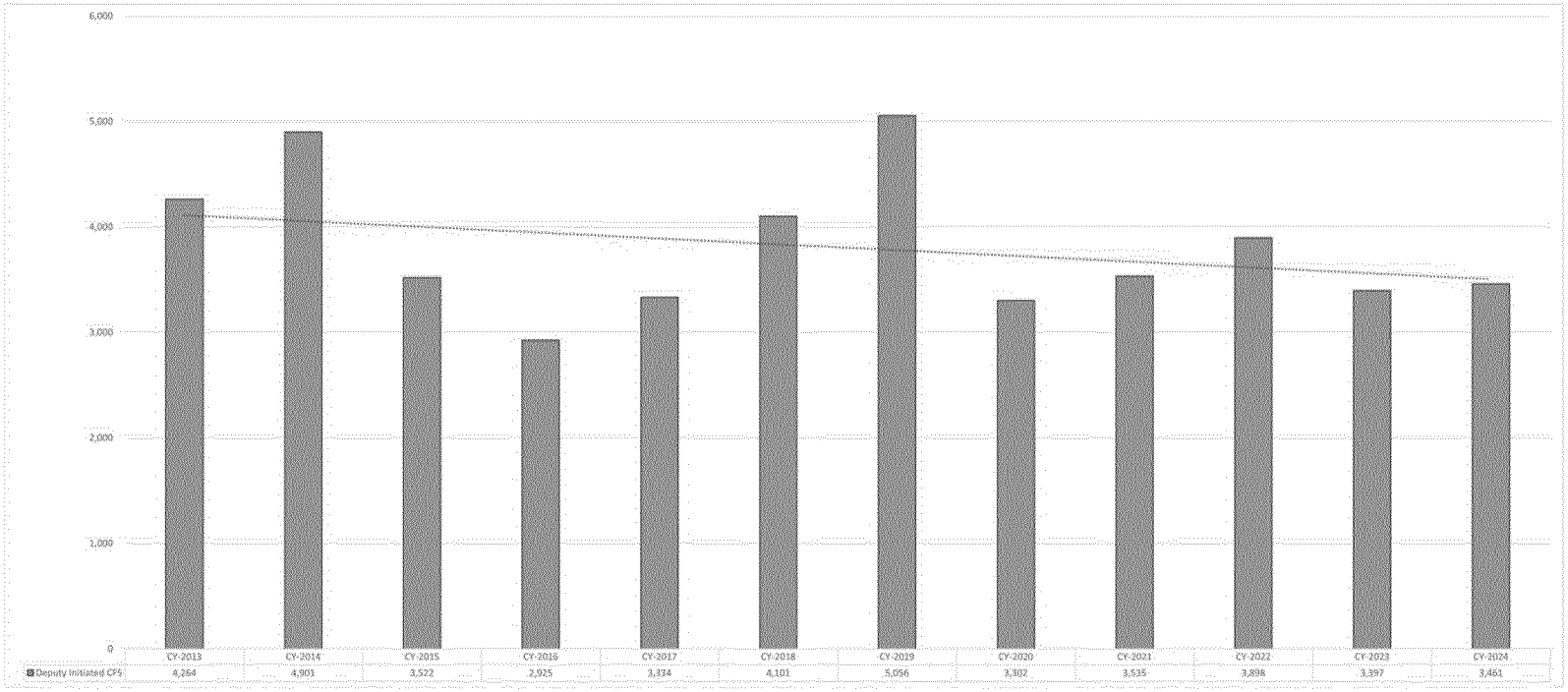
CALLS FOR SERVICE



	CY-2013	CY-2014	CY-2015	CY-2016	CY-2017	CY-2018	CY-2019	CY-2020	CY-2021	CY-2022	CY-2023	CY-2024
Calls for Service	8,273	8,485	7,567	7,232	6,538	7,701	8,324	6,077	7,100	7,087	7,748	8,740

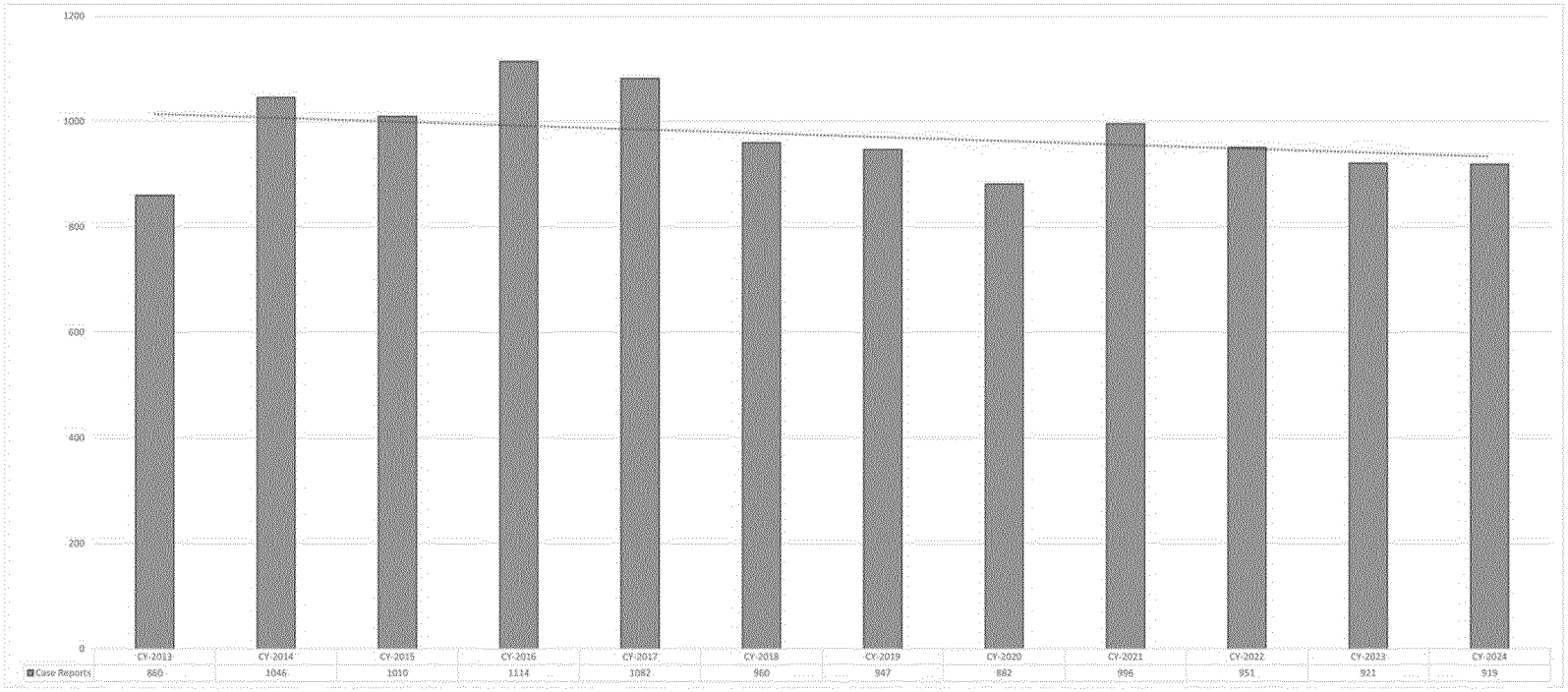
CY-2017 REFLECTS ONLY 11 MONTHS OF DATA

CALLS FOR SERVICE – DEPUTY INITIATED



CY-2017 REFLECTS ONLY 11 MONTHS OF DATA

CASE REPORTS



CY-2017 REFLECTS ONLY 11 MONTHS OF DATA

CASE REPORTS – VOLUME BY MONTH / YEAR

	January	February	March	April	May	June	July	August	September	October	November	December	
CY-2013	65	54	65	79	74	92	62	82	51	100	63	73	860
CY-2014	72	77	72	77	92	91	97	98	97	95	84	94	1046
CY-2015	87	93	85	89	77	66	83	84	82	87	85	92	1010
CY-2016	103	66	86	98	87	93	102	107	78	93	97	104	1114
CY-2017	113	81	92	95	100	84	88	90	82	82	76	99	1082
CY-2018	74	84	98	88	88	76	79	73	77	85	66	72	960
CY-2019	78	72	79	67	86	83	77	94	82	81	76	72	947
CY-2020	71	74	73	54	80	59	83	74	95	70	67	82	882
CY-2021	110	61	113	75	68	82	80	80	75	78	88	86	996
CY-2022	77	65	72	78	86	83	82	77	75	82	84	90	951
CY-2023	86	61	65	69	88	100	75	87	67	67	76	80	921
CY-2024	77	76	61	83	64	75	76	85	84	86	72	80	919
	1013	864	961	952	990	984	984	1031	945	1006	934	1024	11688

CY-2017 REFLECTS ONLY 11 MONTHS OF DATA

PERSONS CRIMES

Nature of Call	January	February	March	April	May	June	July	August	September	October	November	December	
Assault		2			1		1		2	5	1	2	14
Child Abuse / Neglect		1	1			1		2				1	6
Computer Crime		2											2
Domestic Dispute	2	1	2	2		3	6	2	2	1	2	3	26
DV Assault		1		2	1	1	1						6
DV Harassment	1	1		1									3
DV Stalking			1										1
Harassment		3	1	1	1			4	1	2	2	1	16
Indecent Exposure									1				1
Menacing					1		1						2
Robbery		1					1						2
Sex Assault		1						1					2
TRO Violation	2	1	1			1	1	1				1	8
Unlawful Sexual Contact				2				1		1			4
	5	14	6	8	4	6	11	11	6	9	5	8	93

PROPERTY CRIMES

Nature of Call	January	February	March	April	May	June	July	August	September	October	November	December	
Burglary - Commercial		1		1				1	1		1	3	8
Burglary - Residential	5	5	2	4	3	1	3	6	2	3	1		35
Criminal Mischief	1		1	3	4	1	1	2	5	3	1	3	25
Extortion	1								1		1		3
Fraud / Forgery / Counterfeit	2	1	1	6	3	2	1	2	3		1	2	24
Identity Theft	2	1	1	1		1	2		1	3	1	1	14
Motor Vehicle Theft	2	1	1	2	1	1	1					3	12
Recovered Stolen MV - Outside Agency									2				2
Theft	11	11	14	11	12	22	13	17	20	18	20	10	179
Vehicle Trespass	7	1	1	4	3	5	6		1		1	3	32
	31	21	21	32	26	33	27	28	36	27	27	25	334

SUBSTANCE ABUSE CRIMES

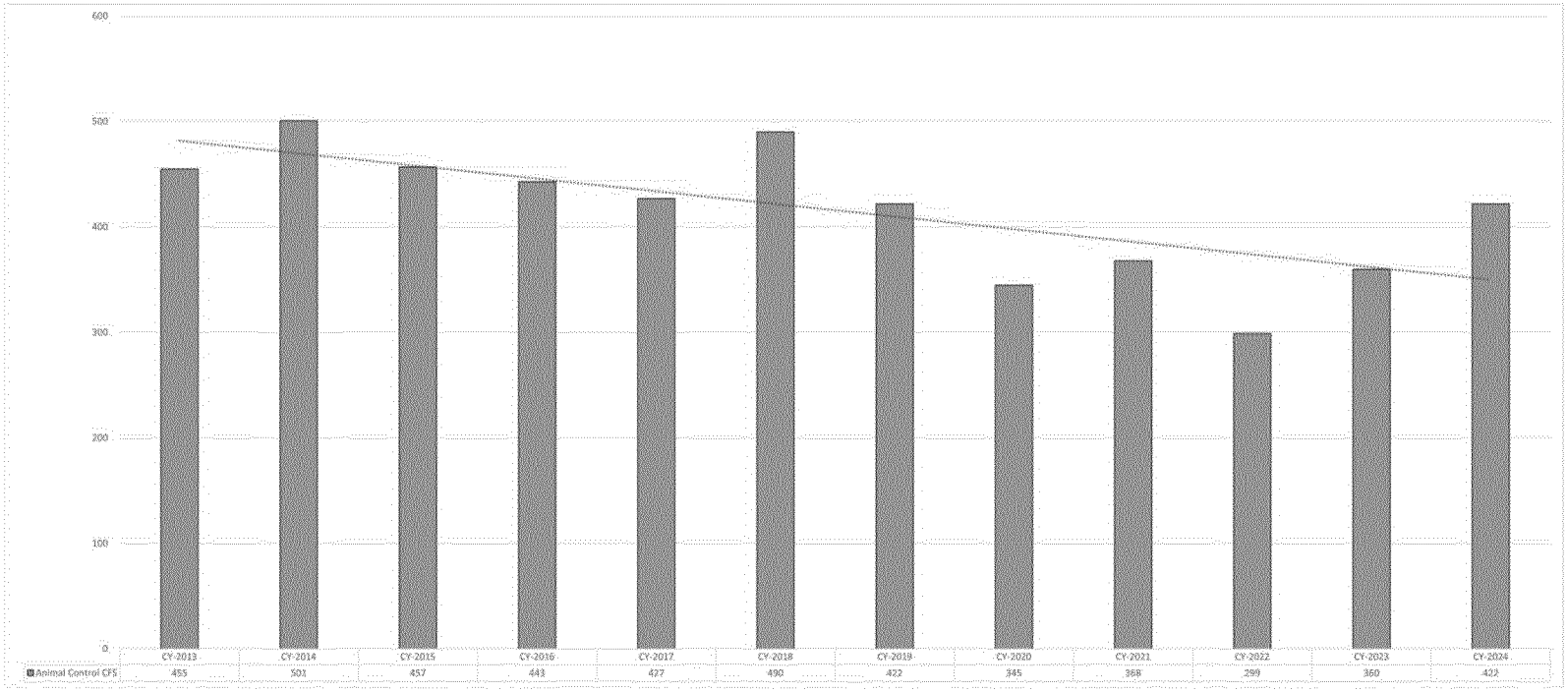
Nature of Call	January	February	March	April	May	June	July	August	September	October	November	December	
Liquor Violation											1		1
Marijuana		1											1
Narcotics - Other										1	2		3
Paraphernalia - Drug		2		1									3
Schedule I / II Narcotics	3	2											5
	3	5	0	1	0	0	0	0	0	1	3	0	13

MISCELLANEOUS CRIMES

Nature of Call	January	February	March	April	May	June	July	August	September	October	November	December	
Accident	1	1		3	4	4	2	8	6	10	6	9	54
Agency Assist	1	2	1			1		2	1	1	2	2	13
Animal - Criminal	9	7	4	5	2	6	4	6	7	8	7	7	72
Animal - Non-Criminal				1	1		1		1				4
Animal Bite Report	1		1				1	1		1		1	6
Animal Welfare						3	1	1				1	6
Death Investigation			1	1	1				1	3			7
Disorderly Conduct	1			1					2			1	5
Dispute - Civil	1		1	3		1		1		2	1		10
DUI	3	2	4		1	1	1	1			2	3	18
Eluding		2						1	4		1		8
Fire - Structure			2										2
Fire - Vehicle						1							1
Found Property	2	2		3	3	3		1	2		1		17
Hit-and-Run Accident						1	3			2		1	7
Information	3	3	4	8	2	3	5	4	3	3	5	7	50
Littering					1								1
Lost Property		1		1	1	1	4		1	1			10
Medical Assist	2	2	1		3		2	2					12
Mental Health Hold	1		1		3					1	2		8
Missing / Lost Person		1		1		1	2		1	1		1	8
Municipal Ordinance Violation		2		1		1						2	6
Noise										1			1
Obstruction						1	1						2
Other		1				2	1	1		1			6
Reckless Endangerment										1		1	2
Suspicious	2	3		2	3	2	2	4	2	4		1	25
Traffic	2	1	1		1	2	3	5	4	4	1	4	28
Trespass			2		1		1	4	1	1	2	3	15
Trespass Affidavit				1			2			1			4
Vehicle Impound			1		1								2
Warrant		1	1	1	1			3		1	2	1	11
Weapon												1	1
Welfare Check	2	1	3	3	4	2			4	2	5	1	27
	31	32	28	35	33	36	36	45	40	49	37	47	449

CY-2017 REFLECTS ONLY 11 MONTHS OF DATA

CALLS FOR SERVICE – ANIMAL PROTECTION



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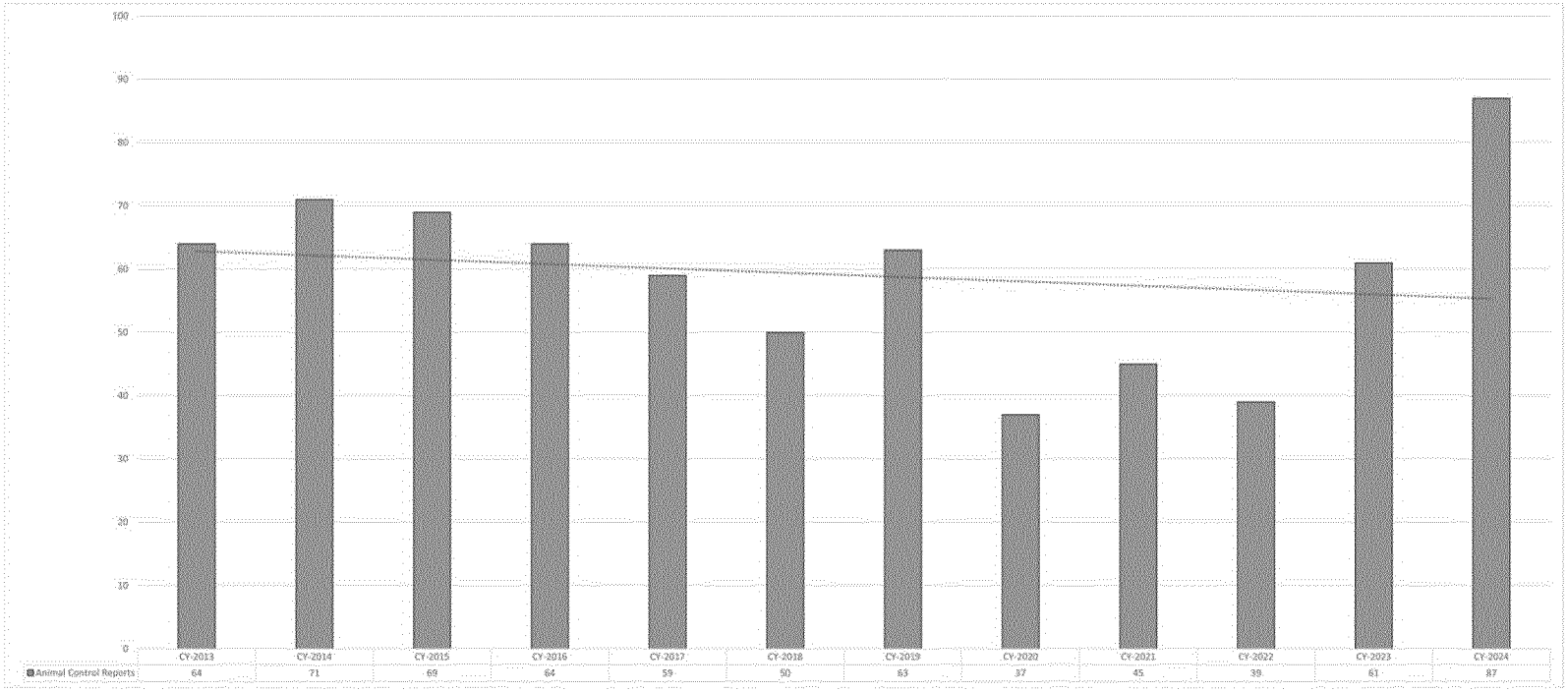
CASE REPORTS – ANIMAL PROTECTION



CY-2017 REFLECTS ONLY 11 MONTHS OF DATA

CITATION / SUMMONS ISSUED – TOP 10 CHARGE TITLES

	January	February	March	April	May	June	July	August	September	October	November	December	
SMTC 1101 Speeding (10-19 Mph) Over Posted Limit	99	176	172	129	138	187	136	114	89	71	211	180	1702
SMTC 703 Failure To Stop At Stop Sign	12	36	11	38	29	22	18	12	10	48	23	42	301
SMTC 1101 Speeding (20-24 Mph) Over Posted Limit	7	14	9	2	7	4	9	3	4	1	7	19	86
SMTC 603(1) Disobeyed Traffic Control Device	6	6	9	1	11	7	3	5	6	13	4	5	76
42-3-114 Displayed Expired Number Plates	5	6	6	6	7	6	7	8	1	6	5	10	73
42-3-121(1)(a) (Operated/Permitted Use Of) Unregistered Vehicle	10	6	6	5	2	3	6	1	6	7	6	6	64
SMTC 1402 Careless Driving	5	5	2	4	6	7	5	4	7	2	2	11	60
SMTC 1101 Speeding (5-9 Mph) Over Posted Limit	1	1	1	0	3	5	8	11	9	5	3	7	54
SMTC 1204(1)(k) Parked Where Prohibited By Signs	0	1	2	9	1	3	1	16	4	3	6	7	53
SMTC 1101 Speeding (25+ Mph) Over Posted Limit	2	7	5	9	1	1	2	3	2	0	8	4	44
	147	258	223	203	205	245	195	177	138	156	275	291	2513

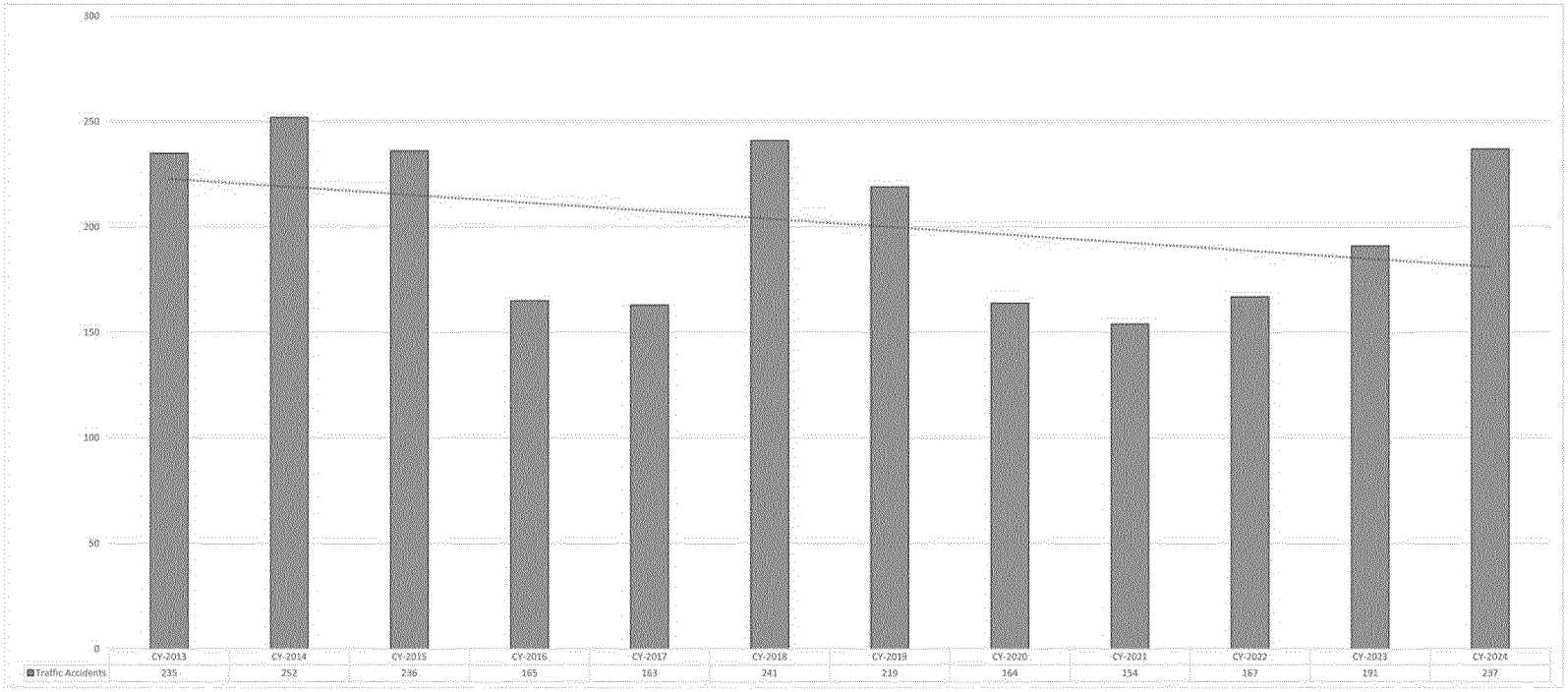
CY-2017 REFLECTS ONLY 11 MONTHS OF DATA

CITATION / SUMMONS ISSUED – TOP 10 LOCATIONS

	January	February	March	April	May	June	July	August	September	October	November	December	
Coalton Road & Rock Creek Circle	42	45	70	40	37	47	55	38	37	23	88	80	602
800 Coalton Road	24	55	22	28	39	68	18	19	1	13	21	29	337
900 Coalton Road	2	13	17	22	28	18	13	14	23	8	10	2	170
McCaslin Boulevard & E. Rock Creek Parkway	8	12	11	7	17	24	17	12	10	4	5	4	131
McCaslin Boulevard & Calmante Avenue	0	3	8	17	15	6	20	13	9	3	3	3	100
McCaslin Boulevard & Marshall Road	10	10	11	7	4	4	2	4	4	7	6	8	77
E. Rock Creek Parkway & S. Pitkin Avenue	1	2	1	2	0	8	4	16	5	6	8	6	59
3900 McCaslin Boulevard	10	15	16	6	7	1	0	0	0	0	0	2	57
McCaslin Boulevard & S. Indiana Street	13	17	8	6	2	1	1	2	1	1	1	4	57
Main Street & Promenade Drive	1	10	2	5	4	0	5	5	3	6	4	9	54
McCaslin Boulevard & State Highway 128	0	3	0	1	1	13	15	2	8	3	6	2	54
	111	185	166	141	154	190	150	125	101	74	152	149	1698

CY-2017 REFLECTS ONLY 11 MONTHS OF DATA

TRAFFIC ACCIDENTS



CY-2017 REFLECTS ONLY 11 MONTHS OF DATA

TRAFFIC ACCIDENTS – PRIMARY EVENT TYPES

	January	February	March	April	May	June	July	August	September	October	November	December	
Accident - Hit & Run	3	4	4	4	2	5	5	1	3	8	3	1	43
Accident - Injury	6	3	2	1	2	3	1	2	1	5	1	3	30
Accident - Property Damage	16	19	13	14	12	6	8	15	12	13	8	9	144
Accident - Unknown Injury	1	2	2	2	1	3	1			2	4	1	19
	26	28	21	21	17	16	15	18	16	28	16	14	236

CY-2017 REFLECTS ONLY 11 MONTHS OF DATA

TRAFFIC ACCIDENTS – HIGH FREQUENCY LOCATIONS

	January	February	March	April	May	June	July	August	September	October	November	December	
600 Marshall Drive	3	3	0	0	1	0	4	2	1	2	0	1	17
1 Superior Drive	0	1	0	1	2	0	0	0	1	1	0	0	6
400 Marshall Drive	0	1	0	1	0	1	0	1	0	2	0	0	6
405 Center Drive	2	0	0	0	0	0	0	1	0	1	0	1	5
McCaslin Boulevard / Main Street	0	1	2	0	0	2	0	0	0	0	0	0	5
1601 Coalton Road	0	1	0	1	0	0	0	0	1	1	0	0	4
Marshall Drive / Center Drive	2	0	0	0	0	0	0	0	0	2	0	0	4
303 Marshall Drive	0	0	0	0	0	0	1	0	2	0	0	0	3
191 McCaslin Boulevard	0	0	0	0	0	0	1	0	1	0	0	0	2
1995 E. Coalton Road	0	0	0	0	0	1	1	0	0	0	0	0	2
3351 S. Indiana Street	0	0	0	0	1	0	0	0	0	0	0	1	2
43400 US Highway 36 DB	0	0	0	0	0	0	1	0	1	0	0	0	2
510 Marshall Drive	0	0	1	1	0	0	0	0	0	0	0	0	2
530 Marshall Drive	0	0	1	0	0	0	0	0	0	0	0	1	2
750 Superior Drive	0	0	0	2	0	0	0	0	0	0	0	0	2
Marshall Road / McCaslin Boulevard	1	0	0	0	0	1	0	0	0	0	0	0	2
McCaslin Boulevard / US Highway 36 BB	0	2	0	0	0	0	0	0	0	0	0	0	2
	8	9	4	6	4	5	8	4	7	5	0	4	68

AGENDA
ADVISORY COMMITTEE FOR ENVIRONMENTAL SUSTAINABILITY (ACES)
JANUARY 9, 2024
5:30 PM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. Call Meeting to Order (5:32 PM)
2. Preliminary Matters
    a. Roll Call
    Present: Jim Zarske, John Schallau, Michelle Gazarik, Miles Hoffman, Lisa Barnes, Nikki Hewett, Sarah Nick
    Absent: James Lester
    Staff present: Alexis Bullen
    Town Council Liaison present: Jenn Kaaoush
    b. Approval of Agenda Michelle moved to approve, Miles seconded, Unanimously approved agenda.
    c. Public Comment (limit 5 minutes/person)
3. Updates
    a. Town Council Liaison
        - Introductions were made, including the new Town Council liaison, Jenn Kaaoush, and each of the ACES members.
    b. Town Staff
        - The **ACES 2025 Workplan** will be presented to the Board at the January 13 meeting.
        - **Waste Contract**: Staff reached out to all of the impacted HOA contacts regarding the new waste contract. Staff and Republic Services will meet in mid-January. A postcard will be sent to residents encouraging individuals to choose cart sizes by the end of January.
        - **Grants**: Superior applied for a Boulder County grant ($25,000) for waste contract and compost education. Superior did not receive the Colorado Energy Office grant for SCC electrification.
        - Staff members are working to update actions on the dashboard. KPI updates will take a little bit longer as there is a lag time on 2024 data.
        - The Superior website has been updated. Zoom links for meetings are now posted on agendas.
        - "Vision Zero" survey is still online.
    c. Working Groups

- Operations: Did not meet in January
- Outreach and Education: Did not meet in January. The digital board has arrived.
- Resources: Discussed Home electrification Facebook group for Boulder County, Chamber of commerce engagement, rebates for home electrification, waste contract, potential grants, and one pager on ACES.

4. Discussion Items
    a. Events Discussion
        - Zero waste at events in 2024, including using reusables, got good feedback from attendees.
        - There will be 35 events this year.
        - Farmers Market series will start in 2025.
        - 2024:
            - Zero-waste information added to event marketing (e.g., bring reusable water bottles)
            - Business vendors were given information on zero-waste requirements and encouraged to plan accordingly.
            - Continued to use receptables for recycling and trash with instructions
        - 2025:
            - Work to improve diversion reports from waste haulers (or weigh waste at event)
            - R cup – fell short in a number of areas (needs improvement or new vendor) – need better signage or service
        - The Town needs help with Green Team or equivalent for helping with zero-waste at events. Gift cards for volunteers worked well at Chili Fest.
        - In 2024 the total amount spent was $14,342, including purchasing recycling and compost zero-waste stations.
        - The Town needs help with training volunteers and signage for waste stations.
        - Zero waste: focus on 4th of July and Chili & Beer Fest in 2025.
    b. ACES Communications Plan
        - The Outreach WG will work on messages for each major event and discuss this at next meeting
    c. Town EnergySmart Rebates
        - Superior has $20,000 for rebates
        - Louisville had $20,000 in 2024 and the money lasted until December.
        - Alexis requested feedback about whether we should use our budget to follow what Louisville did with EnergySmart. General consensus was that Louisville numbers are useful since their program was successful in 2024 and the rebates lasted, but were also expended.

- Staff and ACES will both consider how to promote rebates.

d. Go Electric Colorado (GECO) Presentation
   - Paul Bousquet attended the meeting to discuss what GECO can do to help with electrification.
   - Miles discussed how he worked with GECO.
   - Go Electric Colorado.org is the website to book a meeting.
   - GECO was started by engineering people who were electrifying their homes and wanted to share their experience with others. They provide free consulting (mostly virtually).
   - Paul would like to see the communities of Louisville, Lafayette and Superior work together with GECO on a pilot project.
   - Paul mentioned the Municipal investment fund – accepting proposals for $250K grant for planning (56 total) and later 10 communities will get $2 Million for implementation. Alexis will reach out to her colleagues from other towns to discuss whether to pursue this grant.

e. ACES Working Groups - What's Working/What's Not
   - It would be helpful to have a description of each Working Group
   - Working Groups need to be task/action oriented
   - Decide on tasks for each Working Group during ACES meetings.
   - Working Groups could meet as needed, keeping optional monthly meetings on the calendar.
   - It was suggested that we have a 15-minute agenda item at ACES meetings to assign tasks to Working Groups.

f. ACES chair and vice chair elections
   - Miles moved to elect James Zarske as Chair, Michelle seconded, and he was unanimously elected.
   - Miles moved to elect Nikki Hewett as Vice Chair, Lisa seconded, and she was unanimously elected. She accepted the role as a 30 day trial. ACES will revisit the topic of Vice Chair elections as part of the February agenda.

5. Adjourn (7:31)

Action Item	**Assigned to**	**Date Due**
Draft messages for major 2025 events	Outreach and Education Working Group	February ACES meeting

MEETING NOTES
OPEN SPACE ADVISORY COMMITTEE
JANUARY 8, 2025
6:00 PM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. **Call Meeting to Order:** The meeting was called to order by the Chair at 6:00pm.
2. **Preliminary Matters**
   a. **Roll Call (6:00)**
   Present: Kara Neuse *(Chair)*, Rita Trainer *(Vice Chair)*, Michael Mcdonnell, Tracey Bain, Amber Greves, Jeff Wade, Cristi Verbeck, Joann Maneri, and Todd Gleeson. The members present constituted a quorum.
   Absent: Mike Foster
   Staff present: Phary Om *(Staff Liaison)* and Leslie Clark *(PROS Director)*
   Trustee Liaison present: Stephanie Miller substitute
   b. **Approval of Agenda (6:03):** The Chair asked for any corrections or additions to the Agenda. None being offered, the agenda was approved by consensus.
   c. **Public Comment (limit 5 minutes/person) (6:04):** No members of the public were in attendance, either personally or virtually.
3. **Discussion Items**
   a. **Staff Updates [Leslie Clark/Phary Om] (6:05): Leslie:** The goats are back in town and grazing. A public event with the goats will be scheduled later. Tree & brush removal is scheduled for February 21-22, with March 2 as an alternate date. An open house honoring former Town Trustees Bob McCool and Sandie Hammerly, and celebrating 2024 Superior volunteers will be held Friday, January 10 from 6:00pm to 8:00pm at the Superior Community Center. **Phary:** Peter Ruprecht will conduct a training session for the Raptor Monitoring Program on Saturday, January 11th from 10:00am to noon at the Superior Community Center. Thirty-four volunteers have signed up through the CitSci platform. Training for the Wildlife Monitoring Program was successful. There are twenty-four volunteers signed up through CitSci. Winter programs will begin such as: Birdwatching for beginners with Naturalist Dave Sutherland on March 30th 10:00am-noon, Eco-Ranger Wildlife Awareness course with Greenwood Village staff beginning on February 2nd 1pm-3pm and Nature Journaling with Open Space Ranger on January 25th 10am-noon. Check Civic Rec website for more information and registration.
   b. **Open Space Management Plan (OSMP) (6:12): Leslie:** presented a proposed timeline for updating the OSMP with a goal of completing the update by July 23rd. **Kara** questioned whether the timeline allowed sufficient time for all steps to be completed and how community input would be sought. She further suggested we offer ideas as to how to proceed with the update at next month's meeting. A suggestion was also made that we review the 2010 OSMP.
   c. **Endorse Bird City Proclamation (6:38):** The floor was opened to any comments regarding the draft proclamation to proclaim a specific day in May 2025 as World Migratory Bird Day; no issues were raised. ***Upon motion made and duly seconded, it was unanimously resolved that***

OSAC hereby recommends that the Superior Town Council proclaim a specific day in May 2025 as World Migratory Bird Day. Leslie noted that a Town Council meeting date will be targeted for reading of the proclamation.

d. **2025 Selection of Officers, Assignments and Work Plan Adoption (6:40):** ***On motions made and duly seconded, Kara and Rita were unanimously re-elected Chair and Vice-Chair, respectively.*** Assignments of role for 2025 were considered for each item on the Work Plan. All assignments were volunteered for, and Rita will list and distribute the assignments.

e. **Wildlife Camera Update (7:38):** Tracey noted that the camera is working well, but that it is too often triggered by wind and trash, and that we might want to consider moving it to another location where it will collect more data.

f. **Rodenticides Campaign Plan/Policy Recommendation? (7:46):** ***Upon motion made and duly seconded, it was unanimously resolved that OSAC hereby recommends that the Superior Town Council take the following actions*:**

   i. **Develop a vigorous public education campaign** to discourage the use of all rodenticides. This plan could include email, social media, and website content designed to educate residents. Volunteers from OSAC, our raptor and wildlife monitoring programs, and wildlife encouragement team would work with the Town's communications team to develop potential talking points and alternatives to rodenticides for the communication plan.

   ii. **Adopt a Town Proclamation** encouraging residents and local businesses to avoid the use of rodenticides. OSAC recommends the following wording: *Due to the significant risks to our wildlife, residents, and pets, the Superior Town Council encourages all citizens, local businesses, and pest control companies operating in Superior to avoid the use of rodenticides. Learn more about the dangers and alternatives to rodenticides on the Alternatives to Rodenticides web page on the Superior website* [Link to page when developed].

   iii. **Follow and endorse the development of a potential Colorado legislative bill** banning the use of all first- and second-generation anticoagulant rodenticides in the state of Colorado. Note that many countries, including those in Europe, have already restricted or banned the use of second-generation anticoagulants due to environmental concerns. In the U.S., 2011 EPA regulations restricted the residential use of second-generation anticoagulant rodenticides, commonly referred to as 'long-acting anticoagulants.' Several states, including California, have taken steps to limit their use, particularly around sensitive habitats.

g. **OSAC Roundtable (7:56): Phary:** The Eco-Ranger Wildlife Awareness Course on how to respond to injured or sick animals will be held at the Superior Community Center every Sunday 1:00-3:00pm from February 2 to March 30. The course will be free (but $10 donations per course is invited), sign-ups will be required via Civic Rec, anyone signing up can attend any or all classes. **Leslie:** The Town has been advised that portions of the parking lot and trail project at Coyote Ridge lie in the CDOT right-of-way, so new portions will have to be designed. On the planned Marshall Fire Memorial Project near Oerman Roche trailhead, there has been no opposition by Boulder County so far. **Tracey** noted that wooden floating platforms were requested for ducks/geese at Purple Park, Volleyball Pond, and Island Pond.

h. **Reminders (8:10)**

   i. None

4. **Updates**

   a. **Standing Updates (8:10)**

i. **Rocky Mountain Greenway (Rocky Flats):** See above.
ii. **Raptor Program.** Nothing new.
iii. **Wildlife Monitoring Program** (including Raptor Monitoring Program): All monitoring summaries & notes will be sent to the Town Council. Photos are posted on CitSci (Citizens for Science) app and website.
iv. **Trail Etiquette:** Nothing new.
v. **CitSci Update:** See above.
vi. **Wildlife Update:** Nothing new.
vii. **Prairie Dog Plan Update:** Nothing new.
viii. **Grant Asks:** Nothing new.
ix. **Communications Update (for Kevin Colon):** Nothing new.

5. **Adjourn:** The Chair declared the meeting finally adjourned at 8:16pm.

MEETING NOTES
PARKS AND RECREATION ADVISORY COMMITTEE (PARC)
JANUARY 15, 2025
7:00 PM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD

This meeting was held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. Call Meeting to Order

2. Preliminary Matters

a. Roll Call

Present:

Grace Batey: Present
Lindsay Kerr: Present
Tim Martin: Present
Brent Hartman: Present
Burton McKenzie: Present
Robert Stephens: Present
Martha J Siegmund: Present
Saadia Aurakzai-Foster: Present
Justin Willis: Present

Absent:

Staff present:

Bryan Meyer
Leslie Clark

Town Council Member present:

Stephanie Miller

b. Approval of Agenda

c. Public Comment (limit 5 minutes/person)

No public comment

3. Discussion Item(s)

a. Finalized PARC Work Plan for 2025
Going into Dropbox soon – Committee will work off of this for the year

b. Establish PARC discretionary budget usage plan for the year
5k to be used for swag mostly, then to the CPRA conference and sponsoring events. May need order more swag for new year while avoiding throw away/disposable items. Focus on high quality items.

c. Introduce Amenities and Services Prioritization List. (List of PARC Committee things we want the town to focus on in 2025) – The 2025 list is a work in progress(mostly a mirror of the 2024 List). Brian to work on and share. Focus will be on reasonable things, not what's already in Boards Plan as high priority.

d. Review process for PARC feedback on (passing of sales tax) bond measure projects
Robert shared project schedule. RFQ for North Pool design and renovation of north released on January 6th, deadline to respond January 28th. Followed by short list of vendors, interviews, etc.
North pool - Committee to possibly do a site visit/walkthrough to collect our recommendations.
Leslie mentioned that the Town is focused on the pools and roads as the highest priorites.
Seeking community feedback/public engagement – in the process of soliciting.
PARC needs to come up with format, questions, type, content for community survey. Brian to assist spearheading the survey creation. Leslie requested that feedback on the survey be available by April.
Stephanie said, include kids and youth and swim team feedback.
Competition teams will pay for year around use of North Pool(heated) – may need to be covered to retain heat
After North(and South Pool) addressed, then Community Park and other PARC priorities to consider.

e. Identify major maintenance issues at parks to help prioritize maintenance
ex. Boy scouts to fix up dirt bike track, park walks to include See-Click-Fix entries(Superior Click and Fix), need to communicate SCF to residents of Superior with posted signs, printed(not stickers) QR codes stationed around town, newsletters, etc.

f. Identify needed working groups for 2025 where there are particular interests and needs
Brian and Tim looking into. Committee to provide future ideas for sub committees.

g. Leadership election of 2025
Elect Chair and Vice Chair
Unanimously for Robert to continue as Chair – Brent Motioned and Tim Seconded
Unanimously for Brent as Vice Chair – Tim Motioned and Burton Seconded

4. New Business and Updates
Notes and Summary duties format was discussed. The Committee agreed that we should keep this task as is, in a rotation format and on the provided Work Template. Members are strongly encouraged to have the Summary shared by the morning after the monthly meeting and the full notes

provided within a day. All elections and decisions have to be noted to include the person motioning and the person seconding, along with general details of the considerations.
Committee will conduct various site visits at superior community spaces, especially new ones.
Swag to be looked at and/or handed out after meeting.

a. Other updates from Town staff and/or Town Council Liaison
Bryan working on Programming Plan

b. Summary points of meeting

The group discussed the finalized PARC 2025 Work Plan as a guiding document for the group's efforts for the upcoming year. PARC's Amenities and Services Prioritization List for 2025 is being updated by Chair Robert Stephens; Committee members will continue to provide feedback and rank items that are not already prioritized by the Town Council. As a result of the recent bond measure passing, PARC will provide feedback on the North Pool renovation project following a site visit and look to host a public engagement session at the Community Center later this spring. The group will also work with staff on laying the ground work for a community survey. Additionally, PARC discussed Working Groups for 2025 and these will be organized once needs are identified throughout the year. Lastly, Committee members unanimously voted to have Robert Stephens and Brent Hartman continue their roles as Chair and Vice Chair respectively.

5. Adjourn

MEETING NOTES
Historical Commission
December 20, 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; Jill Roberts; Susan Stanish; Dalton Valette; Errol (Wally) Waligorski; Karen Waligorski
      Staff Present: Jennifer Garner "JG", Arts & Historical Programs Supervisor
      Town Council Liaison: Heather Cracraft
      Guests: Gladys Forshee; Paul Gibbs; Brannon Richards, Director, Public Works and Utilities

      JG introduced Heather Cracraft as the new Town Council liaison to the Commission.

   b. Approval of Agenda
      Dalton moved and Karen seconded to approve the agenda.
      Unanimously approved

   c. Public Comment
      Gladys Forshee began by giving the Town a "First Christmas" ornament to celebrate the rebuilding of the Asti Museum. She was warmly thanked.

3. **General Updates, Debriefing and Discussion**
   a. Discussion
      i. Brannon Richards showed slides and explained the decision to direct the new bicycle path along Coal Creek behind the historic buildings in Grasso Park. Alongside these buildings the trail is now set to be 8 feet wide while it will be 10 feet wide the remaining length. An additional safeguard will be that an archeologist is to be on site throughout the construction of the trail.

         Commission members requested that the work be done as sensitively as possible and that the work crews be made aware of the importance of these buildings.

      ii. 2025 SHC Work Plan finalization
         After some updates and additions on the 2024 Work Plan, Mary moved and Susan seconded that the 2025 Work Plan as finalized be adopted.
         Unanimously approved.

      iii. Status of application for Grasso Park National Register
         Jill said the form is drafted and will be sent to SHC members and the Town for their comments. Scott said the Metcalf Report will be available by the end of February which will give more information.
   b. Updates

i. Correspondence, completed/required
Mary said a sympathy card had been sent to Helen Waremburg's family on behalf of the Superior Historical Commission.

ii. Marshall Fire Memorial all advisory group subcommittee, via CAPS
Dalton said at the latest meeting a proposed site was discussed and this will be presented to the Town Council early in the year. The proposed site is near the Orman Roche trailhead.

iii. Outhouse restoration
Larry said the outhouse had blown down in a recent wind but had not been damaged. It is now upright and anchored! Restoration should begin soon.

iv. Donors
- Lions Club and Marshall Fire
  JG said the bench the Lions Club has donated has been installed as well as one in memory of Phyllis Hardin.
- Recent donations:
  It was decided to accept a tall display case that has been offered by Mike Speck but not to accept a couch and another school desk offered by Lisa Byther.

c. Debriefing
i. December 7th work session in lieu of open museum day
Much was accomplished that morning at both the Grasso ad Asti museums. The help of Liam Neumann from Parks staff had been very useful.

ii. Heritage Roundtable
Larry reported they do not meet in December.

iii. ANFRM
No one from the SHC was able to attend the December meeting in Golden.

d. Upcoming Events
i. Next ANFRM meeting
This will be held in February, date and location to be announced.

e. Staff Updates
i. Final 2024 closeout budget report to be provided in January
JG said she will have these figures early in the year.

ii. Key to large display case at Grasso bungalow museum
JG has ordered a replacement key.

4. **Work Plan Check In**
Covered above

5. **Other**
- Jill checked with JG about group driving to and attending ANFRM meetings. She stated that

she spoke with Mikaela about the advisory group policy regarding such and will report back in January.

6. **Adjourn**
   At 11:30 Wally moved and Scott seconded that the meeting be adjourned.
   Unanimously approved.

Next meeting, January 17, 2025, 10:00 a.m. at the Superior Community Center

ITEM NO. 5c

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Consideration of Approval of 2025 Advisory Committee Work Plans for: Cultural Arts and Public Spaces Advisory Committee (CAPS), Historical Commission (HC), and Planning Commission (PC)**

MEETING DATE: **January 27, 2025**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Presentation/Action**

BACKGROUND:
Each year the Town Council reviews and approves the proposed annual Work Plans for each of the Town's Advisory Committees. This process has been very productive and successful and provides direction and guidance to the Town's advisory committees.

Town Council will find attached, the recommended draft work plans for this year as submitted by the Cultural Arts and Public Spaces Advisory Committee (CAPS), Historical Commission (HC), and Planning Commission (PC). Representatives from each of these committees will be in attendance during the Town Council meeting to answer any questions from the Town Council.

Each of the advisory committees invested significant time and thought into developing their 2025 work plans, and have recommended a specific list of projects for the year. They will use these work plans as approved direction from the Council regarding projects, programs, focus areas and goals over the course of 2025. As always, the Council may wish to make changes to these work plans to ensure the advisory committees have clear direction and alignment.

MOTION:
Move to approve advisory committee work plans for 2025: Cultural Arts and Public Spaces Advisory Committee (CAPS), Historical Commission (HC), and Planning Commission (PC).

ATTACHMENTS
- 2025 Advisory Committee Draft Work Plans:
  - Cultural Arts and Public Spaces Advisory Committee (CAPS)
  - Historical Commission (HC)
  - Planning Commission (PC).

Cultural Arts and Public Spaces

2025 Work Plan

Introduction

The Cultural Arts and Public Spaces (CAPS) advisory committee was chartered to "…envision and create engaging arts and cultural experiences, inspired public spaces, opportunities for community building and to advise the Town Council on such matters." Among other duties described in the founding resolution, CAPS is charged to: "advise the Town Council on the ***selection of art installations and artistic and cultural development*** within Superior; to envision, create and inspire ***active opportunities to engage in fine and cultural arts*** within Superior; to develop, energize and ***activate public spaces*** that reflect the spirit, culture and heritage of Superior; and to ***cultivate opportunities to gather and create community*** in Superior."

The 2025 Work Plan is derived principally from the Placemaking Plan and our charter, but augmented with the changing needs of our community, the passions and interests of the committee members, and anticipated funding in the Town's 2025 Budget. Not only do we consider both the interests of our committee members – several of which are new since the 2024 work plan – but also lessons learned from our 2024 activities.

In 2025 our goals are similar to last year – engaging residents with the arts, activating public spaces including the upcoming Civic Center, and pursing new art installations for the Town. Additionally in 2025, we have several members interested in increasing engagement with the arts by developing a media presence around our efforts. This includes things like an active social media presence, deliberate media productions around art installations, invitations to residents to participate in the installations, and work on marking the Town's artwork and linking to a rich web experience.

2025 Work Plan

Last year, we produced a schedule detailing the timeline for all of our events in 2024. This year, when we started down that road, we discovered that almost all of the events were "all year" events and the Gantt Chart looked a little silly. For example, we anticipate the Neighborhood Sponsorship program to run all year, now that it has been previously formulated. ARTery events, Art Roster events, and Art Lecture events will be part of monthly series that run all year. Progress on mural installations will span the year, as will the new initiative to mark the outdoor collection with plaques. Thus, we have skipped the timeline in this plan, with our regrets to Trustee Shah.

2025 Budget

The CAPS activity plan for 2025 is summarized in the budget table below. Each line item has a dedicated description in the text below, however we wish to highlight some notable changes and additions here.

The most obvious addition is the idea of a "**monumental artwork**," which is the goal of creating a piece of art that would be a *destination* for visitors across the region. This is not something that we expect the Town to fund, but include in the work plan as something we will begin to pursue and potentially fundraise for in 2025.

New for 2025 is a **monthly art lecture series**, conceived with several interwoven purposes at heart. We have several members who are interested in bringing art to Superior in ways that don't require our residents to be artists themselves (which may be the expectation for a photo walk or stained-glass workshop), but who are enthusiasts that would rather learn about art history, see displays by local artists, hear the history of regional art, etc. This will also be an excellent way to utilize the event space planned for the new Civic Space.

Per the introduction above we have also included a **media budget**, which we intend to use to share Superior's art with those who cannot see it in person, and to generally broaden our reach. For example, we intend to record the art lecture series and publish those videos for future consumption. We would like to document art installations, perhaps by making time-lapse videos of mural progress or commissioning drone footage of the larger pieces. This media can be used by CAPS and the Town on social media and otherwise to attract attention to Superior, our growing art collection, and our new walkable downtown.

Several other programs, initiated in 2024, are continued into 2025 with the hopes of gaining momentum. The **neighborhood sponsorship program** has gathered interest but was only kicked off in mid-summer of 2024, so we would like to continue to let that grow. Likewise with the **mural** budget: it has been slow going in 2024 but we have learned a lot and wish to carry our lessons into 2025 with a full head of steam. We have built out our **digital gallery** with excellent display screens, and will continue to utilize them for digital events in 2025.

Please see the descriptions in the following section for more details about each line item.

2025			
Category	**Name**		**Amount**
Art Path	Rent/buy/install artwork	$	23,000.00
Public Art	Outdoor Collection Plaques	$	-
	Media Production	$	10,000.00
	Peace Poles	$	500.00
	Waterproof Paint (Rainworks)	$	1,000.00
	Spring AI Art Competition	$	1,500.00
Events and Programming	Digital Exhibitions	$	1,000.00
	Neighborhood Grants	$	5,000.00
	Geocaching	$	500.00
	Community music events	$	2,000.00
	Community Art Exhibition/Pop-up	$	1,000.00
	Monthly Art Lectures	$	2,500.00
Elevate Creative Capital	Artist Roster Events/Workshops	$	2,000.00
	Mural projects	$	20,000.00
		$	**70,000.00**
Monumental Artwork	Commission/acquire/install artwork	$	400,000.00

Project Details

The following sections provide a brief description of each project. These descriptions follow the budget table above in order.

Art Path

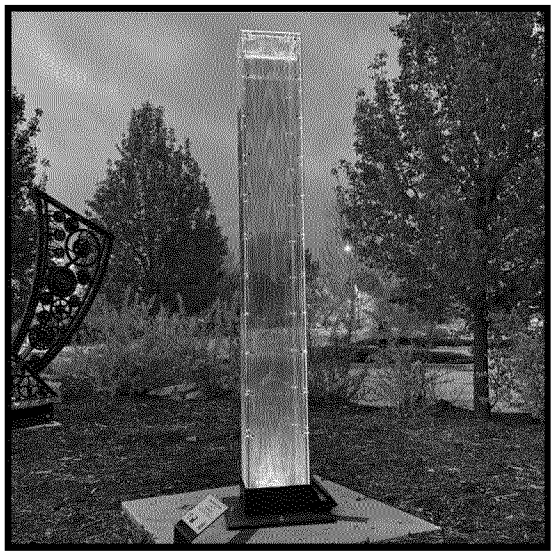
In late 2023 and early 2024, with the aid of a hired consultant, we revised the plan for the ARTery and elected to focus our efforts on a core region to develop critical mass. We picked Downtown Superior for its high density, proximity to Original Town, and nearness to the intended 'start' of the art path.

Unfortunately, the Metro District has proven very difficult to work with, and most of those intentions (including the placement of Coyote/Hawk, Silencio, and several mural concepts) were either postponed or relocated.

Early in 2025, we plan to regroup on the ARTery strategy, formulating a revised strategy for how to roll out the artwork, which areas to focus on for acquisition, and how to implement temporary or semi-permanent markings. There is a significant allocation in the budget for acquisition and installation of artwork in this vein.

Outdoor Collection Plaques

CAPS would like to begin to annotate our outdoor collection with information on the artist, the date of acquisition/installation, the title of the piece, and a reference to more information on the Town website. Depending on the size, quality, and durability of the plaque, these can cost between $25 and $400 each. We hope to be able to do approximately ten pieces in 2025 for about $3000. This effort would be in partnership with the Arts & History Supervisor. Example below from Lafayette's collection. *(Drew, CAPS, and JG.)*



Media Production

As mentioned above, we wish to formalize the town's media production surrounding our artwork, including recording lectures and seminars for future use and documenting events (like the ornament workshop) and installations (like sculptures or murals).

Consider a reasonably high-production video on the creation of the McCaslin underpass mural, with a time-lapse of the painting, an interview with the artist, footage of residents' engagement and reaction to the piece. This could be shared with residents on existing Town media (website, email lists) and also on social media (Facebook, YouTube, Instagram, etc).

Furthermore, the investment in hiring speakers for the lecture series would go much further if these talks were recorded for future use. This project was successfully piloted in 2024 with the video production for Silencio and Vita Nova, and will be further refined in 2025. *(Brandon will lead.)*

Peace Poles

This is a simple and engaging idea brought by member Sherry Smith, and simply involves decorating wooden poles (similar to fence posts) that could be installed along the ARTery. The poles are expected to cost ~$50 each and would be a great way to engage a neighborhood in a specific region of the ARTery path that currently has little adornment. *(Sherry will lead.)*



Rainworks

Another simple and relatively inexpensive idea brought by Sherry is the Rainworks paint, which is invisible under dry conditions but appears when wet. This would also likely be part of an ARTery activation, and fits in with ideas requested by residents for murals and "found art." The actual template for the design would need to be created, either by CAPS or a hired artist. *(Sherry will lead.)*



AI Art Competition

Our 2024 competition concluded in September of 2024. This project was modestly successful and also moderately controversial. We received 34 submissions that were the primary subject of our digital art event at the Eatery in the Sports Stable. Although we feel like this was a slow start for a state-wide art competition, a huge amount of energy was committed to developing the guidelines, jurying, art call, prize system, etc. Armed with lessons learned from publicizing this first event, we feel that we can host a second annual event with significantly less overhead, and garner more response. We are not shying away from the mixed reactions that this new artform has received. *(Chris will lead.)*



Ornament Workshop

Due to the venue change of the Winter Festival from the Community Center to the Plaza in Downtown Superior, the ornament workshop was cancelled for 2024. We do not see this event returning to the Community Center in 2025 so for now we are removing this activity from our work plan. We will revisit this idea after experiencing this year's festival.

Digital Exhibitions

As mentioned above, in 2024 CAPS invested in the creation of a digital art gallery consisting of five (5) 65-inch Samsung "The Frame" displays on movable stands. We have held one successful event in the Community Center with another in September featuring the results of the AI Art Competition. In 2025 we will continue to program these displays, bringing digital art to the community in a variety of creative ways.

We are also considering the possibility that the frames might serve best as a semi-permanent digital gallery in the Civic Space, however we will balance this idea with the novelty of being able to transport the digital gallery to unique venues. *(Chris will lead.)*

Neighborhood Sponsorships

Like the AI art competition, this program took a tremendous amount of effort to formulate, document, approve, implement, and publicize. We used Arvada's program as a model (with their permission) and now have the program in place, and are receiving a steady flow of applications.

In 2025 we would like to simply continue the program, with a larger budget and more publicity, to see where this idea will take us. The hard part was done in 2024 and now we simply need to coax the program to fruition. *(Drew will lead.)*

Workshops and Art Lectures

In 2024 CAPS had great success leading a series of workshops including: an AI art lecture, a photo walk, a giant clay bead making workshop, a stained-glass workshop, needle felting, and more. While these events were very well received and generated some great feedback, we learned two valuable lessons. 1) A regular schedule would greatly benefit our ability to plan and publicize these workshops, and 2) when something is provided for free, attendees do not feel obligated to attend.

In 2025 we will continue to drive both the ARTery engagement angle (like the photo walk) as well as events intended to drive the art roster (like the stained-glass workshop), however we have lumped them into a single 'workshop' line item. These events will be intermingled into a series of monthly events on a regular calendar, conflicts (i.e. holidays or major town events) permitting.

We intend to explore the use of a nominal fee, or a no-show fee, or a refunded-on-attendance fee to encourage respondents to honor their RSVP. Several of the workshop had no-show rates higher than 50%. *(Joint CAPS project, but Susan will lead logistics.)*

Geocaching

This is a member idea to use the popular geocaching.com website to host a series of art and ARTery related caches around Superior for residents and regional neighbors to find. The subscription fee for the service is minimal but a small budget is allocated to obtain cache containers, trackers, and goodies for the caches. We can imagine cheap but relevant prizes for the caches such as stickers, pins, Superior art memorabilia, etc. *(Stephanie will lead.)*

Music Events

We are interested in bringing all kinds of art to Superior and activating the public spaces, and performance art is a big piece of this. Up until now, CAPS has been relatively quiet in this area, but member Suz Paxon is passionate about music and performance art, and will lead the planning of a variety of small-group music events in the Community Center. *(Suz will lead.)*

Community Art Exhibition

Several members have expressed an interest in engaging residents with one or more community art exhibitions, showcasing art created by residents. *(Sherry, Brandon, and Susan will lead.)*

Art Lecture Series

As mentioned above, we are interested in bringing art to Superior that can be enjoyed by art *enthusiasts* who aren't artists themselves. Member Brandon Opalka is well-connected in the art scene and member Susan Chevalier is very interested in organizing and fostering this sort of engagement. We envision presentations by (but not limited to): artists installing their pieces here in Superior; locals with stories of art in the region; art history; presentations of digital artwork or introduction to new and exciting art forms, etc. In addition to the live presentation, these talks will be recorded for later viewing, and are intended to be held in the Civic Space event space. *(Brandon and Susan will lead.)*

Murals

Mural installation progress in 2024 has been frustrating, to say the least. Our ARTery plan called for several murals in Downtown Superior, but lack of interaction with the Metro District made this impractical, despite pleas from DTS residents for exactly this. In the end, we have focused our efforts on a single large mural for the Grasso Tunnel, and the luminous mural by AJ Davis was completed in October and well-received by the community.

Fortunately, our Mural Subcommittee has learned a great deal about the process of finding locations, finding artists, and cutting red tape, and we anticipate a proliferation of murals in 2025. As we mentioned last year, this is one of the few things that CAPS has received, and continues to receive, requests for. (*Liza and Brandon will lead.)*



Monumental Artwork

Member Chris Nunes has proposed the idea of bringing a "monumental artwork" to Superior, something that would be more than a local piece but instead would attract visitors who come to Superior specifically to see something unique.

As an idea for this piece, Chris has proposed the work "Ursa Major" by Jen Lewin, to be placed at the edge of Superior Commons near the Tesla dealer. This project would cost hundreds of thousands of dollars and we would seek sponsorships from business and others to fund this project. In 2025 CAPS would like to begin investigating this idea and hopefully start down the road of bringing a truly notable work of art to town.



Ongoing

Several tasks will be monitored throughout 2025:

- The **Marshall Fire Memorial** subcommittee will continue its work developing a Marshall Fire Memorial for the town.
- CAPS continues to struggle with **funding and grant-writing**, largely due to our structure as an Advisory Group. We will continue to investigate and suggest funding sources and grants available to us now, while also considering if there is a new structure for Superior's art program that provides more opportunities, including the external formation of a foundation or shifting of departmental funding. This includes ongoing research into SCFD eligibility.
- CAPS desires to have a beautiful **website** that showcases our collection and other projects that are ongoing. We will continue to pursue this in conjunction with the artwork labeling task.
- **Art district application:** Through the Call Yourself Creative program (an initiative of Colorado Creative Industries (CCI): https://callyourselfcreative.org/) we will seek to apply as a "creative district" with the intention of attracting more regional attention to our art program.
- We will monitor art concepts that come from **development projects** including Bigsby's Folly and the bio sciences campus.

Town of Superior Historical Commission
2025 Work Plan

ONGOING

1. Programming:
   a) Continue to support Superior Community Center usage, improvements and programming as it relates to the SHC scope of work and mission. Plan for the display of exhibits.
   b) Continue to coordinate with Greater Denver Lions Club on the Marshall Fire memorial project.
   c) Continued momentum with the history and relationships with the Arapaho and other Indigenous communities.
   d) Finalize Grasso Park, bungalow and outbuilding histories for current planning objectives.

2. Collection & Asset Management:
   a) Continue working on collection management with staff support and create online database through the CatalogIt app. Re-evaluate the intake and management process for donated historical items.
   b) Continue to make staffing recommendation to the Town for the Arts & History division of Parks and recreation.
   c) Continue to make recommendations to the Town administration and Council regarding the pedestrian bridge and path within Grasso Park.
   d) Continue acquiring replacement artifacts from individual donors as well as from the Lafayette, Louisville, Broomfield and Boulder history museums. Update "wish list" for replacement artifacts based on donations made in 2023 and 2024.
   e) Explore use of Carnegie Library oral histories that are relevant to Superior and the surrounding areas, add them to the commissions collection, and encourage Commission members and volunteers to receive training in conducting oral history interviews with the Carnegie Library.
   f) Work with staff liaison on maintenance and pest control for all historical assets including the upkeep and of the Grasso Park jail cell, out buildings, fire engine and the Town's historic cemetery.

3. Outreach & Education:
   a) Continued participation in ANFRM and Boulder Heritage Roundtable.
   b) Consider recruiting students from SYLC and/or middle school and high school as museum volunteers.
   c) Continue working with Superior Chamber, CAPS and/or the Town events staff to expand upon the Community outreach regarding Historic sites and education.

4. Fundraising:
   a) Continue to pursue possible grants or financial aid for lost artifacts.
   b) Continue throughout the year to coordinate with staff on the purchase of budgeted items for historic preservation, education and promotion.
   c) Review the "deferred" donation carryovers from 2023/2024 and evaluate against allocation for 2025.
   d) Track external grant opportunities and support Town staff in search of grants and fundraising.
   e) Explore options to accept and manage monetary donations.

5. Communications:
    a) Promotion of programs to the public to include actions such as the PROS Newsletter, a dedicated Historical Commission e-newsletter, Hello Superior and seasonal activity guide.
    b) Expand Publications List and "mass media" list to catalog communications resources available to the SHC to include video archives of annual spring and fall programs.
    c) Continued review of "Arts & History" webpage build with staff liaison.
    d) Review, revise and reissue "Lost Superior" for factual accuracy.
    e) Update 2019 three-fold brochures on Asti Park and the Walking Tour that includes Grasso Park and the Pioneer Cemetery.
    f) Promote Autrey Park usage as a part of education and outreach. Be sure to include Autrey Park in future webpage updates.

QUARTERLY BREAKDOWN

First Quarter – Jan, Feb, Mar

1. Participate in the Colorado Preservation Inc. conference, typically held in January or February.
2. Hold leadership election for Chair, Vice Chair and Secretary positions.
3. Continued recommendations for permanent programming at the Grasso Park bungalow as a permanent agricultural museum.
4. Devise a plan for continued communication to the public through Town Comms publications (Hello Magazine, PROS Newsletter, Superior Sentinel), social media platforms, and calendar.
5. Organize meetings with the historic museums in Lafayette and Louisville.
6. Begin planning process and securing a speaker for hosting Annual Spring Program.
7. Consider developing audio tours using QR codes for historic sites in Town.
8. Continue work with Boulder County Open Space on permanent signage and a potential trail at the Industrial Mine site.
9. Continue toward completion of Miners Memorial statue at Asti Park.
10. Develop a plan to formally open the Asti Park Historical Museum and host a grand opening event.
11. Explore national register nomination for the Industrial Mine site.
12. Continued management of request for "request for information (RFI) and Mass Media lists.
13. Submit initiation form to list Grasso Park on the National Register of Historic Places.

Second Quarter – Apr, May, Jun

1. Add Home Rule documentation to the museum collection.
2. Spending options for past monetary donations.
3. Work to identify dates and establish an agenda for the second-grade field trips that will take place in September.
4. Host the Annual Spring Program.
5. Host a historic Walking Tour of the Industrial Mine and Mine Camp site.
6. Develop any 2026 budget recommendations that is separate from SHC's annual budget.
7. Participate in the annual Boulder County Historic Roundtable award program in May.
8. Plan for and coordinate logistics for annual Tombstone Tour if conditions allow.
9. Plan for topic and guest speaker for Fall Program.
10. Coordinate with Lafayette Fire Department for fire engine photo shoot.
11. Create a maintenance, practice and procedure plan for fire engine.

Third Quarter – Jul, Aug, Sept

1. Participate in July 4th Celebration and coordinate with staff to have the historic fire engine driven in the parade.
2. Host field trips for second grade classes from area schools.
3. Host annual Tombstone Tour if conditions allow.
4. Follow-up on bronze statue for the Miners Memorial.
5. Coordinate participation in the Louisville Labor Day parade.
6. Develop a preservation plan for each of the Town's historic sites, starting with Grasso Park.

Fourth Quarter – Oct, Nov, Dec

1. Begin work on 2026 Work Plan.
2. Revisit the Long-Term Plan and suggest new items for 2026.
3. Review expenditures from Historical Donations and Historical Preservation account.
4. Host Fall Program in October.

Proposed 2025 Planning Commission Work Plan

The Town of Superior Planning Commission requests direction from the Town Council as to the work plan items listed below that the Town Council would like the Planning Commission to prioritize or any additional items that the Council may wish to add.

1. Develop an updated Comprehensive Plan utilizing the resources of Staff and the Consultant to gather information and provide recommendations for targeted updates.
    a. Participate in discussions related to the Opportunity Areas and the Future Land Use Map.
    b. Participate in discussions regarding the possibilities within the Superior Marketplace.
    c. Participate in discussions regarding the Transportation Plan.
    d. Review the Plan for compliance with the Town's Affordable Housing goals and strategies.

2. Review, comment and provide recommendations on development projects.

3. Review and comment on major capital improvement projects (i.e. road infrastructure projects, new functional plans, etc.).

4. Update the Town Code to comply with new State Legislation.

5. Planning Commission agendas will include regular updates from staff including but not limited to the following:

    - Consider issues, problems, and/or challenges resulting from the Marshall Fire that fall within the purview of the Planning Commission, and make associated recommendations to the Town Council, as necessary.
    - Work with staff to develop recommendations for the Town Council to act to revise criteria in the land use code regarding variances for existing conforming or nonconforming properties in order to facilitate reconstruction/rebuilding associated with the Marshall Fire, and appropriate amendments to the land use code.
    - Explore opportunities to encourage and/or incentivize sustainable construction, electrification, energy efficiency (while being mindful of costs), in conjunction with ACES.
    - Keep informed about regional planning with adjacent jurisdictions (Louisville, Lafayette, & Broomfield).

PROCLAMATION

A PROCLAMATION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR IN APPRECIATION OF SERGEANT DAVID SALAMAN

WHEREAS, Sergeant David Salaman has nearly sixteen years of service with the Boulder County Sheriff's Office, and has served as the Supervising Sergeant for the Town of Superior since 2022; and

WHEREAS, Sergeant Salaman holds monthly "Chat with the Chief" meetings with the community, showing his willingness to educate and engage with the community; and

WHEREAS, Sergeant Salaman currently serves as Commander of the Bomb Squad, and as a driving instructor; and

WHEREAS, Sergeant Salaman was awarded Operations Deputy of the Year in 2015; and

WHEREAS, Sergeant Salaman was awarded Employee of the Month in 2014; and

WHEREAS, Sergeant Salaman received a Sheriff's Certificate of Commendation in 2011; and

WHEREAS, Sergeant Salaman earned a Distinguished Unit Citation in 2011; and

WHEREAS, Sergeant Salaman earned three Sheriff's Teamwork Awards of Excellence in 2011, 2012, and 2015; and

WHEREAS, Sergeant Salaman was awarded the Volunteer Service Award in 2009; and

THEREFORE, I, Mark Lacis, Mayor of the Town of Superior, and the Town Council do hereby proclaim its appreciation to Sergeant David Salaman for his significant contribution to the Community through

these accomplishments, and for his maturity, patience, self-control and dedication to his duties and fellow deputies.

ADOPTED this 27th day of January, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 5e

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Consideration of an Ordinance of the Town Council of the Town of Superior Establishing the Method of Official Publication for Ordinances Approved by the Council as the Town's Website**

MEETING DATE: **January 27, 2025**

PRESENTED BY: **Matt Magley, Town Manager**
Nicholas Hartman, Town Attorney

PRESENTED FOR: **Action**

BACKGROUND:
At the December 10, 2024 Special Election voters approved a Home Rule Charter for the Town. With the approved Charter, Town staff has started the process of updating the Code to conform with the Charter. These are changes to eliminate any conflicts between the Code and the Charter, and/or implement items required by the Charter.

Section 6.03(1)(h) of the Charter states that "The method of official publication of ordinances shall be set by ordinance." The attached ordinance designates the Town website as the method of publication for ordinances approved by the Council. If the ordinance is approved the Town will no longer be required to publish in the local newspaper. Publishing on the Town website provides access to approved ordinances without the need to have a subscription to a newspaper, and eliminates the time delay of an ordinance becoming effective when it is required to be published in a newspaper.

RECOMMENDED ACTION:
Staff is recommending approval of the ordinance on first reading.

MOTION:
Move to an ordinance of the Town Council of the Town of Superior establishing the method of official Publication for ordinances approved by the Council as the Town's website.

ATTACHMENT:
- Ordinance

TOWN OF SUPERIOR
ORDINANCE NO. O-3
SERIES 2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR ESTABLISHING THE METHOD OF OFFICIAL PUBLICATION FOR ORDINANCES APPROVED BY THE TOWN COUNCIL AS THE TOWN'S WEBSITE

WHEREAS, on December 10, 2024, the registered electors of the Town approved the Town of Superior Home Rule Charter (the "Charter");

WHEREAS, Section 6.03(1)(h) requires the method of official Town publication of ordinances to be set forth by ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO:

Section 1. Ordinances adopted by the Town Council, either as presented or as amended, shall be published and available for public inspection on the Town's official website.

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 Town Council 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.

Section 4. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 27th day of January, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 5f

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Resolution – Expressing the Intent of the Town to be Reimbursed for Certain Expenses Relating to Capital Projects Located in the Town**

MEETING DATE: **January 27, 2025**

PRESENTED BY: **Jeff Stone, Finance Director**

PRESENTED FOR: **Action**

BACKGROUND:
On November 5, 2024 the Town citizens approved a 0.315% sales and use tax rate increase and the issuance of debt to finance Town capital projects. The capital projects are to be funded through the use of bond proceeds. The bonds are not planned to be executed until June 2025. The Town will incur expenses prior to the Town securing this new financing. It is the Town's expectation that when such financing is finalized, the costs of those capital projects will be reimbursed with the proceeds from the bonds. In consultation with the Town's Bond Counsel, Butler Snow, it is recommended that the Town adopt what is known as a Reimbursement Resolution. This Resolution will allow the Town to be reimbursed for project related expenses incurred before the bond proceeds are received.

The purpose of the Reimbursement Resolution is to comply with the provisions of the Internal Revenue Code of 1986, as amended. It is the Town Council's desire that this Resolution shall constitute the "official intent" of the Board to reimburse such capital expenditures within the meaning of Treasury Regulation §1.150-2.

MOTION:
Move to adopt a Resolution expressing the intent of the Town to be reimbursed for certain expenses relating to the cost of capital projects located in the Town to be used for certain public purposes.

ATTACHMENTS:
- Resolution

TOWN OF SUPERIOR
RESOLUTION NO. R-6
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR EXPRESSING THE TOWN'S INTENT TO BE REIMBURSED FOR CERTAIN EXPENSES RELATING TO THE CONSTRUCTION OF CAPITAL IMPROVEMENTS

WHEREAS, the Town (the "Issuer") is a duly organized and existing home rule municipality of the State of Colorado, created and operating pursuant to Article XX of the Constitution of the State of Colorado and the home rule charter of the Town (the "Charter");

WHEREAS, the members of the Town Council of the Issuer have been duly appointed and qualified;

WHEREAS, it is the current intent of the Issuer to construct certain capital improvements of the Issuer as approved by the voters of the Town on November 5, 2024 (the "Project");

WHEREAS, the Issuer has determined that it is in the best interest of the Issuer to finance the Project through the execution and delivery of a sales and use tax revenue bonds or by any other means legally available to the Issuer (the "Bonds");

WHEREAS, the Town Council has determined that it is necessary to make capital expenditures to acquire and construct the Project prior to the time that the Issuer arranges for the specific financing of such Project;

WHEREAS, it is the Issuer's reasonable expectation that when such financing occurs, the capital expenditures will be reimbursed with the proceeds of the financing; and

WHEREAS, to comply with the Internal Revenue Code of 1986, as amended (the "Code"), it is the Issuer's desire that this resolution shall constitute the "official intent" of the Town Council to reimburse such capital expenditures within the meaning of Treasury Regulation § 1.150-2.

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

Section 1. All actions not inconsistent with this resolution heretofore taken by the Town Council and the officers, employees and agents of the Issuer directed toward the Bonds are hereby ratified, approved and confirmed.

Section 2. The Issuer intends to finance approximately $20,000,000 to pay the costs of the Project, including the reimbursement of certain costs incurred by the Issuer prior to the receipt of any proceeds of a financing, upon terms acceptable to the Issuer, as authorized in a resolution to be hereafter adopted and to take all further action which is necessary or desirable in connection therewith.

Section 3. The officers, employees and agents of the Issuer shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Project and to otherwise carry out the transactions contemplated by the resolution.

Section 4. The officers and employees of the Issuer are hereby authorized and directed to take all action necessary or appropriate to effectuate the provision of this resolution.

Section 5. The Issuer shall not use reimbursed money for purposes prohibited by Treasury Regulation § 1.150-2(h).

Section 6. This resolution is intended to be a declaration of "official intent" to reimburse expenditures within the meaning of Treasury Regulation § 1.150-2.

Section 7. If any section, paragraph, clause or provision of this resolution shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 8. All acts, orders and resolutions of the Issuer, and parts thereof, inconsistent with this resolution be, and the same hereby are, repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 9. The Resolution shall be in full force and effect upon its passage and approval.

ADOPTED this 27th day of January, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 5g

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Consideration of a Resolution of the Town Council of the Town of Superior Approving an Amendment to the Intergovernmental Agreement with Boulder County for the Co-Responder Program**

MEETING DATE: **January 27, 2025**

PRESENTED BY: **Matt Magley, Town Manager**

PRESENTED FOR: **Approval**

BACKGROU
The Boulder County Co-Responder Program is a Program that operates in the County and Superior. This is a Program designed to work with law enforcement to respond to situations that are for mental health, substance use, death of a loved one, or some type of crisis that is better suited for the Co-Responder team rather than law enforcement. This is an effective Program that works well with the Sheriff's Office. The Town has a dedicated Co-Responder for Superior that works with the Sheriff's Office. The position is paid for by the Town. Several other municipalities in the County also have a dedicated Co-Responder for their community.

The IGA was approved in 2023 and expires on December 31, 2027, unless extended prior to that date. The IGA provides for Boulder County to provide a dedicated Co-responder to the Town. The County provides all labor and equipment for the work described in the Statement of Work. The Co-responder uses the Sheriff Sub-station for office space. The Co-Responder position is a full-time position with working the hours of 10:00 am – 8:00 pm, Monday – Thursday. The work week schedule will be modified when weekend coverage is scheduled to not exceed 40 hours.

Attached is an amendment to the IGA with Boulder County for the costs for the 2025 Program. The budget provides for one Co-Responder and applicable expenses. Molly McDonald is the Program Manager for Co-Responder Team, and Megan Grimes is the Co-Responder for Superior.

RECOMMENDED ACTION:
Staff recommends approval of the IGA Amendment.

BUDGET IMPLICATIONS:
Costs for the current year for the Co-Responder Program in Superior is $117,019.35. The Town's 2025 Budget includes $105,751 for this Program. Staff will incorporate in future budgets a five percent increase in costs for the Program.

MOTION:
Move to adopt a resolution of the Town Council of the Town of Superior approving an Amendment to the Intergovernmental Agreement with Boulder County for the Co-Responder Program.

ATTACHMENTS:
- Resolution
- IGA Amendment
- Exhibit A
- Statement of Work - 2023
- Superior Co-Responder
- Boulder County Co-Responder 2023 Annual Report
- Boulder County Co-Responder Quarterly Report Q1 2024_FINAL

TOWN OF SUPERIOR
RESOLUTION NO. R-7
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH BOULDER COUNTY FOR THE CO-RESPONDER PROGRAM

WHEREAS, the Boulder County Co-Responder Program (the "Program") is a program that operates in the County and the Town. This is a program designed to work with law enforcement to respond to situations that are for mental health, substance use, death of a loved one, or some type of crisis that is better suited for the Co-Responder team rather than law enforcement;

WHEREAS, Boulder County desires to continue providing a dedicated Co-Responder to the Town; and

WHEREAS, the total cost for the Program in 2025 is $117,019.35, which has been included as part of the Town's 2025 Budget.

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

Section 1. The Town Council hereby approves the Amendment to the Intergovernmental Agreement with Boulder County in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Amendment on behalf of the Town.

ADOPTED this 27th day of January, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

Exhibit A
Budget:

The following budget reflects costs for 2025 only. Annual budgets will be developed each year prior to the start of the new contract period. If desired for planning purposes, a 5% per year multiplier can be used to estimate costs for future years. The budget provides for one Co-Responder and applicable expenses.

Town of Superior 2025 Co-Responder Budget

Project Staff

	Salary	Fringe	
Co-Responder	**$ 82,295.91**	$ 31,272.44	$ 113,568.35
			$ 113,568.35

Expenses	**Cost**	**Unit**	**Total**
Phone	$ 58.00	12	$ 696.00
Training	$ 500.00	1	$ 500.00
Mileage	$ 0.67	1500	$ 1,005.00
Admin	$ 1,000.00	1	$ 1,000.00
Office supplies	$ 250.00	1	$ 250.00
			$ 3,451.00

Total Cost **$ 117,019.35**

Exhibit A
Statement of Work

Contracting Agency: Town of Superior
Position(s): Co-Responder

Scope of Work:
Boulder County Sheriff Deputies and a behavioral health specialist (Co-Responder) respond together to calls for service that may involve mental health, substance use, death of a loved one, or some type of crisis. On scene, the team works not only to de-escalate the situation, but also provide behavioral health screening and assessment, call disposition planning and referral or linkage to needed services. The planning at the end of the encounter depends on several unique factors, and outcomes can range from leaving the individual with necessary resources, transporting the individual to a hospital or walk-in clinic, and providing support and resources for family members and others on-scene. Follow up will also be provided after the initial encounter. This can include case management services and providing coordination with various systems of care. The team structure will vary to meet the needs of the community and partnering agencies and will include primary and secondary response.

Location:
This position will serve the statutory Town of Superior. The main office for this position will be located at the Boulder County Sheriff Office Substation located at 405 Center Drive in Superior, Colorado 80027.

This position will often work off site and in the community, including homes, community agency sites, hospital emergency rooms, psychiatric units, nursing homes, jails, and juvenile detention facilities. Mileage costs for these positions will be paid by Boulder County at a defined rate.

Period of Performance:
This period of service will start January 1, 2023 and will end December 31, 2023. The Co-Responder position is a full time FTE (40 hours per week) with working hours of 12:00 pm – 8:00 pm Monday – Friday. In addition, this position will provide weekend coverage every 6 weeks during the hours of 12:00 pm – 8:00 pm. The work week schedule will be modified when weekend coverage is scheduled to not exceed 40 hours. Under FLSA guidelines, this position is exempt from overtime.

Deliverables / Duties:
Incumbent is accountable for all duties of this job and other projects and responsibilities may be added at the Town of Superior and the Boulder County Sheriff Office discretion.

- Provides mobile response to a variety of community settings upon law enforcement request, including homes, street corners, offices, assisted living facilities, and shelters.
- Conducts mental status exam, suicide, and risk assessment to determine if people in distress meet criteria for involuntary treatment.

- Ensures that adequate time is spent with each community member to ensure accuracy of assessments.
- Makes appropriate level of care decisions on scene and communicates and collaborates with and creates relationships with multiple collateral agencies, including schools, hospitals, family members and significant others to facilitate referrals for needed community-based services and treatment.
- Conducts telephone follow ups and interventions with community members as needed.
- Documents all phone and face-to-face contacts and supplies documentation consistent with clinical and administrative policies and procedures and research related to the provision of services in the NowPow data system.
- Attends monthly team meetings and clinical supervision.
- Accept referrals from law enforcement for case management and broker service delivery to community members.
- Will provide weekend Co-Responder to areas within Boulder County and Lafayette on a rotating schedule.
- Will serve as a mental health consultant for the Boulder County SWAT team as needed.
- Must complete at least 20 hours of defensive tactics training yearly and new employee training provided by Boulder County.
- Other duties as assigned.

Applicable Standards:
This position will be knowledgeable of and comply with all the policies and procedures for the Boulder County Sheriff Office and Boulder County Co-Response Team.

Supervision:
A minimum of 3 hours of clinical supervision will be provided to the incumbents by the Program Manager/Supervisor of the Boulder County Co-Responder Team. In addition, the incumbents will meet with a designated official from the Boulder County Sheriff Office at least once a month to discuss caseload and service provision. All requests for leave will be approved by the Program Manager/Supervisor of the Boulder County Co-Responder Team.

Specific Requirements:
This position requires a minimum of 2 years of experience in Motivational Interviewing, crisis counseling, verbal-de-escalation, working with diverse and at-risk populations, community networking and resource delivery. A Bachelor's degree from an accredited university or college in counseling, social work, or psychology is required. A master's degree in social work or counseling is highly preferred. Must be at least 21 years of age. Possesses and maintain a valid Motor Vehicle Operator's license and have an acceptable driving record. Must have a working motor vehicle. Must meet the requirements of applicable federal, state, and organizational background checks. Must be willing to work a flexible schedule that includes evenings and weekends.

Boulder County Sheriff's Office

Curtis Johnson
Sheriff

Welcome our new Co-Responder for Superior



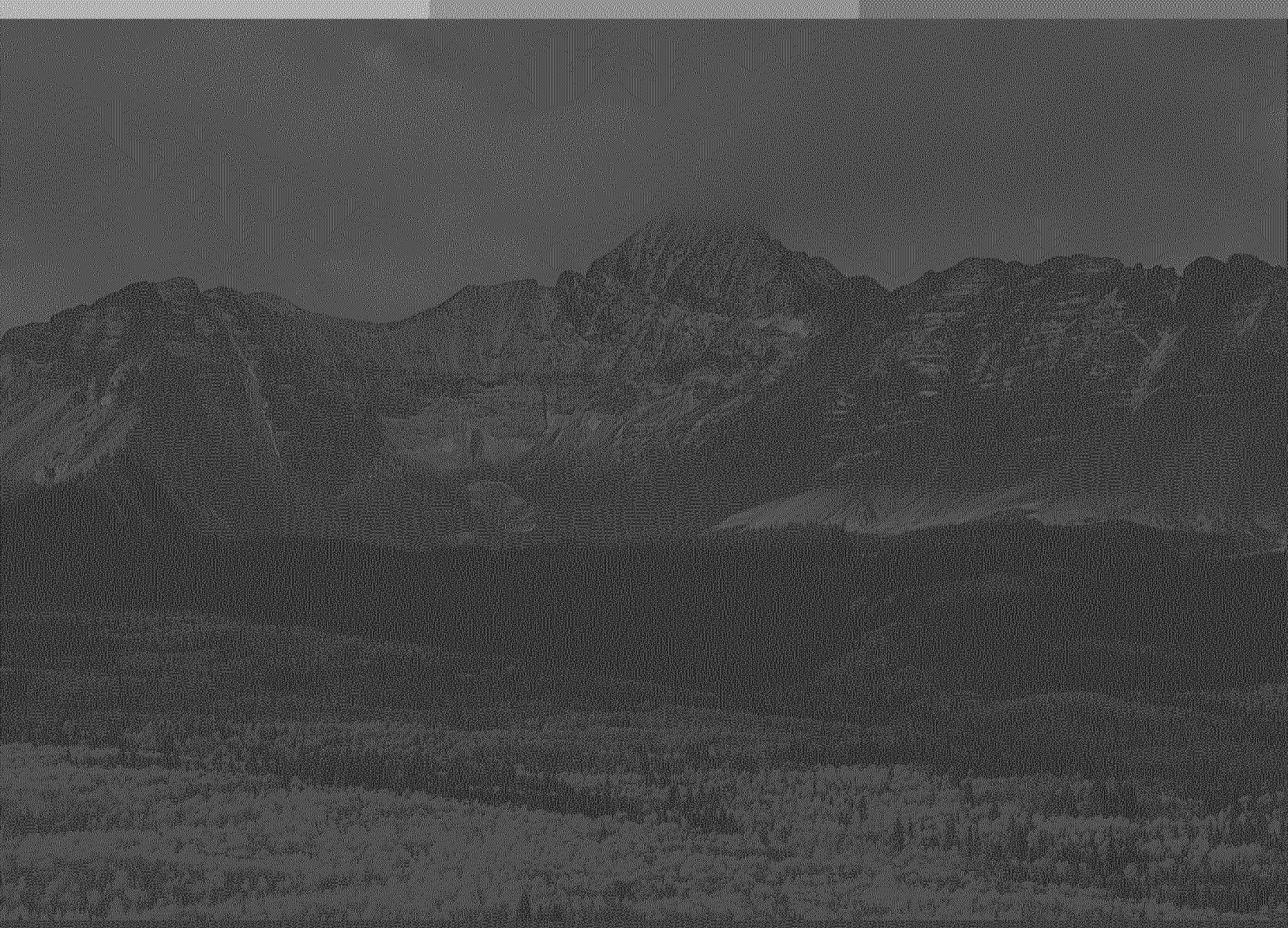
Megan Grimes holds a Bachelor of Science in Psychology from Oregon State University and will finish a Master of Social Work program at Metropolitan State University of Denver this May 2024. With over 10 years of experience, Megan has dedicated her career to working with children, young adults, and families in both clinical and community settings. She specializes in trauma-informed practice, with formal training in EMDR. Megan also brings emergency response experience through pervious work with Colorado Parks and Wildlife, serving on the Eldora Ski Patrol and volunteering with search and rescue teams. Outside of work, Megan finds joy in outdoor activities such as biking, hiking, and skiing. We are excited for her to be with us.



Boulder County Co-Responder Annual Report

2023

Funding for this report was supported through the Colorado Behavioral Health Administration Co-Responder Program Grant #2020000049



Boulder County Co-Responder Annual Report

2023

For more information, please contact:

Jim Adams-Berger
Manager of Strategic Initiatives
Boulder County Community Services

jadams-berger@bouldercounty.gov
303-441-3839

This report is dedicated to the memory of Jennine Hall-Camacho whose vision and tireless work to develop the Boulder County Co-Responder Project helped so many in our community. Her legacy will live on through the many lives she personally touched and the ongoing efforts of staff she so thoughtfully nurtured.

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Executive Summary: Boulder County Co-Responder Annual Report 2023

The Boulder County Co-Responder Program was launched in late 2020, pairing law enforcement and behavioral health professionals (Co-Responders) with expertise in mental health, addiction, counseling, and social work to respond to calls for service determined to have a behavioral health component. Program services also include clinical case management that provides ongoing support to community members following a service call or as a direct referral from law enforcement. The end of 2023 marked three full years of Co-Responder services since the program's inception. Over this time, the program experienced significant growth and community recognition and has resulted in numerous positive impacts on community health for over two thousand Boulder County residents. The following report highlights program impacts and successes over the first three years of implementation and outlines future directions for the program. This executive summary captures key program highlights.

Boulder County Co-Responder Program Service Highlights

Program call volume increased by 37% from 2021 to 2022 and by 84% from 2022 to 2023.

2021	2022	2023
1070	1463	2688

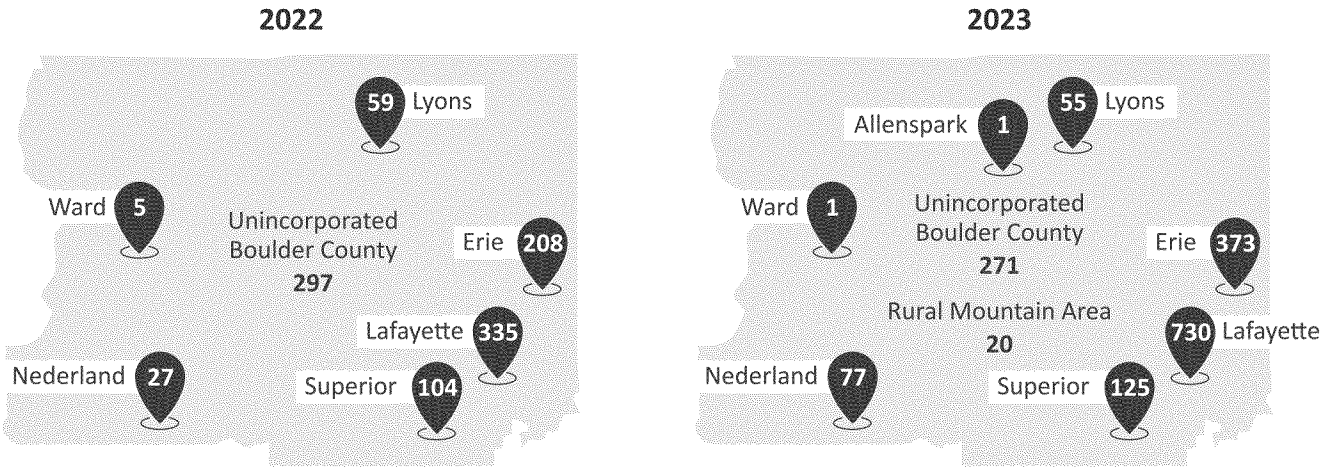
Additionally, from 2022 to 2023:

- Active calls increased by 91%
- Clinical case management referrals increased by 25%
- Follow-up calls increased by 142%

1. The percentage of adults over age 65 who received services from Co-Responders increased from 13% in 2022 to 21% in 2023, indicating that Co-Responders are filling a gap in services for older adults who need behavioral health support.
2. Support for mental health continued to be the top reason for active calls and clinical case management referrals across the county in 2023.
3. Lafayette saw the biggest growth in service utilization from 2022 to 2023, more than doubling the number of active calls and clinical case management referrals from one year to the next.
4. Lyons and Nederland, the two rural areas of Boulder County with nested Co-Responders, had high ratios of calls and clinical case management referrals for people experiencing homelessness, indicating that Co-Responders are filling a gap in services for unhoused individuals in these more remote areas of the county.
5. **Since the program began, 59% of contacts have been resolved with no law enforcement present on the scene.** This number has stayed constant even as the program has grown. A primary benefit of the Co-Responder Program is the ability to provide behavioral health interventions to community members that also allow law enforcement to return to service more quickly.

Location of Community Members

In 2022 and 2023, most calls and referrals for service occurred in Lafayette. The percentage of calls and referrals for service in Lafayette increased from 32% in 2022 to 44% in 2023. Three Co-Responders were nested across Erie, Lafayette, and Nederland throughout the year to better serve community members in these localities.



Program Successes and Future Opportunities

In the past year, the Co-Responder Program has had many successes due to the continued expansion of the program and the ongoing development of relationships with law enforcement and community members. The key successes in 2023 were:

- Facilitated increased diversion from the criminal justice system
- Expanded service delivery models and staff
- Provided cross-training to law enforcement and community agencies
- Continued growth of services in rural areas of Boulder County
- Used data to advocate for individuals and analyze the trends in community need

Expansion of Hours and Personnel

Over the last year, the Co-Response Team has seen increases in community contacts from Co-Responders riding with Officers during part of their shift. This has also allowed the Team to really get to know the law enforcement partners and be flexible to the needs of each department and local community. In addition, due to the growth of the Co-Response Team, staff hours have expanded, allowing the Team to provide more frequent and timely support to community members.

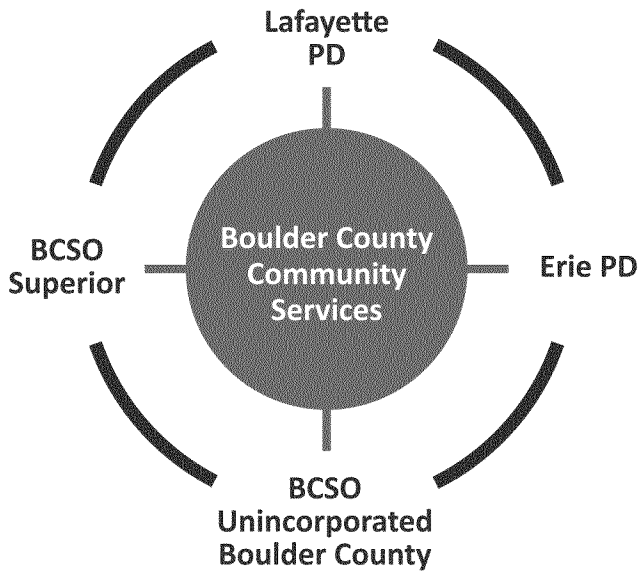
Introduction

Jurisdictions across the country are reimagining public safety and focusing on expanding crisis response efforts by implementing Co-Responder programs. Though varied in description and delivery, each follows a police-based intervention that partners trained law enforcement and behavioral health professionals responding to behavioral health crises. Data in this report are from January 2021 to December 2023, with a greater focus on the data gathered from January to December 2023.

History of Boulder County Co-Responder Program

The Boulder County Co-Responder Program was created through a collaborative partnership between Boulder County Community Services and the Boulder County Sheriff's Office with support from a five-year grant from the Colorado Office of Behavioral Health (OBH), now the Behavioral Health Administration (BHA).

The Co-Responder Program was launched in late 2020, during the height of the COVID-19 pandemic, when the need for behavioral health service support was augmented in ways that were new and challenging for the region. Initially, the Co-Responder Program Team focused on implementing the hub and spoke model. This model designates Boulder County Community Services as the **"hub"** with four **"spoke"** agencies (Lafayette Police Department, Erie Police Department, Boulder County Sheriff's Office (BCSO) Unincorporated Boulder County, and BCSO Superior) contracting with the hub to support local communities. Although Co-Responders are housed in specific locations, they are cross-trained to support any individual in need within Boulder County.



The "Hub"

The hub component of this model is housed within Boulder County Community Services, which provides administrative and clinical oversight to the spokes in the network. The hub centralizes resources, information, and practice standards that can be directed out to Co-Responders when needed, maximizing efficiency across the entire system.

The "Spokes"

The spokes are the local law enforcement agencies where Co-Responders are nested in each community. Co-Responders provide primary and secondary response as well as Clinical Case Management services. Co-Responders are cross-trained so they can provide services in other communities that are part of this larger service structure.

In its early implementation, program leadership went out to specific areas of the county and spoke with local leaders about the Co-Responder Program. In these conversations, the goal was to explore the idea of having town or cities cover the costs of Co-Responders in their community, with the county paying for the administrative support of those staff and services. This would allow these local areas to have access to co-response services while not having to cover the full cost of the program in their area.

The first area of the county that chose to fund a full-time Co-Responder in their community was the Town of Erie, and that Co-Responder started in January of 2021. This was a huge success, and the data showed that having a Co-Responder nested in the local police department allowed for increased collaboration and understanding between the Co-Responders and law enforcement, as well as more interactions with community members through active calls, clinical case management referrals, and follow-up calls.

After that initial success with Erie, a Co-Responder was nested in the Superior Sub-station in January 2022. The Town of Lafayette followed suit and nested two Co-Responders in their department in March and May of 2022. Data show that nesting these Co-Responders in local departments results in increased contact with community members through active calls and clinical case management referrals.

Development of Co-Responder Services Around the County

Over the last five years, program staff and geographic response have expanded with additional funding from the Towns of Erie and Superior, the City of Lafayette, Boulder County Departments of Community Services and Housing and Human Services, and funding from the Department of Local Affairs to support a Co-Responder in Nederland. In addition to the original four "spoke" agencies, the City of Louisville was added as a jurisdiction (or "spoke") in 2024. Further, despite higher call volume in more densely populated areas of Boulder County, Co-Responders are also providing services to other small localities, such as Ward, and rural mountain areas.

As the program has evolved over the years, and the number of Co-Responders has increased, the Team saw a need to hire a dedicated Clinical Case Manager to support the growing volume of referrals from law enforcement and requests for follow-up services. The Clinical Case Manager now works directly with both law enforcement and Co-Responders to ensure that the program is meeting the needs of all community members receiving services.

Service Profile

Critical data are captured each time a Co-Responder responds with law enforcement or receives a referral and provides services. This section of the report summarizes data from 2022 and 2023 on service profiles, representing the type of service (active calls, clinical case management referrals, and follow-up calls), as well as key characteristics of community members served (such as gender, ethnicity, race, and age).

Total provision of services

Services provided by the Co-Responder Program are made up of three types:

1. **Active Co-Responder Calls:**
   A Co-Responder is contacted and arrives after law enforcement is on scene, or a Co-Responder is riding with law enforcement and arrives on scene with the officer.

2. **Clinical Case Management Referrals:**
   A request is made for a clinical case manager only (non-active call).

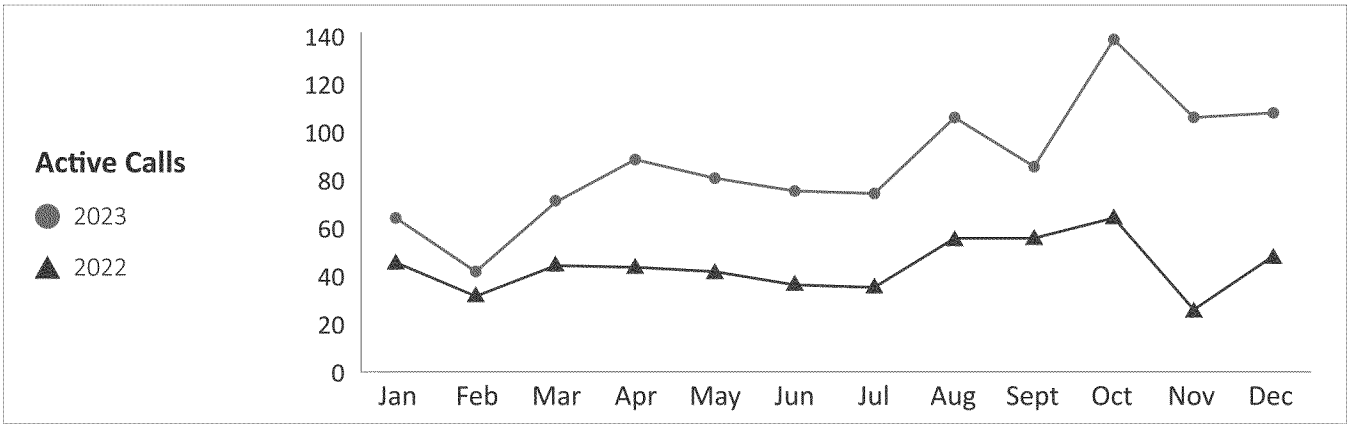
3. **Follow-up Calls:**
   Calls that could include law enforcement with a Co-Responder, Co-Responder only, or clinical case manager follow-up with an individual who was previously in contact with the Co-Responder Program either through an active call or clinical case management referral.

This continued increase in each service area over time reflects the overall expansion of Co-Response services across the county, the addition of Co-Response staff in various communities, and the growth of partnerships with law enforcement, as calls to the scene and clinical case management referrals are facilitated by law enforcement.

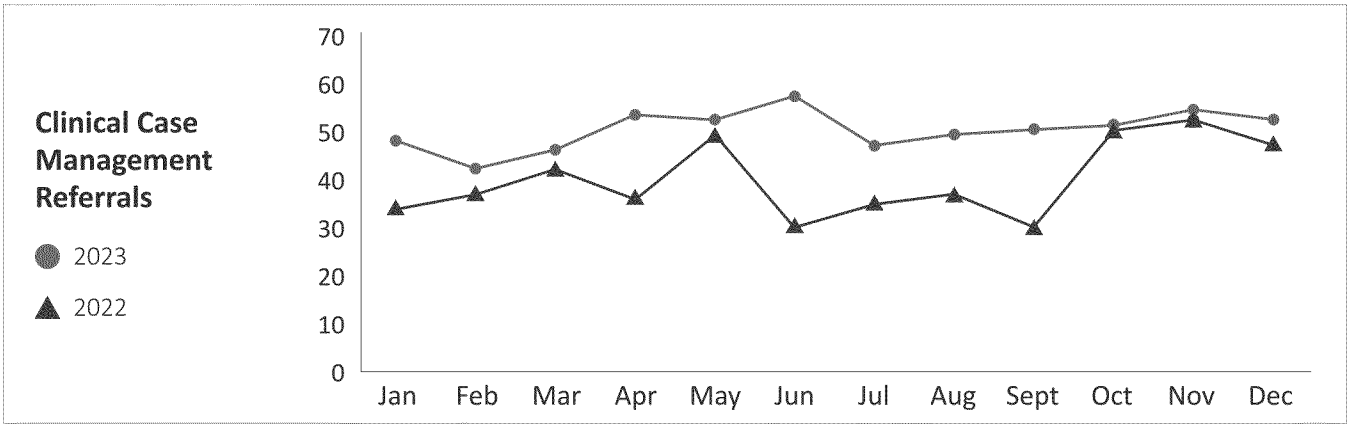
	2022	2023
Active Co-Responder Calls	544	1,040
Clinical Case Management Referrals	491	613
Follow-ups After Calls	428	1,035
Total	**1,463**	**2,688**

While call totals varied month to month across 2023, there was an increase in the overall volume of calls for all three service types in 2023.

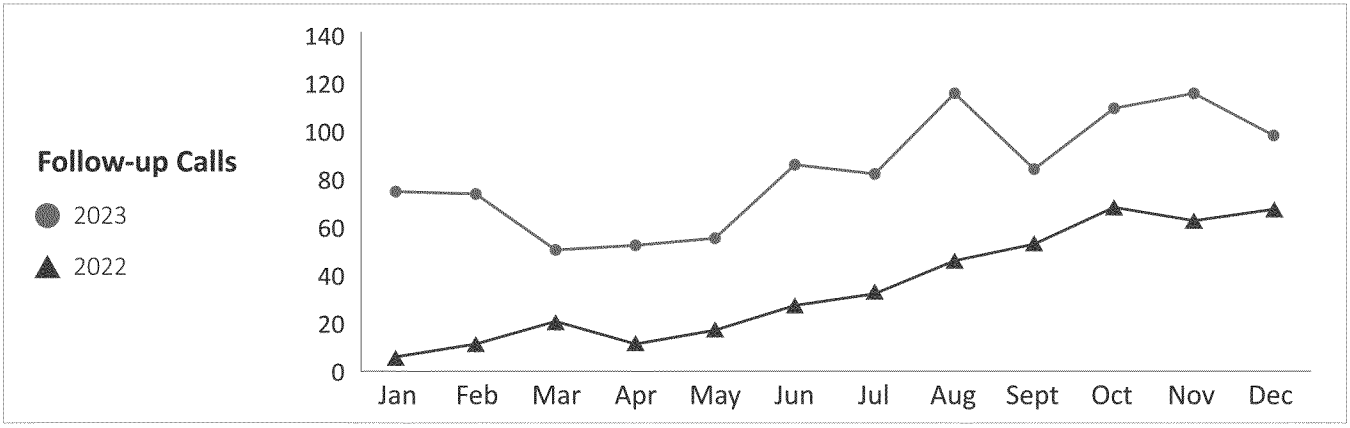
The largest increase in active Co-Responder calls was in October, when calls more than doubled from 2022 to 2023.



The largest increase in clinical case manangement referrals was in June when calls nearly doubled from 2022 to 2023.



Follow-up calls increased across 2022 and continued to increase over the course of 2023 as more Co-Responders were nested in communities and built relationships with local organizations and law enforcement officials.

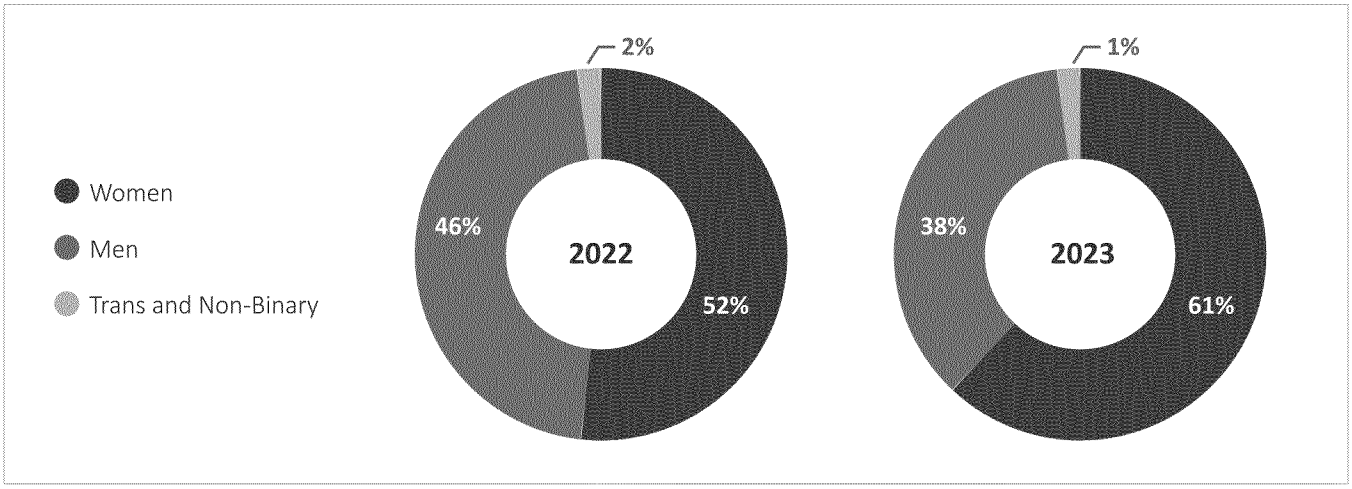


Demographics

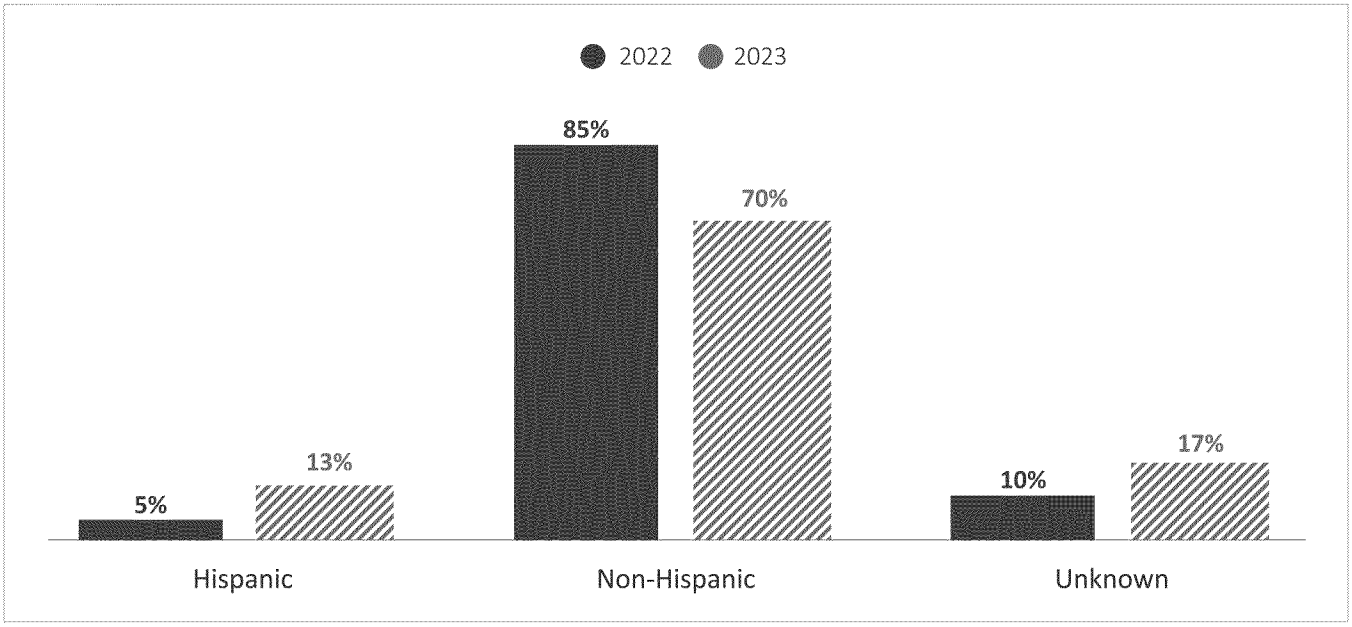
The data below describe the demographics of community members who received services from the Co-Responder Program. "Community member" is used to describe someone who received services on scene with a Co-Responder and law enforcement, as well as individuals who are referred directly to the Co-Responder Program for clinical case management services.

The population most likely to be served by the Co-Responder Program across 2022 and 2023 was white, non-Hispanic, with an average age of 45.

Since the start of the Co-Responder Program, men and women have received services from Co-Responders in almost equal numbers; however, in 2023 there was an increase in women receiving services.

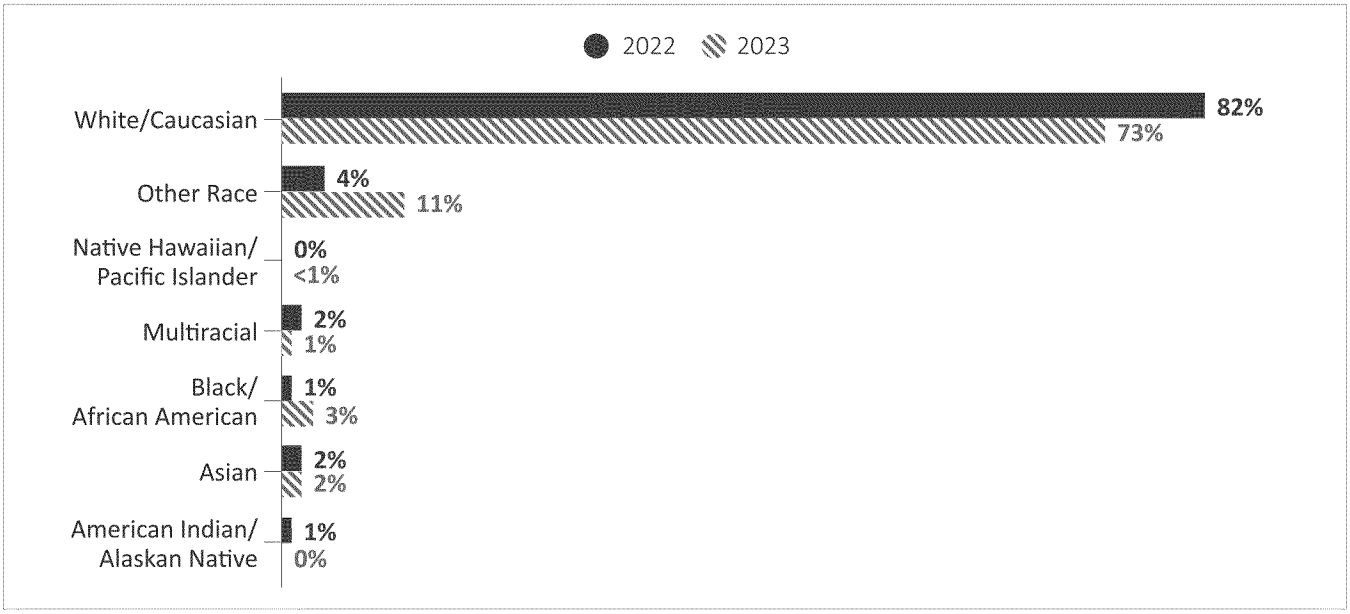


The percentage of community members who identified as Hispanic increased from 5% in 2022 to 13% in 2023.



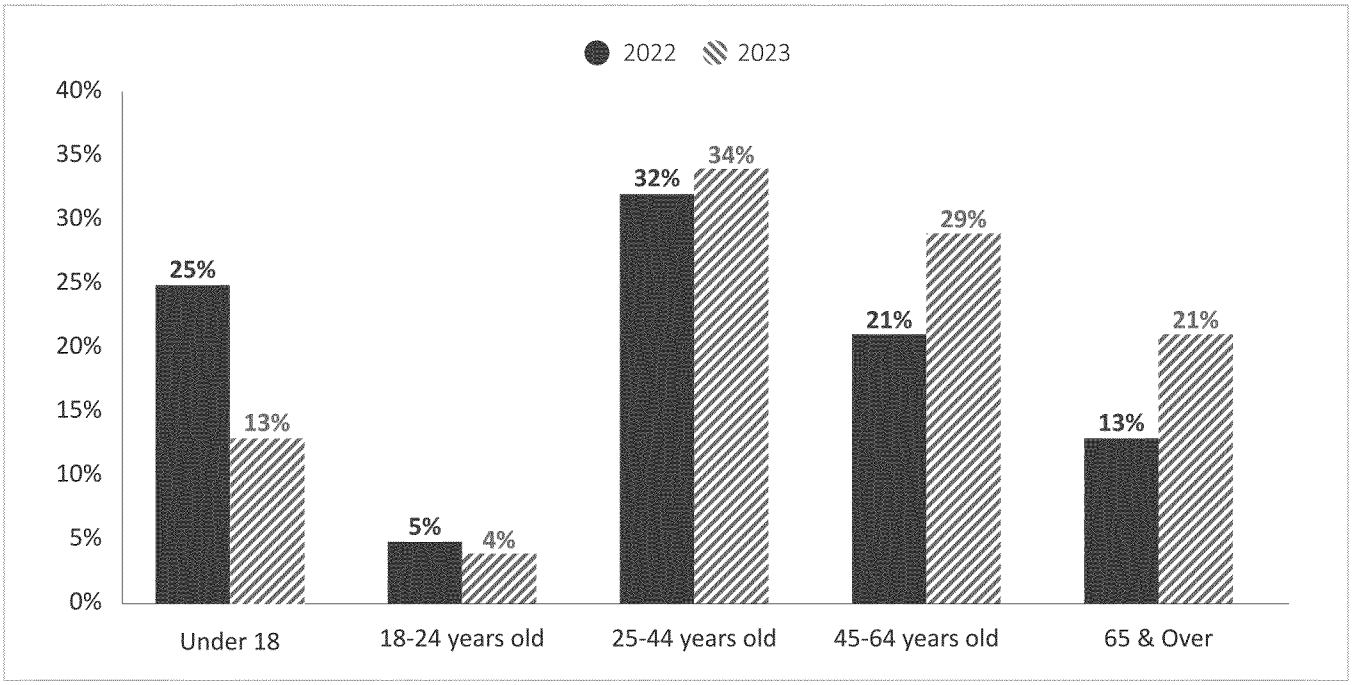
Note: Due to minimal contact, some community members may have chosen not to provide ethnicity information or may not have been asked for this information, resulting in an "unknown" designation.

The majority of community members served by the Co-Responder Program reported their race as White/Caucasian in both 2022 and 2023.



In 2022, no community members served by the Co-Responder Program reported their race as Native Hawaiian/ Pacific Islander. In 2023, less than 1% of community members reported their race as Native Hawaiian/Pacific Islander and American Indian/Alaskan Native.

In 2022 and 2023, most community members were between 25 and 44 years old.



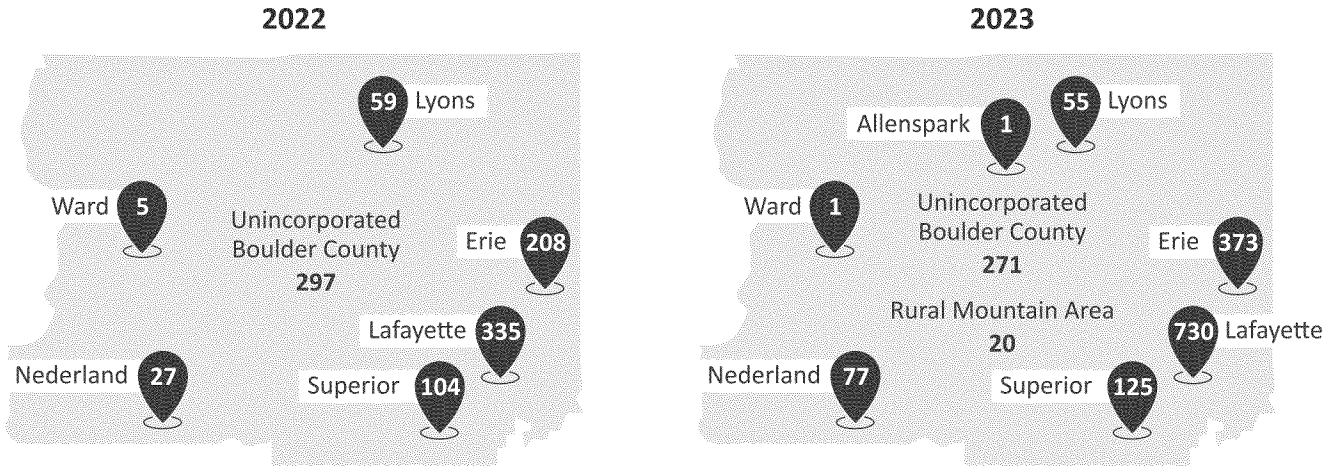
The average age of community members has gone up since the first year of Co-Responder services in 2021, when the average age for community members was 38. In 2022, the average age for community members who received Co-Responder services was 39. This increase in average age, along with the increase in the number of community members over the age of 65 who received services from Co-Responders, shows that co-response is filling an important gap in services for older adults in Boulder County.

Contact Profile

This section describes details about Co-Responder services, including location, length, and the types of interventions provided through the program. This section includes data from active Co-Responder calls and clinical case management referrals.

Location of Community Members

In 2022 and 2023, most calls and referrals for service occurred in Lafayette. The percentage of calls and referrals for service in Lafayette increased from 32% in 2022 to 44% in 2023.



The table below shows the totals of all active calls and clinical case management referrals per month in 2023 in each area of Boulder County served by the Co-Responder Program.

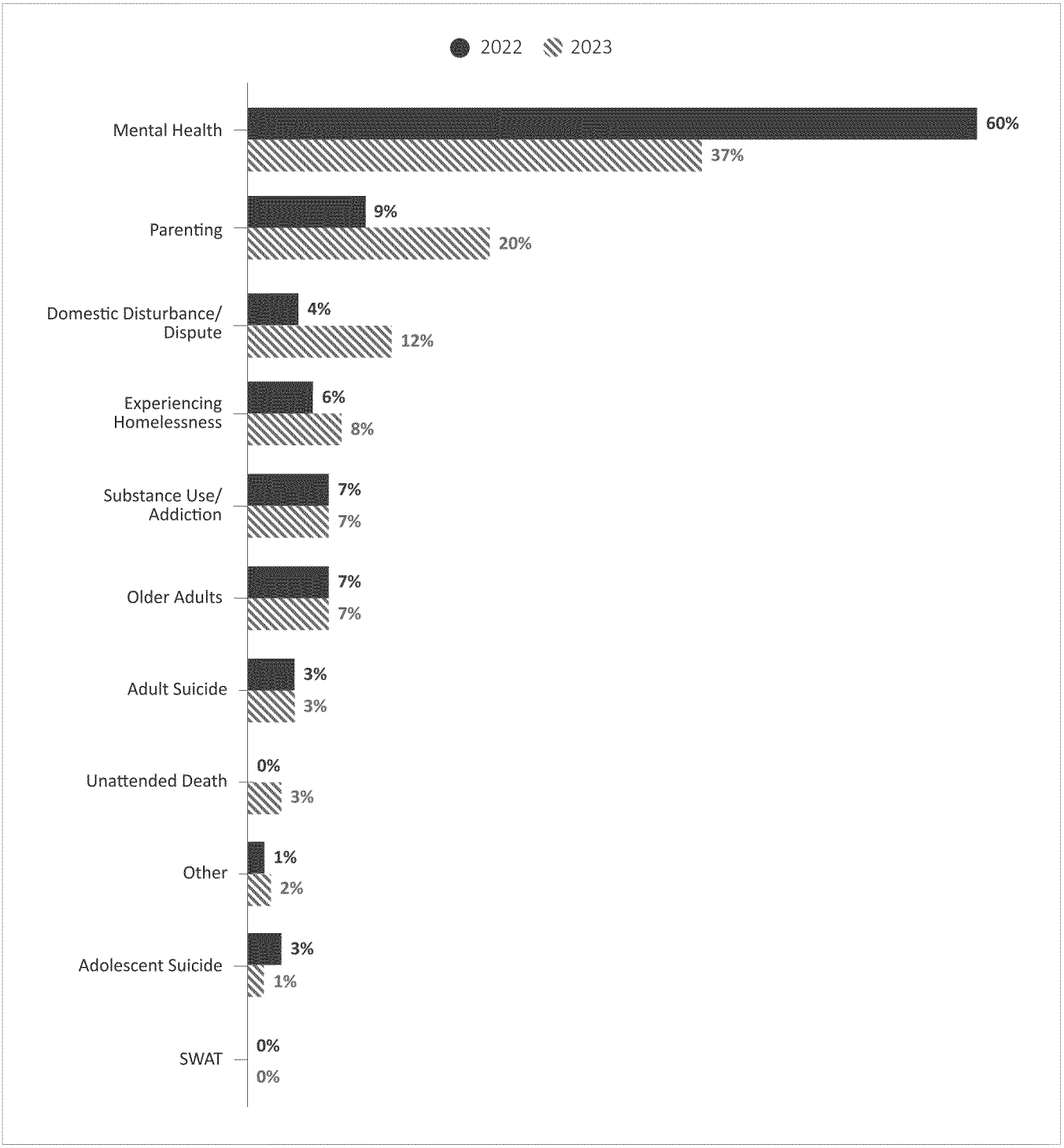
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Unincorporated Boulder County	20	20	18	23	38	24	19	29	20	41	7	12	**271**
Allenspark	1	0	0	0	0	0	0	0	0	0	0	0	**1**
Erie	20	18	29	22	17	36	29	43	32	36	48	43	**373**
Lafayette	48	18	51	68	54	44	50	56	72	97	72	85	**730**
Lyons	7	7	4	11	4	0	8	5	3	0	5	1	**55**
Nederland	3	2	3	5	9	9	7	16	1	8	9	5	**77**
Rural Mountain Area	1	0	0	2	3	5	4	1	1	0	1	2	**20**
Superior	13	5	13	12	9	15	15	6	8	8	19	2	**125**
Ward	0	0	0	0	0	0	0	0	0	0	0	1	**1**
Totals	**113**	**85**	**118**	**143**	**134**	**133**	**132**	**156**	**137**	**190**	**161**	**151**	**1653**

Nature of Co-Responder Provided Service

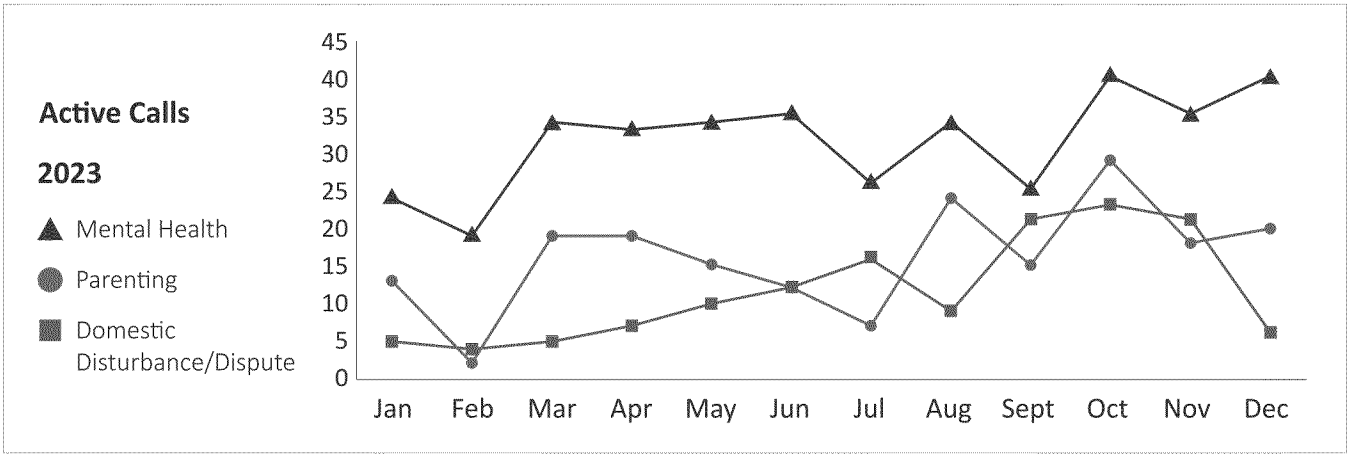
Service Data

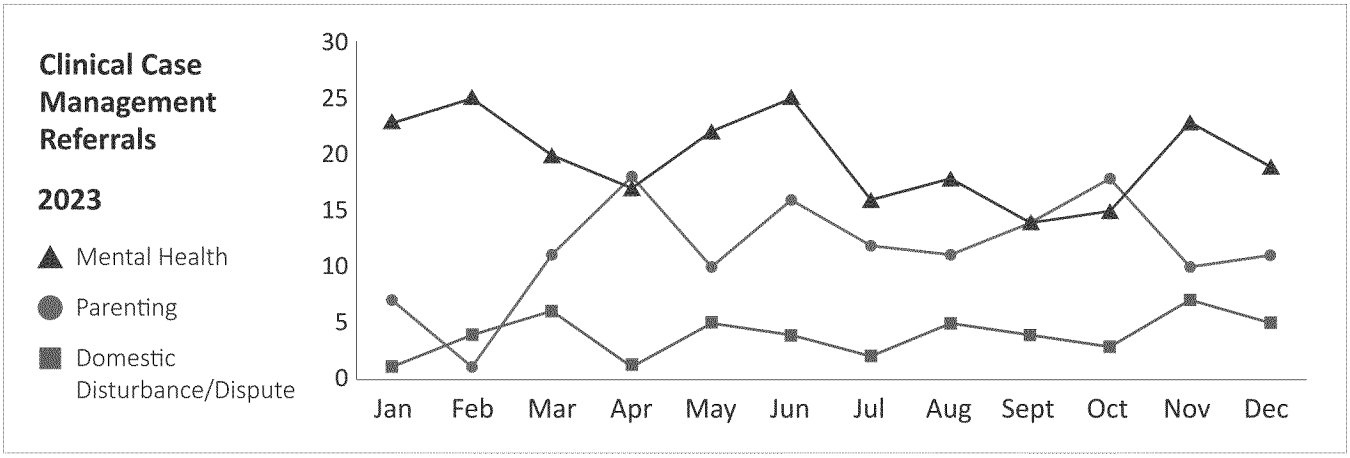
This section of the report includes data on services provided by the Co-Responder Program and includes active calls and clinical case management referrals.

In 2023, mental health support accounted for 37% (n=616) of Co-Responder active calls and clinical case management referrals (down from 878 or 60% of calls in 2022), followed by calls related to parenting, domestic disturbance/dispute, and persons experiencing homelessness.



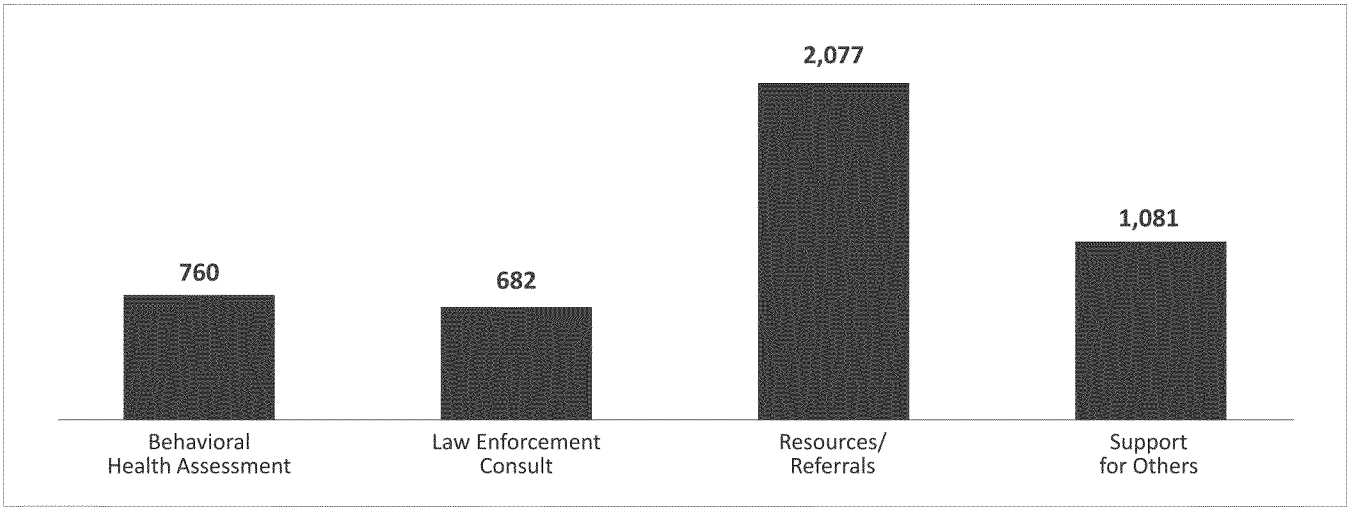
Below are the top three service types broken out by month for 2023. Contacts related to mental health remain the most common type of active call and clinical case management referral.





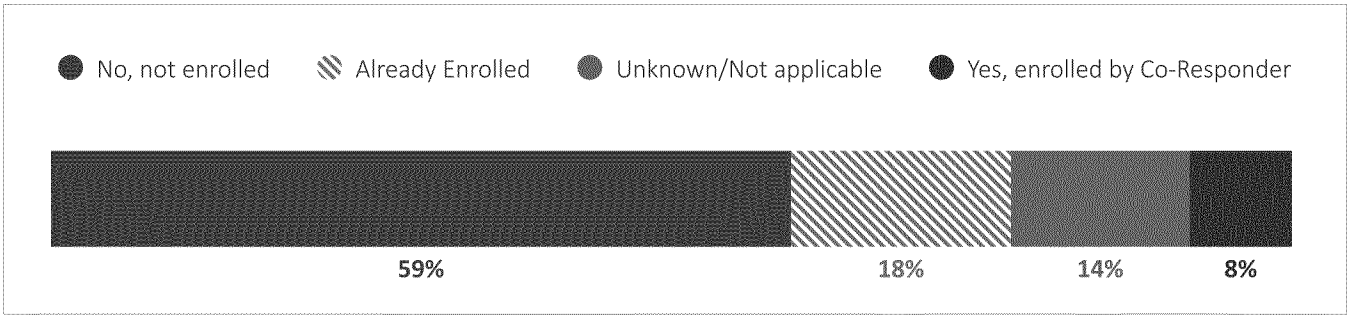
Co-Responders often offer multiple services to individuals and families in need during a single contact. Data provided below highlight supports for community members' primary, secondary, and tertiary needs. Because multiple services can be offered during a single contact, totals are greater than the number of calls or referrals.

In 2023, the most commonly delivered service was resources and referrals.

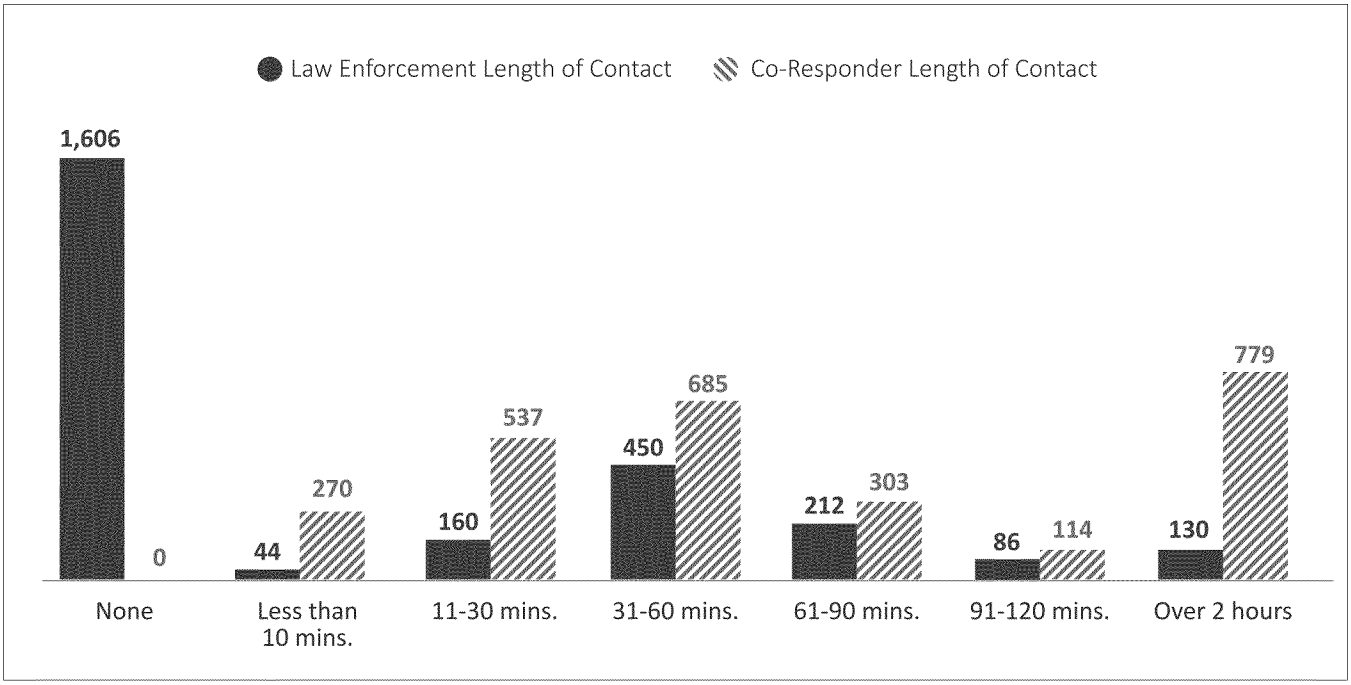


In 2023, 18% of community members were already enrolled in behavioral health services when they received services from the Co-Responder Program.

This was a decrease from 2022 when over a quarter of community members were already enrolled in behavioral health services when receiving support from Co-Responders. Despite the decrease from 2022 to 2023, nearly one in five individuals interacting with Co-Responders are already enrolled in behavioral health services, suggesting that Co-Responders are filling gaps in existing care or supporting individuals with needs for higher levels of care.



In 2023, 1,606 calls were resolved through clinical case management without law enforcement involvement, allowing officers to focus on other aspects of their work.



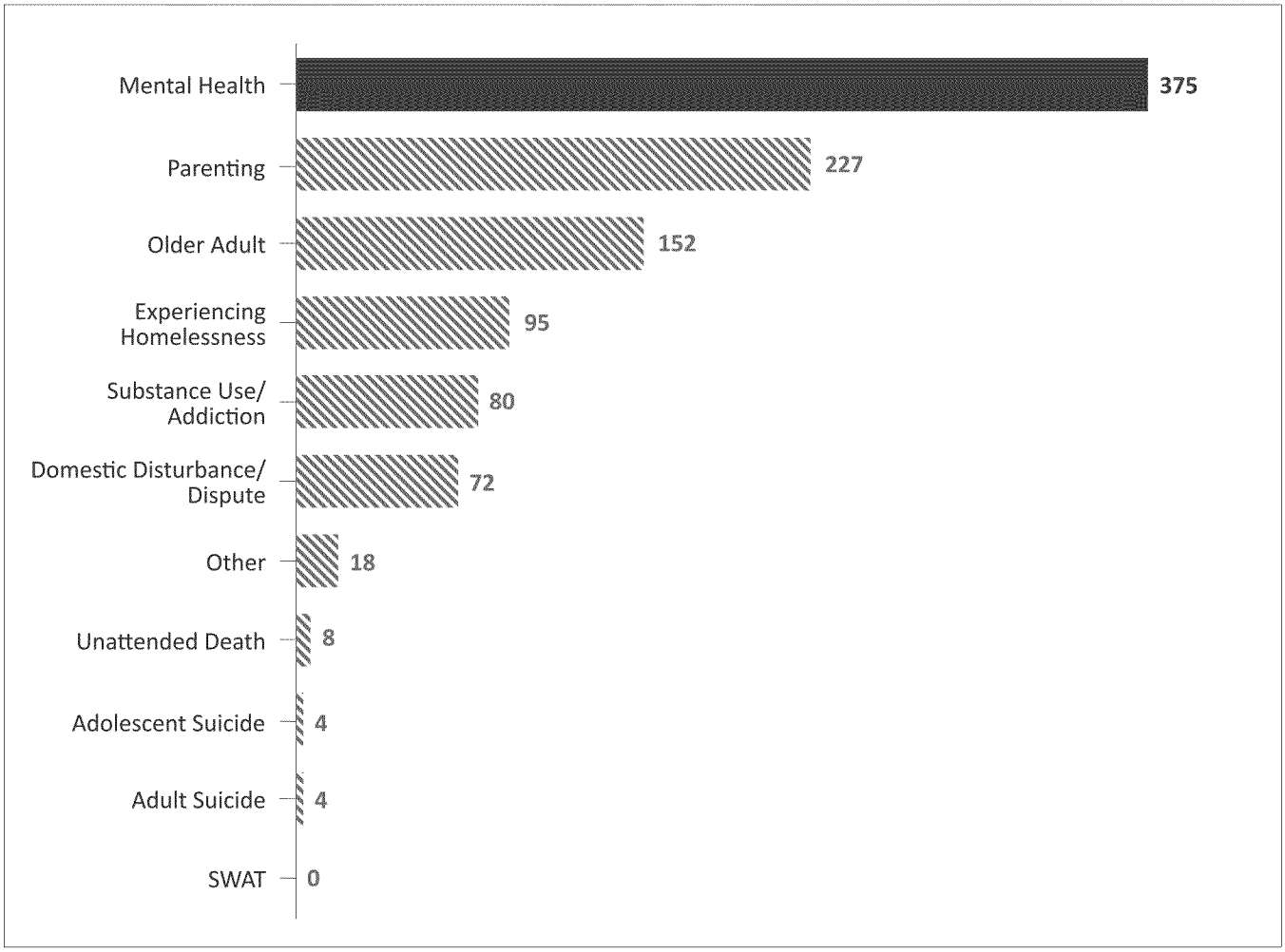
Without the availability of clinical case management services, those who initially encounter a Co-Responder might continue to receive support through active calls to law enforcement for unresolved issues. Clinical case management cases remain open until the community member is actively receiving viable, community-based treatment or other necessary support services. Setting up services, particularly those involving treatment, can be challenging and may take a considerable amount of time. Co-Responders will often bridge the service gap until an individual is successfully enrolled in a service, enabling community members to stabilize without higher levels of intervention. Also, because law enforcement officials can directly refer community members to a case management clinician, they are able to pass on difficult cases and more quickly return to their regular duties.

Another area where the partnership between Co-Responders and law enforcement is paying dividends is in overall crisis mitigation. Co-Responders use de-escalation strategies to intervene and calm a scene in approximately 32% of calls. While law enforcement officials have extensive training in verbal de-escalation techniques, Co-Responders have specialized training in communicating with people experiencing mental health crises, or those who have cognitive impairments or intellectual disabilities. Co-Responders focus on aligning their response to specific community member needs, often saving time for law enforcement officials, and reducing the need for law enforcement to use force.

Follow-up calls

Co-Responders engage with community members through follow-up services. Individuals who interact with a Co-Responder on scene receives follow-up services tailored to the needs of the individual, and many receive multiple follow-up contacts.

Most follow-up contacts were made regarding mental health needs.



Follow-up calls through phone or face-to-face contact with the Co-Responder Team provide a critical service to community members experiencing mental health symptoms to ensure they are receiving the support and services needed. Follow-up services provide community members with extra support to manage symptoms, broker additional services and treatment needed, and educate friends and family members on how to lower the risk of relapse and improve treatment outcomes. The Boulder County Co-Responder Team takes following up with community members seriously, knowing that these contacts can help a community member better manage their mental health symptoms and prevent future deterioration.

Program Implementation

The Boulder County Co-Responder Team has been providing services across the county for over three years. In the first year of implementation, the program focused primarily on building partnerships with law enforcement, getting to know the communities they serve, and responding to calls (secondary response). During the second year of implementation, the program began nesting Co-Responders within individual communities, leading to an increase in the volume of calls for service and case management referrals. In addition, nested Co-Responders helped to further develop partnerships between the Co-Response Program and law enforcement. These Co-Responders interact with law enforcement every day and are able to learn important aspects of each department's culture. In the third year of program implementation, the Team sought to tailor service provision even further by beginning to ride with law enforcement as they respond to calls for service (primary response). By riding along with law enforcement, the Co-Response Team has been able to respond immediately on scene when their services are needed and have increased their overall contact with community members. The implementation of the Co-Response Program has involved law enforcement partners at every step of the process. Overall, the program has continued to grow with the infusion of additional fiscal contributions, more staff, and an increase in services to community members.

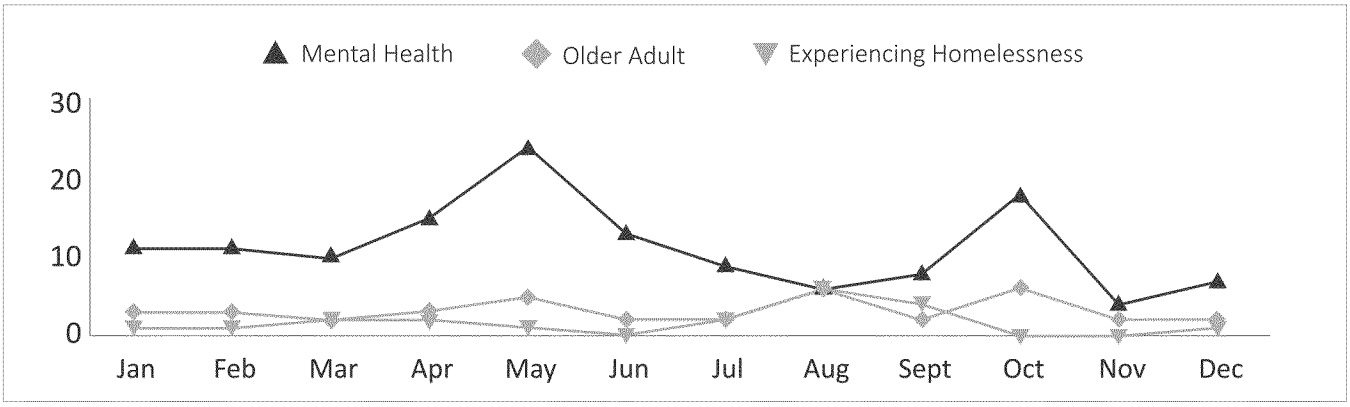
Nested Co-Responders

Unincorporated Boulder County

There are many districts and unique communities that exist within unincorporated areas of Boulder County, which include Allenspark, Coal Creek Canyon, Eldora, Eldorado Springs, Gold Hill, Gunbarrel, Hygiene, and Niwot. Additionally, the Town of Superior is part of unincorporated Boulder County; however, the data for Superior is evaluated separately as a Co-Responder was nested in the Superior Substation in 2022. Boulder County is served by several acute-care hospitals, community-based mental health centers, and a large network of medical and mental health providers. Though services may be available, the ability to receive care in a timely and cohesive manner still remains a challenge for many vulnerable residents.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2022	28	31	32	17	33	8	25	26	25	26	22	24	**297**
Calls/CM in 2023	20	20	18	23	38	24	19	29	20	41	7	12	**271**

Calls pertaining to mental health, older adults, and persons experiencing homelessness made up the top three areas of need in unincorporated Boulder County in 2023. This is a shift from 2022, where calls pertaining to mental health, parenting, and older adults made up the top three areas of need in unincorporated Boulder County. The graph below shows the monthly case data for each of these areas.



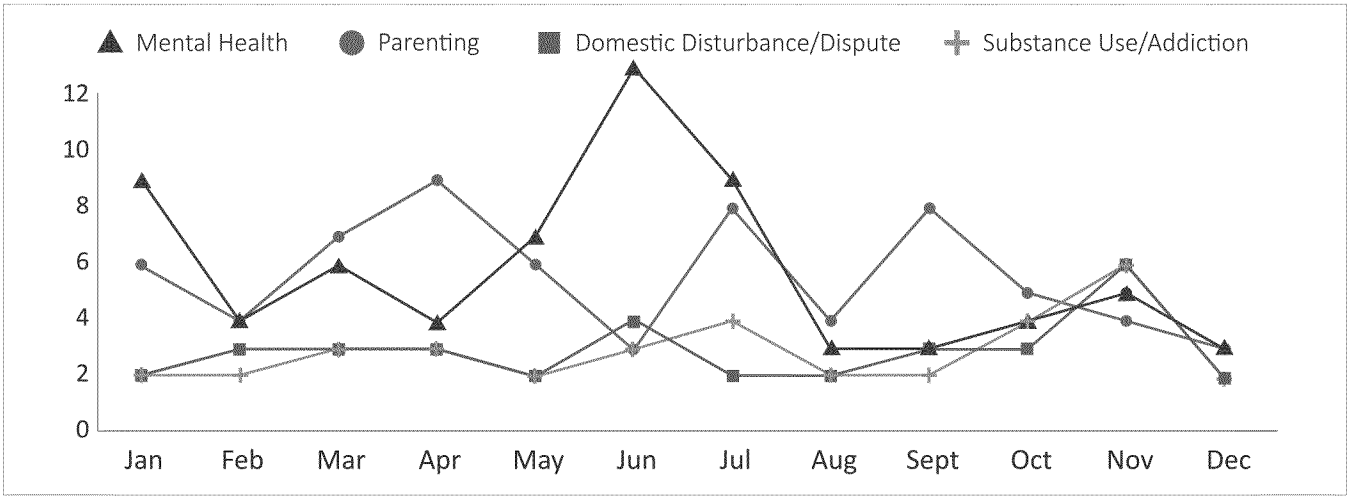
Town of Superior

Over a year after the Marshall Fire destroyed more than 1,000 homes and businesses in Superior and nearby Lousiville, the rebuilding process is still underway (with domestic disturbance/dispute and substance use/addiction tied for third highest area of need). This ongoing process has continued to place strain on the residents of Superior, potentially impacting the types of calls received by the Co-Response Team. A majority of calls received by the Team have to do with family disturbance related to mental heath or behavioral issues with adolescents. In addition, the Co-Responder nested in Superior on January 1, 2022 began to provide primary response services by riding along with law enforcement, which continued to increase contacts with community members over the last year.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2022	8*	6	4	15	11	8	10	8	6	9	9	10	104
Calls/CM in 2023	13	5	13	12	9	15	15	6	8	8	19	2	**125**

*Indicates the date when the Co-Responder was nested in the community.

In Superior, calls pertaining to mental health, parenting, domestic disturbance/dispute, and substance use/addiction made up the top four areas of need in 2023 (with domestic disturbance/dispute and substance use/addiction tied for third highest area of need). This is consistent with 2022 calls and referrals for service.



Note: Previous reports have included the top three categories of calls and referrals. In 2023, Domestic Disturbance/Dispute and Substance Use/Addiction related calls and referrals tied for the third spot, so four categories are reported for 2023.

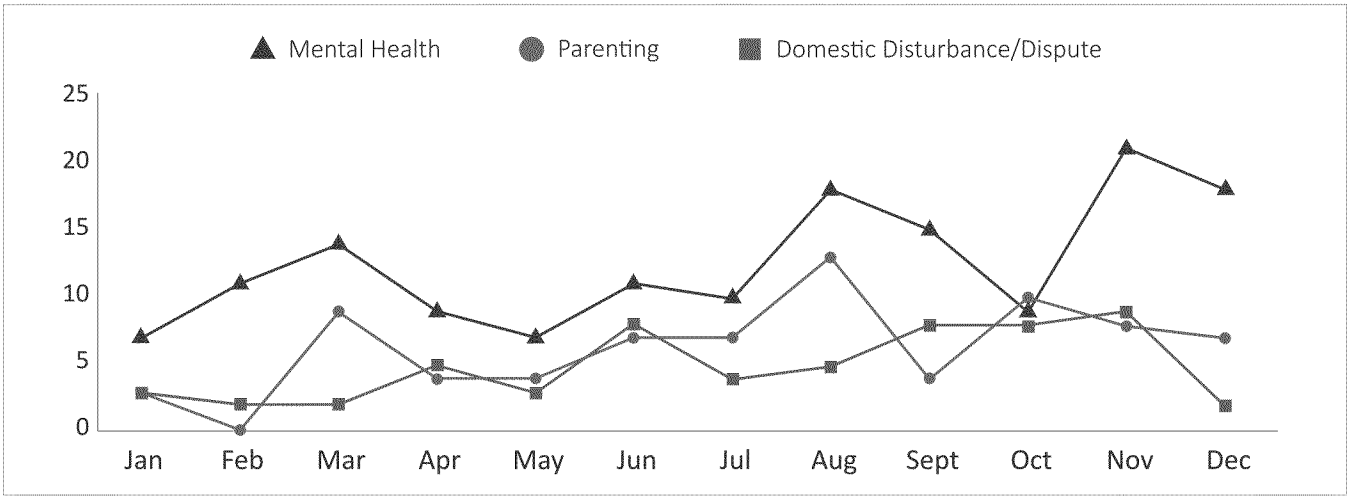
Town of Erie

In January of 2021, the Erie Town Council approved funding for a full-time Co-Responder position to be stationed at the Erie Police Department. In March 2023, an additional Co-Responder position was added to expand the availability of Co-Response services in the community. In addition to increasing Co-Response services, the Town of Erie also launched a Victim Advocacy Services program. This program is located in close proximity to the police department, which has led to extensive ongoing collaboration between Co-Responders and victim services staff. Like many communities across the nation, the Town of Erie is experiencing an increase in mental health and suicidal ideation among its residents. The population that appears most vulnerable to completed suicide in the Town of Erie is white middle-class men ages 30-45.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2022	16	11	23	26	20	12	7	15	28	25	7	18	**208**
Calls/CM in 2023	20	18	29*	22	17	36	29	43	32	36	48	43	373

*Indicates the date when the Co-Responder was nested in the community.

In Erie, calls concerning mental health, parenting, and domestic disturbance/dispute made up the top three areas of need in 2023. These were also the top three areas or types of calls in 2022.



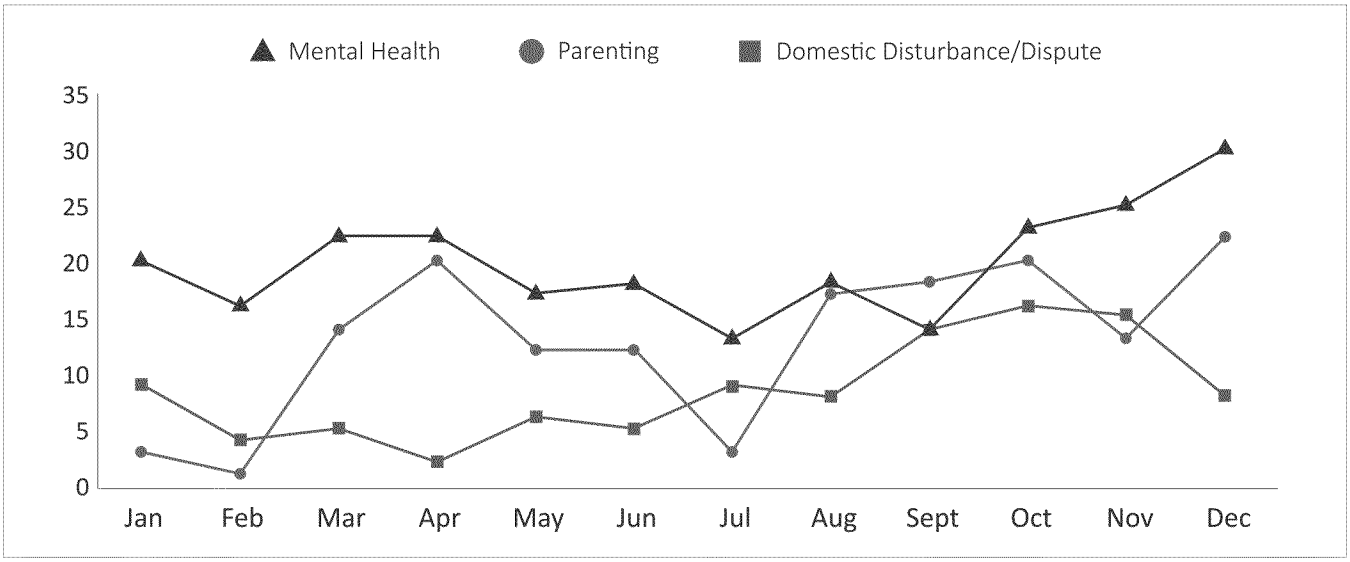
City of Lafayette

The Co-Response Team has experienced tremendous success partnering with the City of Lafayette Police Department, and the community's use of Co-Responders has more than doubled over the last year. This is likely due, at least in part, to Co-Responders providing primary response by riding along with law enforcement officers. A third Co-Responder was nested at the Lafayette Police Department in March 2023.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2022	22	19	25*	19	24*	35	33	37	24	43	22	33	336
Calls/CM in 2023	48	33	51*	68	54	44	50	56	72	97	72	85	730

*Indicates the date when the Co-Responder was nested in the community.

In Lafayette, calls concerning mental health, parenting, and domestic disturbance/dispute made up the top three areas of need in 2023. These were the top three calls and referrals for service in 2023.



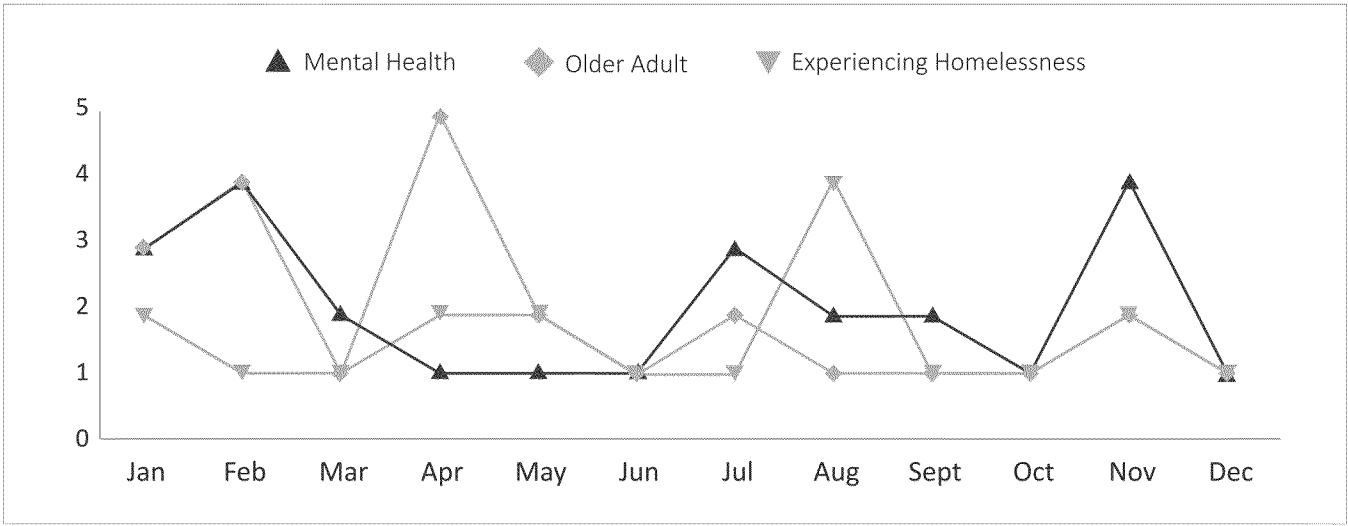
Town of Lyons

In May of 2022, a Co-Responder was nested in the Lyons Substation. In addition to Lyons, this position provides coverage for the towns of Jamestown, Ward, and additional mountain areas. Community members in these areas consistently struggle in their efforts to access behavioral health services. This nested Co-Responder has helped the Team understand gaps in services and has promoted strategic engagement with local entities on how these needs might be filled. The nested Co-Responder in the Lyons Substation was moved to Nederland in June 2023, which likely explains the decrease in calls in 2023.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2022	4	0	1	0	1*	5	5	4	3	11	15	10	59
Calls/CM in 2023	7	7	4	11	4	0	8	5	3	0	5	1	**55**

*Indicates the date when the Co-Responder was nested in the community.

In Lyons, calls pertaining to mental health, older adults, and persons experiencing homelessness made up the top three areas of need in 2023.



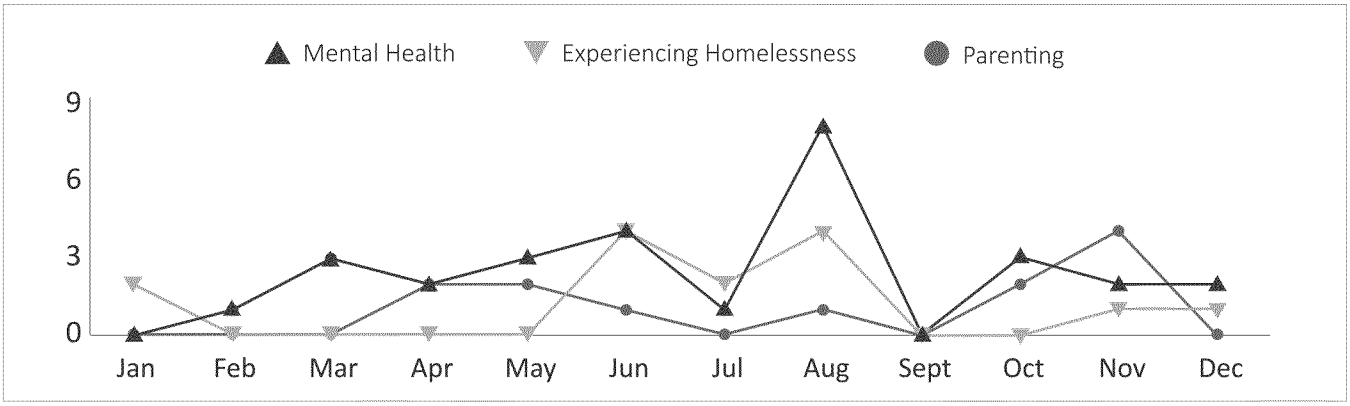
Town of Nederland

In 2023, the Boulder County Co-Responder Team received a grant from the the Department of Local Affairs (DOLA) to fund a Co-Responder for the Town of Nederland. In June 2023, a Co-Responder was nested in the Nederland Substation. Serving this rural community has offered many lessons in community engagement and building trust. Although the Co-Response Team had previously served this area, the presence of a nested Co-Responder has provided additional opportunities for that person to get to know the community as well as individual community members, which has been critical to the success of service provision in Nederland.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Calls/CM in 2022	3	2	3	4	3	0	2	3	1	0	4	2	**27**
Calls/CM in 2023	3	2	3	5	9	9*	7	16	1	8	9	5	77

*Indicates the date when the Co-Responder was nested in the community.

In Nederland, calls pertaining to mental health, persons experiencing homelessness, and parenting made up the top three areas of need in 2023. These are the same areas of need as in 2022.



Key Successes

This section highlights key accomplishments of the program in 2023, including the program's success in diverting community members from the criminal justice system, ongoing collaboration and training with law enforcement, the utilization of data to improve service delivery, the addition of nested Co-Responders in multiple localities, and increased experience with Boulder County's rural communities.

1. Diversion Efforts

Co-Responders provided de-escalation services on 32% of calls, which helped to address immediate crises, reduce officer use of force, and increase both officer and civilian safety. These efforts ultimately help to divert individuals from the criminal justice system by preventing issues from worsening or spiraling out of control. Diversion from the criminal justice system is also aided by Co-Responder's efforts to increase clients' connections to behavioral health and other needed services to better address their presenting problems.

2. Cross-Training with Law Enforcement

Over the last year, Co-Responders provided effective cross-training to law enforcement officers and community agencies in various behavioral health disciplines. This included how to write up mental health holds, verbal de-escalation trainings, and exploring different ways to support wellness on the job.

3. Effective Harnessing of Data

Effective use and sharing of information and data is vital to ensuring successful responses to individuals in crisis situations. Data on individual cases captured in our Unite Us software system is valuable for helping to determine how to address client needs regarding mental health symptoms, addiction, and other issues such as homelessness. Additionally, the program continues to contract with OMNI Institute to develop quarterly and annual data reports for Co-Response Team partners. Year-over-year data allows the Team to analyze trends in presenting issues, and needs and gaps in services to support improved service delivery across the program. Similarly, data organized by each community ensures that program decisions can be tailored to the unique needs of each participating jurisdiction.

4. Expansion of Services and Personnel

The Co-Responder Program continues to adjust and fine-tune service delivery. Originally, the program employed a secondary response model only (i.e., the Co-Responder drives to the scene separate from law enforcement). Over the last year, however, the Co-Response Team has adjusted efforts to include primary response calls wherein Co-Responders ride along with officers. This has helped to facilitate Co-Responder and law enforcement relationships and improve the overall quality of response. The Team has also grown significantly- when the program started three years ago, there were just three Co-Responders. Now there are 12 Co-Responders, with plans to add two additional positions in Louisville in 2024. Also, the increase in staff has allowed the program to expand and diversify hours of service to better meet the needs of each community.

5. Gaining Experience with Rural Communities in Boulder County

Last year the Team nested a Co-Responder in the Sheriff Substation in the Town of Lyons to serve that community, which helped collect data on the co-response needs of rural, mountain communities. The Team gained valuable information regarding the unique challenges these smaller communities face including lack of transportation to community mental health services, nonexistent Medicaid providers in the area, and small-town budgets that cannot easily support a full-time Co-Responder position. In addition, the individuals served by Co-Responders were often seen to be struggling with acute and long-term mental health conditions. The program also received a grant through the Department of Local Affairs in 2023 to provide a full-time Co-Responder at the Sheriff Substation in Nederland. This experience has helped expand the Team's understanding of needs in mountainous areas of the County, which will be valuable for supporting similar efforts in the future.

OMNI

May 2024

Boulder County Co-Responder Evaluation

2024 First Quarter, Cumulative Report

The Boulder County Co-Responder Program was created through a collaborative partnership between Boulder County Community Services and the Boulder County Sheriff's Office with support from a five-year grant from the Colorado Office of Behavioral Health (OBH), now the Behavioral Health Administration (BHA). The program pairs law enforcement with a Co-Responder trained in behavioral health service provision to respond to contacts for service determined to have a behavioral health component.

Data from these interactions are tracked and submitted to the BHA. This report summarizes Co-Responder Services Program data from 798 contacts, including clinical case management referrals and follow-up support, in Boulder County between January and March 2024.

Data in this report include:

Call Profile
- Call numbers and types

Community Member Profile
- Demographics

Contact Profile
- Location
- Call length
- Interventions

Service Utilization
- Community need
- Type of assistance

Effectiveness of Co-Responder Approaches
- Service enrollment



427 active Co-Responder calls

55% of contacts were in Lafayette

272 contacts required de-escalation services from the Co-Responder

32% of contacts were primarily mental health related

31% of community members received a behavioral health assessment

5% of community members were formally enrolled in behavioral health services

The report includes performance measurement and other process and outcome data for the purpose of monitoring program progress and outcomes. Data analysis and presentation is conducted by OMNI Institute (www.omni.org).

PROOF

Call Profile

The data below describe the number of contacts that required Co-Responder and/or other behavioral health support.

Number of Contacts for Service by Contact Type

Active Co-Responder Calls
A Co-Responder is contacted and arrives after law-enforcement is on scene.

Clinical Case Management Referrals
A request is made for a clinical case manager only (non-active call).

Follow-Up
Contacts that could include law enforcement with a Co-Responder, a Co-Responder only, or clinical case manager follow-up with an individual who previously was in contact with the Co-Response Program either through an active call or clinical case management referral.

By the numbers:

575 contacts

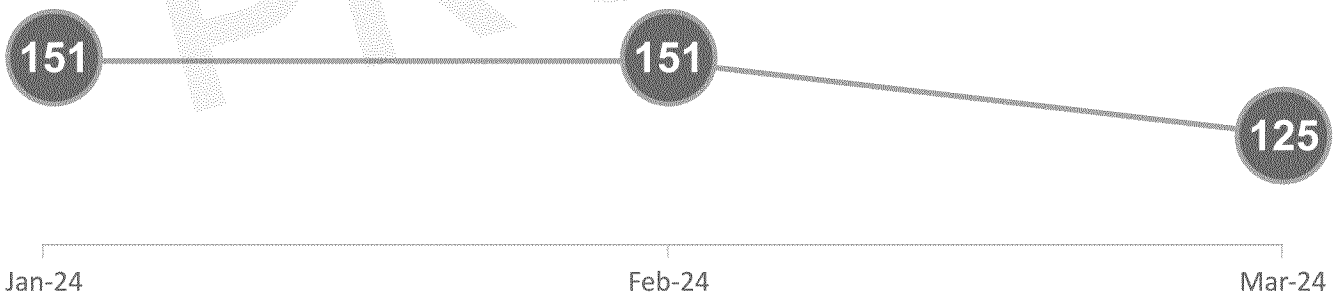
The Boulder County Co-Responder Team has responded to a total of 575 active Co-Responder and clinical case management referral contacts between January and March 2024.

223 follow-ups

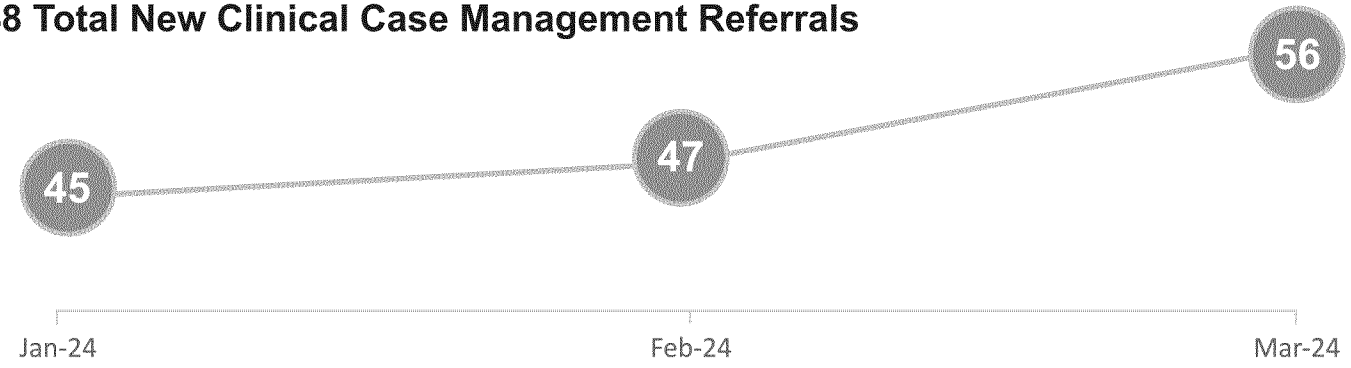
Every individual who receives a behavioral health call on scene also receives follow-up and clinical case management services, tailored to the current need of the individual. (Individuals may receive multiple follow-ups and total may include duplicate clients.)

PROOF

427 Total Active Co-Responder Calls



148 Total New Clinical Case Management Referrals

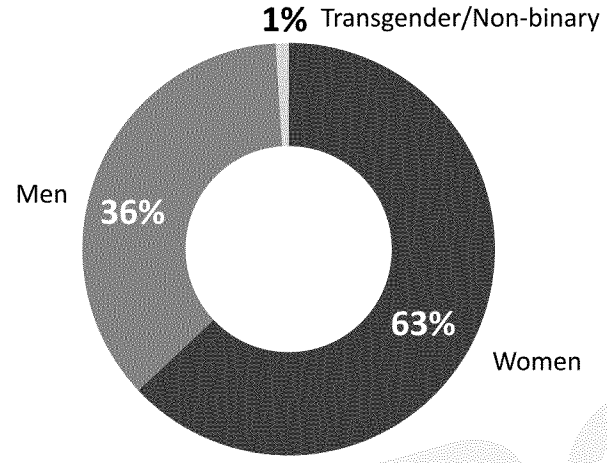


Community Member Profile

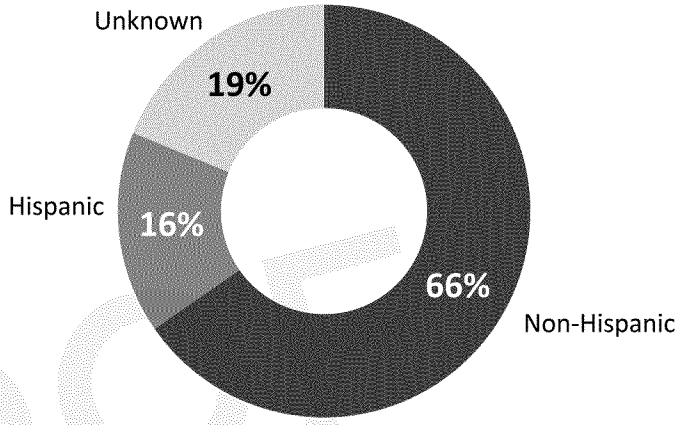
The data below describe the demographic profile of community members who interacted with the Co-Responder Program.

The population most likely to utilize the Co-Responder Services Program were white, non-Hispanic women, with an average age of 43.

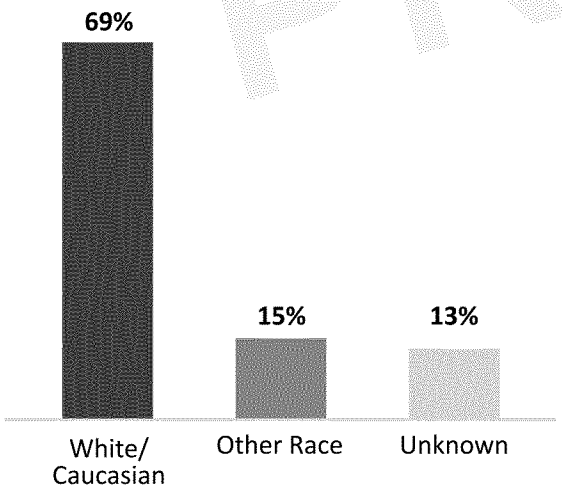
Gender



Ethnicity



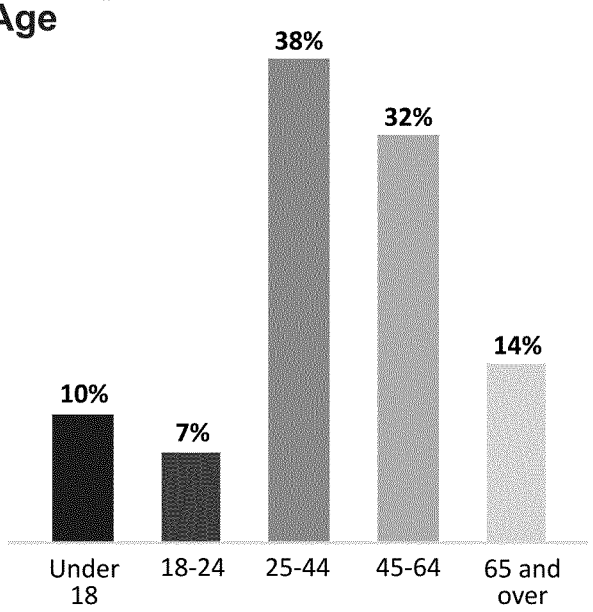
Race



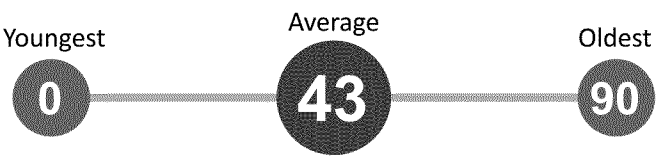
2% or less include:

- American Indian/Alaskan Native
- Asian
- Black/African American
- Native Hawaiian/Pacific Islander
- Multiracial

Age



Age Range



*All graphs on this page may not equal 100% due to rounding

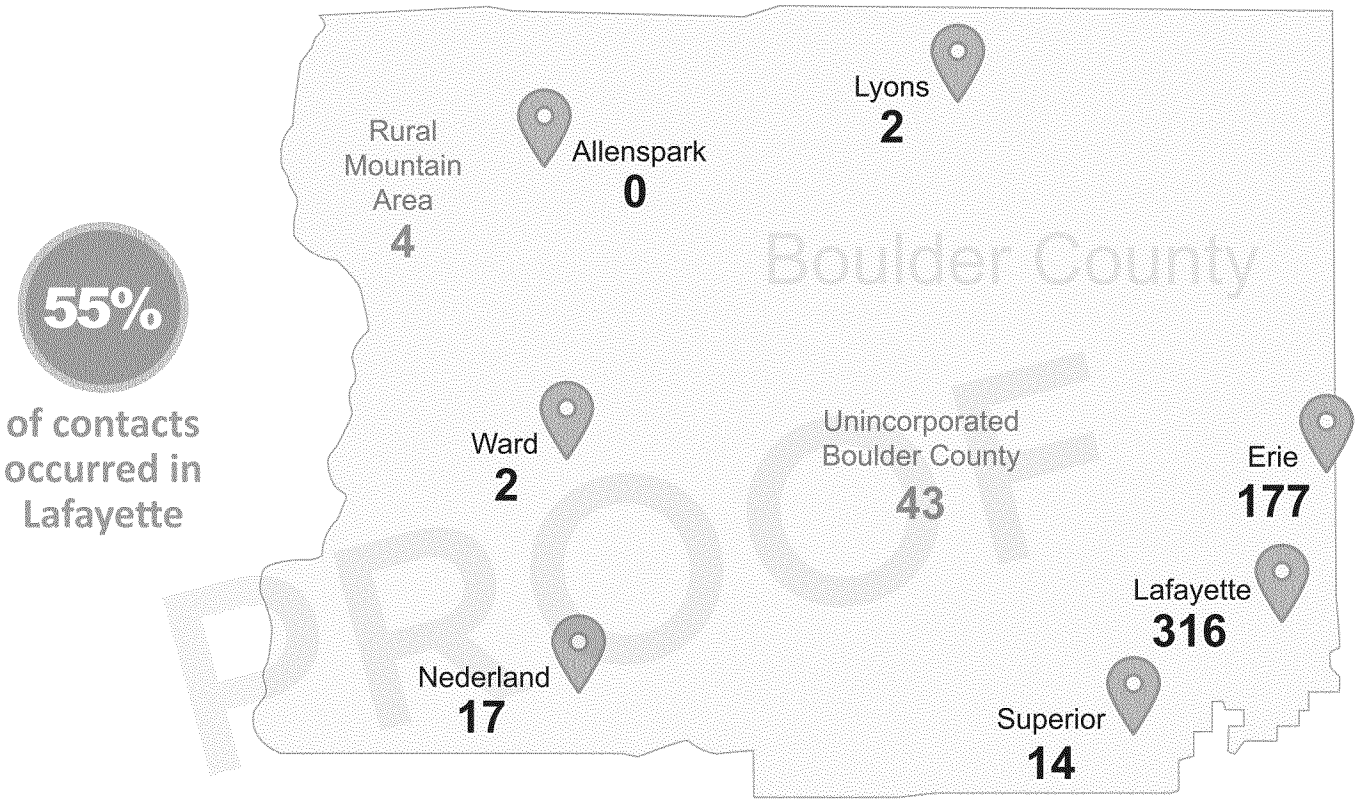
PROOF

Contact Profile

This section of the report outlines details about Co-Responder service contacts, including location, length, and interventions provided.

Location of Contacts (Hot Spots)

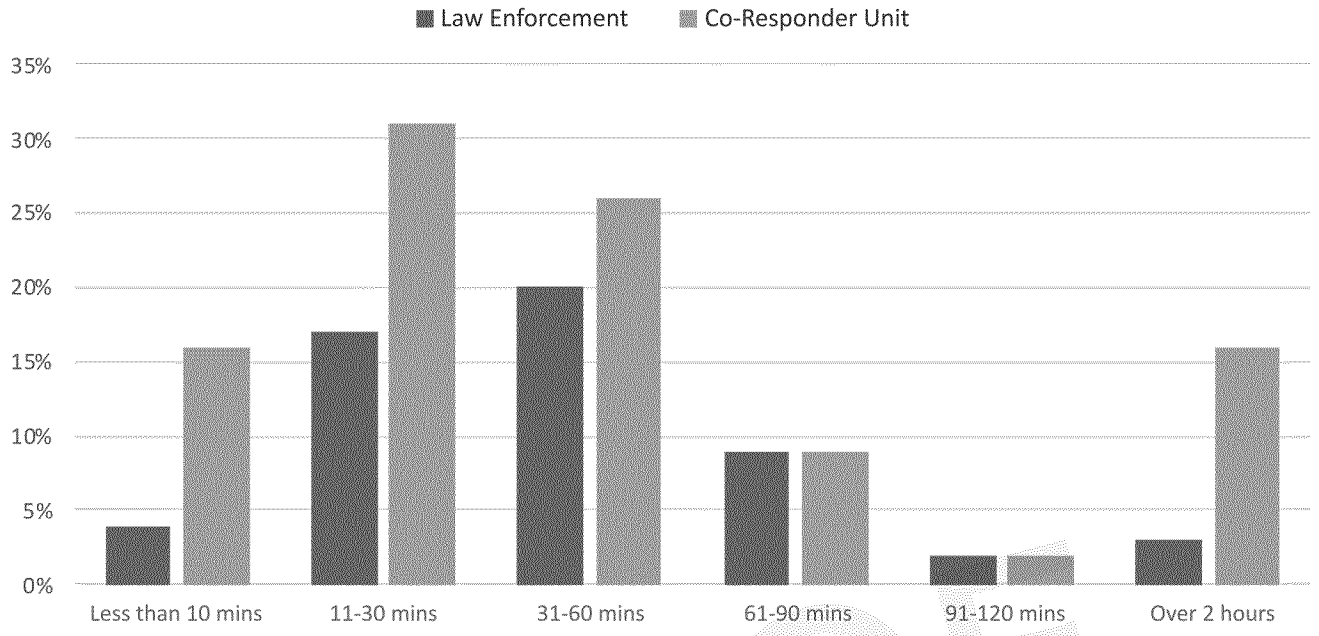
The map of Boulder County and corresponding table below show the frequency of active Co-Responder and clinical case management referral contacts by geographic location.



Area	JAN	FEB	MAR	Total
Unincorporated Boulder County	14	7	22	**43**
Allenspark	0	0	0	**0**
Erie	70	52	55	**177**
Lafayette	103	123	90	**316**
Lyons	0	1	1	**2**
Nederland	3	9	5	**17**
Rural Mountain Area	2	2	0	**4**
Superior	4	3	7	**14**
Ward	0	1	1	**2**
Totals	**196**	**198**	**181**	**575**

Length of Contacts

The amount of time that law enforcement and Co-Responders are on scene relates to the goal of reducing the law enforcement's time on scene to free them up to support other community needs.



Most Co-Responders spent **between 11 and 30 minutes** and most law enforcement spent **between 31 and 60 minutes on scene**.

371 active calls, clinical case management referrals, and follow-up calls were resolved through clinical case management. Without co-response services, clinical case management referrals may have resulted in multiple calls to law enforcement.

Co-Responders were on scene longer than law enforcement supporting community members in need of behavioral health support.

De-Escalation Interventions

One of the valuable services Co-Responders can provide is de-escalation interventions/services for individuals in crisis.

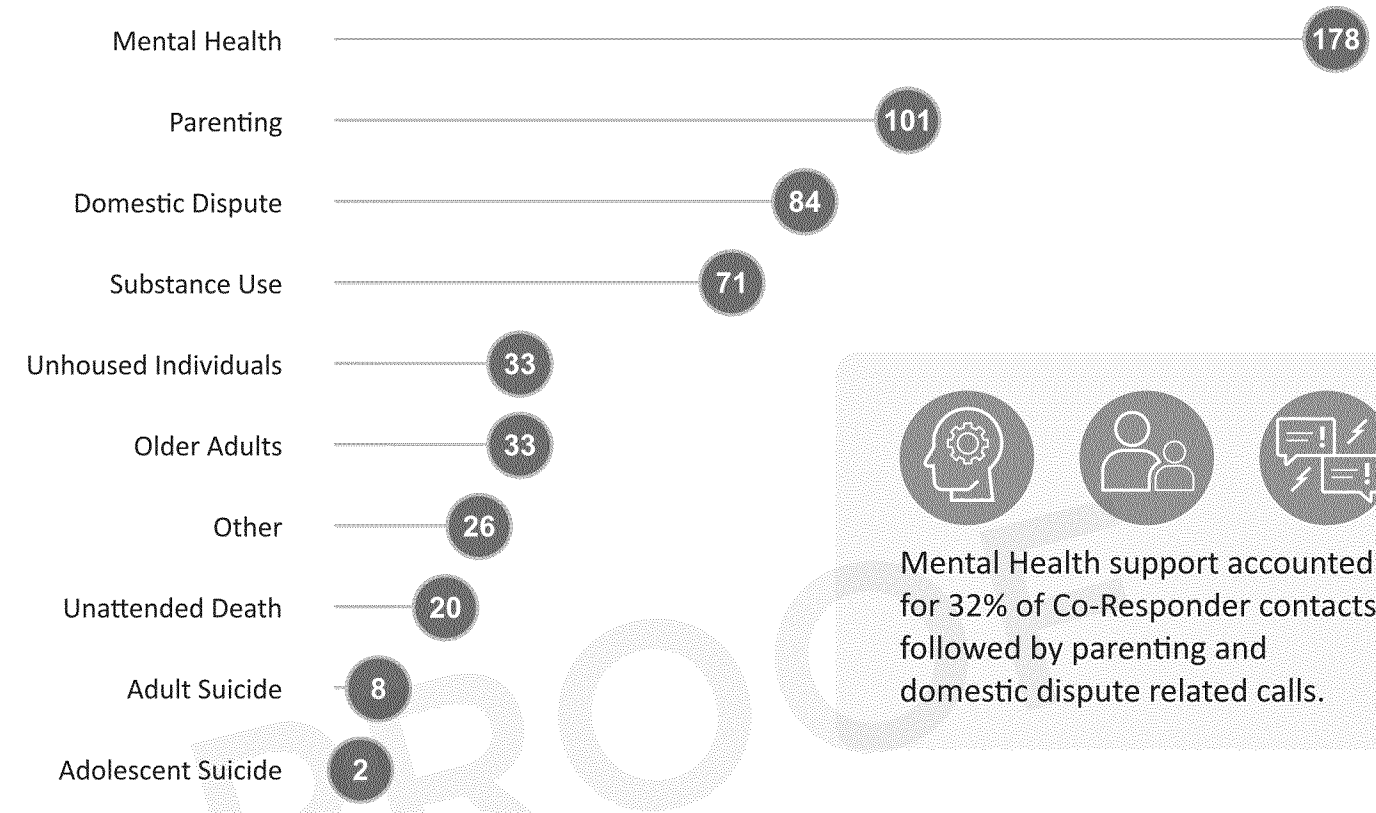
Out of 798 active calls, clinical case management referrals, and follow-up calls, **272 (34%) calls provided crisis interventions and services** to de-escalate crises.



Service Utilization

The following data address changes that have occurred in service utilization as a result of the Co-Responder Services Program.

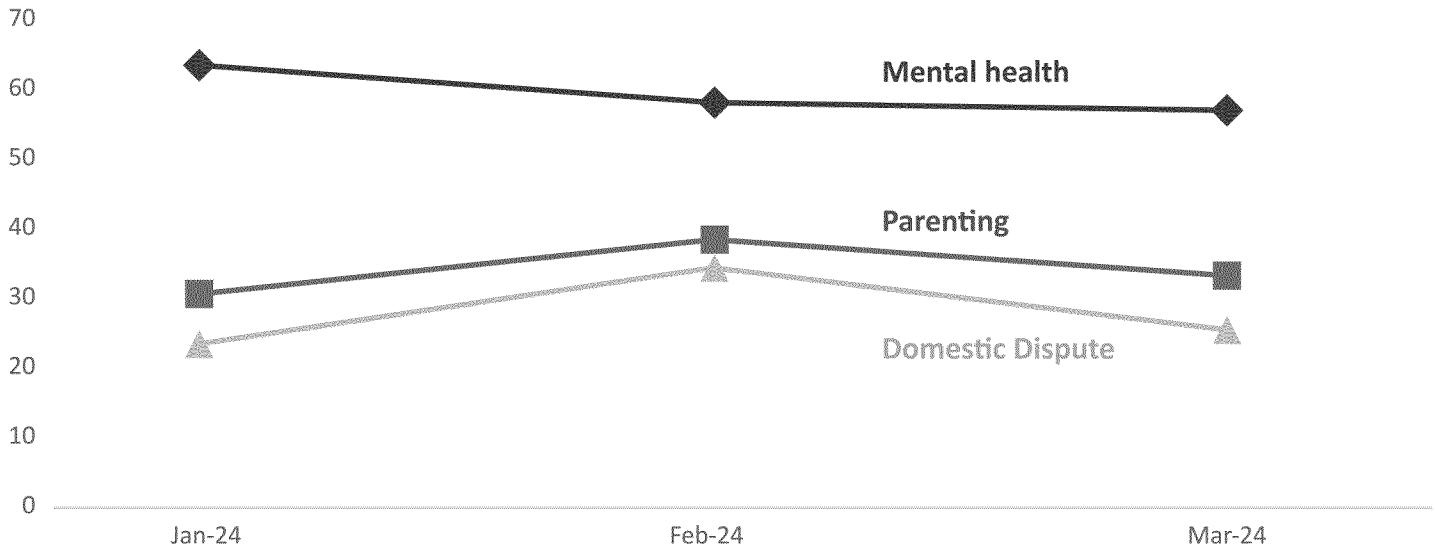
Nature of the Call



Mental Health support accounted for 32% of Co-Responder contacts, followed by parenting and domestic dispute related calls.

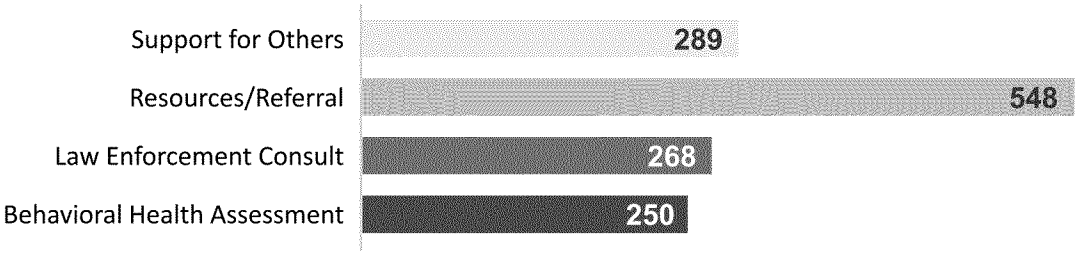
PROOF

Below are the top three call types broken out by month, from January – March 2024.



Type of Assistance Offered: Response Options

Co-Responders often offer multiple services to individuals and families in need during a single call. The data below outline the services delivered according to their primary, secondary, and tertiary needed supports (primary being the top needed support).*



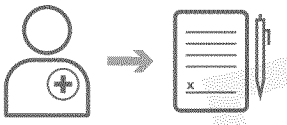
31%
of community members received a behavioral health assessment from the Co-Responder

* Because multiple services can be offered to a single individual, totals are greater than the number of contacts.

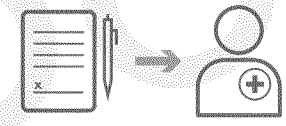
Effectiveness of Co-Responder Approaches

The primary goal of the Co-Responder Services Program is to ensure those in need are connected and enrolled with the appropriate behavioral health services.

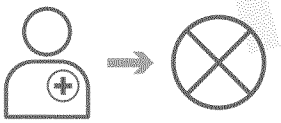
Individuals Enrolled in Behavioral Health Services*



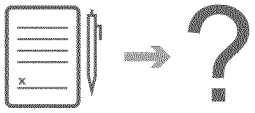
5% enrolled in behavioral health services after contact with Co-Responder Program



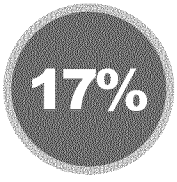
17% were already enrolled (not enrolled in behavioral health services after contact with Co-Responder team because already enrolled)



49% were not enrolled in behavioral health services after contact with the Co-Responder Program



29% did not have a clear behavioral health services enrollment status



97 (17%) of community members were already enrolled in behavioral health services when seeking support from Co-Responders, indicating that co-response is filling gaps in services.

* Includes active calls and clinical case management referrals; does not include follow-up contacts. Note: This total is less than 100% due to rounding.

PROOF

OMNI Institute is a nonprofit social science consultancy that provides integrated research, evaluation, and capacity-building services to foster understanding, guide collaboration, and inform action that accelerates change toward a more equitable society. We believe in the power of data to inspire and support individuals and organizations in changing their world by finding solutions to complex social questions. Our clients are leaders and change-makers in governments, nonprofits, foundations, and social enterprises who are making a positive difference in their communities. To learn more, please visit omni.org.

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ITEM NO. 5h

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Letter of Support for Pennrose, LLC's application to CHFA for Federal and State Housing Tax Credits for Kite Route Crossing**

MEETING DATE: **January 27, 2025**

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

PRESENTED FOR: **Approval**

BACKGROUND:
Pennrose, LLC intends to construct a senior (persons aged 55+) affordable development on the northernmost lot in Discovery Office Park facing Old Rail Way (Lot 21, Block 1). They currently have the property under contract, and have been pursuing development entitlements and gap funding over the past year. On April 8, 2024, the Town Council approved a Planned Development (PD) Amendment to allow senior affordable housing as a use-by-right on this lot. On September 23, 2024, the Town Council approved a Pre-Development Agreement that allows the Town to rebate development costs associated with the construction of the project.

LETTER OF SUPPORT
Pennrose, LLC has requested approval of a Letter of Support by the Superior Town Council for the upcoming application to Colorado Housing and Finance Authority (CHFA) for Low Income Housing Tax Credits for the Kite Route Crossing development. Their application materials, due in February, may include letters of support, documentation of work completed to date, and confirmation of other funding sources, including the Town's approval of the Pre-Development Agreement rebating Town taxes and fees to the project, among other items.

BUDGET IMPLICATIONS:
None

RECOMMENDED ACTION:
Staff recommends approval of the Letter of Support.

ATTACHMENTS:
- Draft Letter of Support

January 27, 2025

Colorado Housing and Finance Authority
Tax Credit Allocating Committee
1981 Blake Street
Denver, CO 80202

RE: Letter of support for the Kite Route Crossing application for Federal 9 Percent and State Housing Tax Credit

Dear Allocating Committee,

On behalf of the Town of Superior, we are writing to express support for the Kite Route Crossing application for Federal 9% and State Housing Tax Credits. The Town of Superior is dedicated to the completion of this project to support our affordable housing goals. Kite Route Crossing will be the Town's first deed restricted affordable housing.

Pennrose, LLC has been working diligently to realize the development of this project. On April 9, 2024, the Town of Superior Town Council unanimously voted to approve their Planned Development Amendment authorizing use of the property as senior affordable housing. On September 23, 2024, the Town approved a Pre-Development Agreement authorizing a rebate of all Town development fees and taxes, estimated at $725,000.

As you know, the Town was heavily impacted from Marshall Fire on December 30, 2021. The Town recognizes that many older residents who lost their homes have not rebuilt due to various reasons, including underinsurance and the degree of time and effort it takes to navigate through the complex rebuilding process. The Kite Route Crossing development will provide a way for some of these residents to return to Superior. To that end, The Town and Pennrose are actively working to secure funding related to disaster recovery through other entities, including the Community Foundation of Boulder County and CDBG-DR.

Funding through CHFA will help the Pennrose complete Kite Route Crossing for the Town of Superior. The Town of Superior requests CHFA to prioritize an award for this worthy proposal.

Sincerely,

Mayor Mark Lacis on behalf of the Town of Superior Town Council

ITEM NO. 6

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Resolution authorizing submission of an application for a Proposition 123 Land Banking Program award**

MEETING DATE: **January 27, 2025**

PRESENTED BY: **Matt Magley, Town Manager**
Lisa Ritchie, AICP, Planning and Building Director

PRESENTED FOR: **Discussion and Approval**

BACKGROUND:
Pennrose, LLC intends to construct a senior (persons aged 55+) affordable development on the northernmost lot in Discovery Office Park facing Old Rail Way (Lot 21, Block 1). They currently have the property under contract, and have been pursuing development entitlements and gap funding over the past year. On April 8, 2024, the Town Council approved a Planned Development (PD) Amendment to allow senior affordable housing as a use-by-right on this lot. On September 23, 2024, the Town Council approved a Pre-Development Agreement that allows the Town to rebate development costs associated with the construction of the project.

PROPOSITION 123 LAND BANKING PROGRAM OVERVIEW
Voters in the State of Colorado approved Proposition 123 in 2022, which created the State Affordable Housing Fund. There are numerous aspects and funding opportunities associated with the program, one of which is the Land Banking Program. The Land Banking Program provides grants to eligible local or tribal governments and forgivable loans to eligible nonprofits. These funds must be used to acquire and preserve land for affordable for-sale or rental housing. Mixed use may be allowed so long as the predominate use is affordable housing.

One of the prerequisites for eligibility as a local government is a Proposition 123 Local Government Affordable Housing Commitment. The Town filed a commitment in 2023.

The first step in the award process is submission of a Letter of Intent (LOI) to apply for $1,650,000 in funding from CHFA. The Town, with support from Pennrose, submitted an LOI on September 16, 2024. On December 9, 2024, the Town was invited to take the next step in the

process and apply for a grant award. The deadline for the application is February 10, 2025. The Resolution attached below authorizes Town staff to complete this next step.

ADDITIONAL BACKGROUND AND INFORMATION

As noted above, Pennrose has been actively pursuing development of a senior affordable development on the property for over a year. Successful efforts include adoption of a Planned Development Amendment and the Pre-Development Agreement with the Town of Superior. They applied for a 9% Tax Credit Program award in 2024, but were not successful. They intend to apply again in February 2025. The Town and Pennrose are actively working on other potential gap funding sources, including CDBG-DR, the Boulder County Affordable and Attainable Housing Tax, the State Division of Housing, and funds through the Community Foundation. To date, the Town of Superior agreement for the fee and tax rebate is the only guaranteed source of gap funding.

The overall intent of pursuing this grant is to allow the Town to support the development by filling a portion of the affordability gap by covering the cost of the land. Pennrose currently has an agreement with the property owner, Aweida Properties Inc. to purchase the property for $1,650,000. If the Town is awarded a grant, staff would bring back to the Town Council for consideration 1) a request to authorize acceptance of a grant award and any associated contract or grant agreement with CHFA, 2) a Purchase and Sale Agreement with the seller to purchase the property for $1,650,000, and 3) an agreement between the Town and Pennrose to delineate terms for timing of the conveyance of the property to Pennrose and associated obligations to complete the development.

The terms of the grant generally require the following:

- A local match is not required.
- Maximum grant award is the lesser of $5 million or appraised value.
- Proper zoning and development plan are approved within 5 years of award. Zoning is currently in place.
- Project permitting and funding is complete within 10 years.
- Affordability for rental developments is for households with an AMI of 60% or below, with a covenant maintaining affordability for at least 30 years after final improvements are developed.

As noted above, if the Town is awarded a grant, Pennrose and the Town would enter into an agreement delineating terms which includes but are not limited to the timing of conveyance, as well roles and responsibilities for meeting any and all obligations of the grant award,.

In the event that Pennrose elects not to move forward with developing the property, the Town would be able to retain ownership of the land with the stipulation that it would be conveyed to a new affordable housing developer within the 10-year period, or repay the grant. Under this scenario, any carrying costs including maintenance and liability associated with property would be the Town's responsibility.

BUDGET IMPLICATIONS:
There are no budget implications to submit a grant application. Additional information regarding budget implications will be provided to the Town Council if the Town is awarded a grant.

RECOMMENDED ACTION:
Staff recommends approval of the Resolution authorizing Town staff to apply for a Proposition 123 Land Banking Program grant for the purchase of property to develop senior affordable housing.

ATTACHMENTS:
- Resolution

TOWN OF SUPERIOR
RESOLUTION NO. R-8
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPROVING THE SUBMISSION OF A PROPOSITION 123 LAND BANKING PROGRAM GRANT APPLICATION TO THE COLORADO HOUSING AND FINANCE AUTHORITY TO SUPPORT THE DEVELOPMENT OF SENIOR AFFORDABLE HOUSING

WHEREAS, on September 16, 2024, the Town submitted a Letter of Intent to the Colorado Housing and Finance Authority ("CHFA") for the Proposition 123 Land Banking Program (the "Program") which indicated that the Town, if awarded the full $1,650,000 grant, would purchase the property at Lot 21, Block 1, Discovery Office Park (the "Property") for the purpose of developing senior affordable housing;

WHEREAS, on December 9, 2024, the Town was invited by CHFA to submit a grant application for the Program, whose deadline is February 10, 2025; and

WHEREAS, the Town Council supports the grant application and the development of the Property as senior affordable housing.

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

Section 1. The Town Council hereby approves the submission of the CHFA Program grant application to fund the purchase of the Property to support the development of senior affordable housing and authorizes Town staff to execute any documents necessary for the submission of the grant application.

ADOPTED this 27th day of January, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

ITEM NO. 7

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM: **Consideration of a Resolution Adopting the Town's Housing Strategies**

MEETING DATE: **January 27, 2025**

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

PRESENTED FOR: **Action**

BACKGROUND:
On July 8, 2024, the Town Council considered adoption of the draft Housing Strategies. Due to other priorities, the consideration of this effort was postponed until 2025.

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 Housing Strategies and Housing Needs Assessment (HNA). The grant funding helps to further the Town's efforts related to housing, particularly affordable housing. The Town hired ECOnorthwest and MIG to assist with development of the HNA and the Housing Strategies.

The Town's 2012 Comprehensive Plan calls for a mix of housing types at varied prices. In 2018, the Town signed on to the Boulder County Regional Housing Partnership goal of 12% of the County's housing stock be affordable by 2035. In 2020, the Town adopted an Inclusionary Housing Ordinance requiring affordable housing with certain developments. In 2023, the Town opted in to State Proposition 123, which among other things, requires the Town approve building permits for 22 units of affordable housing. To date, the Town has no deed restricted housing.

By accepting the grant funding, the Town committed to adopting and implementing qualifying policy and regulatory strategies for affordable housing. The draft Housing Strategies includes many of the qualifying strategies identified by DOLA. The complete list from DOLA is included as an attachment. This memo describes the findings and key recommendations of the Housing Needs Assessment, a summary of the Public Engagement efforts, suggestions for implementation of the Housing Strategies, and finally a summary of the Housing Strategies itself. The Town has until April 30, 2025 to complete the obligations of the grant. No further

extensions will be allowed by DOLA due to requirements set by the funding source of the grant. To review previous packet information, see July 8, 2024 information.

Staff has confirmed with DOLA that in order to complete the obligations of the grant, the Town must adopt the plan as well as implement at least one strategy via a code amendment or other means. To meet this, staff plans to amend the Land Use code to allow Accessory Dwelling Units, or ADUs consistent with the recently adopted State legislation and will input provided from the Town Council during the December 16, 2024 Worksession.

HOUSING NEEDS ASSESSMENT:

In September 2023, the Town Council heard a presentation by Town staff and the consultant team sharing the preliminary results of the Housing Needs Assessment. The Housing Needs Assessment is the starting point for the Housing Strategies and forms the basis of understanding housing related issues in Superior, both current and projected into the future. The final HNA is provided as an attachment. The following summarizes some of the demographic findings within the HNA:

- *The population of Superior is generally younger, and most households consist of families with children.*
- *Superior's senior population is rapidly growing. This growth is unlikely to slow as Millennials and GenXers grow older.*
- *Renter households are typically smaller in size (1 and 2-person households) and generally live in apartments.*
- *Superior is an affluent community where households have one of the highest median household incomes in the county.*
- *Superior's population has grown to be more racially and ethnically diverse.*

Next, the following summarizes some of the current housing conditions within Superior:

- *The majority of superior's housing stock is single-family detached—with a limited diversity of housing types.*
- *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.*
- *Homeownership rates have fallen in Superior as increasing numbers of households tend to rent.*
- *Incomes have not kept pace with rising housing costs, and housing attainability in Superior has become challenging for many residents.*

The HNA identified the following housing types needed in the future:

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

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

Ultimately, the HNA does not provide a target number of housing units required for the Town, rather it focuses on qualitative descriptions of housing gaps and needs within the Town. The following summarizes the key findings of the HNA:

- **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 Resources:** Increase awareness of housing programs and services to residents and form partnerships to close the gap in housing resources.

PUBLIC ENGAGEMENT:
In order to develop the HNA and the Housing Strategies, town staff and the consultant team conducted extensive, on-going public engagement throughout the process. Additionally, staff notes that the draft strategies were modified slightly following input from Planning Commission, so what is in the appendix and what is in the plan currently do not directly align.

The following opportunities for engagement were held, along with rough numbers for participation:

- ShapeSuperior project page launched in June of 2023 and served as a hub for project information and hosted various opportunities for online input throughout the project.
    - 8,000+ total visits
- Online survey to assess housing needs as a supplement to other sources of data collected and analyzed (August – October, 2023)
    - 247 survey responses
- Hosted table at Summer Concert Series to promote project (September, 2023)
    - Roughly 50 people visited
- Hosted table at Chili Fest to promote project (September, 2023)
    - Roughly 75 people visited
- Kickoff Open House to promote project and solicit input on housing needs (September, 2023)
    - 5 people
- Two facilitated stakeholder focus group conversations with advocates who work with special interest groups, such as IDD, seniors, and low-income individuals (January, 2024)
- Two meetings with Superior Advisory Committees (February and March, 2024)
    - Superior Youth Leadership Committee
    - Advisory Committee on Environmental Sustainability
- Two meetings with Planning Commission (February and May, 2024)
- Social media and email storytelling campaign (February and March, 2024)

    - 130 survey responses
- Two open house events sharing draft strategies and to gather input on preferences and priorities (March 2024)
    - Roughly 40 people attended
- Online surveys to gather input on draft strategies and preferences and priorities. Surveys were split for each of the three objectives (March and April, 2024)
    - Increase Housing Choices for People: 392 responses
    - Support and Promote Local and Regional Affordable Housing Efforts: 303 responses
    - Remove Housing Barriers for Those Who Often Encounter Them: 309 responses
- Online opportunity to provide input on draft Strategic Housing Plan (June – October 2024)
    - To date, 111 comments were received and provided as an attachment.

Additionally, in response to a lack of representative responses from people who rent for the Comprehensive Plan and Housing Strategies feedback, Town staff mailed a postcard and did outreach on social media soliciting responses from people who rent for feedback related to housing, resulting in 214 responses. The responses from this survey are provided as an attachment.

IMPLEMENTATION:
The adoption of the Housing Strategies is an important step for the Town, but by itself cannot realize change. Adoption of the plan sets forth the next steps and priorities the Town can pursue over time. The plan sets forth the following principles for implementation, with complete descriptions in the full document:

- Be action-oriented and embrace incremental progress
- Aim for mixed-income outcomes
- Pursue geographic dispersion
- Get the right project in the right place
- Support other affordable housing developers when possible and lead when necessary
- Act regionally

Any actions the Town takes with respect to housing is only one factor of the total influences on the housing market and affordability, and staff acknowledges that Town actions can only impact outcomes to a certain degree. Superior is experiencing similar challenges as our neighbors, broader region, as well as a good portion of the United States. To expect that the Town can influence the affordability issue in entirety is unreasonable. However, there are many actions the Town could take to make incremental improvements, and improve outcomes for current and future Town residents.

Many of the recommendations of the plan will require funding, partnerships, staff time and other resources. Included with each recommended action is the following table with implementation considerations:

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  Funding  Housing Production  Regulatory  Partnership

Staff acknowledges that complete implementation of the plan would be resource intensive and difficult to achieve. However, adoption of the entire plan is recommended so that the policy support for each item is in place if and when the opportunity arises for action. In terms of funding sources beyond the Town budget, the voters of Boulder County passed the Affordable and Attainable Housing Tax in 2023 and funds are increasingly available from the State of Colorado through Proposition 123 and other measures. While the distribution methods and funding amounts of these sources is still developing, the Town will likely have access to some financial resources to assist with implementation of the recommendations.

Additionally, staff notes that this plan does not discuss development of housing on specific property in Town. This plan discusses what housing is needed, and the upcoming Comprehensive Plan Update can further these discussions by determining where certain housing is appropriate.

SUMMARY OF THE HOUSING STRATEGIES

The Housing Strategies draft (attached) was amended following the July 8, 2024 packet to consolidate certain recommendations and acknowledge recently adopted state legislation.

The document sets forth three objectives, followed by Strategies and Actions the Town can take related to each objective. Collectively, these support improvement to the issues identified in the HNA, along with satisfaction of the requirements of the grant. Staff notes where any action is impacted or will be influenced by recently adopted State legislation.

Objective 1: Increase Housing Choices for People
Objective 2: Support and Promote Local and Regional Affordable Housing Efforts
Objective 3: Remove Housing Barriers

Within the plan, there are detailed strategies and actions associated with each objective, summarized below:

Objective 1: Increase Housing Choices for People

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.

- Parking reductions
- Clear and objective standards
- Pre-approved plan sets for desired housing

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

- Update development standards to make ADUs easier
- Explore incentives to promote ADU development

1.3 Promote the development of Missing Middle Housing

- Consider moderate density increases in single-family areas
- Identify locations for small-lots and smaller housing units

1.4 Promote housing choices for seniors.

- Explore programs and partnerships to support housing rehabilitation for senior homeowners
- Explore land use policy changes to support the development of housing for seniors
- Explore incentive programs and partnerships that create senior housing

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

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

- Partner with organizations to support creation of affordable housing

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

- Incentivize affordable housing development with height & density bonuses, and parking & landscaping reductions
- Subsidize or reduce fees for affordable housing
- Explore funding or partnerships to reduce the cost of land

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

- Commercial and/or residential linkage fee to support affordable housing
- Establish Fee-in-Lieu amounts for Inclusionary Housing Ordinance

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

3.1 Promote housing for people with intellectual and developmental disabilities.

- Support/partner with housing providers that support people with IDD
- Evaluate Town's group home regulations to identify barriers to group home development

3.3 Improve access to housing resources.

- Create centralized webpage with housing information

- Advocate for and support regional and state tenant protection programs

3.4 Support English Language Learners and BIPOC residents.

- Form partnerships and work with culturally specific organizations to promote programs, incentives, housing availability
- Remove language barriers to accessing housing resources and information

STAFF RECOMMENDATION:
Staff requests consideration of a Resolution adopting the Housing Strategies. Staff notes that Council discussion and direction that leads to elimination of or amendments to the Housing Strategies is acceptable and may assist with future prioritization and implementation of the effort.

ATTACHMENTS:
- Resolution
- Presentation
- Draft *2025 Housing Strategies*
- DOLA Qualifying Strategies
- Housing Needs Assessment
- Public Engagement Materials
- Comments on draft Housing Strategies
- Responses from Renter Survey

TOWN OF SUPERIOR
RESOLUTION NO. R-9
SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR APPROVING THE HOUSING STRATEGIES

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

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

WHEREAS, the Housing Strategies 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 TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The 2025 Housing Strategies is hereby approved in the form attached hereto.

ADOPTED this 27th day of January, 2025.

_____
Mark Lacis, Mayor

ATTEST:

_____
Lydia Yecke, Town Clerk

HOUSING

NEEDS ASSESSMENT & STRATEGIC PLAN

Town Council Meeting

January 27, 2025

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** – Housing Strategies
- **2024/2025** – Comprehensive Plan Update

Housing Needs Assessment (HNA)

Key Findings:

Demographics

- Superior's population is growing.
- Superior is generally younger; families with children.
- Superior's senior population is rapidly growing.
- Superior is more racially and ethnically diverse than it used to be.

Housing

- The Marshall Fire exacerbated the lack of available housing.
- Superior's housing inventory lacks enough diversity.
- Incomes have not kept pace with the rising housing costs.

Housing Needs Assessment (HNA)

Affordable Housing Qualifications for Superior (2023 HUD MFI):

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**	$2,160 **Monthly Rent**	$2,880 **Monthly Rent**	$3,600 **Monthly Rent**	$4,320 **Monthly Rent**
OR	**OR**	**OR**	**OR**	**OR**
	$260,000-$303,000 **Home Sale Price**	$404,000-$461,000 **Home Sale Price**	$504,000-$576,000 **Home Sale Price**	$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*

What are Superior's most pressing housing issues?

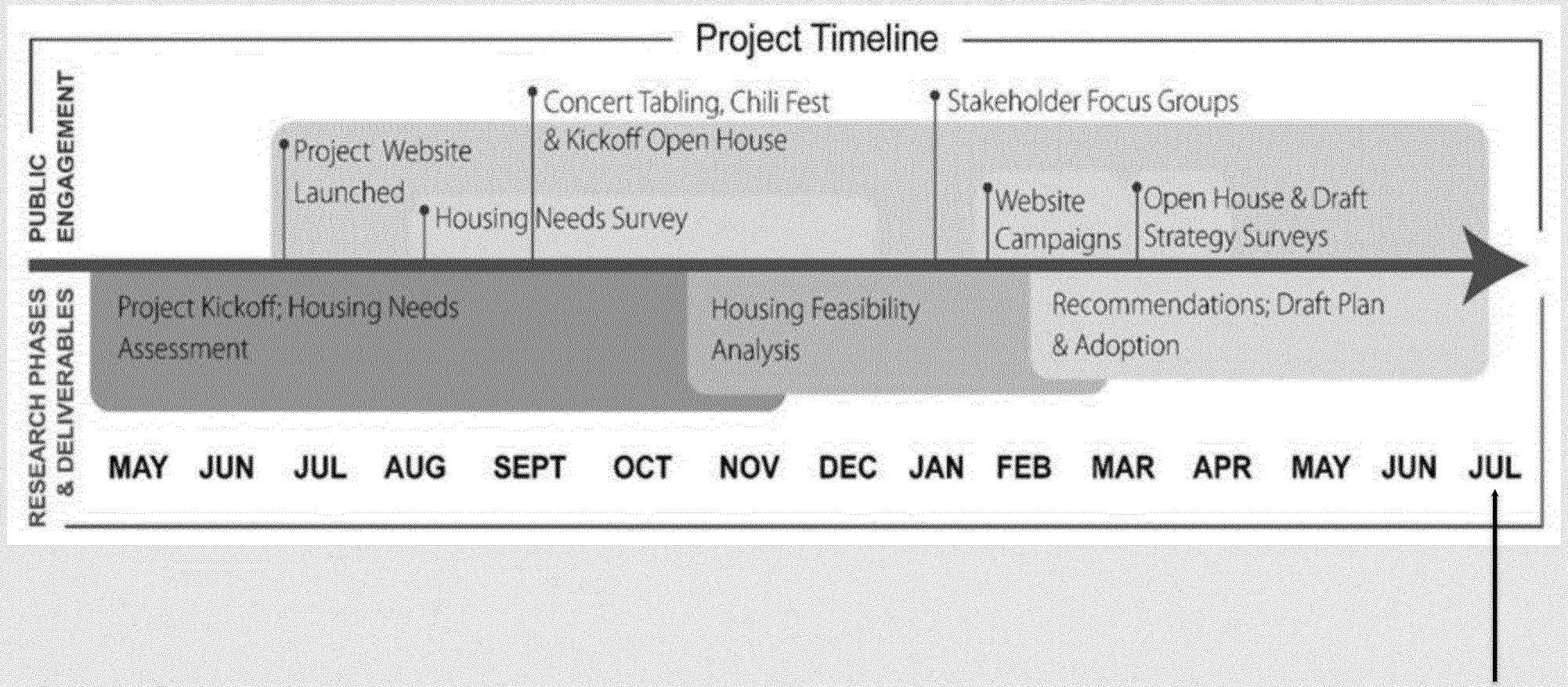
Housing Needs Assessment (HNA) & Public Outreach and Engagement

Identified the following as the most pressing housing issues:

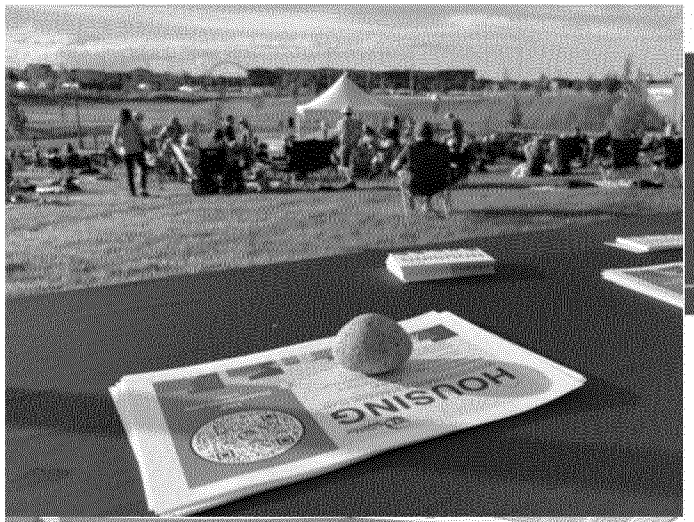
- **Affordability:** *Reduce the cost of housing for households, especially for low-income and cost-burdened households.*
- **Housing Supply:** *Increase the inventory and variety of housing to meet the diverse needs of Superior households.*
- **Senior Housing:** *Increase the stock of housing options 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.*

Public Outreach & Engagement Summary

Project Timeline



- 1 ShapeSuperior Website
  - 8,000+ total visits
  - 1,100+ engaged visits
  - 900+ downloads of draft Housing Plan
- 2 Booths at Community Events
- 3 Open Houses
- 4 Stakeholder Interview Events
- 7 Online Surveys and Engagement Prompts
  - 1,005 total responses





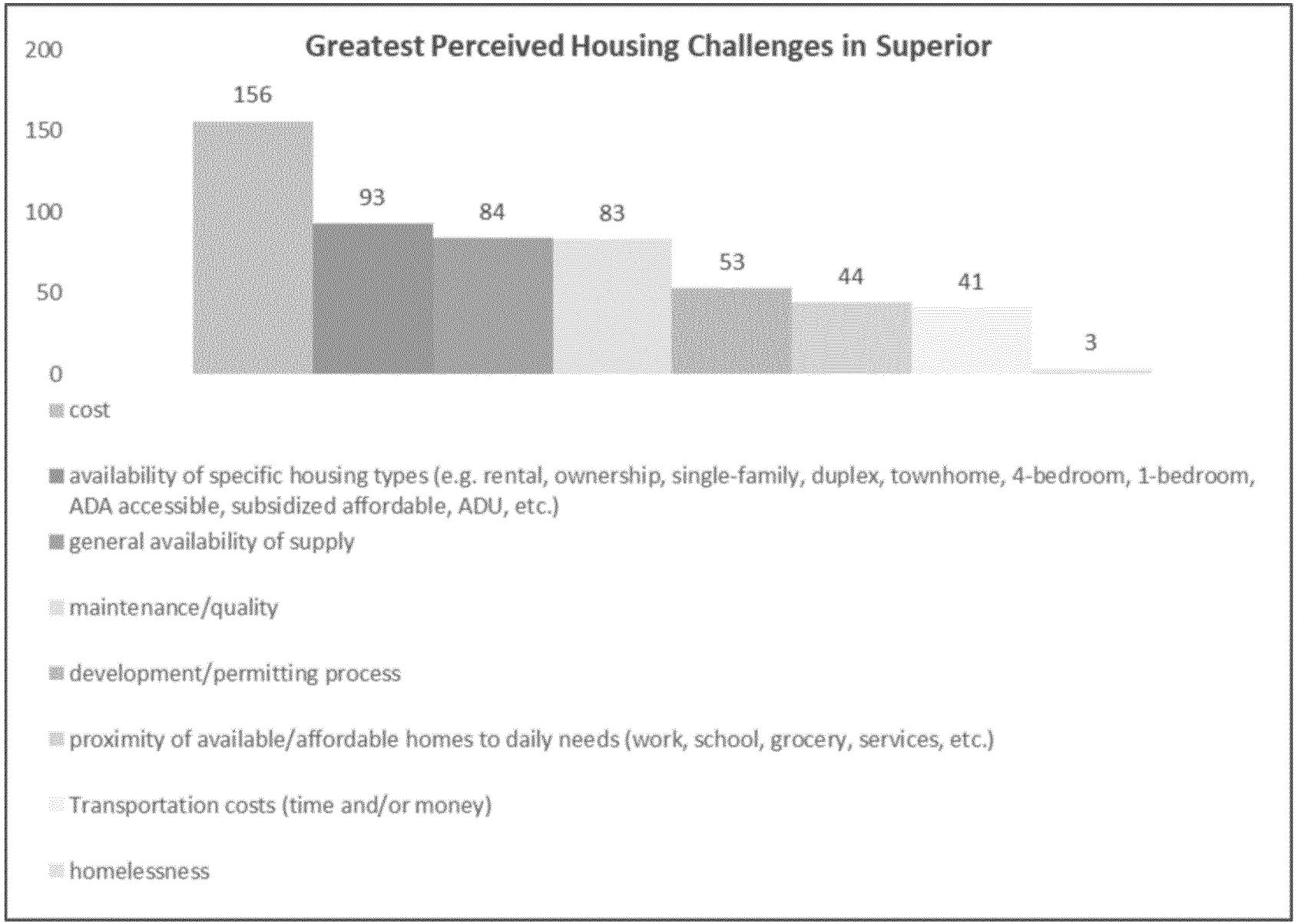


"We need to find ways to increase housing supply and provide affordable housing so we can be an inclusive community."

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

Key Themes

Survey Responses



Key Themes

Public Outreach

What we heard:

- *Variety of the "Do nothing" concept*
  - *Allow the market to dictate housing*
  - *Concern that Apartments & "Affordable" housing reduce property values for existing residents*
  - *Concern with density, neighborhood character, and traffic*
- *Do not increase property taxes*

+ Allow Smaller Housing on Small Lots
+ Increase Housing Options and Support for Seniors
+ More Housing Options for All
+ Allow more Mixed-Use Residential
+ Build Subsidized Affordable Housing
+ Allow Accessory Dwelling Units (ADUs)
+ Expand Funding and Support Programs
+ Eliminate Occupancy Limits



Jack & Diane



Tyler



Paul & Edna

Housing Strategies

A Guide to Decision-Making

Housing Strategies Principles

The following guidelines will help the Town of Superior maintain focus and adaptability in its pursuit of housing goals, while reflecting community values, aspirations, and contextual realities:

1. **Be action-oriented and embrace incremental progress.**
2. **Aim for mixed-income outcomes.**
3. **Pursue geographic dispersion.**
4. **Get the right project in the right place.**
5. **Support other affordable housing developers when possible and lead when necessary.**
6. **Act regionally.**



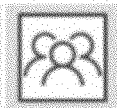
Structure of Housing Strategies

Housing Strategies Structure

3 Objectives

- 10 Strategies
  - 22 Actions

Information included with each Action:

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

Objective 1:
Increase Housing Choices for People

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.

- *Parking reductions*
- *Clear and objective standards*
- *Pre-approved plan sets for desired housing*

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

- *Update development standards to make ADUs easier*
- *Explore incentives to promote ADU development*

1.3 Promote the development of Missing Middle Housing

- *Consider moderate density increases in single-family areas*
- *Identify locations for small-lots and smaller housing units*

1.4 Promote housing choices for seniors.

- *Programs and partnerships to support housing rehab for seniors*
- *Land Use policy changes to support development of senior housing*
- *Incentives that promote the creation of senior housing*

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

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

- *Partner with organizations to support creation of affordable housing*

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

- *Incentivize affordable housing development with height & density bonuses, and parking & landscaping reductions*
- *Subsidize or reduce fees for affordable housing*
- *Explore funding or partnerships to reduce the cost of land for affordable housing*

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

- *Commercial and/or residential linkage fee to support affordable housing*
- *Establish Fee-in-Lieu amounts for Inclusionary Housing Ordinance*

Objective 3:
Remove Housing Barriers for Those that Encounter Them

3.1 Promote housing for people with intellectual and developmental disabilities.

- *Support/partner with housing providers that support people with IDD*
- *Evaluate Town's group home regulations to identify barriers to group home development*

3.2 Improve access to housing resources.

- *Create centralized webpage with housing information*
- *Advocate for and support regional and state tenant protection programs*

3.3 Support English Language Learners and BIPOC residents.

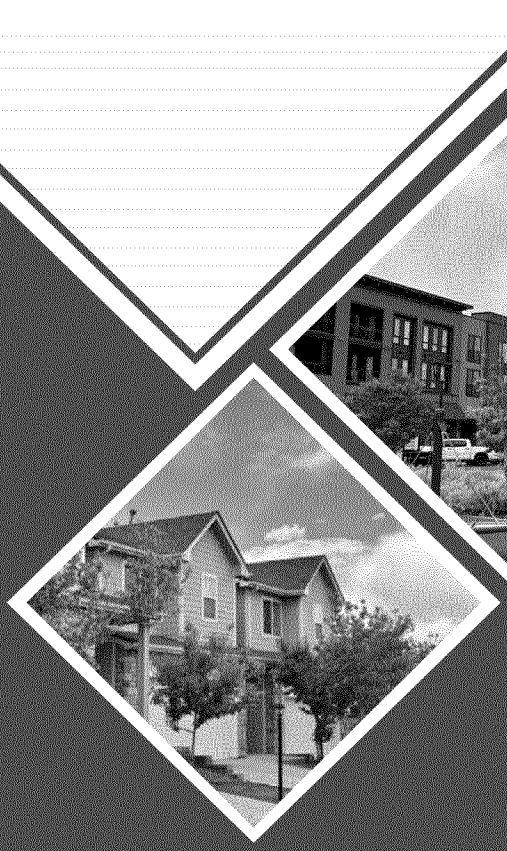
- *Form partnerships and work with culturally specific organizations to promote programs, incentives, housing availability*
- *Remove language barriers to accessing housing resources and information*

Implementation Steps

- **Staff recommends adopting the Housing Strategies**
  - By accepting the DOLA grant, the Town agreed to take certain actions

- **Use as guidance for the Housing and Land Use components of the Comprehensive Plan Update**
  - Housing Strategies 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 Council Work Session discussions
  - Town budgets
  - Boulder County's Affordable and Attainable Housing Tax (2023 Ballot Measure 1b)
  - State funding programs (DOLA and Prop 123)









2025 HOUSING STRATEGIES

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 adopted Housing Strategies.

TOWN COUNCIL

Mayor Mark Lacis

Mayor Pro-Tem Jason Serbu

Heather Cracraft

Michael Foster

Sandie Hammerly (former)

Jenn Kaaoush

Bob McCool (former)

Stephanie Miller

Neal Shah

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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A. Housing Needs Assessment

B. Feasibility Analysis

C. Public Engagement Summary

1. Introduction

A Call to Action

The Town of Superior developed the Housing Strategies 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 this Housing Strategies document. The strategies aim 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?

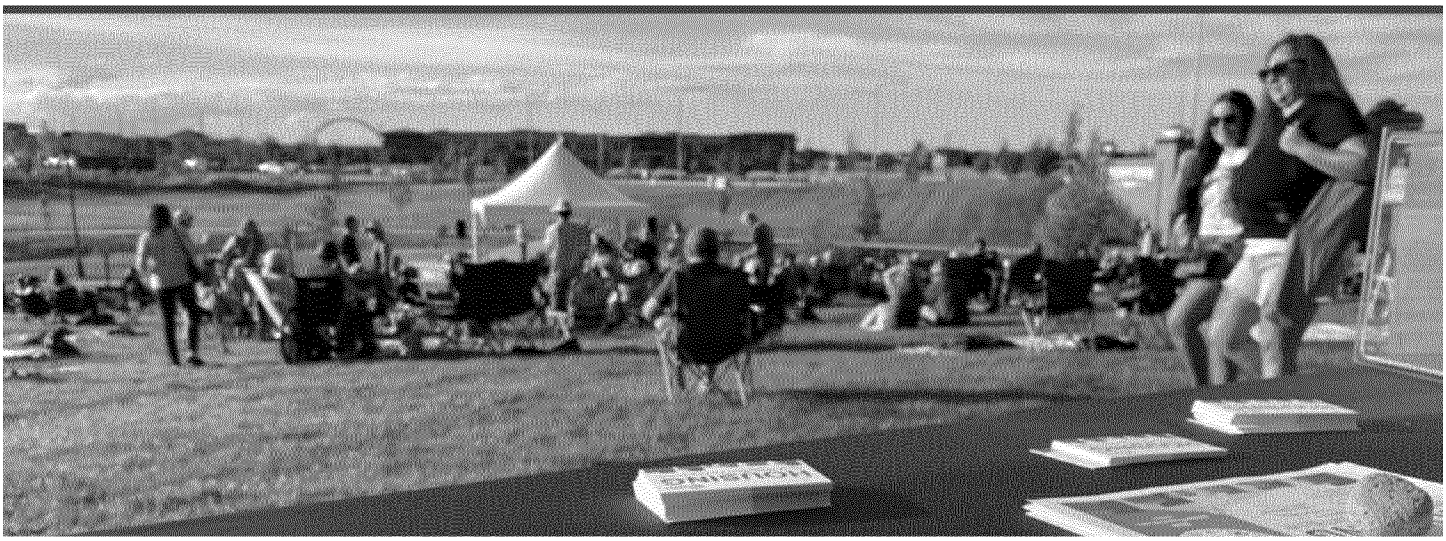
Housing is defined as affordable if its occupants pay no more than 30 percent of their income toward rent and utilities or for mortgages, taxes, and insurance.

Why adopt Housing Strategies?

The Housing Strategies ("Strategies") are a road map for the Town of Superior to follow to further its housing objectives. The Strategies provide 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 Housing Strategies outline three 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 Housing Strategies come from?

The Strategies elevated in this document 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 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.

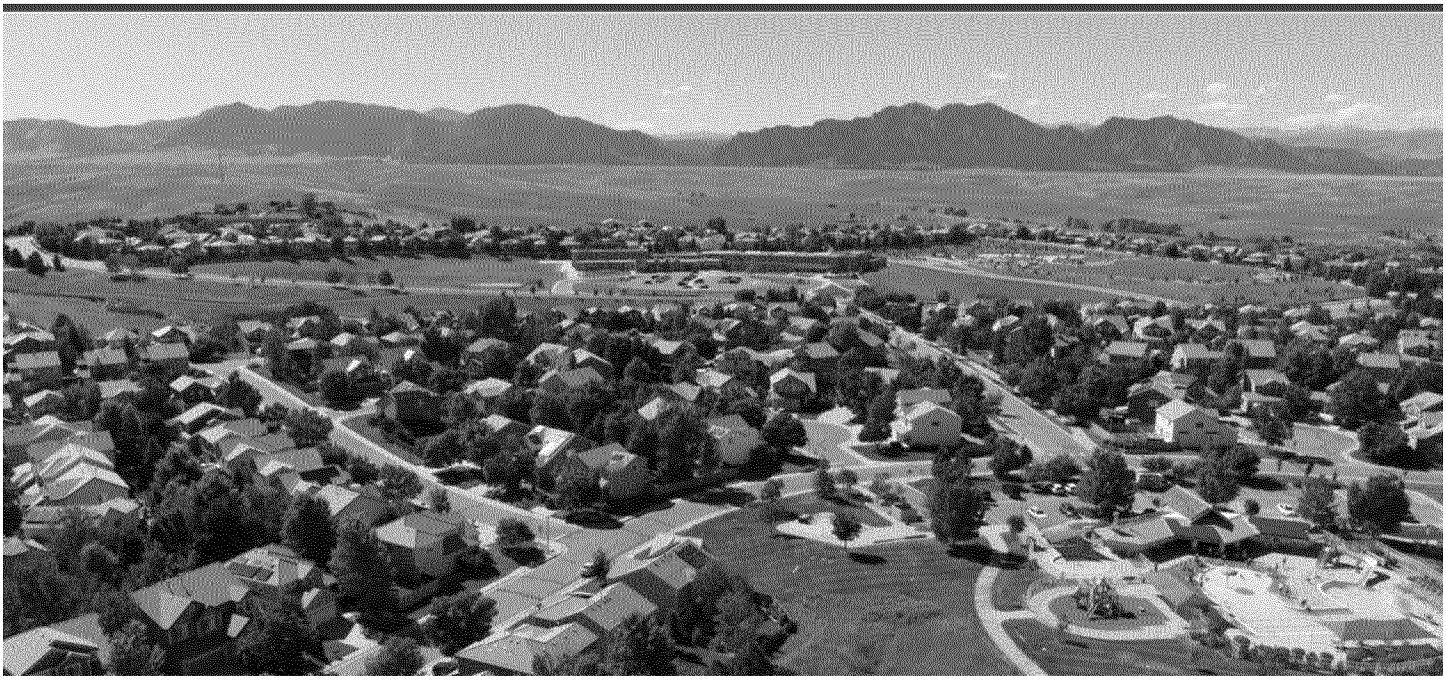


Communities with accessible, affordable housing can attract and retain a diverse workforce, essential for maintain community services. It allows essential workers such as baristas, teachers, and police officers to live near their jobs, reducing commuting costs and enhancing job satisfaction.

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.

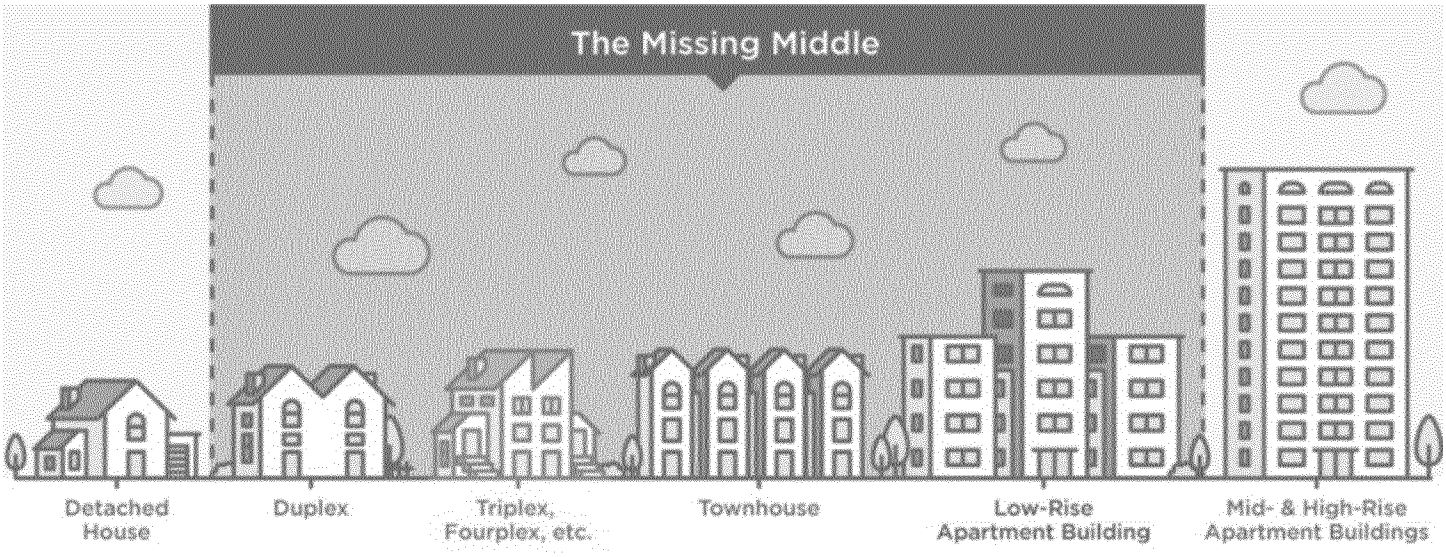
Housing Tenure – Household tenure refers to the way in which an individual or a household occupies their home, such as renting a home or owning a home.

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.



Housing Strategies 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 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 document acknowledges that many of these strategies require funding. Over the life of this effort, the Town expects to recieve funding from the 2023 Boulder County Affordable and Attainable 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.

How do the Housing Strategies relate to the upcoming Comprehensive Plan and Home Rule Efforts?

The Housing Strategies are intended to identify and evaluate potential efforts 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 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 Housing Strategies is unrelated to the Town's adoption of a Home Rule Charter. The Strategies themselves 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 effort, it does not obligate the Town to take any specific action.

Housing Strategies 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.
- Promote housing choices for seniors

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

- Support existing and create new partnerships to address affordable housing needs.
- Create incentive programs to promote the creation of affordable housing.
- Explore opportunities to generate revenue for affordable housing development.

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

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

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

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 equates to 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 Proposition 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.

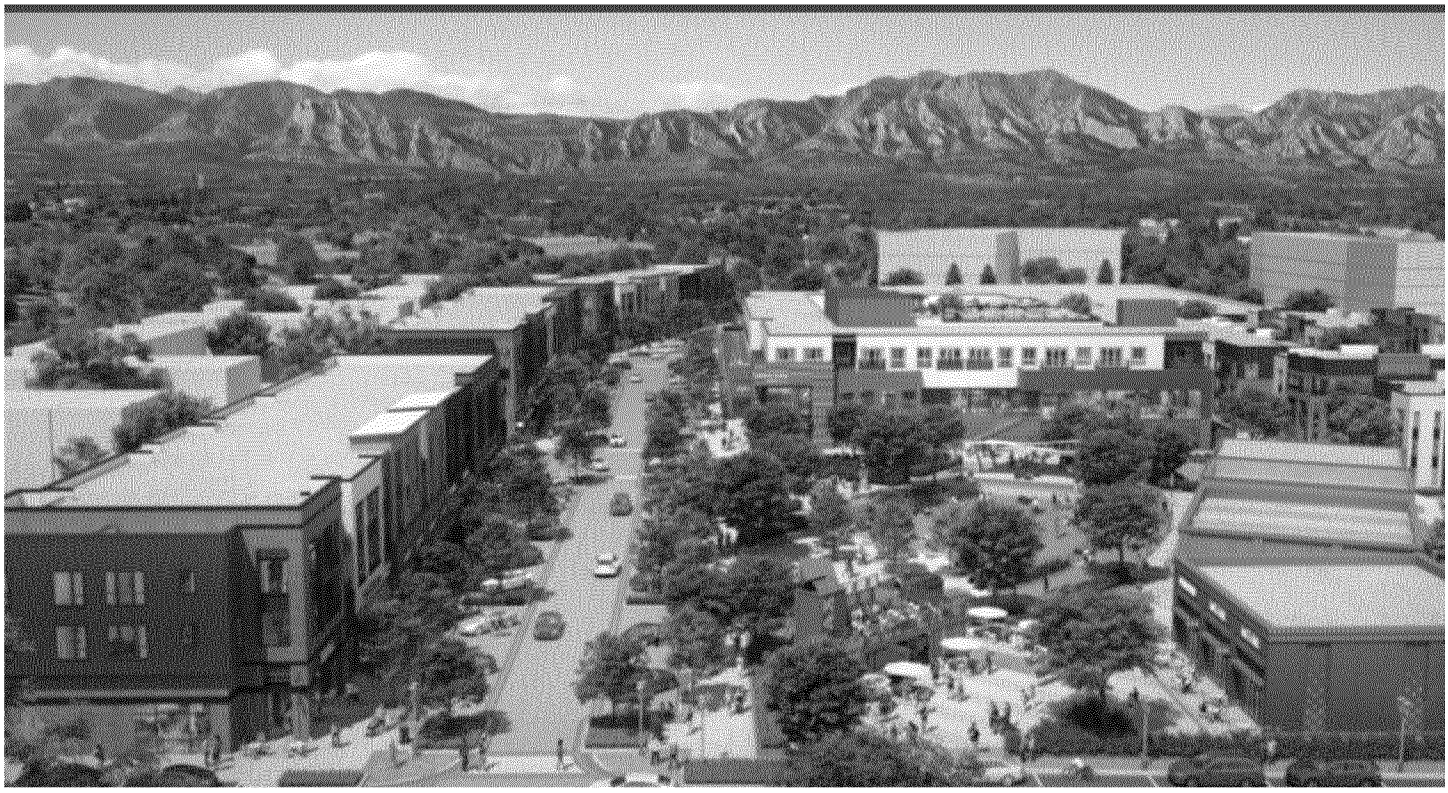
- If the demand for housing, particularly for homeownership, exceeds the available supply, it can drive up home prices and make it challenging for households with moderate incomes to purchase a home. Similarly, if the demand for rental housing exceeds the available supply, it can drive up rent prices 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 Housing Strategies were developed between May 2023 and August 2024. The community engagement process for the Strategies involved a series of interactive and online activities aimed at gathering input from residents.

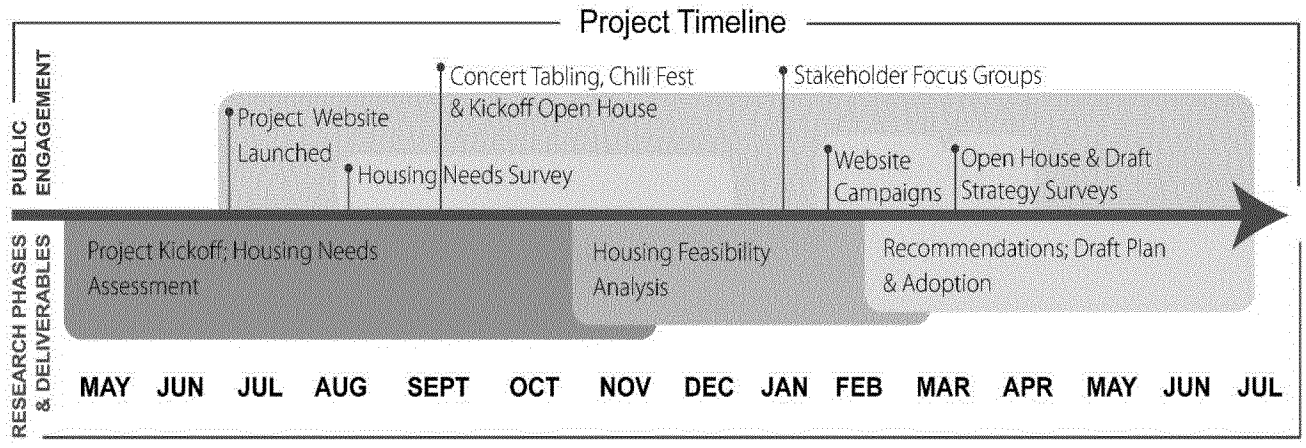
Events like open houses and community festivals provided forums for face-to-face discussions, while focus groups helped address specific concerns of vulnerable populations such as seniors and people with disabilities. Online surveys and a dedicated website allowed for broader community participation, 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"

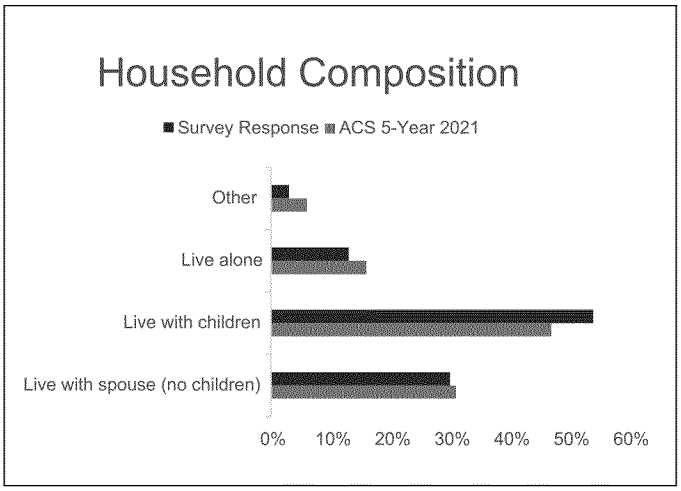
- Superior residents expressed mixed support and opposition for draft housing strategies, with more support for strategies that reduce housing barriers (Objective 3), and least support for strategies that support affordable housing efforts (Objective 2).
- Stakeholders recommended a variety of potential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

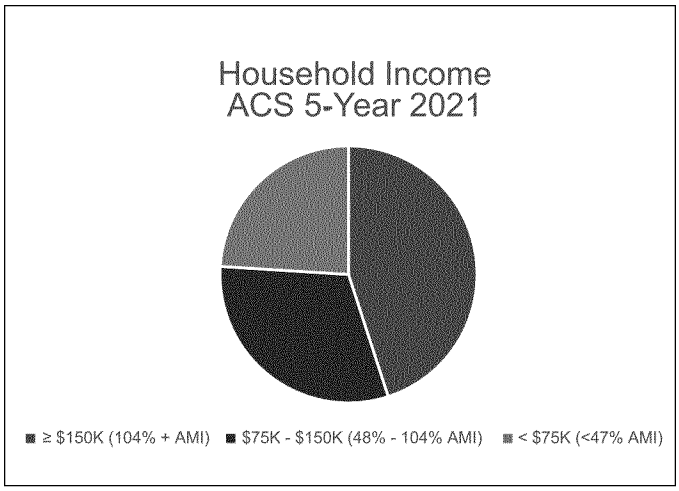
> "We need to find ways to increase housing supply and provide affordable housing so we can be an inclusive community."

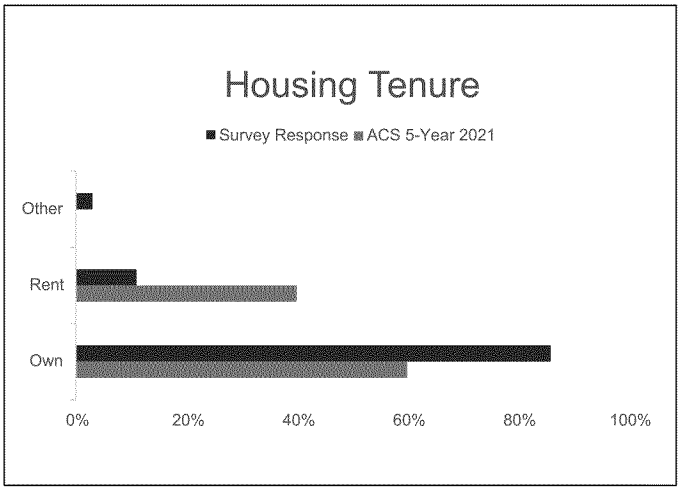
Engagement Outcomes

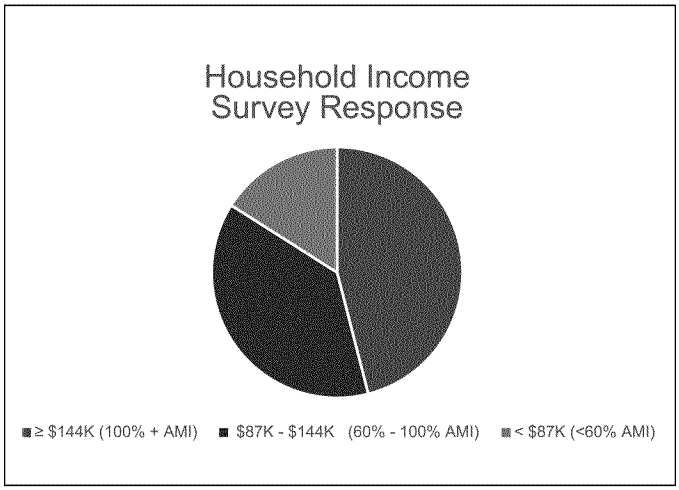
By comparing self-reported survey responses to data obtained for the Housing Needs Assessment, the Town has a measure for evaluating the effectiveness of our outreach campaign. The survey data used below comes from respondents who indicated that they are current residents of Superior (96%). Judging by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

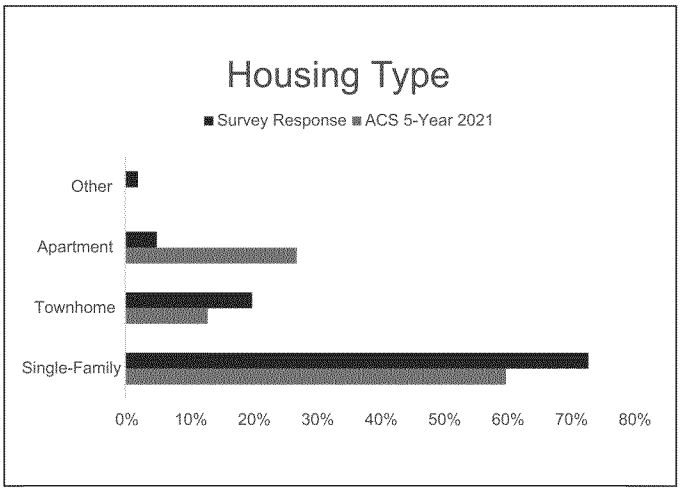
Comparisons of Housing Needs Assessment and Survey Responses

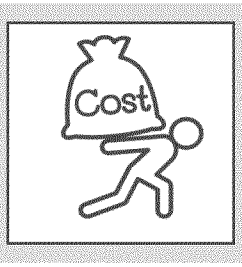
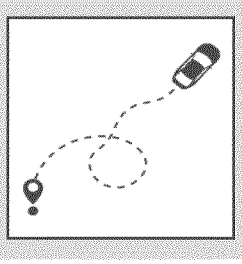










Percentage of residents that report they are cost burdened	Survey responses: 29% *2021 ACS 5-Year: 40%*	
Percentage that report that transportation costs negatively impact housing choices	Survey responses: 18% *Average Local Annual Transportation Cost: $14,589*	
Likelihood of moving in the future	Planning 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*	

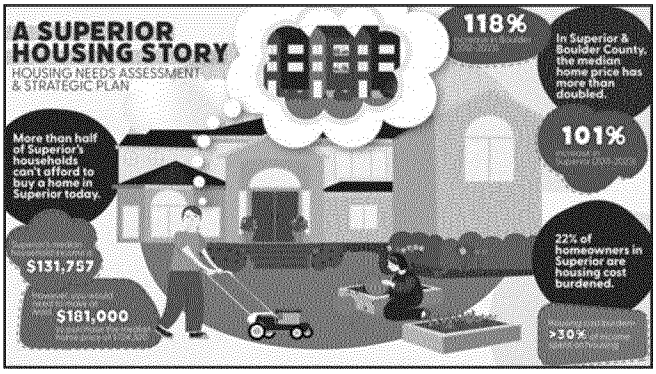
How was this input used?

- 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.

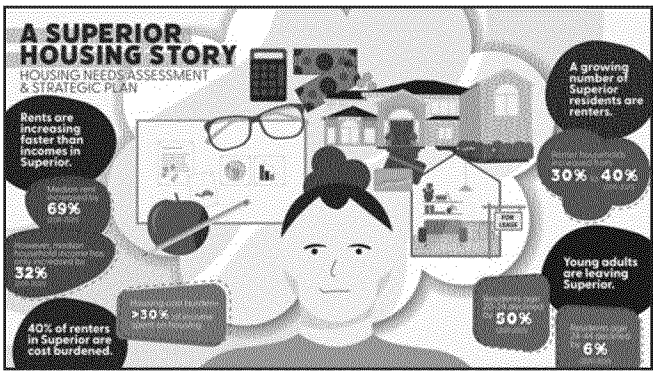
"I hope to see a mix of permanently affordable homes to own, subsidized rental units, as well as attainable middle income housing built in Superior. All housing needs to be in close proximity to public transportation and amenities."

Beyond the Numbers

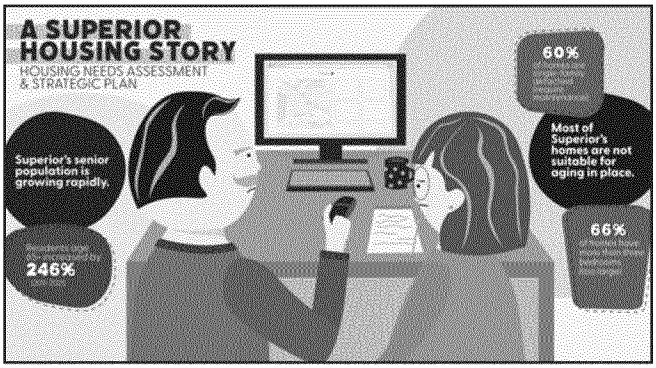
The Town of Superior's Housing Needs Assessment got staff musing on a little ditty about longtime Superior residents Jack and Diane. The following stories were shared for idea generation with Town residents.



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.



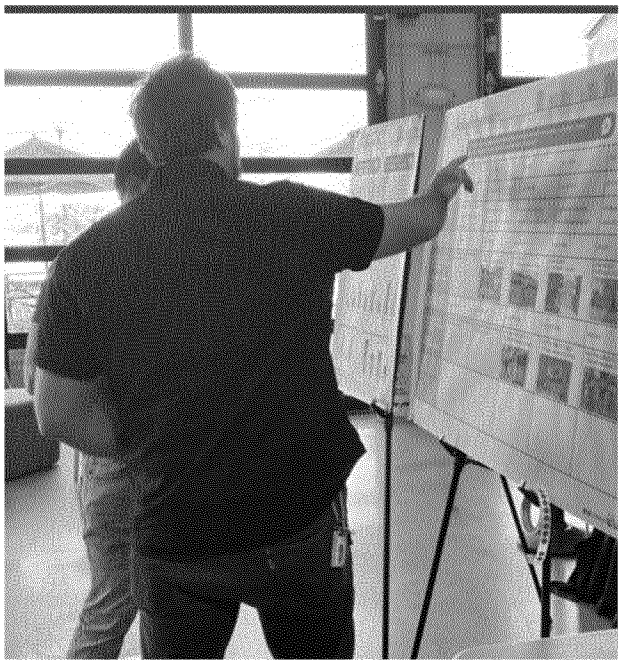
"It's unfortunate that living in Boulder County is becoming increasingly expensive. Sadly, I advise figuring out a way to make more money, move to a less expensive town, or find a small home that costs less."

"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."



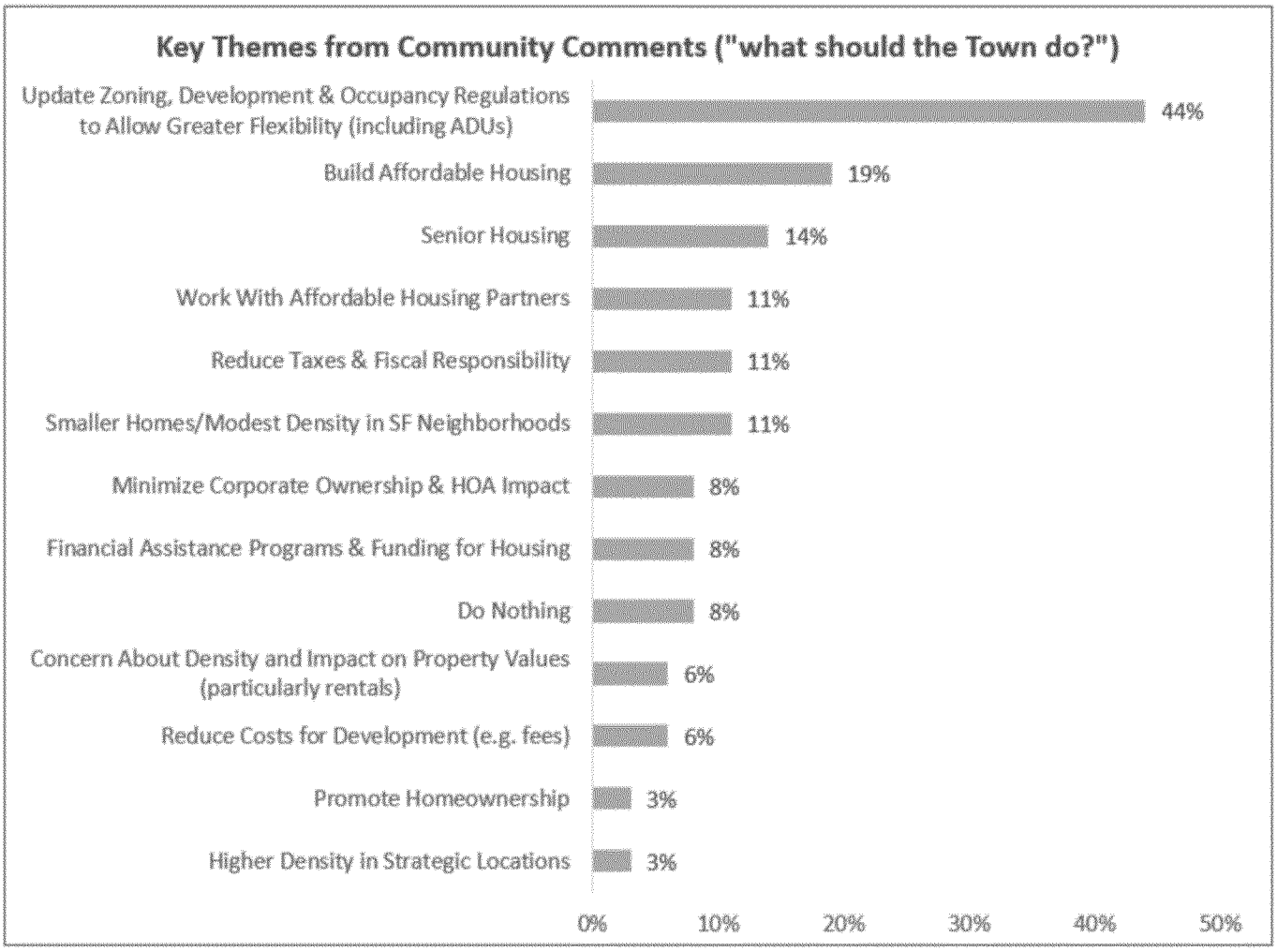
Potential Solutions & Strategies

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 Housing Strategies

The complete descriptions of each Objective, Strategy and Action are provided in this section, along with the guiding principles of this effort. 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

Principles for the Housing Strategies: 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 these Strategies 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 geographic constraints, 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 desired 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 desired housing types

Developing professionally prepared pre-approved plan sets facilitates and expedites the construction of desired housing types, such as missing middle housing or ADUs. Pre-approved plans reduce the costs of designing new homes and streamline the permitting of 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

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.

The State of Colorado recently passed HB24-1152, which requires the Town of Superior to allow an ADU on every property where a single-family detached home is permitted. In addition to meeting the requirements of this law, the Town can encourage ADU construction through the following actions:

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

THE DETAILS

1.2.1. 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 unpermiited 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

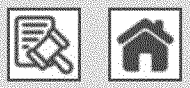
1.2.2. Explore incentives for ADUs and tie them to affordability requirements such as deed restrictions.

Development incentives are powerful tools used to encourage desired housing types by helping offset the costs of construction. Since ADUs 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

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.

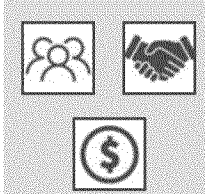
Small lot zoning is most effective in developed residential zones with fragmented lots, where, under present land use regulations, additional housing units would not be allowed. It can also be applied effectively in areas below maximum density where large or adjacent lots could be subdivided to create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

STRATEGY 1.4
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 1.4.1	Explore programs and partnerships to support housing rehabilitation to help senior homeowners make repairs, accessibility modifications, or energy efficiency improvements to their homes.	
Action 1.4.2	Explore land use policy changes to support the development of housing for seniors.	
Action 1.4.3	Explore incentive programs and partnerships that promote the creation of senior housing.	

THE DETAILS

1.4.1. 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

1.4.2. 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

1.4.3. 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

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 County 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.

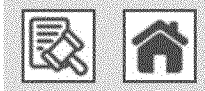
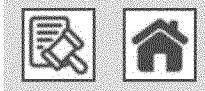
These ongoing partnerships are also beneficial to nonprofits as they allow for direct dialogue with town staff to help overcome potential development barriers and address them with code amendments or modifications to get the housing projects built.

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 incentive programs 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	Subsidize or reduce fees for affordable housing projects.	
Action 2.2.3	Explore funding or partnerships to reduce the cost of land for affordable housing	

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. 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 and Attainable Housing tax 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

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

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.

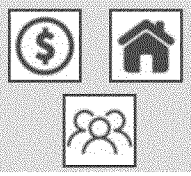
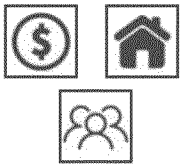
Program details should consider the following:

- 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).

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 2.3
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 2.3.1	Explore the creation of a commercial and/or residential linkage fee to provide financial support of affordable housing.	
Action 2.3.2	Establish the fee-in-lieu amounts as intended in the inclusionary housing ordinance.	

THE DETAILS

2.3.1. 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

2.3.2. 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. 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 Town Council or town staff. This action would initiate a study to help town staff calculate and establish a fee-in-lieu payment.

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 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 3.1.1	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 3.1.2	Evaluate the Town's group home regulations to identify barriers to group home development.	 

THE DETAILS

3.1.1. 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

3.1.2. 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.
- 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 Council 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 3.2
Improve access to housing resources.

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

Action 3.2.1	Create a centralized Town webpage that provides links to regional housing provider programs that serve Superior residents.	
Action 3.2.2	Advocate for and support existing regional and state tenant protection regulations that serve to improve outcomes for renters.	

THE DETAILS

3.2.1. 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

3.2.2. 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 3.3
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 3.3.1	Form partnerships and work with culturally specific organizations to promote the availability of programs, incentives and housing availability.	
Action 3.3.2	Remove language barriers to accessing housing resources and information by using technological solutions and/or partnering with culturally specific organizations.	

THE DETAILS

3.3.1. 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

3.3.2. 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

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

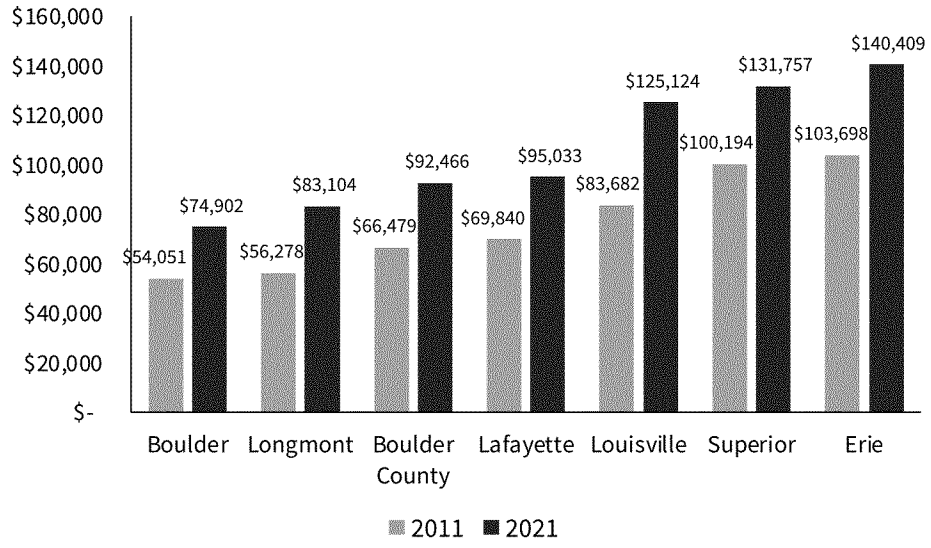
The ability of a household to acquire adequate housing is related to household income, whether earned or from other sources. Household income is oftentimes the crucial factor in evaluating the size and type of housing available for any given household. Household income can vary greatly across many demographic 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



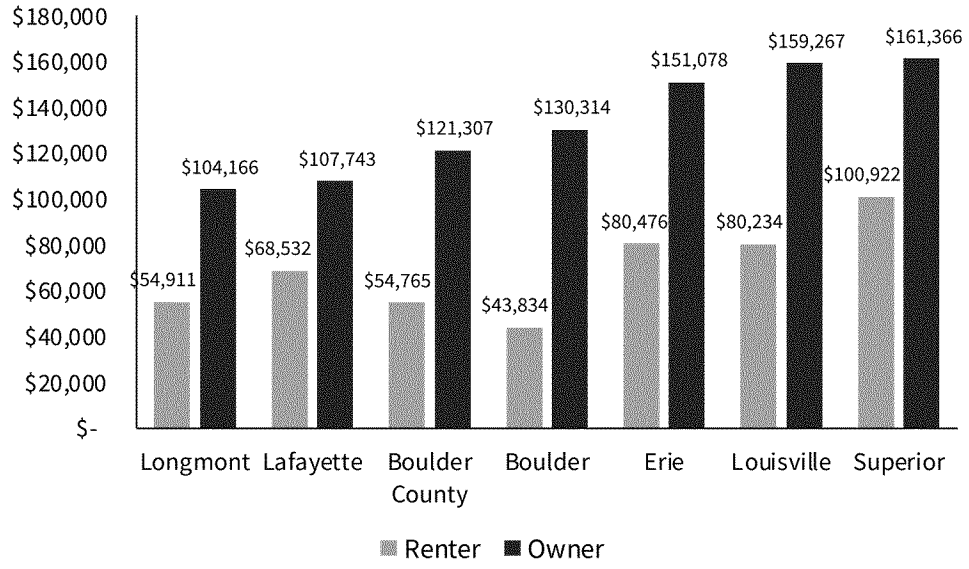
2.1.2 Renter Median Household Income vs Owner Median Household Income, 2021

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

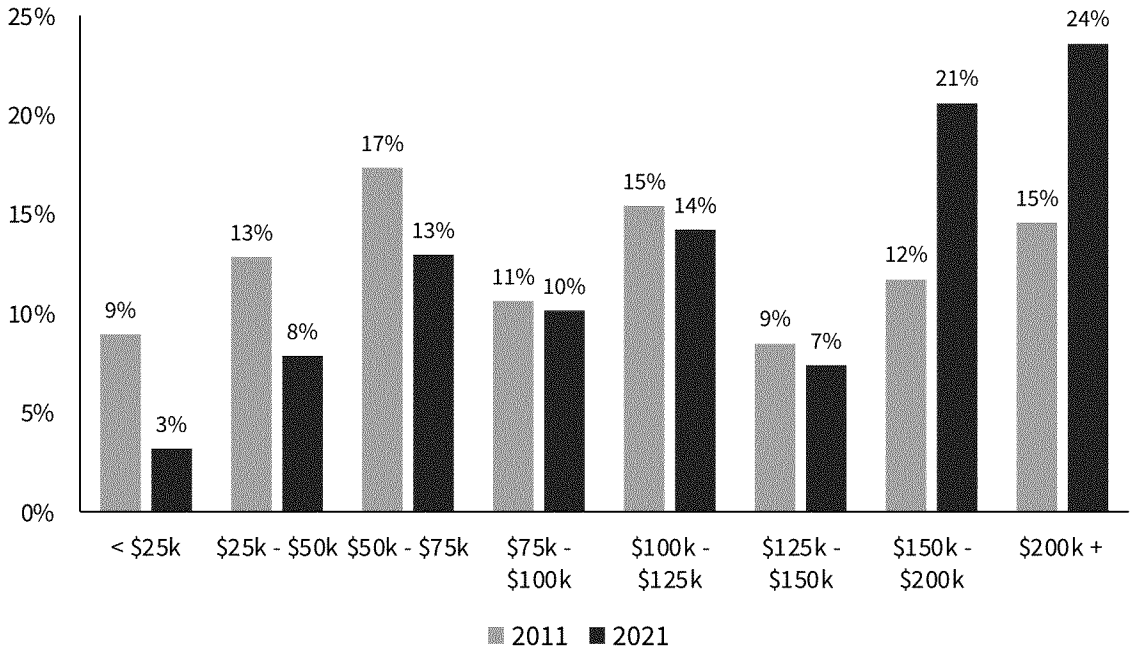


2.1.3 Household Income Distribution in Superior, 2011 and 2021

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.

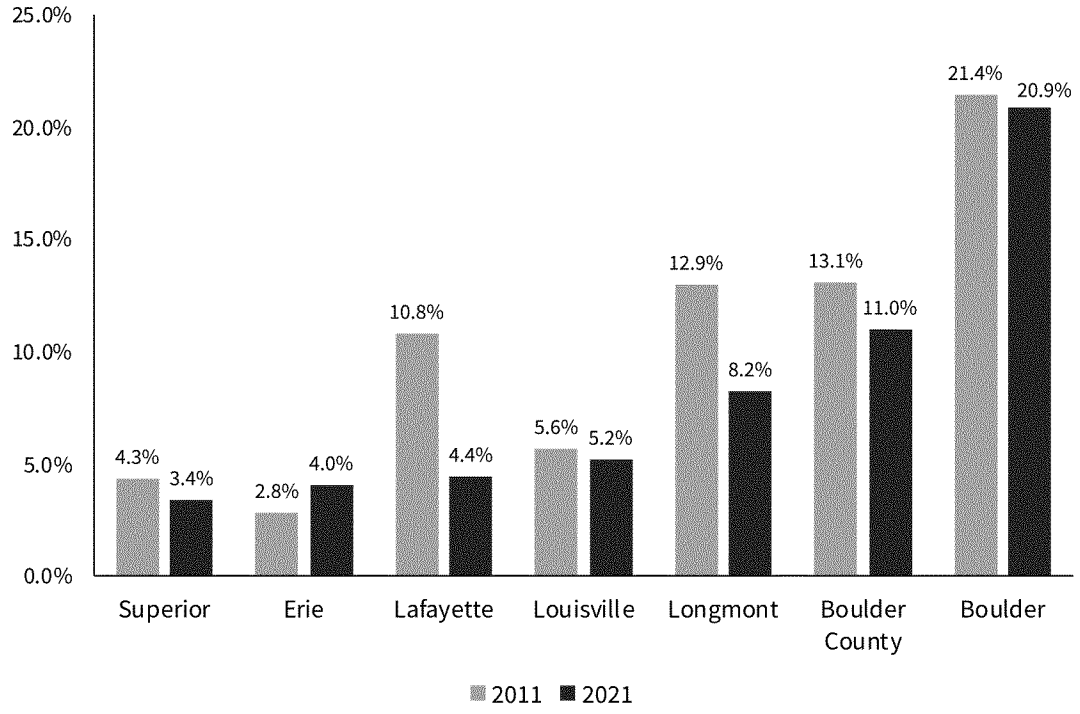
2.1.4 Poverty Rate

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)

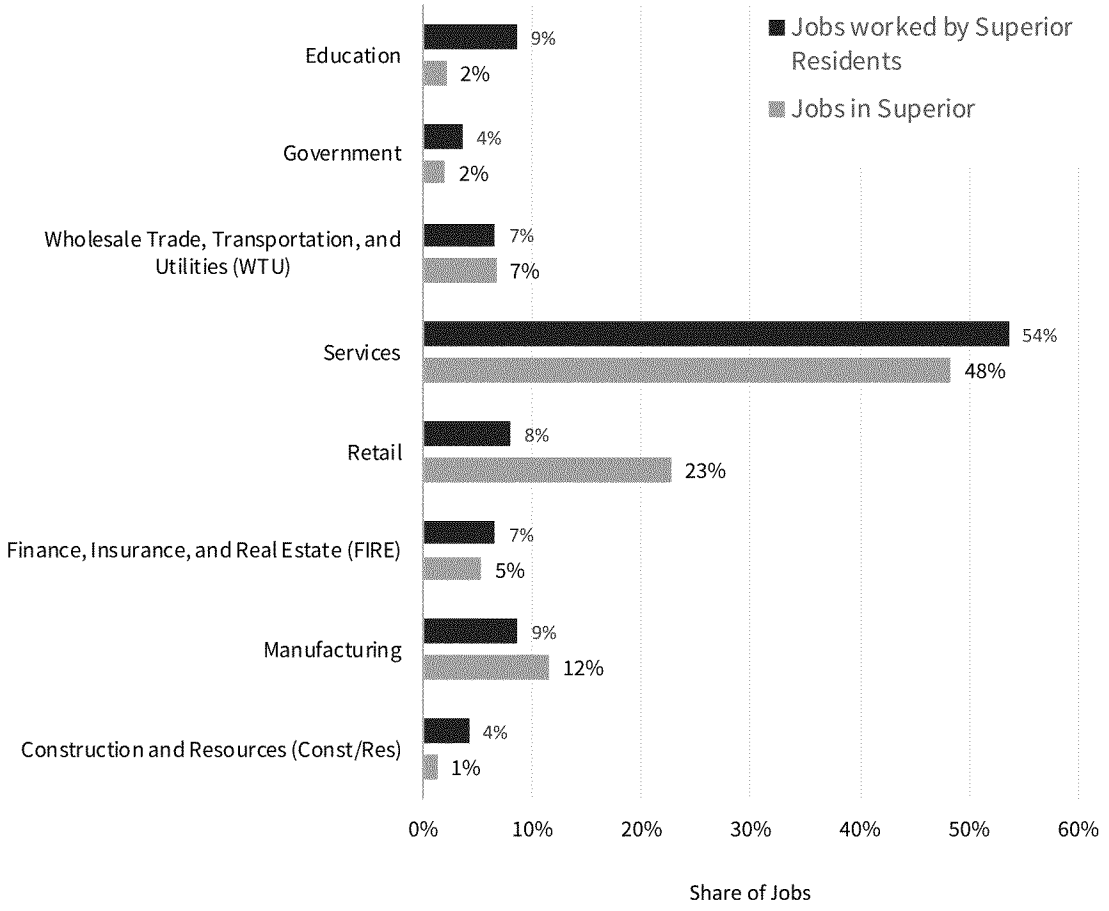
Industry	2010		2020		Percent Change
	Number	Percent	Number	Percent	2010-2020
Goods Producing	**74**	**4%**	**343**	**13%**	**364%**
Construction and Resources (Const/Res)	23	1%	34	1%	48%
Manufacturing	51	3%	309	12%	506%
Services Producing	**1,705**	**96%**	**2,338**	**87%**	**37%**
Finance, Insurance, 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

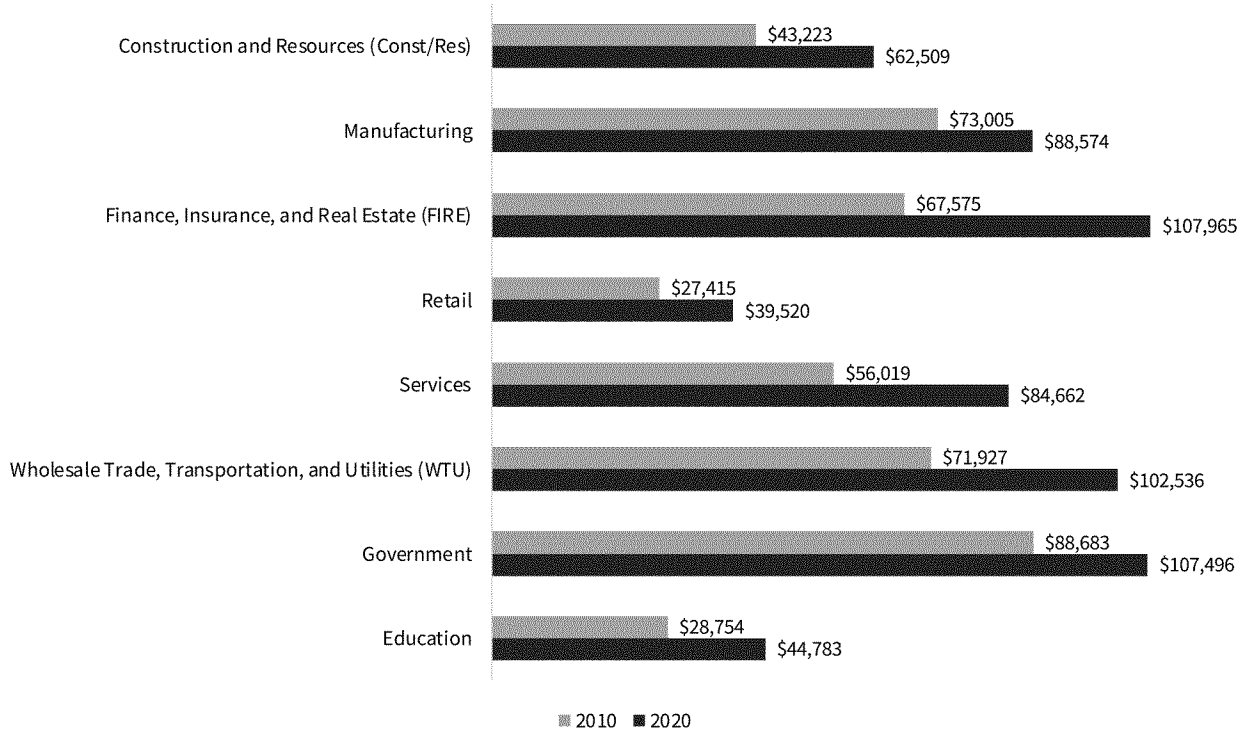
Industry	2010		2020		Percent Change
	Number	Percent	Number	Percent	2010-2020
Goods Producing	**20,173**	**16%**	**26,300**	**17%**	**30%**
Construction and Resources (Const/Res)	4,971	4%	6,186	4%	24%
Manufacturing	15,202	12%	20,114	13%	32%
Services Producing	**108,098**	**84%**	**125,442**	**83%**	**16%**
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

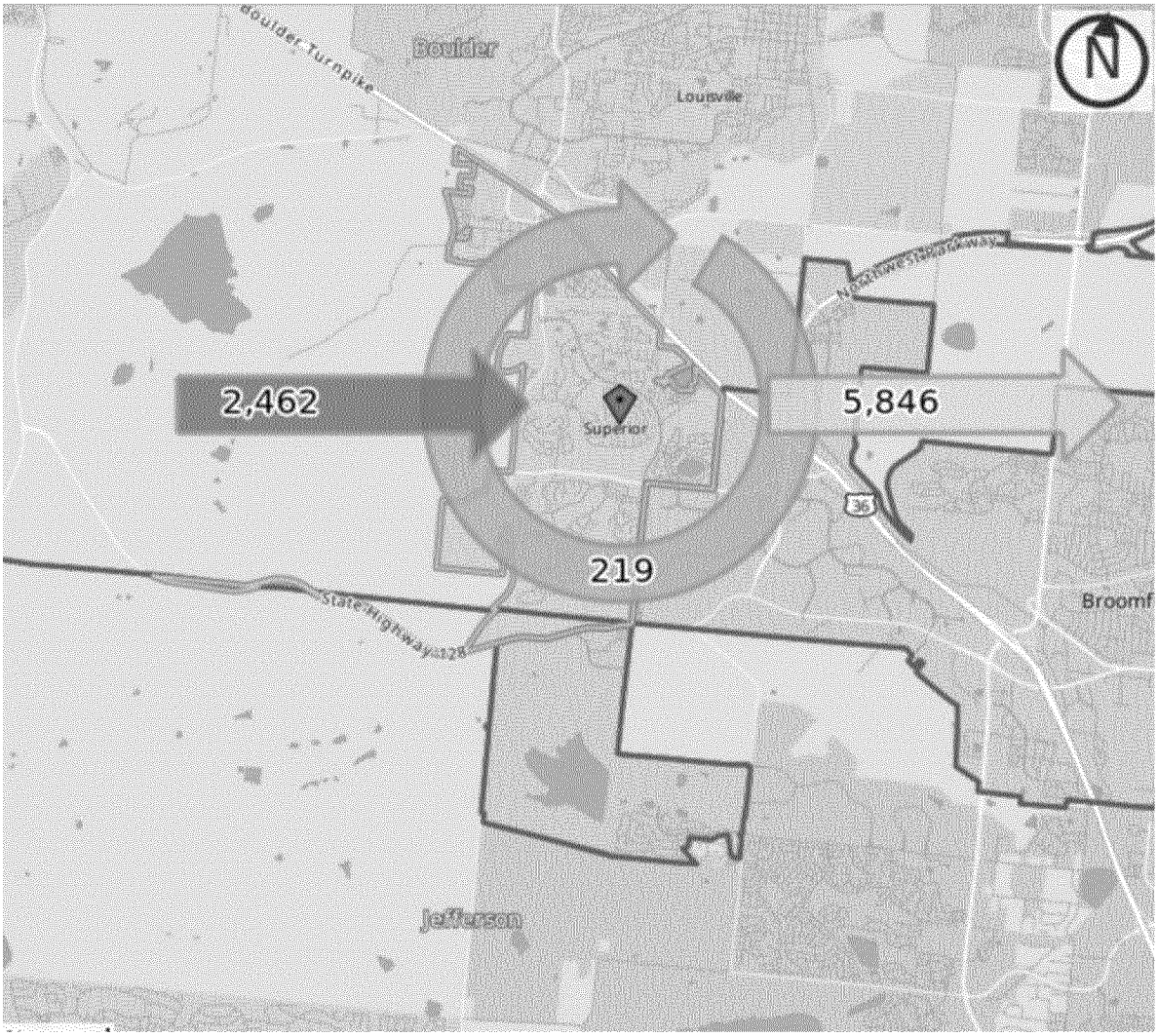
According to the Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employer Statistics (LODES) program, 2,462 of the 2,681 jobs located in Superior (92 percent) are held by commuters coming in from outside of the town. The other 219 jobs (8 percent) are held by residents 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

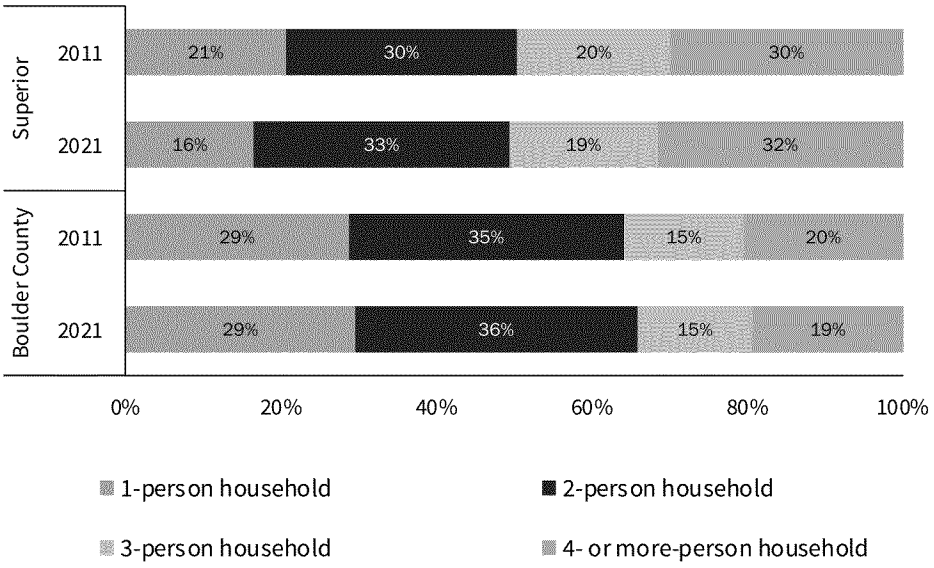
3.1.3 Household Size

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

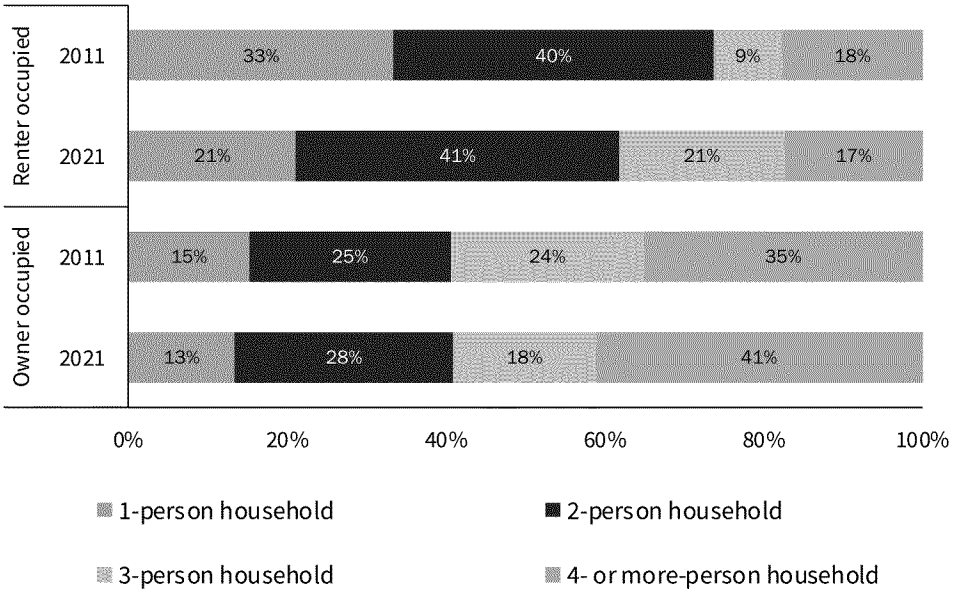
Source: American Community Survey (ACS) 2011 and 2021 5-year estimates



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

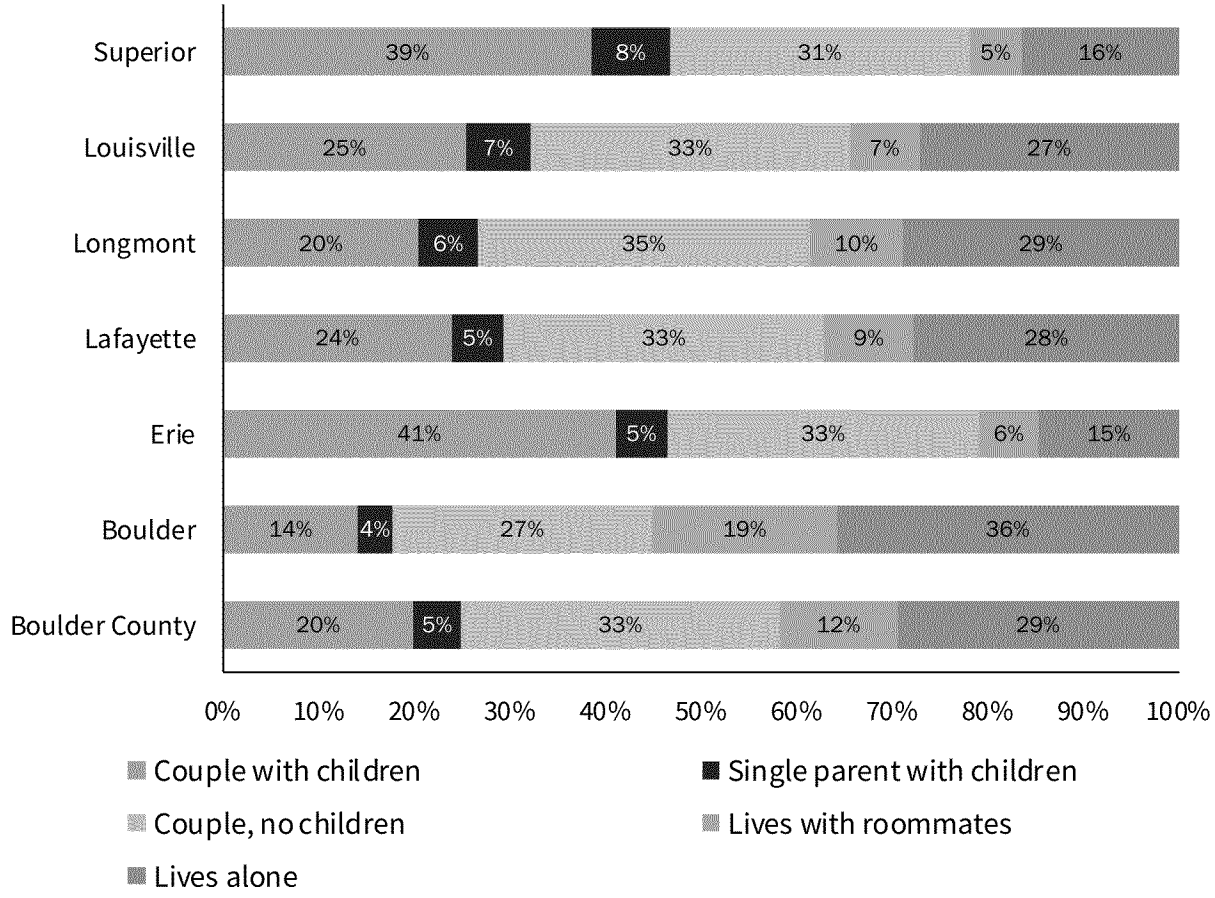


3.1.4 Living Arrangement

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

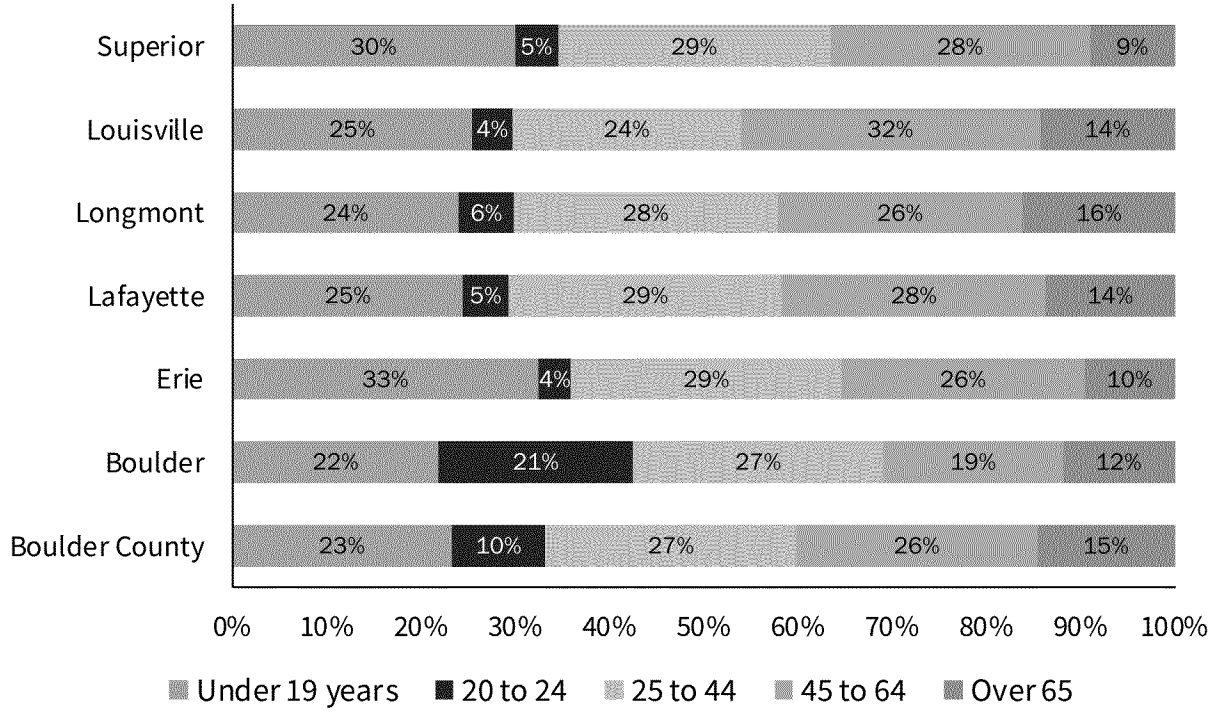


Exhibit 18 below shows how Superior's age distribution has changed over time. Seniors aged 65 years and older experienced the fastest growth since 2011—increasing by 246 percent. This notable increase in the population aged 65 years and older suggests that Superior is experiencing a substantial aging 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

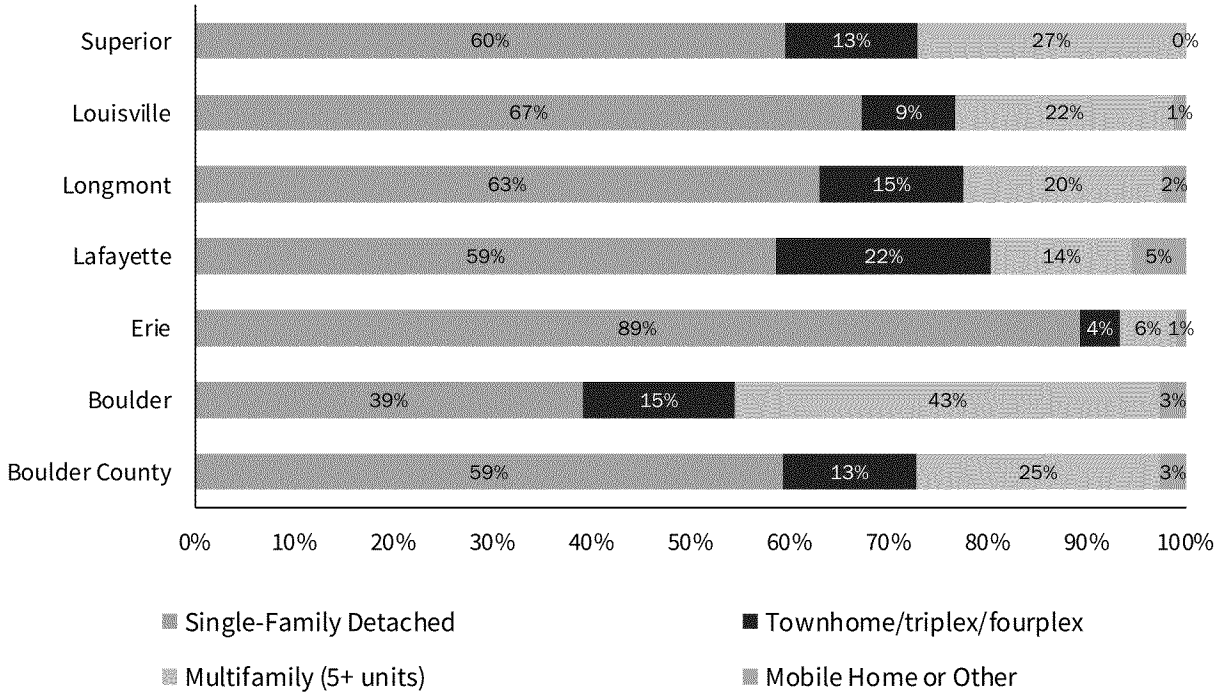
	2011	2021	# Change	AAGR
Housing Units	4,597	4,790	193	0.41%

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.

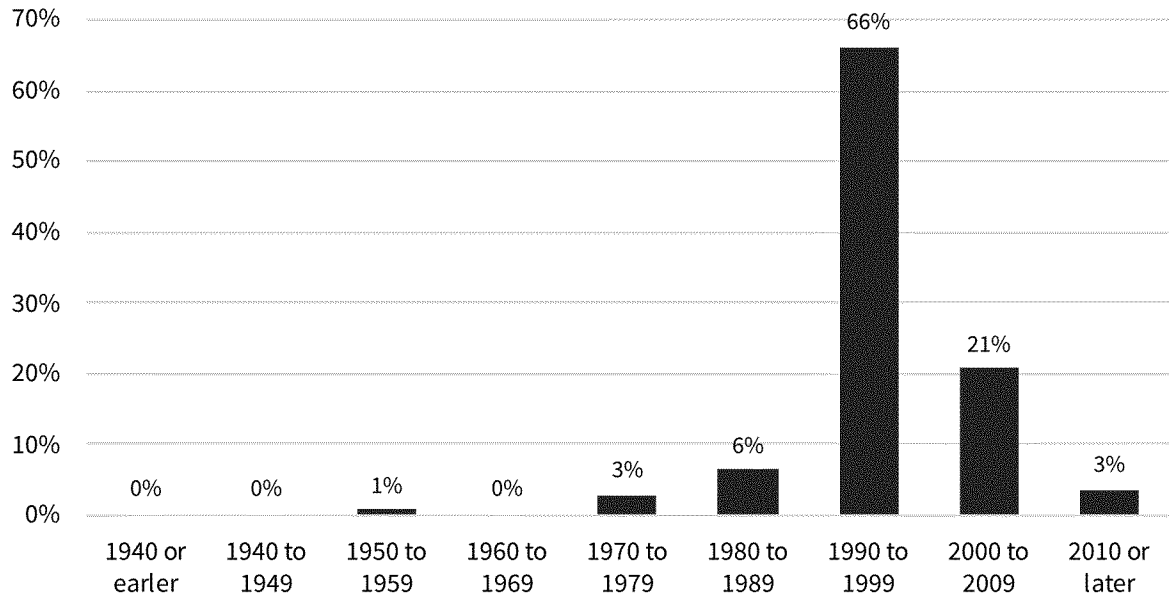
The majority of Superior's current housing units—more than 90 percent—were built in the last 30 years. Most of the housing inventory was built in the 1990s with the development of the Rock Creek Ranch area and expansion of the town boundaries to include the 1,570-acre subdivision.[1] Most of homes older 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



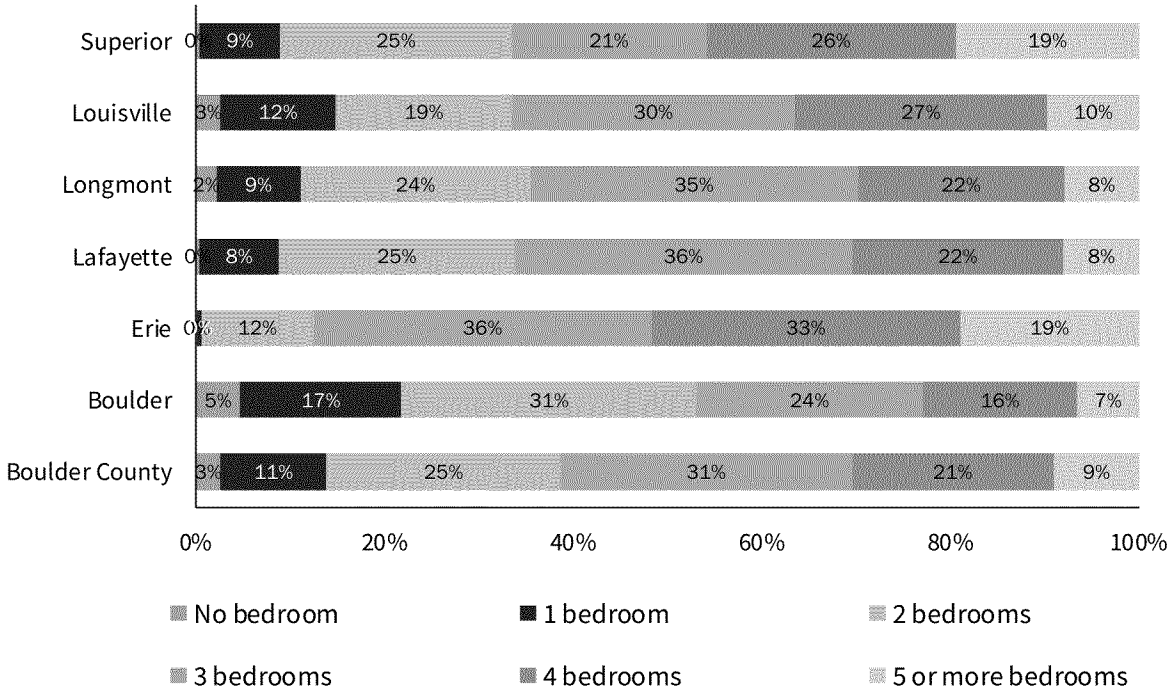
4.2.3 Number of Bedrooms

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



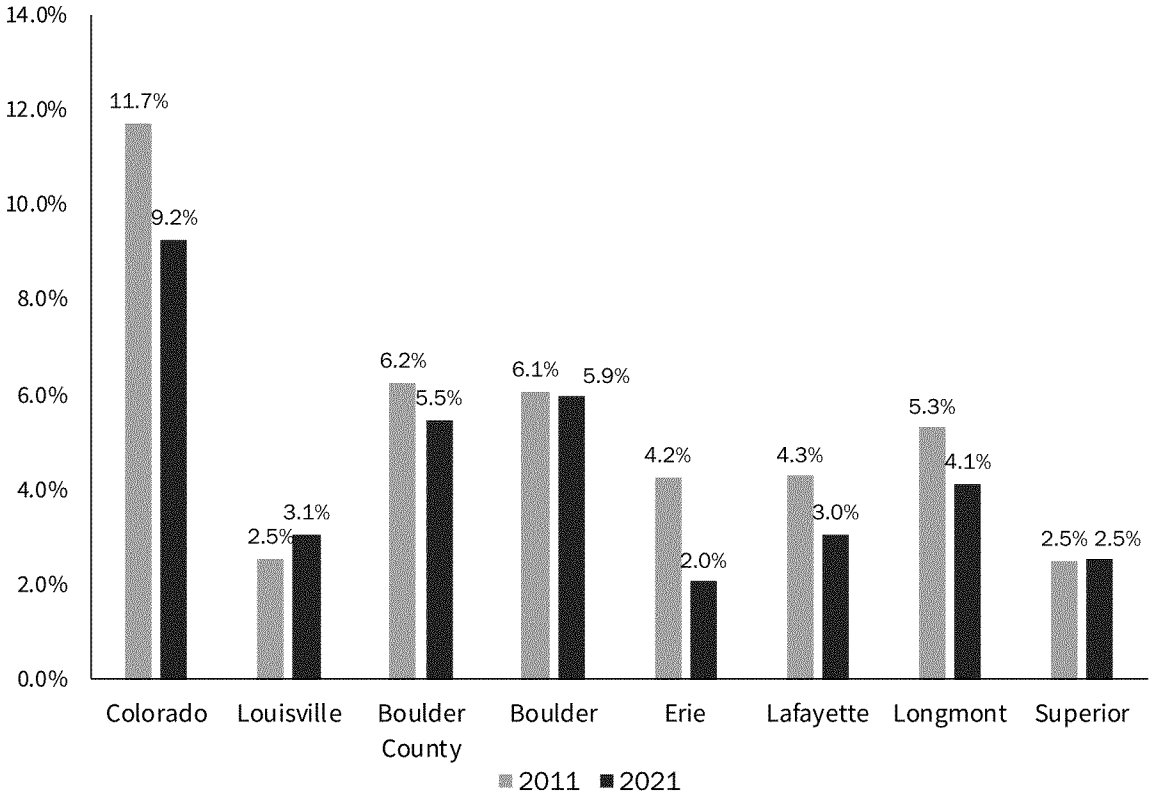
4.2.4 Overall Housing Vacancy, 2011-2021

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	

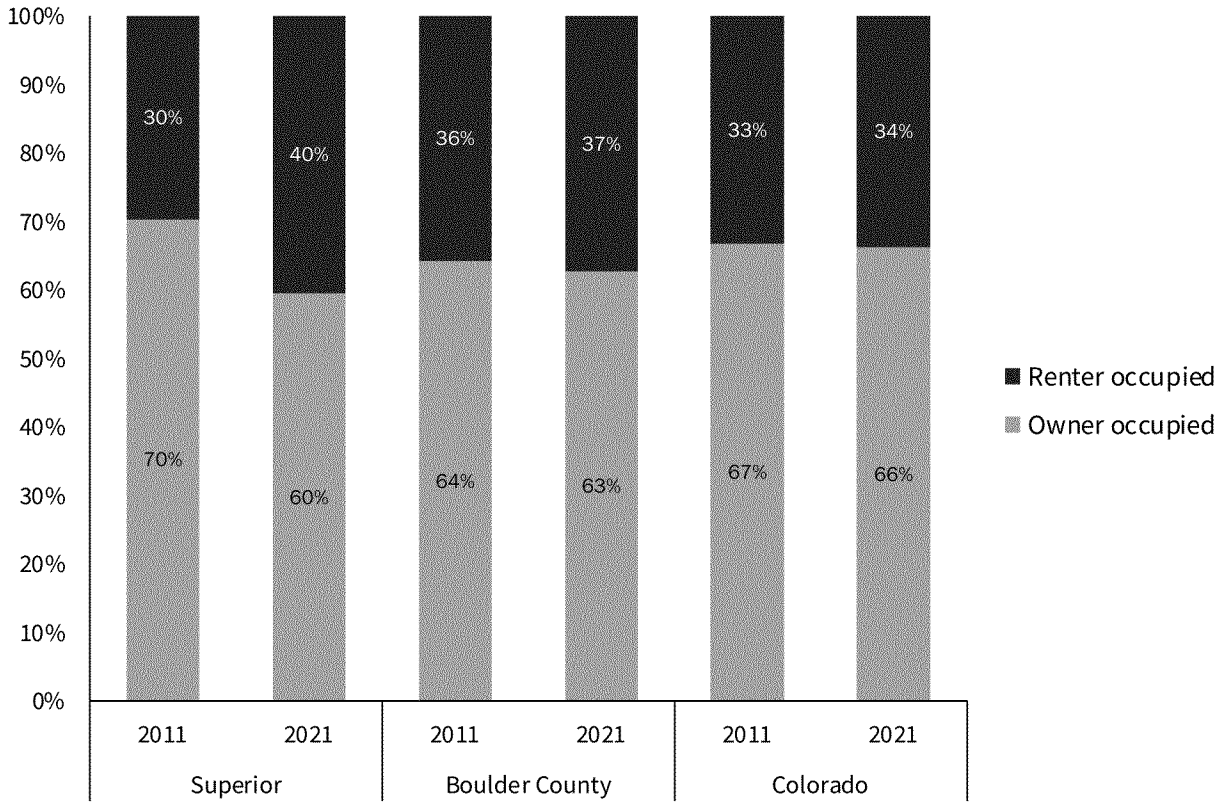
4.2.6 Housing Tenure (Owner vs Renter)

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

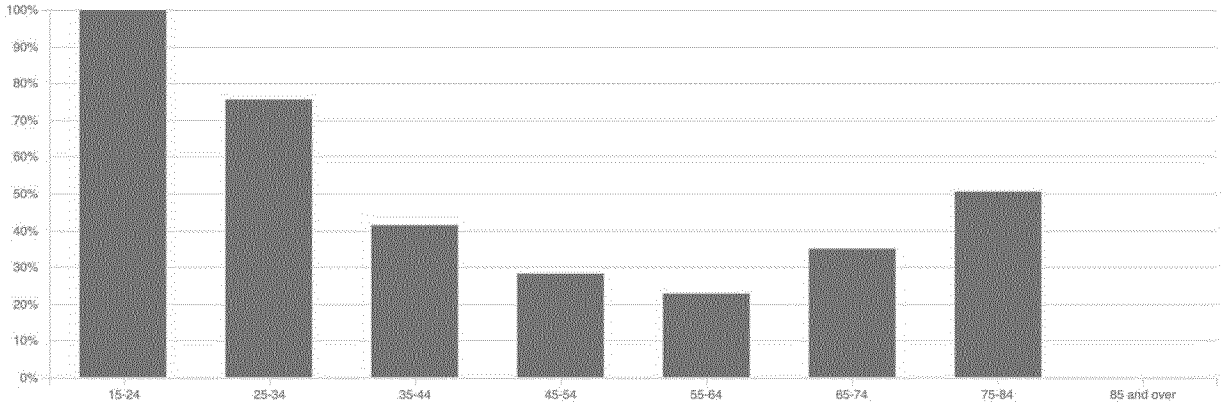
Source: American Community Survey (ACS) 2011 and 2021 5-year estimates



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

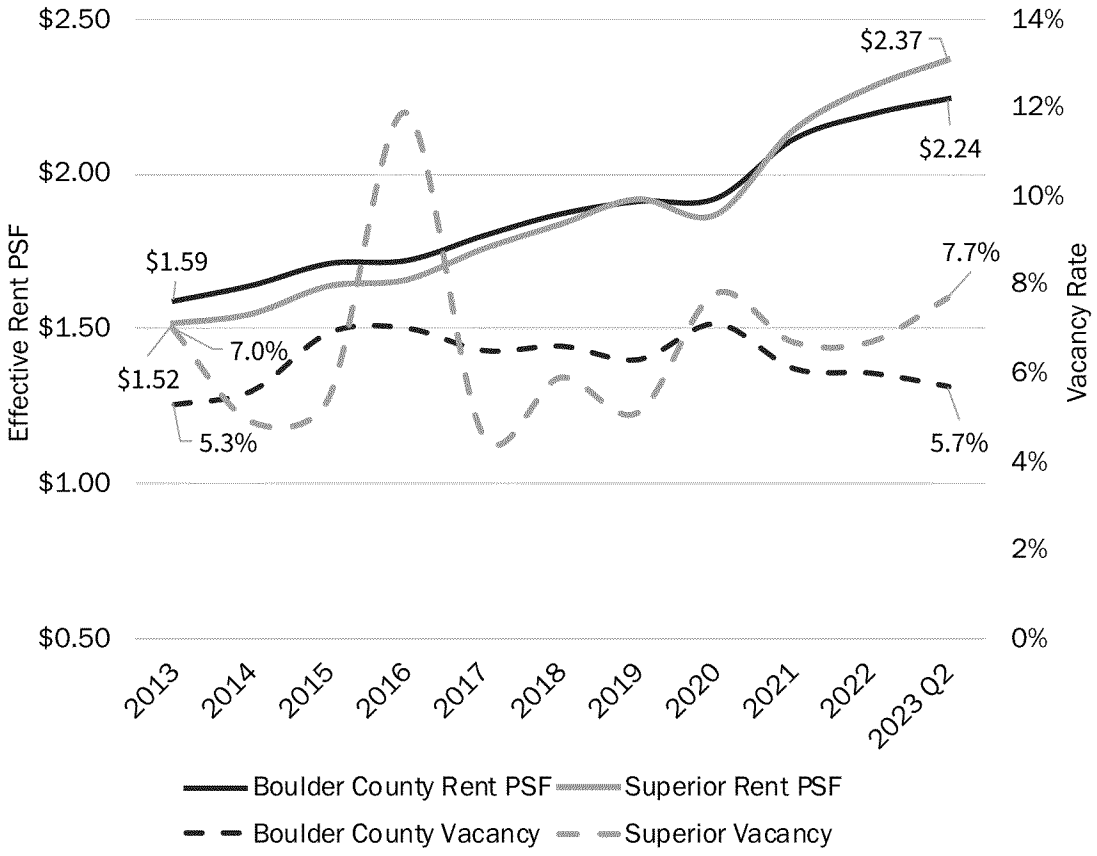


Exhibit 30 shows apartment deliveries and net absorption in Superior. Apartment deliveries refer to the new units built in the market, while net absorption refers to the difference between the number of units leased and the number of units vacated during a specific period. Since 2013, there have been 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

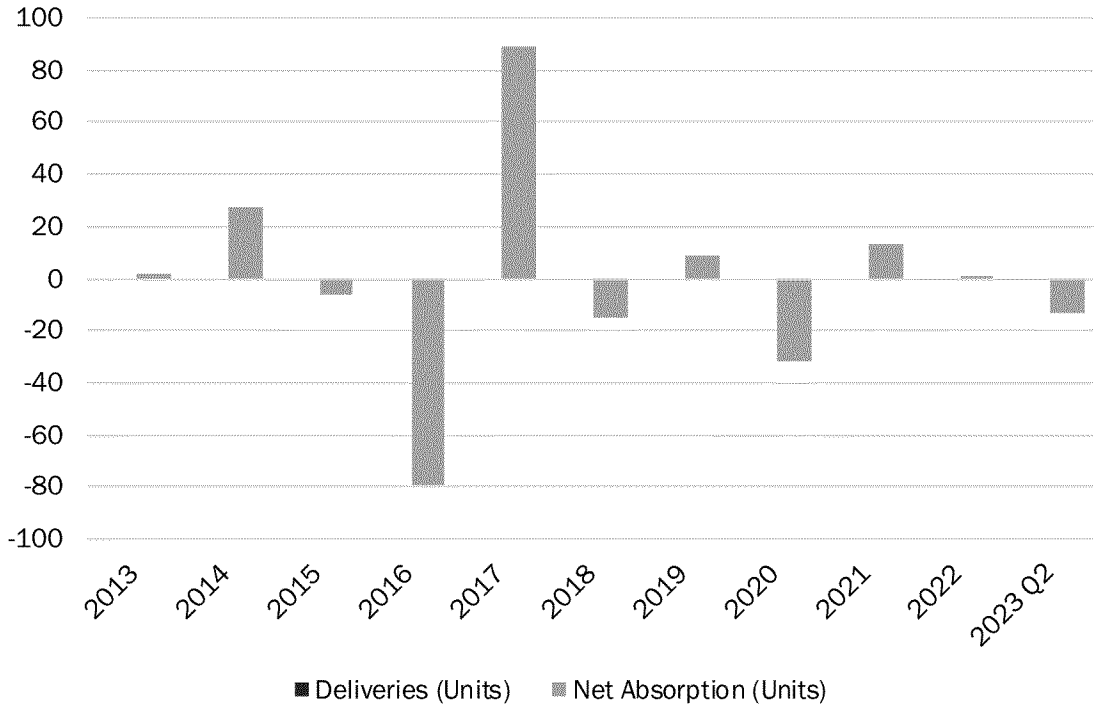
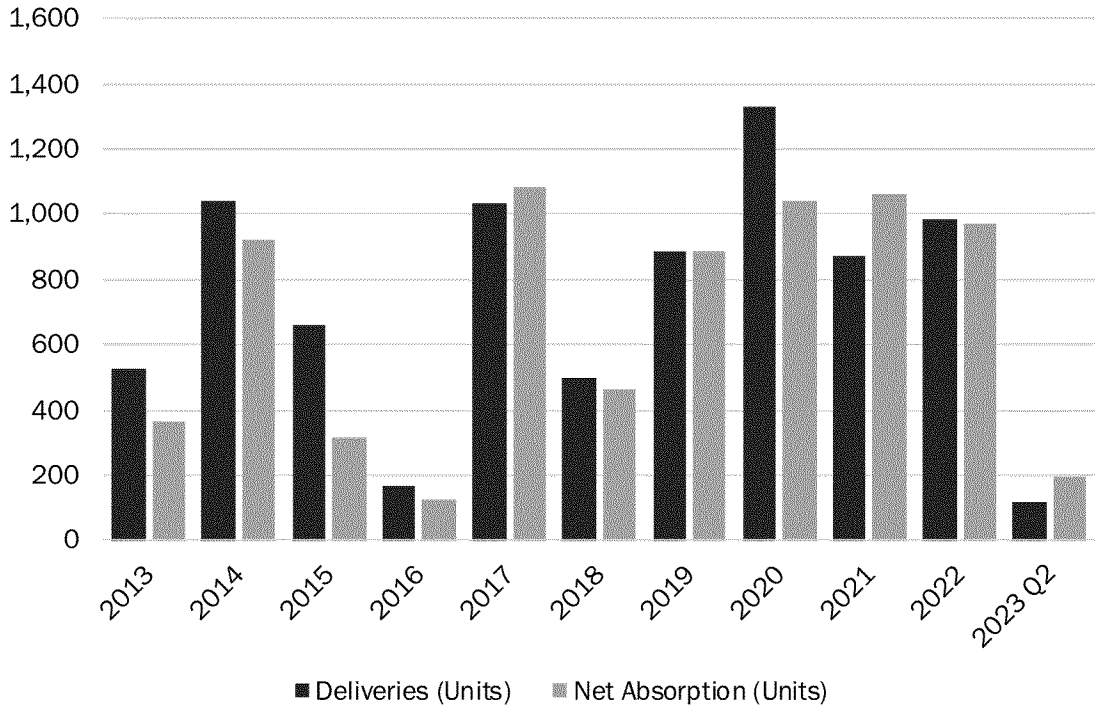


Exhibit 31. Apartment Deliveries and Net Absorption, Boulder County, 2013-2023 Q2

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.

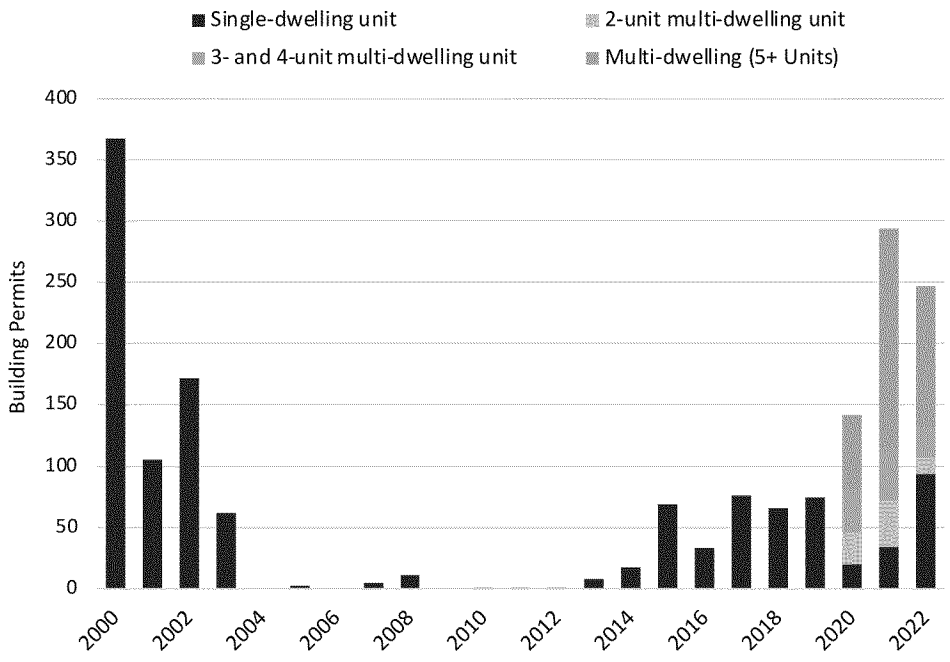
4.4.1 Building Permits

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

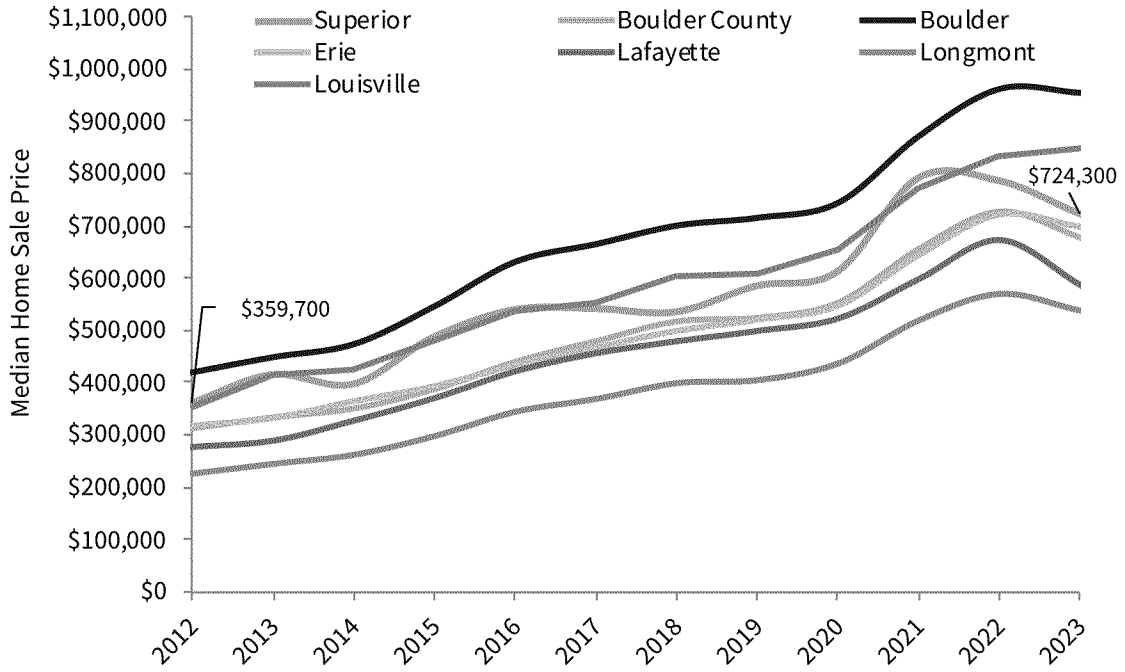


Exhibit 34 shows that the median sale price of a home has increased in all comparison cities since 2012, with the most significant increase in Louisville (139 percent), followed by Longmont (137 percent) and Boulder (127 percent). Compared to the comparison cities, Superior's housing market experienced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

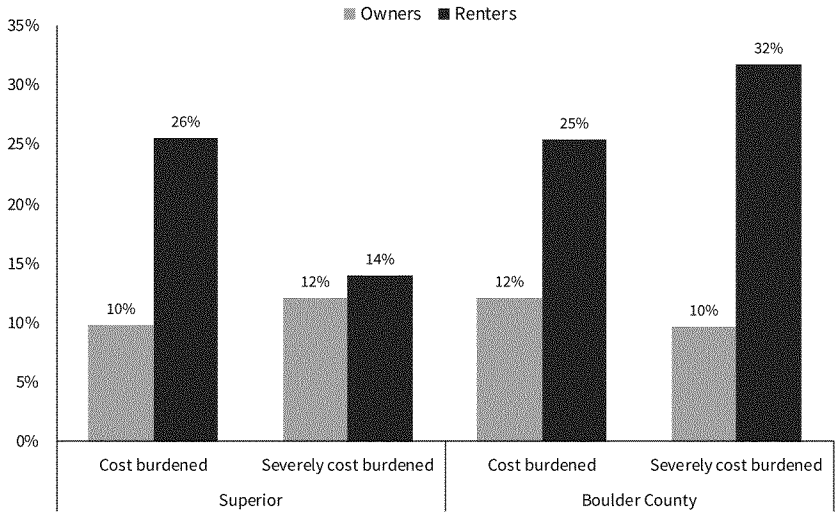
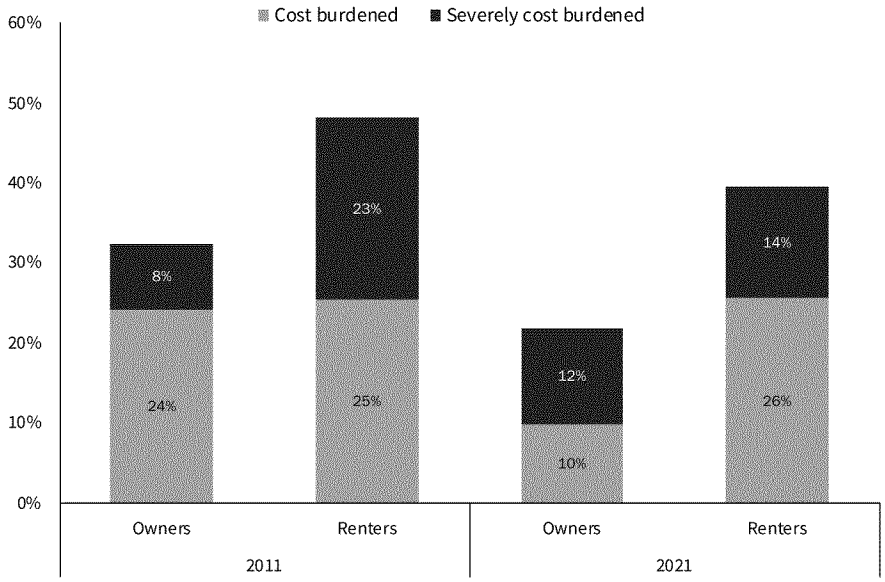


Exhibit 37 below shows how cost burden has changed over time in Superior. Generally, in 2021, fewer households in Superior were cost burdened compared to 2011. However, renter households remained the most susceptible to changing market conditions and were the most cost burdened in 2021. The fact that 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

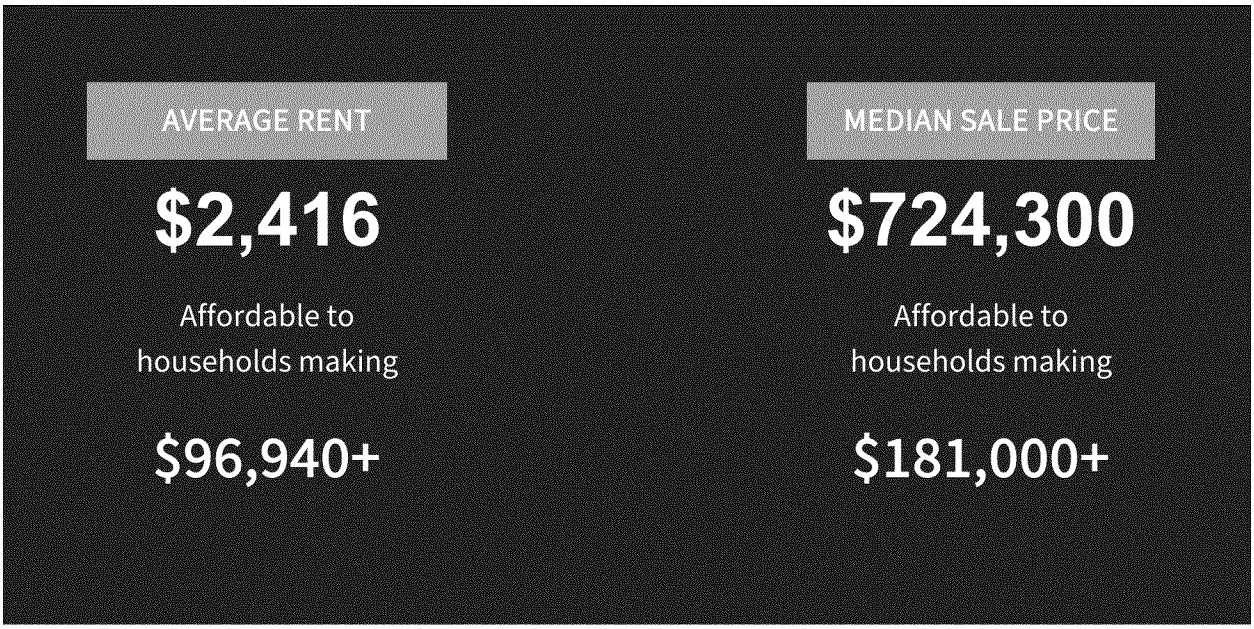


Exhibit 39 below illustrates housing affordability and the attainable monthly rent and home sale price based on household income. The median income for a family of four in Boulder County in 2023 is $144,100 (100% of area median income); this figure is based on HUD's calculation for Boulder County.

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

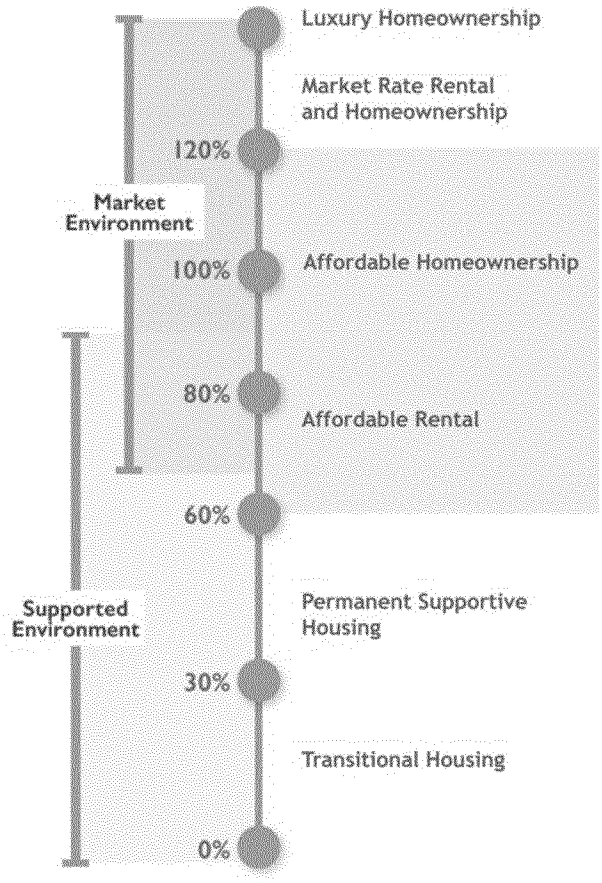
Accessory Dwelling Units. Any additional housing units would require change in land use codes, zoning, and Planned Development Amendments.

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.

ECOnorthwest

DATE:	02-15-2024
TO:	Lisa Ritchie; Town of Superior
FROM:	Oscar Saucedo-Andrade, Mackenzie Visser, Cadence Petros; ECOnorthwest
SUBJECT:	Superior Development Feasibility Analysis

Overview

As part of the Town's Strategic Housing Plan, ECOnorthwest conducted a financial feasibility analysis to evaluate the viability of constructing various housing types and understand what zoning code changes would be needed to support the construction of missing middle housing, multifamily apartments, and mixed-use residential. The analysis evaluated the viability of different housing types across three different neighborhoods in Superior. These included evaluating accessory dwelling units in Rock Creek, missing middle housing in Original Town, and multifamily and mixed-use in the Marketplace.

How is Development Feasiblity Evaluated?

ECOnorthwest set up a pro forma and use a residual land value metric. Residual land value (RLV) is an estimate of what a developer would be able to pay for land (on a per square foot basis) given:

- The property's income from rental revenue,
- The cost to build and operate the building,
- The investment returns needed to attract capital for the project.

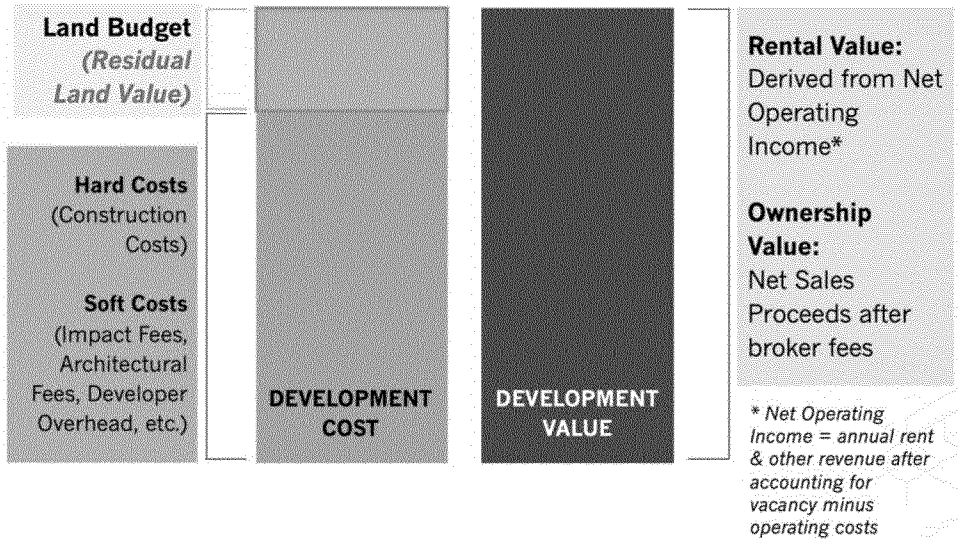
In other words, it is the budget that developers have remaining for land after all the other development constraints have been analyzed. The RLV approach has multiple advantages such as:

- It does not rely on land prices as an input. Rather, observed land prices can be compared with the model outputs to help calibrate the model and ensure it reflects reality.
- It can assess the impacts of changes to the development code because these policies principally affect land value, especially in the short run.

We analyzed each of the prototypes using this RLV approach. The results from this method describe a general analysis of prototypes and do not consider the many potential unique conditions that could be a factor in development feasibility (e.g., increased predevelopment costs, low land basis from longtime land ownership). For these reasons, a residual land value

analyses should be thought of as a strong indicator of the relative likelihood of development, rather than an absolute measure of return to the investor or developer.

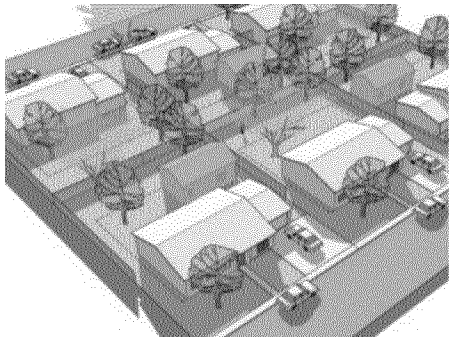
Exhibit 1.Example of Feasible Development using Residual Lan Value (RLV) Model



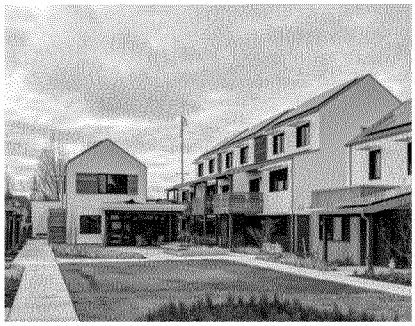
What Housing Prototypes were Evaluated

Six housing prototypes were evaluated for their ability to fit within the existing neighborhood character while gently increasing density and the number of units per lot. Additionally, multifamily and mixed-use housing were assessed to determine if the current inclusionary housing ordinance or other development code barriers hindered their production.

ADU



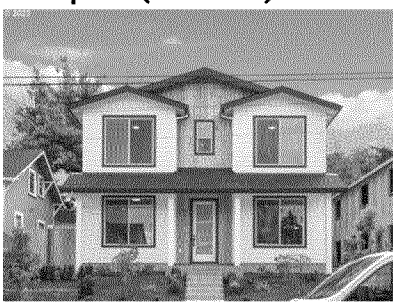
Cottage Housing



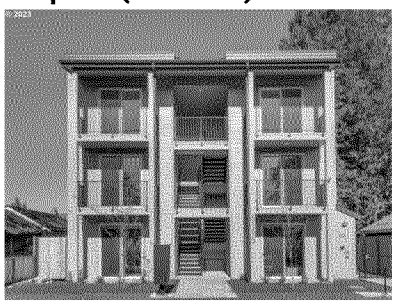
Townhome



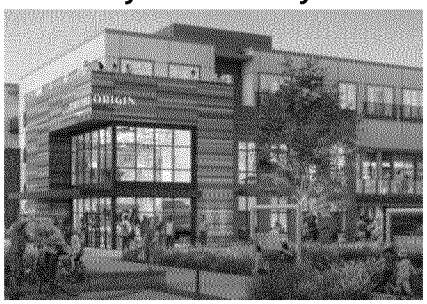
Fourplex (stacked)



Sixplex (stacked)



4-5 Story Multifamily



Development Prototype Summary

Exhibit 2 below, provides a detailed summary of the development program for each of the housing types. In some instances, we provide examples of recent comparable developments built in and around the Town of Superior.

Exhibit 2. Housing Prototype Development Program

BUILDING SUMMARY TABLE							
	ADU	**Cottage**	**Triplex**	**Fourplex**	**Sixplex**	**4 Story**	**5 Story**
Tenure	Rental	Ownership	Ownership/ Rental	Ownership/R ental	Ownership/R ental	Rental	Rental
Development Example		Rogers Farm				Origin Apartments	Origin Apartments
Total floors	2	2	2	2	3	4	5
Units	1	6	3	4	6	30	40
Parking	Surface	Garage	Surface	Surface	Surface	Surface	Surface
Parking ratio	1.0	2.0	1.0	2.0	2.0	2.1	2.0
Average unit size	800	1,000	1,200	1,400	1,200	733	733
Unit mix	1-bed	2 beds	2 beds	2 beds	2 beds	25% studio, 50% 1-bed, 15% 2-bed, 10% 3-bed	25% studio, 50% 1-bed, 15% 2-bed, 10% 3-bed
Retail space	-	-	-	-	-	6,867	7,325

Financial Feasibility Findings

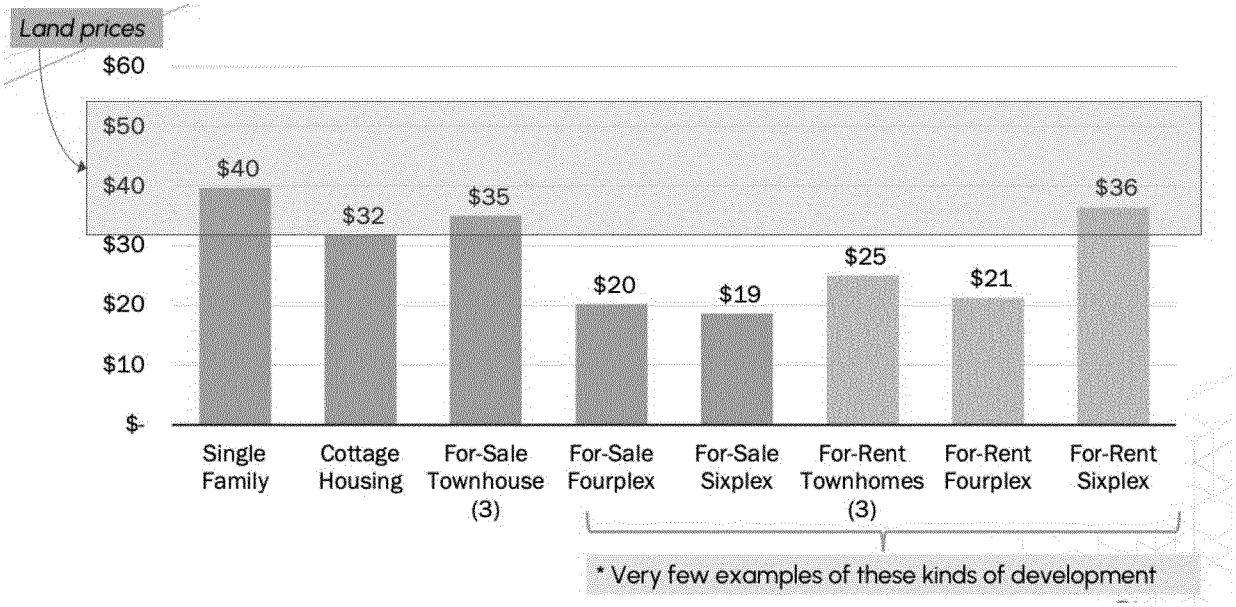
Missing Middle Housing – Original Town

Housing prototypes include cottage clusters, townhomes, fourplex, and sixplexes. These housing prototypes were evaluated for the Original Town neighborhood. For this analysis, we

also compared the feasibility of single-family detached homes as a baseline to the other housing prototypes.

- Single-family detached housing outperforms all other missing middle housing prototypes mostly due to the higher achievable sales price and because it is allowed to be built across all residential zones including the R-M zone which is intended for moderate density housing such as multifamily.
- Townhomes and cottage cluster housing are the most viable missing middle housing prototypes. Superior has seen development of cottage clusters and townhomes in recent years and the analysis shows that these housing types will continue to be viable if land prices do not continue to escalate and construction costs remain stable.
- Fourplexes and sixplexes have not been built in Superior is because the feasibility gap varies due to demand and the achievable rents and sales prices. Regulatory barriers, such as existing zoning regulations prohibit some of these housing prototypes simply by the height and density limits.
- Superior prices for vacant land tend to range between $32 and $54 per square foot. The limited supply of vacant land in Superior has pushed land prices to all-time highs, making any type of development challenging.

Exhibit 3.Residual Land Value Results for Missing Middle Housing



Source: ECOnorthwest

Note: If a housing prototype's residual land value is equal to or greater than existing land prices ($32-$54 per square foot) then it is considered that the prototype is viable.

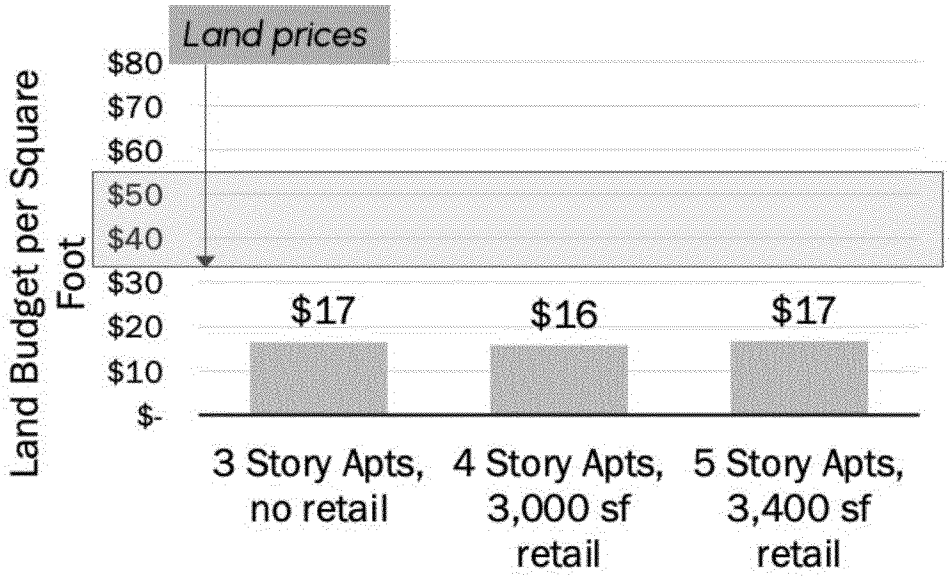
Multifamily and Mixed-Use – Marketplace

For this analysis, we evaluated the feasibility of multifamily and mixed-use developments under existing development standards for the Marketplace Planned Development. This exercise would help us understand if the current development regulations act as development barriers and modify them for market realities.

EXISTING ZONING

- No multifamily or mixed-use development is feasible under existing development regulations for the Marketplace.
- Development regulations for the Marketplace were written exclusively to promote commercial and retail uses. As a result, residential uses were limited as a conditional use and development standards for residential at the Marketplace are not supportive of the scale and density needed to make multifamily and mixed-use residential viable in today's market.

Exhibit 4. Residual Land Value Results for Multifamily and Mixed-use



ZONING CONSIDERATIONS

ECOnorthwest utilized recent development comparisons and building specifications from nearby cities to model realistic multifamily and mixed-use development projects.

Exhibit 5 below shows the development standards that need to be modified in order to make multifamily and mixed-use development viable. These are development standards that the Town of Superior could think of amending as it begins the process of updating its Comprehensive Plan.

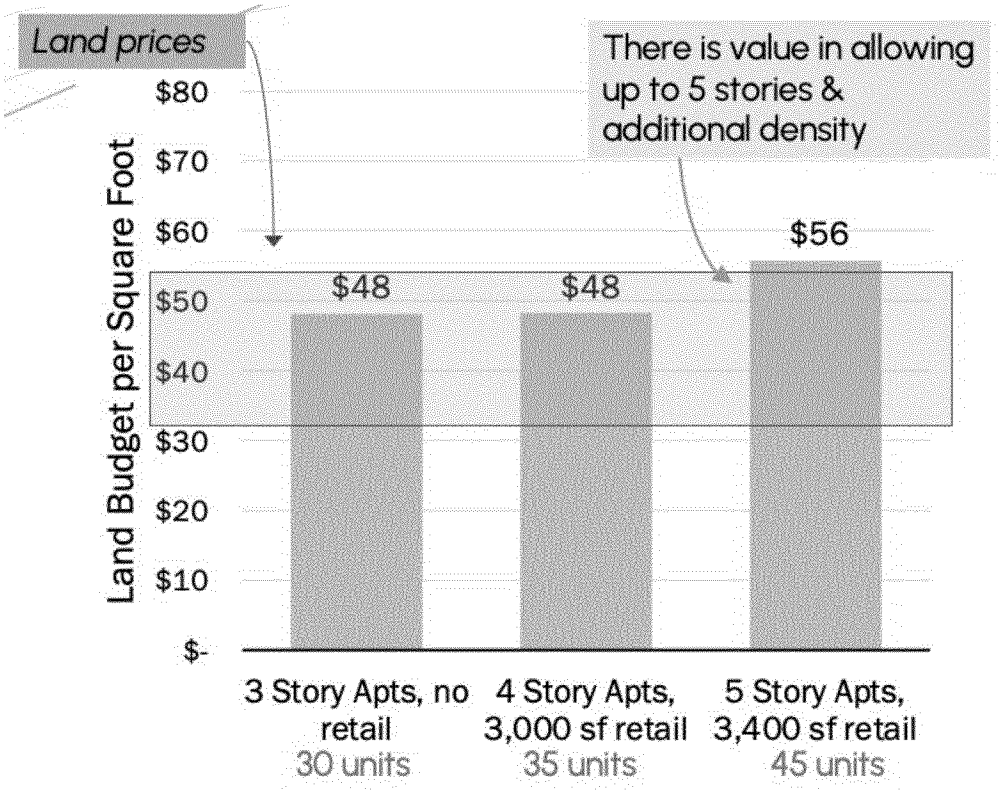
Exhibit 5. Modeled Development Standards

MODELED BUILDING STANDARDS	
Parking ratio	~2.1 stalls per unit (includes parking for retail)
Density	34 – 39 dwelling units per acre
Floor Area Ratio	0.59 – 0.73
Height	35 to 55 feet
Gross floor area	27,000 – 40,000 sf
Impervious coverage	75%
Lot size	44,000 – 53,000 sf
Affordable units	15% of units at 80% AMI

FINDINGS

- Marketplace mixed-use development is viable with the following combination of development amendments: reduction to parking minimums of 2.1 (which includes parking for retail), configuration of parking as surfaced parked or tucked under, height limit above 35 feet, and 34 to 39 density of dwelling units per acre.
- Both multifamily and mixed-use developments are viable even with the inclusionary housing ordinance requirement of 15 percent of the housing units needing to be restricted affordable at 80 percent of AMI.
- Feasibility results show that multifamily and mixed-use development can be more viable if they can build larger and taller. Additional development incentives such as density and height bonuses could help with requiring more restricted affordable housing units or requiring less units but at deeper affordability levels.
- As land continues to become scarce, multifamily and mixed-use development will become challenging for a number of reasons. From a financial perspective, site acquisition costs and the need for dedicated, and typically structured, parking significantly impacts construction costs. Reducing or eliminating parking minimums and identifying shared parking opportunities can help the reduce construction costs and increase the viability of development projects. Additionally, increasing the development potential of a project such as increasing the height limit, number of stories and density can all help overall feasibility.

Exhibit 6. Residual Land Value Results for Multifamily and Mixed-use

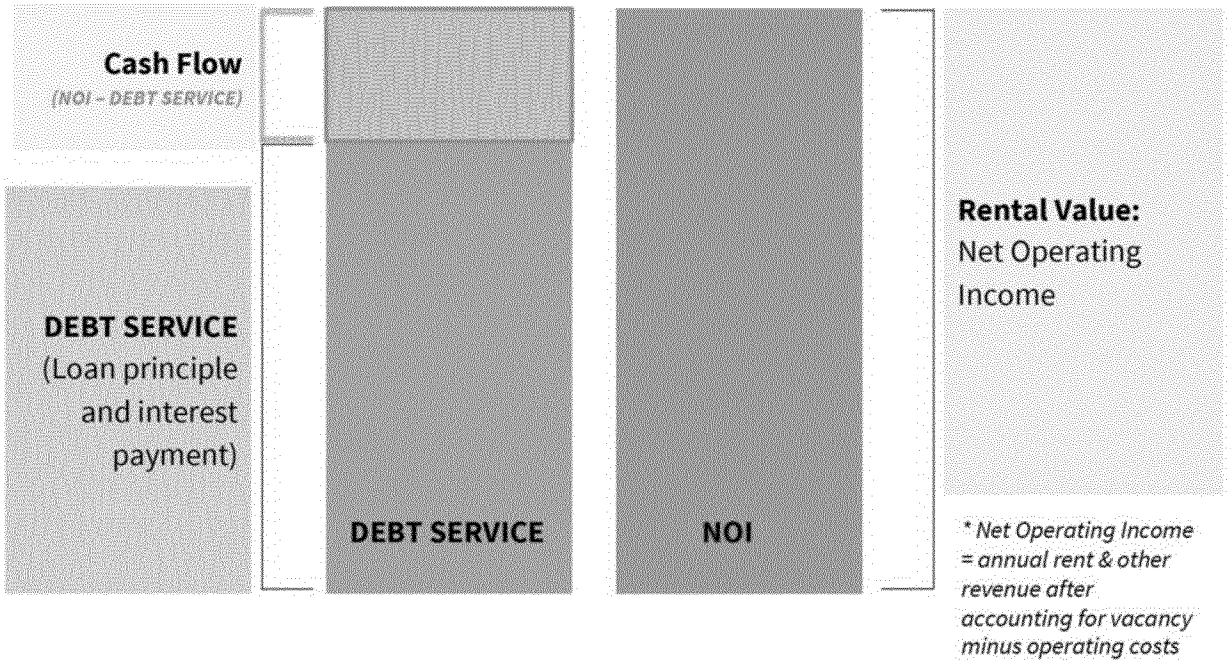


Accessory Dwelling Units – Rock Creek

To understand the feasibility of and accessory dwelling unit we used Debt Service Coverage Ratio (DSCR) as a metric to evaluate feasibility. DSCR is a key metric that measures a property's ability to cover its debt (loan payment) obligations with its income. A homeowner is very likely to obtain a loan for the construction of the ADU and use the income of renting the unit to pay the loan and profit some revenue.

Generally, DSCR greater than 1.0 indicates that a property generates more income than needed for debt payments, which is favorable. Lenders, developers, and investors use the DSCR to assess risk, make financing decisions, evaluate investment viability, and ensure operational efficiency. In today's lending market, financial lenders look for a 1.5 or greater DSCR to deem a proposed development worthy of lending the loan and would be earning enough revenue to pay back the loan.

Exhibit 7. Example of Debt Service Coverage Ratio Model



FINDINGS

Exhibit 8 below details the ADU financial revenue assumptions and expected DSCR to cover the loan. Based on a per unit market rent of $2,250 per month and an expected construction loan to cover 70 percent of the total construction costs, a homeowner would be getting a loan for $175,994. Based on an annual revenue of $22,633, the ADU's DSCR is 1.87, indicating that the ADU is able to generate substantially more income than needed to cover the loan payment. This suggest that the investment is financially sound and viable to build.

Exhibit 8. ADU Financials and DSCR

Market Rent	$2,250
Gross Market Rent/ Annually	$26,997
Operating Expense, Property Tax, Maintenance/ Annually	$4,364
Residential NOI/ Annually	$22,633
ADU Total Cost	$251,420
Loan to Cost ratio (LTC)	70%
Maximum Loan Amount (LTC)	$175,994
Loan Payment/ Annually	$12,109
Debt Service Coverage Ratio	**1.87**

- Financially ADUs are feasible for homeowners in Superior and are able to make a profit by charging market-rate rents ($2,250) for the dwelling unit.

However, there can be barriers to ADU development that are harder to model through a pro forma analysis.

These include:

- **Building codes:** Remodeling existing homes to create internal ADU's may pose additional building code challenges that are difficult to overcome by homeowner.
- **Financial:** The total development cost is likely over $250,000; the homeowner can apply for a loan but would likely need at least $80,000 in cash.
- **Risk:** If the homeowner is not able to rent the ADU at their expected rate they may risk not being able to pay off any debt incurred for construction.
- **Homeowner interest:** Adding an ADU can be a long and complicated process, and many homeowners are not necessarily interested in renting out another home.
- **HOA requirements:** Could limit where and how ADUs can be added.
- **Lot size and configurations:** The homeowner must have enough area internally or externally to fit the ADU and parking stall.

OUTREACH & ENGAGEMENT SUMMARY

Town of Superior | **Housing Needs Assessment & Strategic Plan**

This document serves as a record and summary of the outreach and engagement efforts conducted as part of the planning process for the Town's first Housing Needs Assessment & Strategic Plan.

Executive Summary

Outreach Efforts:

- 3 open houses
- 4 stakeholder events
- 2 community events
- 7 online surveys/question prompts
- Project website on ShapeSuperior

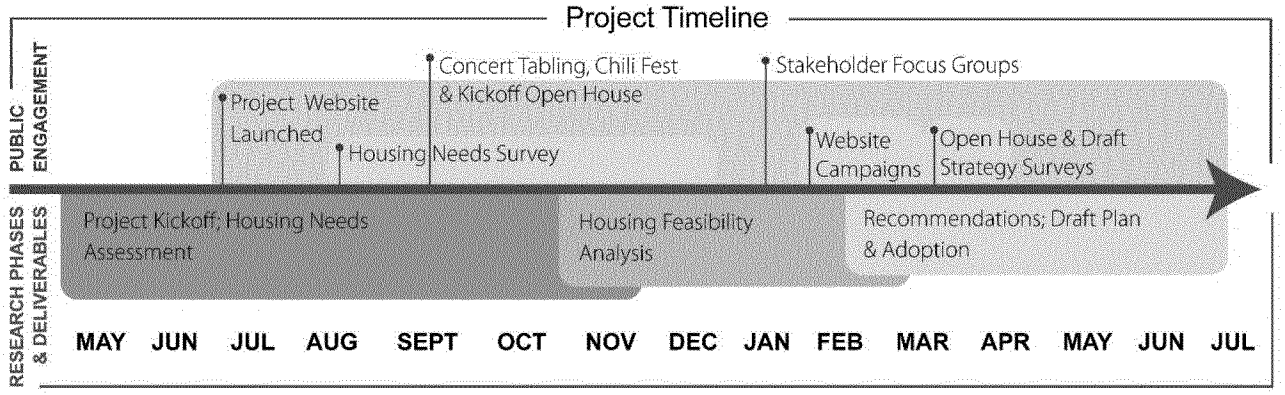
Key Findings:

- 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[1]" 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 single family traditionally owned homes, but also illustrated robust and varied interest in other housing options.
- Superior residents expressed mixed support and opposition for draft housing strategies, with more support for strategies that reduce housing barriers (Goal 3), and least support for strategies that support affordable housing efforts (Goal 2).
- Stakeholders recommended a variety of potential strategies and resources to promote and allow for housing that supports community members who are most vulnerable.

[1] "Complete communities" is a planning concept that promotes walkable, mixed-use communities where residents can easily and safely access a variety of daily needs, activities, and social interactions.

Engagement Efforts Overview

The Housing Needs Assessment & Strategic Plan process started in May 2023 and is scheduled to wrap up in June or July 2024. The project included three key phases, across which engagement and outreach efforts were conducted to inform the community about the project and to provide opportunities for meaningful input.



The following list identifies all outreach and engagement efforts, from which input and feedback is summarized:

- **ShapeSuperior project webpage**, launched in late June 2023 and served as a hub for project information and hosted various online input opportunities throughout the remainder of the project.

- **Online survey to assess housing needs** as a supplement to other sources of data collection and analysis. (August 12 – October 31, 2023)

- Town of Superior **Summer Concert Series tabling** to promote the project and online housing needs survey. (September 9, 2023)

- Town of Superior **Chili Fest tabling** to promote the project and online survey, and for participants to share their future vision for housing in Superior. (September 9, 2023)

- **Kickoff open house** to assess housing needs and preferences as a supplement to other sources of data collection and analysis. (September 11, 2023)

- **Two facilitated stakeholder focus group conversations** with advocates who work with special interest groups, such as persons with disabilities, seniors, and low-income individuals. Stakeholders included representatives of the Boulder Association for Community Living (ACL), Blue Spruce Community, Superior residents, parents of adult children with developmental disabilities, Boulder County Housing and Human Services Department (BCHHSD), an affordable housing developer with experience in the Boulder County region, and Sister Carmen Community Center. (January 19 and 29, 2024)

- Two meetings with **Superior Stakeholder Committees & Groups** (Advisory Committee on Environmental Sustainability and Superior Youth Leadership Council) to spread awareness of the project. These events did not have formal input activities but did offer opportunity for questions and discussion. (February 8 and March 6, 2024)

- **Project website and social media storytelling campaign and three survey question prompts** to illustrate findings from the Housing Needs Assessment and begin the conversation about housing strategies. (February 14 – March 11, 2024)

- **Two open house events** to share draft housing strategies and gather input regarding strategy preferences and priorities. (March 16 and 18, 2024)

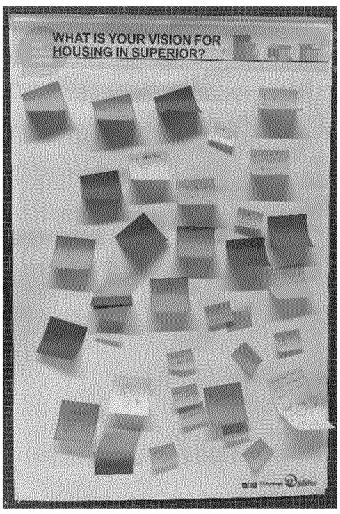
- **Three online surveys** to gather additional input regarding strategy preferences and priorities. (March 19 – April 12, 2024)

Approximately 200 people participated at in-person events and the Town received more than 1,340 survey responses throughout the project.



Findings, Themes & Key Takeaways

Results and findings from engagement input are summarized by key topics. The events and engagement tools that contributed to each topical section are identified.



Housing Vision

(Chili Fest tabling, kickoff open house)

Key themes include:

- Desire for the ability to age within the community (housing that supports independent senior living)
- Desire for greater affordability and access to housing, especially for homeownership, young adults/families, and seniors
- Worry about increasing density and desire to preserve existing community character
- Desire to prioritize resilience and mitigation in the face of hazard risks
- Desire for Superior to be a "complete community" with amenities and activities, such as restaurants, cafes, local transit, retail, mixed-use, etc.

Current Housing Conditions

(Housing needs survey, kickoff open house)

Note: the housing needs survey incorporated a skip logic that directed respondents to different questions based on whether they are current residents of Superior or not. These different response groups are indicated and parsed out in the data below.

The following current conditions were reported by survey respondents who indicated that they are current residents of Superior (96%):

Household Composition:

- 54% reported that they live with a spouse and/or children
- 30% reported that they live with a spouse and no children
- 13% reported that they live alone

Housing Characteristics:

- 86% reported that they own the home they live in
- 11% reported that they rent the home they live in
- 73% reported that they live in a single-family home
- 20% reported that they live in a townhome
- 5% reported that they live in an apartment or condo complex

Household Income & Housing Affordability:

- 46% reported that their household income is $144,000 or higher (100% + AMI)
- 38% reported that their household income is between $87,000 - $144,000 (60% - 100% AMI)

- 16% reported that their household income is less than $87,000 (<60% AMI)
- 29% reported that they spend more than 30% of their household income on housing (housing cost burdened)
- An additional 18% reported that transportation costs (time and money) significantly impact their quality of life and/or the housing they feel they can afford[2]

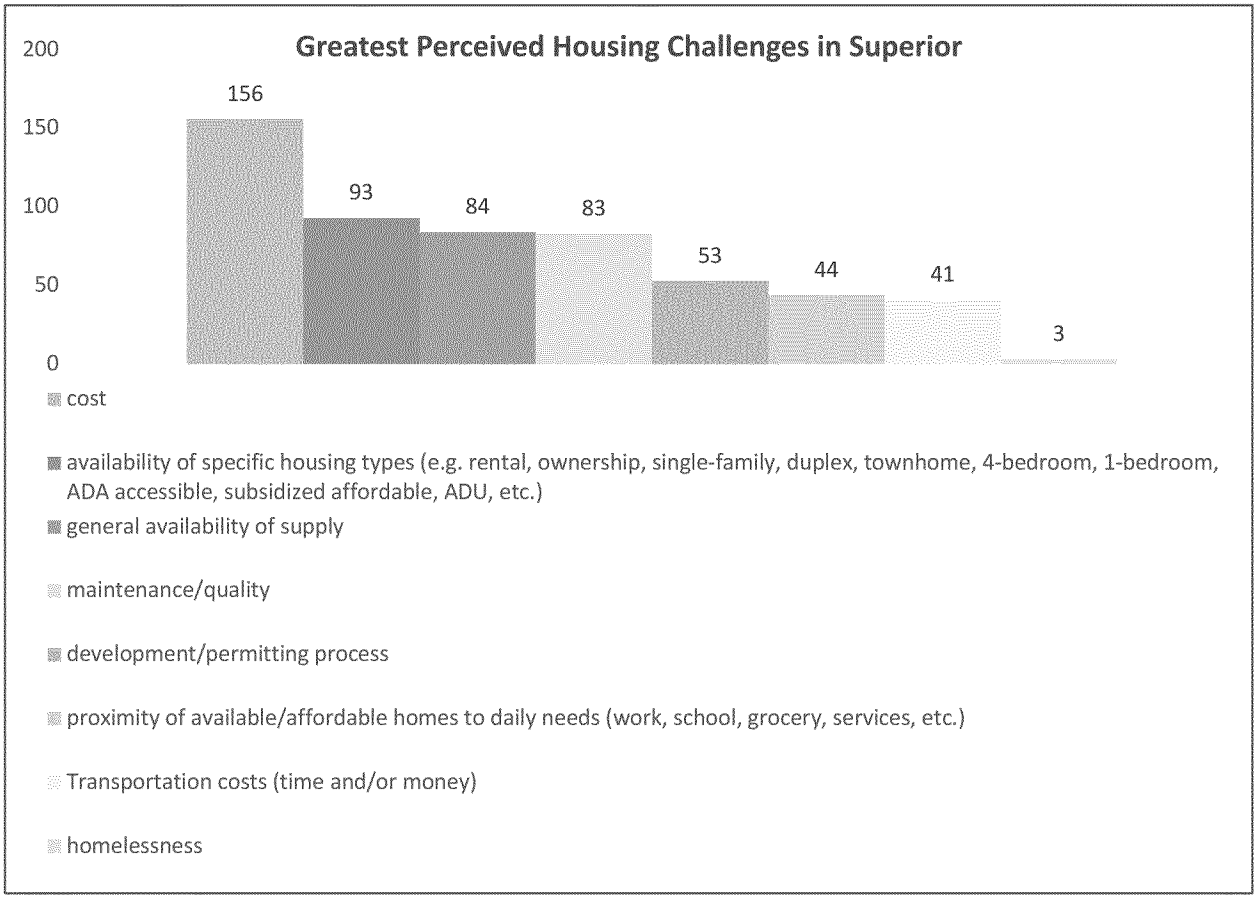
Housing Satisfaction & Prospective Movers:

- 44% reported that they are either not satisfied or somewhat satisfied with their current housing conditions in Superior
- 42% reported that they are somewhat or very likely to move within the next 5 years; 75% of those respondents said that they want to stay in Superior

Housing Challenges

(Housing needs survey, kickoff open house, stakeholder focus groups)

Greatest housing challenges (all respondents) – respondents reported that they think cost, availability of specific housing types, general availability of supply, and maintenance and quality of the current housing stock are the greatest challenges related to housing opportunity and choice in Superior.



[2] Three participants of the kickoff open house illustrated on a map how far they live (Lakewood, Thornton, Boulder) from their work in Superior.

Challenges & Barriers Identified by Special Interest Groups Stakeholders

- Participants expressed that high land costs and fluctuating market conditions are key barriers to the development and provision of affordable housing.
    - While a worthwhile strategy, participants expressed that these cost challenges are exacerbated by prioritization of infill development.
- Participants expressed that low-income, special need, and senior housing should be prioritized for Transit-Oriented locations to maximize choice in transportation and access to amenities for individuals who may not drive.
    - Again, participants expressed how land costs or availability are often barriers to this need and priority.
- Participants expressed that community values around aesthetics and desire for open space preservation also exacerbate cost and land availability challenges.
- Participants also expressed that current residents and property owners are protective of their views, which can hinder or limit affordable housing projects.
- Participants expressed concern about barriers to developing mixed-income communities, rather than concentrating low-income, special need, or senior housing within one location that is isolated and/or segregated from the rest of the community.
    - For example, Low Income Housing Tax Credits and property management can be difficult for mixed-income developments

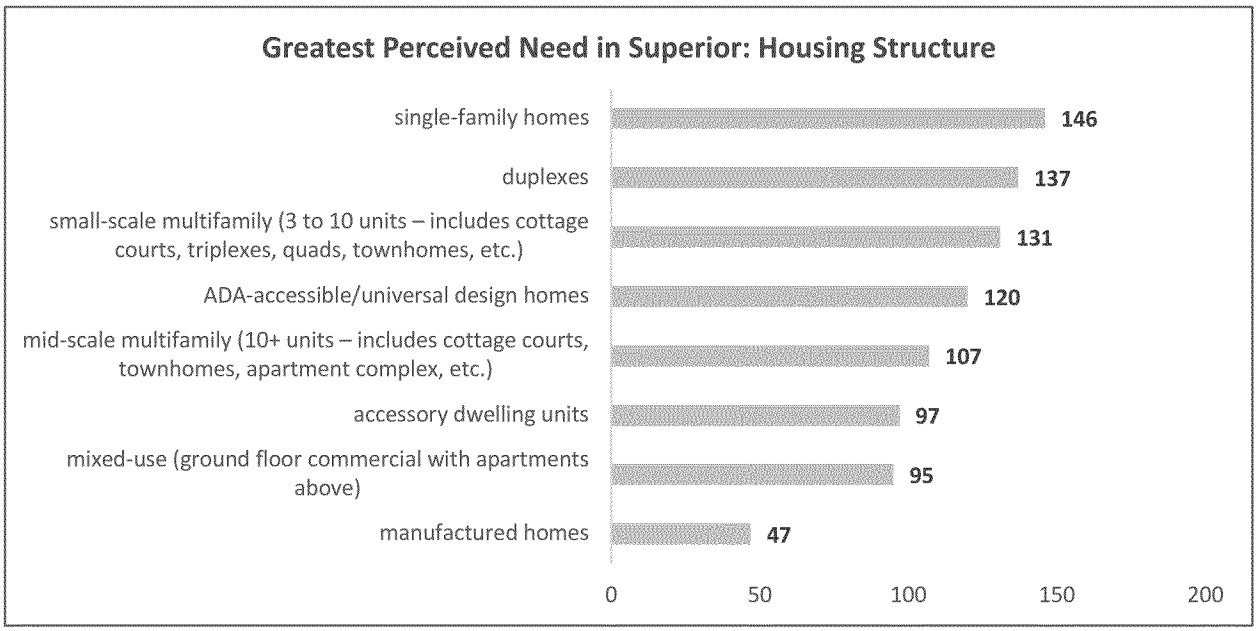
General Housing Needs & Preferences

(Housing needs survey, kickoff open house, stakeholder focus groups)

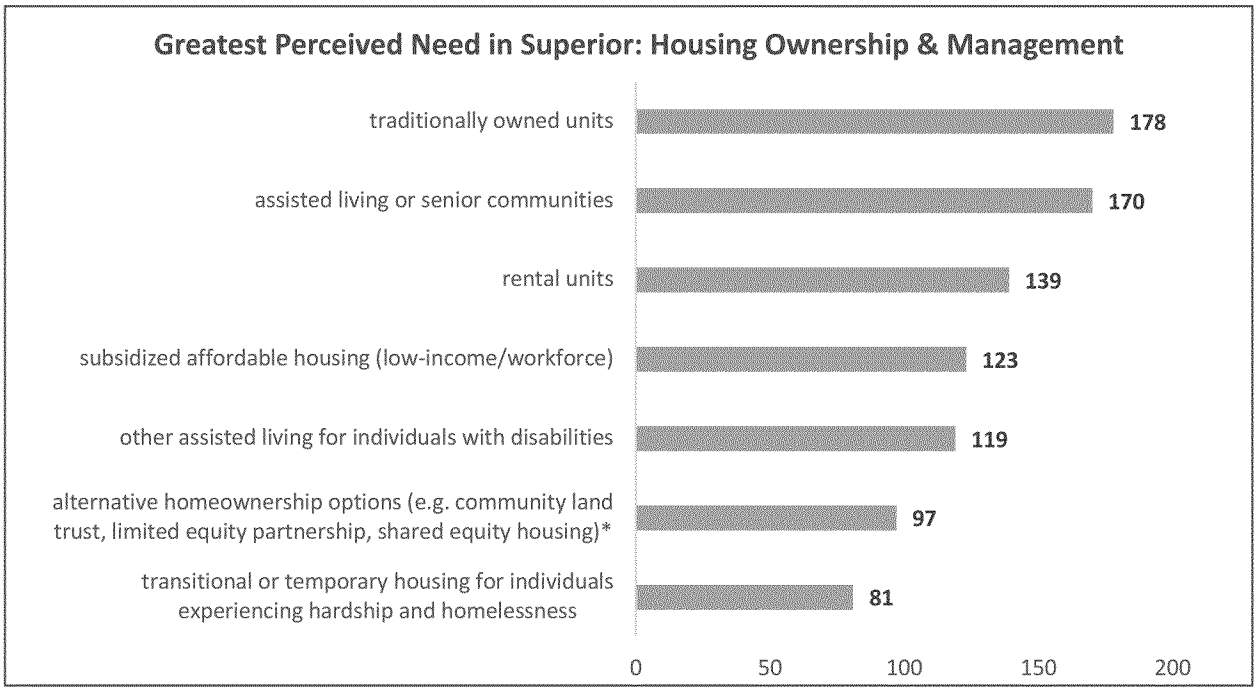
Greatest need among housing structure options (all respondents[3]) – respondents reported that they think single-family homes, duplexes, and small-scale multifamily housing structures are needed most in Superior. However, the mix of responses illustrates local recognition that a wide variety of housing options would benefit the community.



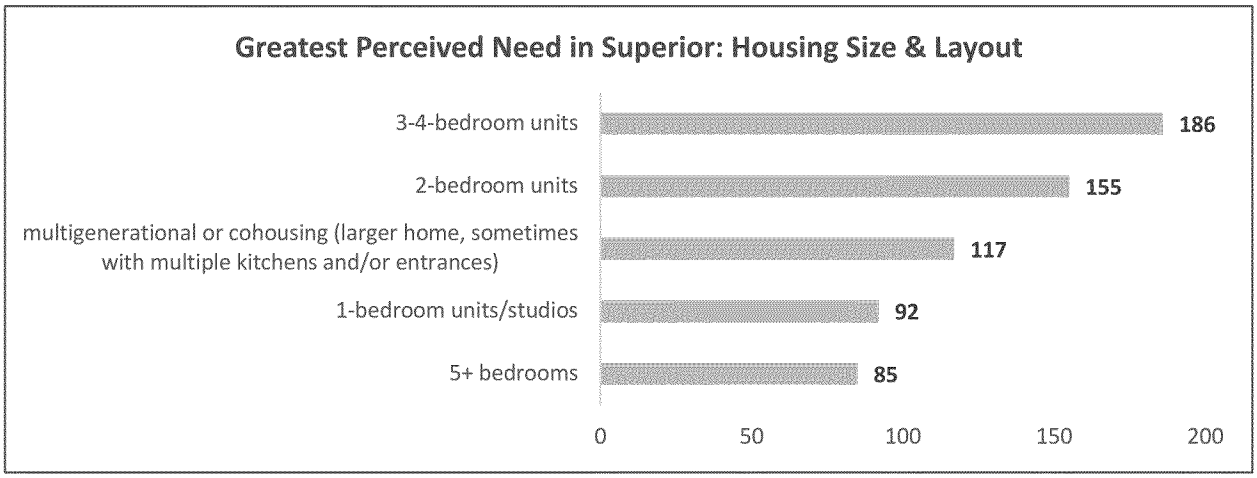
[3] Responses from a similar question posed at the kick off open house are also included in this result



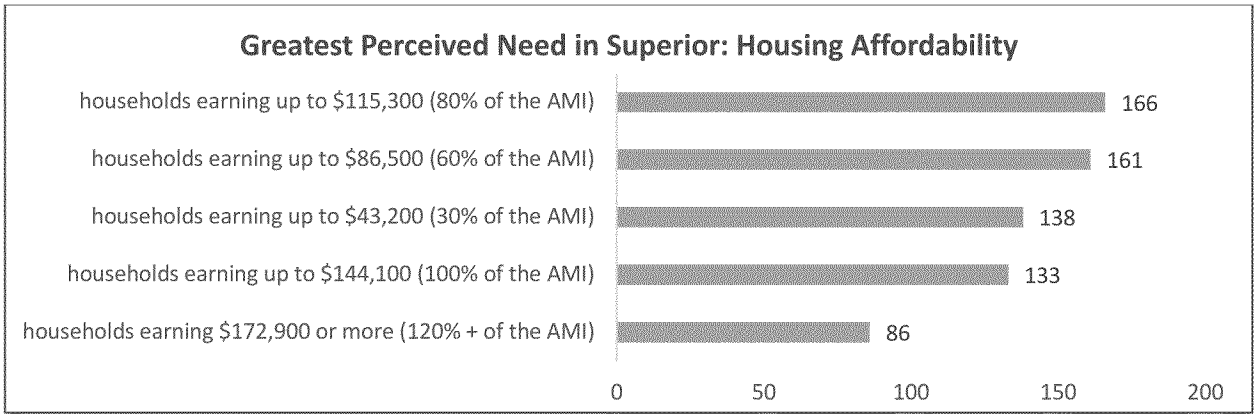
Greatest need among housing ownership and management options (all respondents) – respondents reported that they think traditionally owned homes and assisted living or senior communities are needed most in Superior. Again, the mix of responses illustrates recognition that a wide variety of ownership and rental options would benefit the community.



Greatest need among housing size and layout options (all respondents) – respondents reported that they think 2, 3, and 4 bedroom units are needed most in Superior, while smaller, larger, and multigenerational options would also be beneficial.



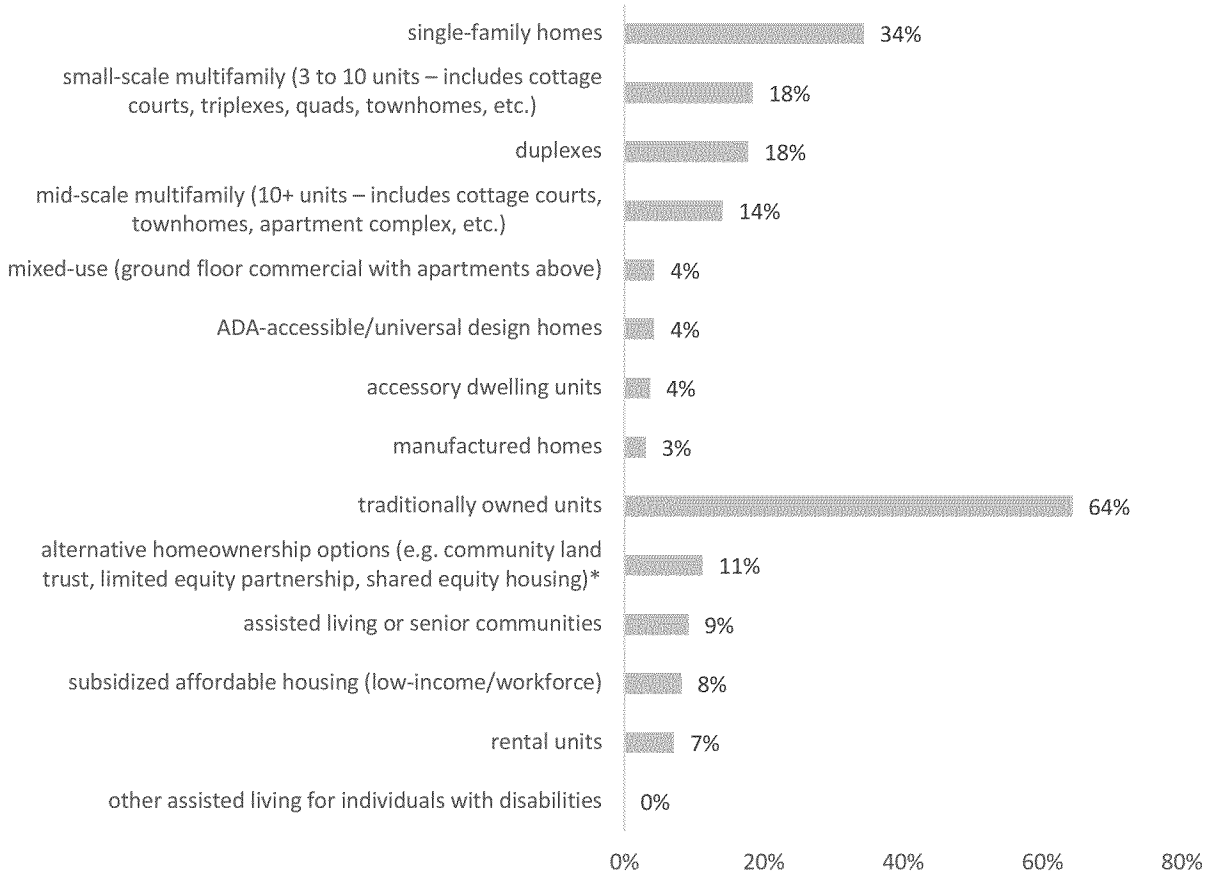
Greatest need for housing options affordable at specific household income levels (all respondents[4]) – respondents reported that they think housing affordable to households earning 60% to 80% of the Area Median Income ($43,200 - $115,300) is needed most in Superior.



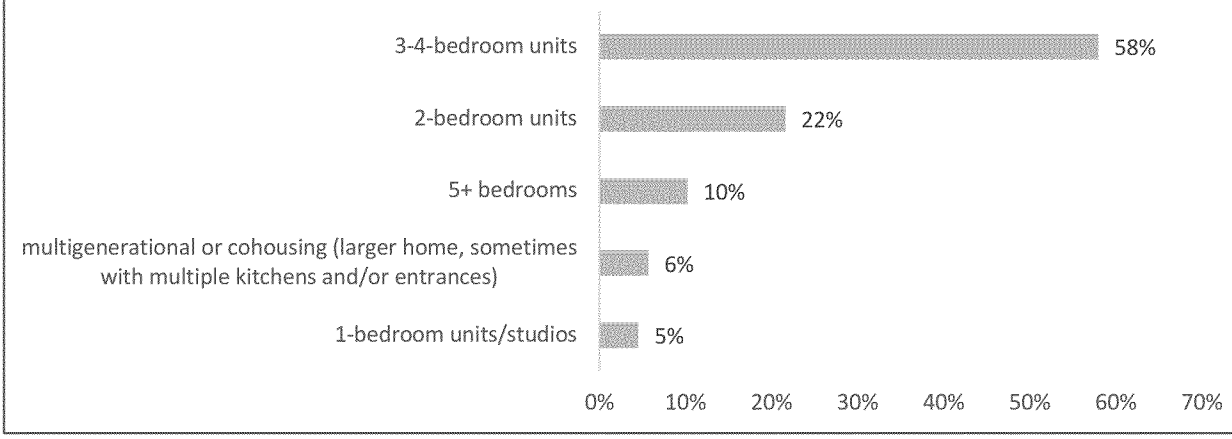
Personal Preferences of Superior Residents Who are Considering Moving (respondents who indicated they are likely to move in the next 5 years and want to stay in Superior[5]) – respondents reported that they are most interested in traditionally owned homes. In terms of specific housing types, single-family homes received the most interest. Considering a variety of "missing middle" housing types collectively, however, 64% of respondents reported that they would be most interested in this diversity of alternative options to single family homes. Respondents also reported most interest in 2, 3, and 4 bedroom units. Respondents were not directly asked why they would be likely to move.

[4] Responses from a similar question posed at the kick off open house are also included in this result
[5] Ibid

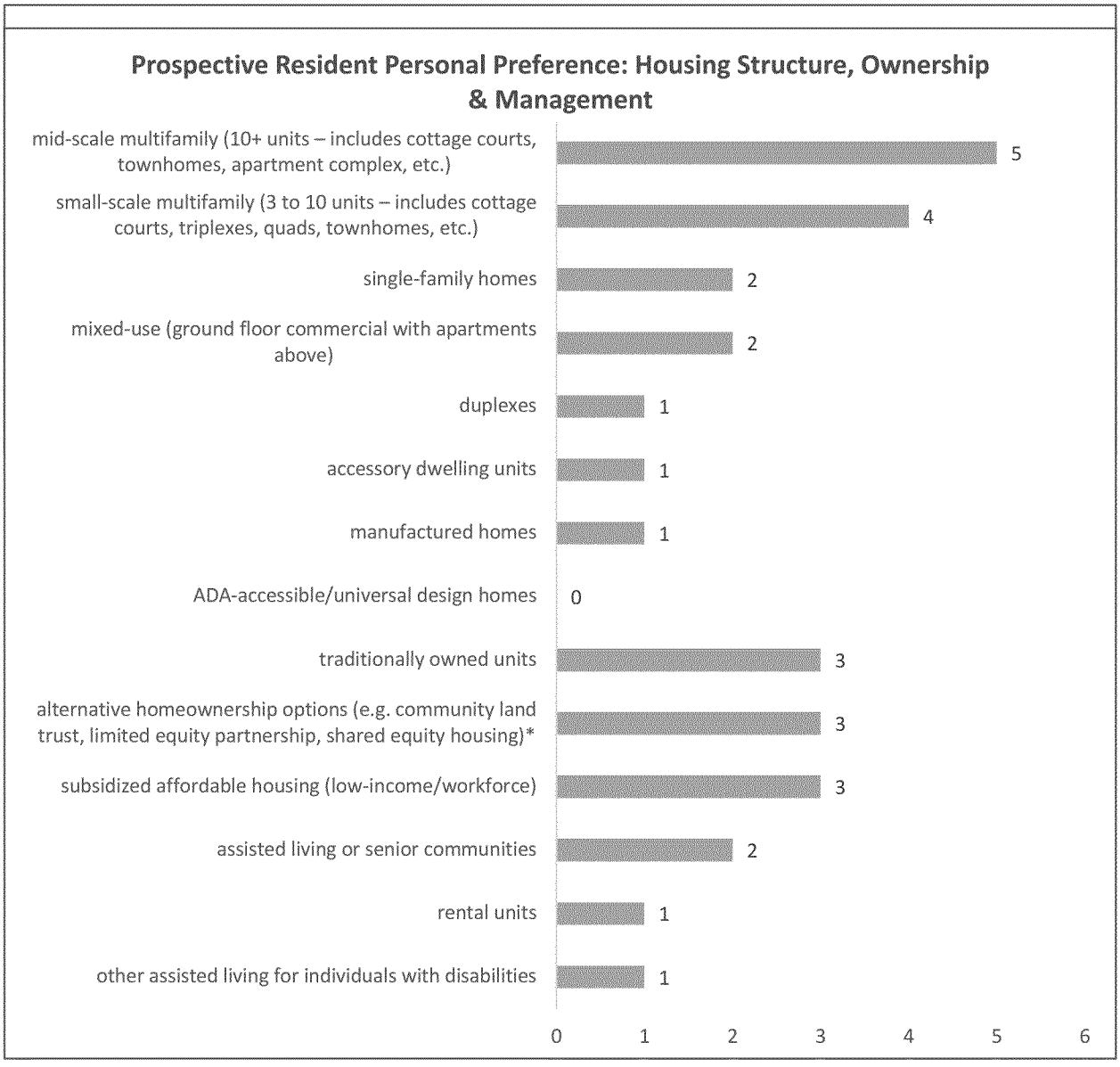
Superior Resident Personal Preference: Housing Structure Ownership & Management



Superior Resident Personal Preference: Housing Size & Layout



Personal Preferences of Non-Residents[6] Who Would Like to Move to Superior (respondents who indicated they are interested in moving to Superior in the next 5 years) – compared to the preferences of current Superior residents, respondents who would like to live in Superior indicated stronger preferences for "missing middle" housing types, alternative ownership and rental structures (including subsidized affordable housing), and for smaller or multigenerational units. While a small sample size, these differences in preference indicate some of the barriers that may be prohibitive for prospective residents' ability to live in Superior.



[6] This was a very small group of survey respondents. Several indicated that they either work in or have family in Superior. All respondents indicated that their household income is less than the Area Median Income (AMI; $144,000), with almost a quarter reporting that their income is at or below 60% AMI.

Needs Identified by Special Interest Groups Stakeholders:

- Participants expressed a specific need for rental and utility assistance in the region, noting that existing organizations and funding cannot meet demand. Interestingly, participants noted that MOST residents currently seeking these services do not live in Superior, but some do work in Superior. Indicating that these individuals are priced out of the community.
- Participants noted a specific need for affordable housing at the lowest income brackets (most affordable housing projects fall in the "workforce" mid-range).
- Participants noted a specific need for a range of housing options for seniors and individuals with intellectual and developmental disabilities, including fully supported, semi-independent, and independent (usually multigenerational family living in separate units on the same property).
    - Participants also noted prohibitive costs associated with most assisted living for seniors or those with disabilities, indicating a need for combined services and affordability.

Potential Solutions & Strategies

(Kickoff open house, stakeholder focus groups, storytelling campaign question responses, housing strategy open house events, strategies surveys)

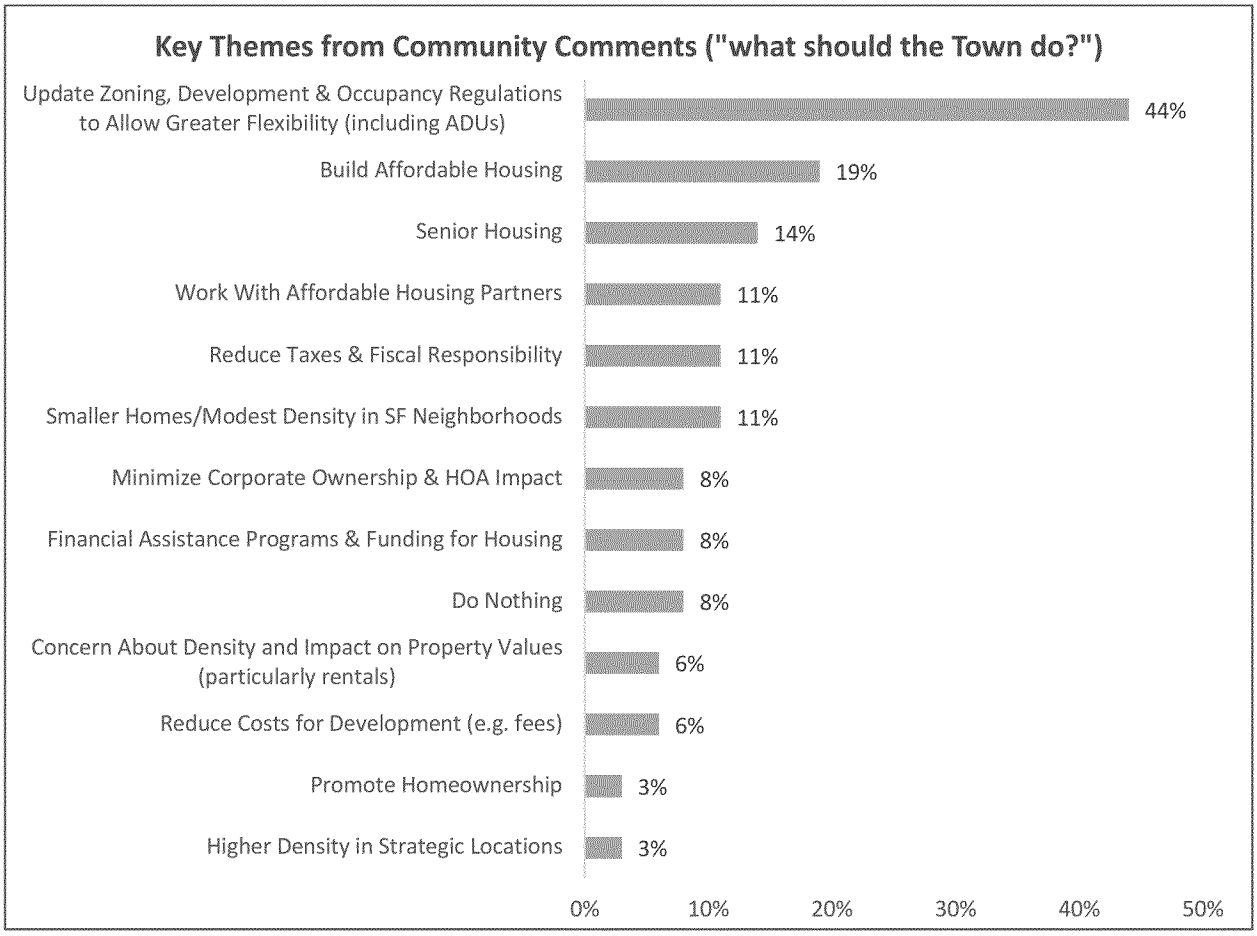
Solutions Identified by Kickoff Open House Participants:

- Modify occupancy limit caps for unrelated households (3)[7]
- Clarify ADU restrictions
- Promote and allow for multigenerational living
- Regulate short term rentals
- Town-owned or purchased land for Habitat for Humanity partnership (affordable owner housing)
- Provide additional ways to reduce senior property taxes

Participants also indicated a slight preference for regulatory tools, although financial and organizational tools also received some support.

Approaches & Potential Solutions Identified by the Community (storytelling campaign responses) – 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.

[7] Colorado House Bill 24-1007 was recently signed into law, prohibiting residential occupancy limits statewide.



Solutions Identified by Special Interest Groups Stakeholders:

- Participants pointed out that education about changing market conditions and thus, disparities in opportunity for homeownership over time, is essential for increasing collective understanding and community support for affordable housing.
- Participants expressed an opportunity to serve both seniors and residents with disabilities (+ veterans, etc.) in the same housing community, allowing for resource efficiency and generational integration.
    - Participants specifically mentioned tiny home or modular/manufactured home communities and ADUs as useful options to serve these populations (semi-independent living).
    - Participants also noted the importance of Universal Design in creating homes that can accommodate virtually any household's needs.
        - For example, requiring a portion of units within multifamily development to follow Universal Design principles (form of inclusionary zoning) or encouraging Universal Design through design standards.
    - Participants referenced Madison House and The Kelsey as useful resources for case studies and best practices. Participants also mentioned the Prospect New Town (Longmont) and Holiday (Boulder) developments as examples of successfully curating community.

    - Participants recognized that available funding pools for each of these specific needs usually have differing, and often conflicting, requirements or regulations.
    - Participants noted that communities tend to be more accepting of senior housing than low-income affordable housing, even if the senior facilities are also subsidized.
- Participants noted the national trend towards single-family zoning elimination, citing this as a strategy to consider.
    - Participants also recommended that the Town provide a suite of pre-approved ADU designs, to help make this kind of infill development more feasible for property owners. This concept could also be applied to other housing types.
    - Participants noted the challenges and barriers that HOAs contribute to allowing new housing types in existing single-family neighborhoods.
- Participants noted the importance of a clear, predictable, and efficient entitlement process, and commended Superior staff for their hard work and accessibility when it comes to navigating affordable housing development locally.
- Participants noted that a lot of people have previously taken a risk by living with roommates to keep costs down (technically in violation of cap regulations on unrelated households – 3 people in Superior).
    - Participants noted that increasing or removing this cap would be a worthwhile strategy to increase opportunity and reduce the risk of eviction.[8]

Draft Strategy Prioritization (housing strategy open house events, strategy surveys) – The following tables illustrate residents' priority preferences for draft housing strategies, which are grouped by three overarching goals: 1) Increase housing choices for people, 2) Support and promote local and regional affordable housing efforts, and 3) Remove housing barriers for people who often encounter them. In general, participants were more supportive of strategies to support reduce housing barriers (Goal 3), and less supportive of strategies to support affordable housing efforts. Support for strategies related to providing more housing choice overall was mixed.

[8] As noted above, residential occupancy limits are now prohibited by State Law.

1. Increase Housing Choices for People									
Draft Strategy	**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. (I.e., municipal code structure, etc.)	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
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)	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 such as Proposition 123.	52	13%	48	12%	100	26%	291	74%	-191

2. Support and Promote Local and Regional Affordable Housing Efforts									
Draft Strategy	**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 Strategy	**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

3. Remove Housing Barriers for People Who Often Encounter Them									
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
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

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

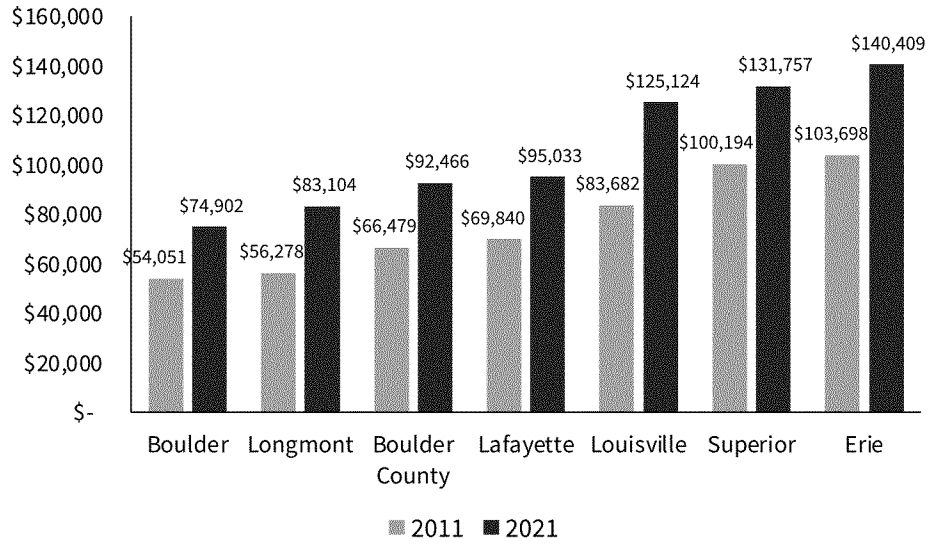
The ability of a household to acquire adequate housing is related to household income, whether earned or from other sources. Household income is oftentimes the crucial factor in evaluating the size and type of housing available for any given household. Household income can vary greatly across many demographic 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



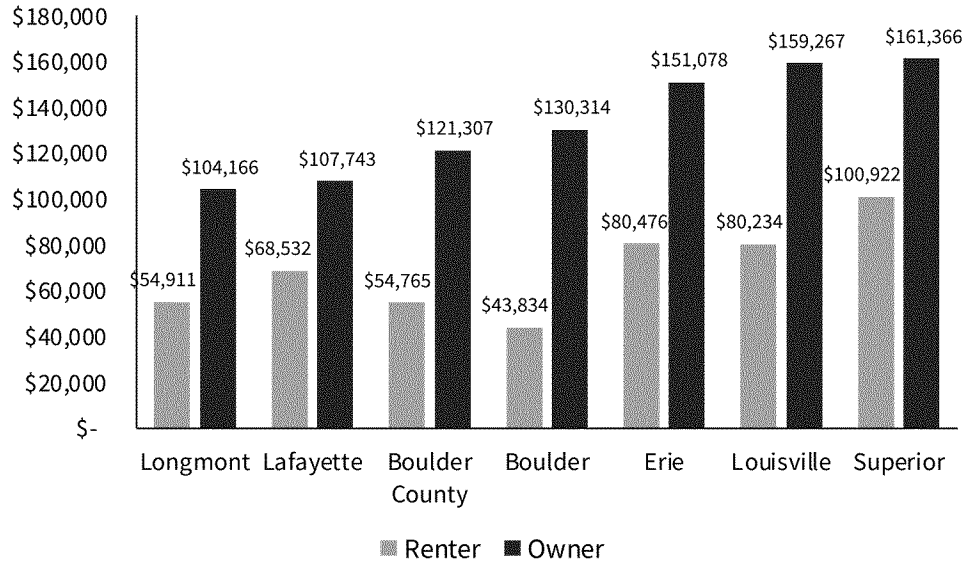
2.1.2 Renter Median Household Income vs Owner Median Household Income, 2021

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

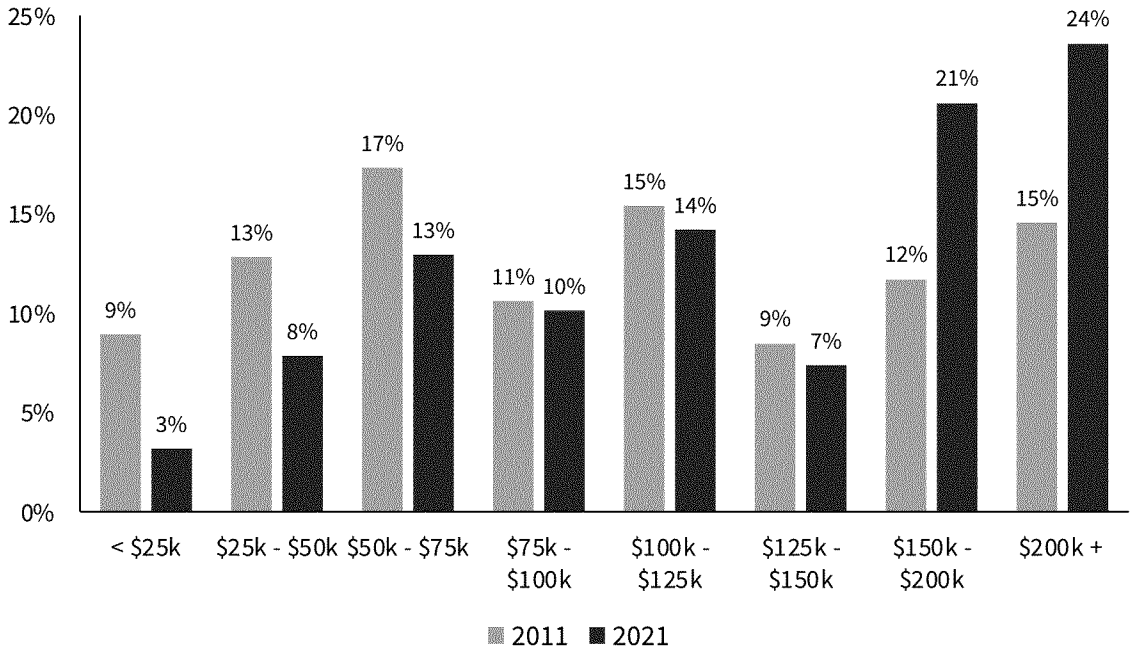


2.1.3 Household Income Distribution in Superior, 2011 and 2021

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.

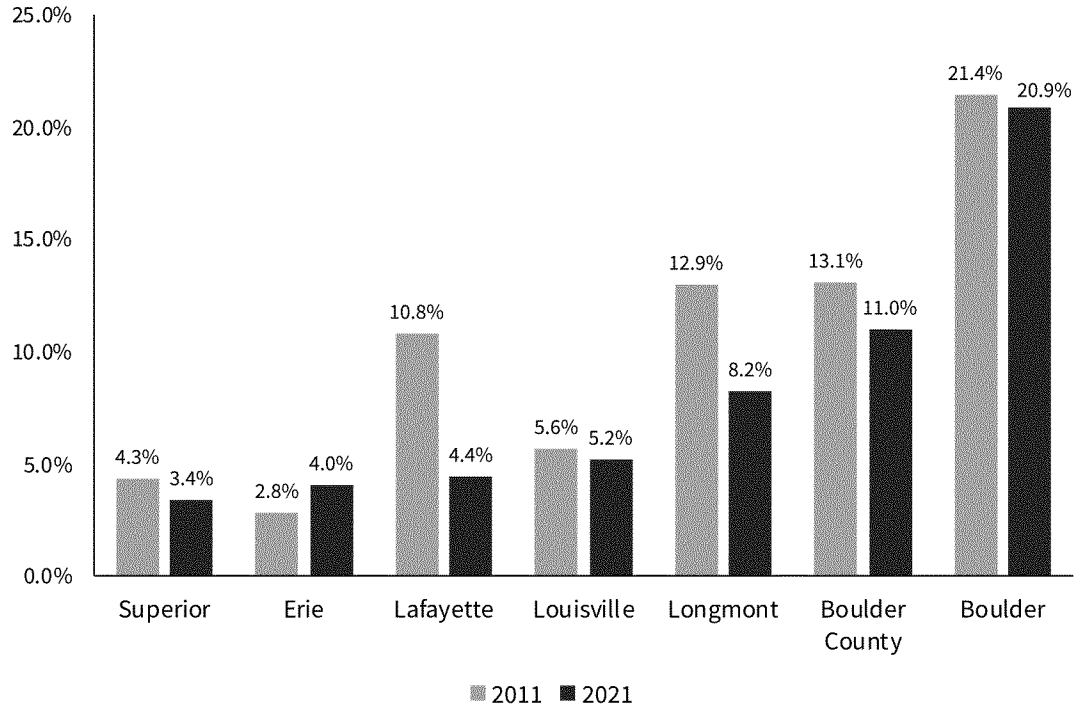
2.1.4 Poverty Rate

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)

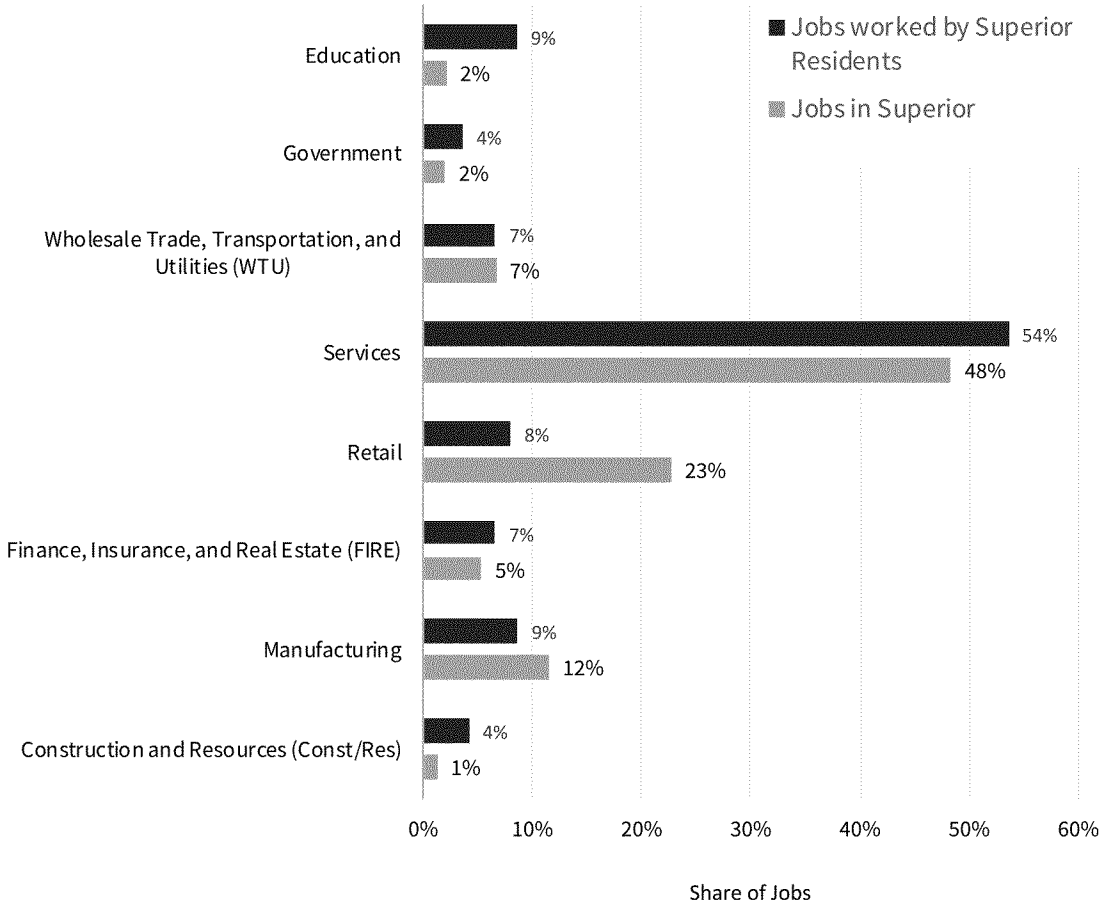
Industry	2010		2020		Percent Change
	Number	Percent	Number	Percent	2010-2020
Goods Producing	**74**	**4%**	**343**	**13%**	**364%**
Construction and Resources (Const/Res)	23	1%	34	1%	48%
Manufacturing	51	3%	309	12%	506%
Services Producing	**1,705**	**96%**	**2,338**	**87%**	**37%**
Finance, Insurance, 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

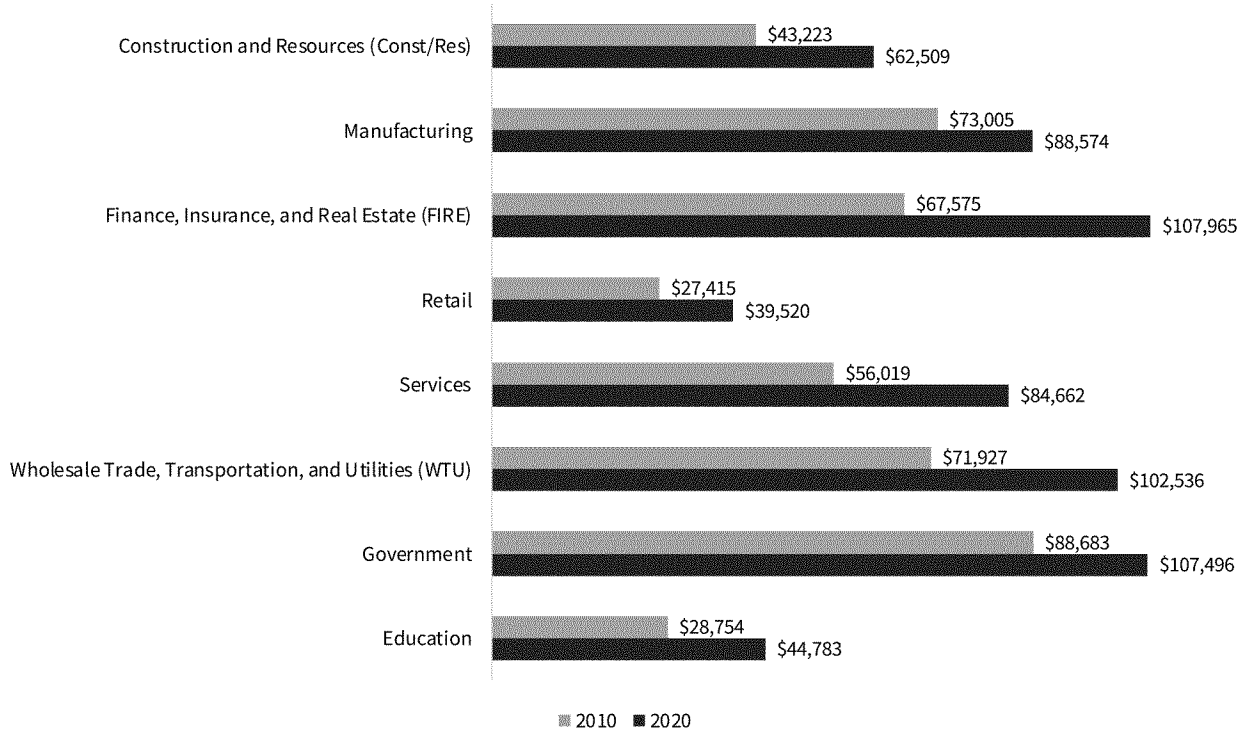
Industry	2010		2020		Percent Change
	Number	Percent	Number	Percent	2010-2020
Goods Producing	**20,173**	**16%**	**26,300**	**17%**	**30%**
Construction and Resources (Const/Res)	4,971	4%	6,186	4%	24%
Manufacturing	15,202	12%	20,114	13%	32%
Services Producing	**108,098**	**84%**	**125,442**	**83%**	**16%**
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

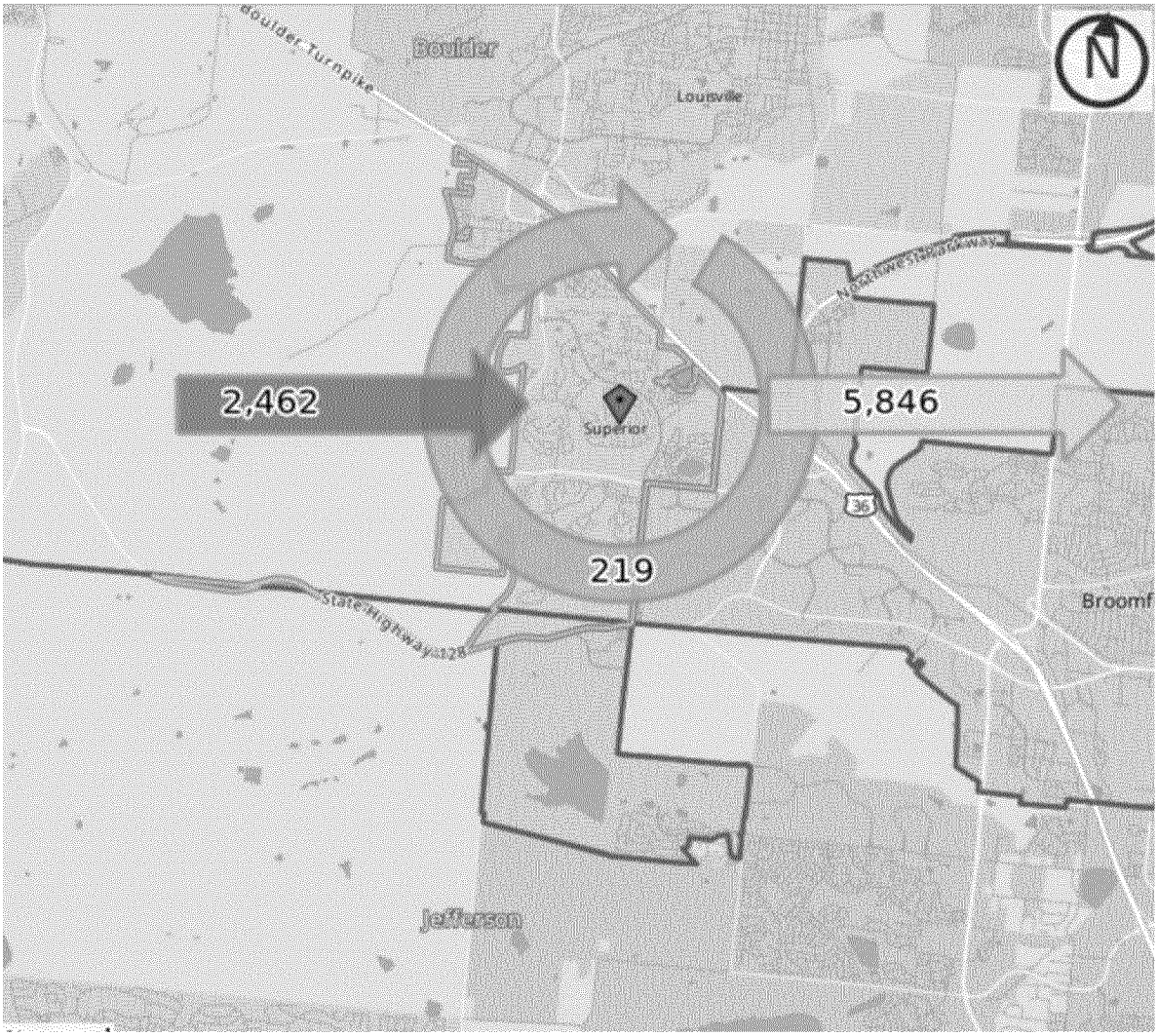
According to the Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employer Statistics (LODES) program, 2,462 of the 2,681 jobs located in Superior (92 percent) are held by commuters coming in from outside of the town. The other 219 jobs (8 percent) are held by residents 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

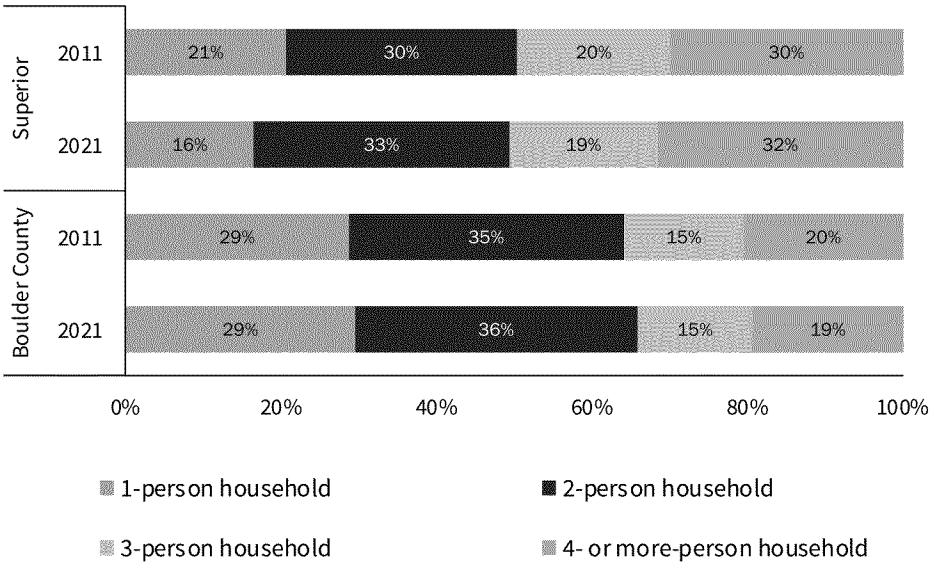
3.1.3 Household Size

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

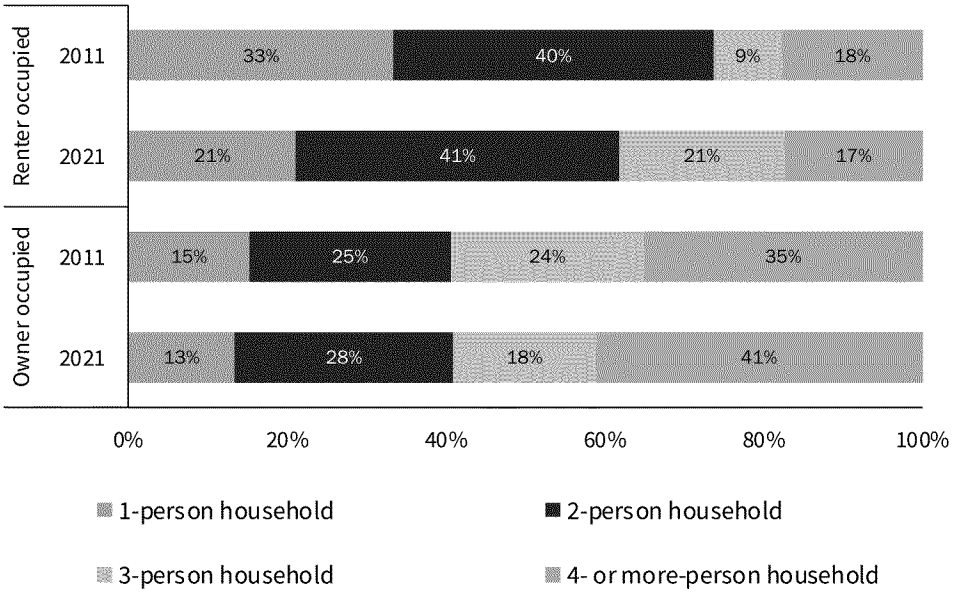
Source: American Community Survey (ACS) 2011 and 2021 5-year estimates



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

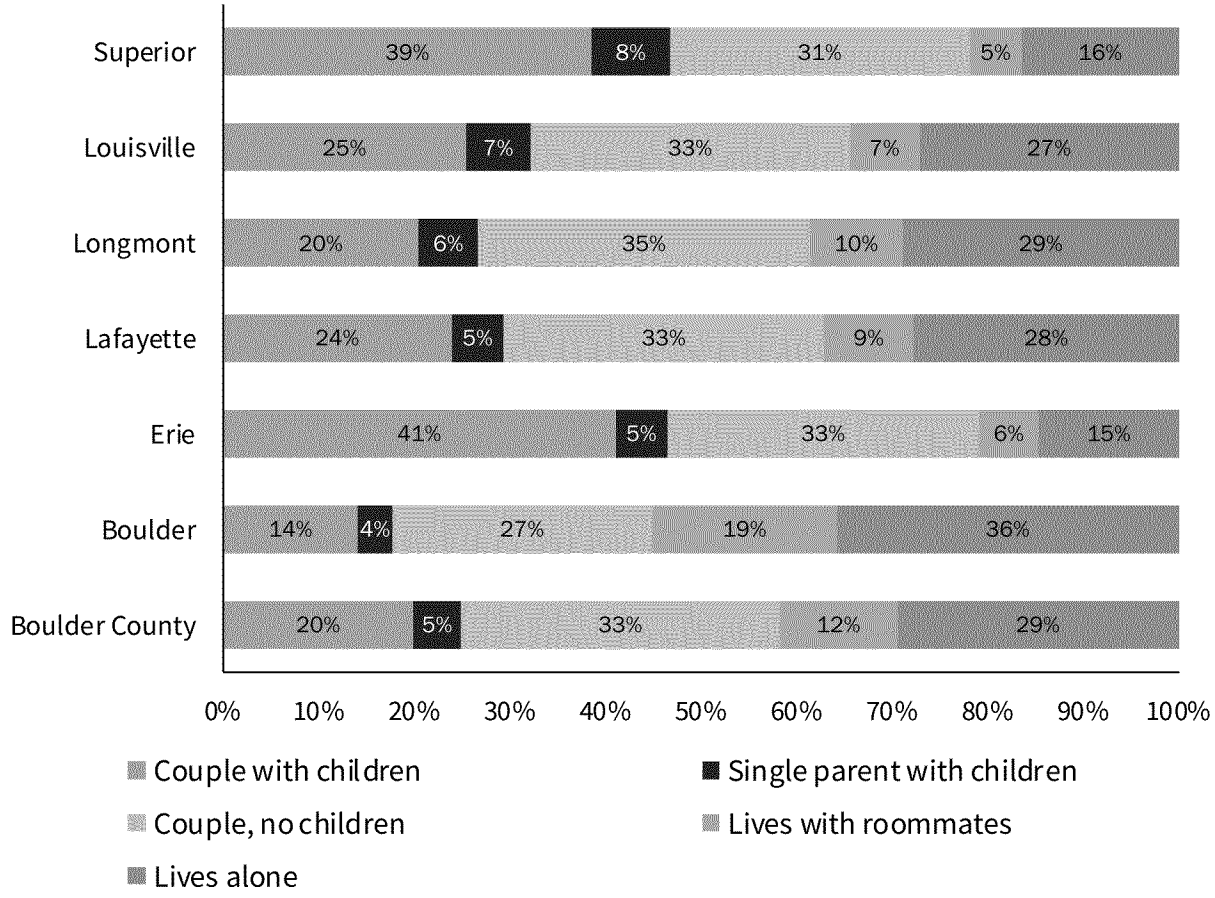


3.1.4 Living Arrangement

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

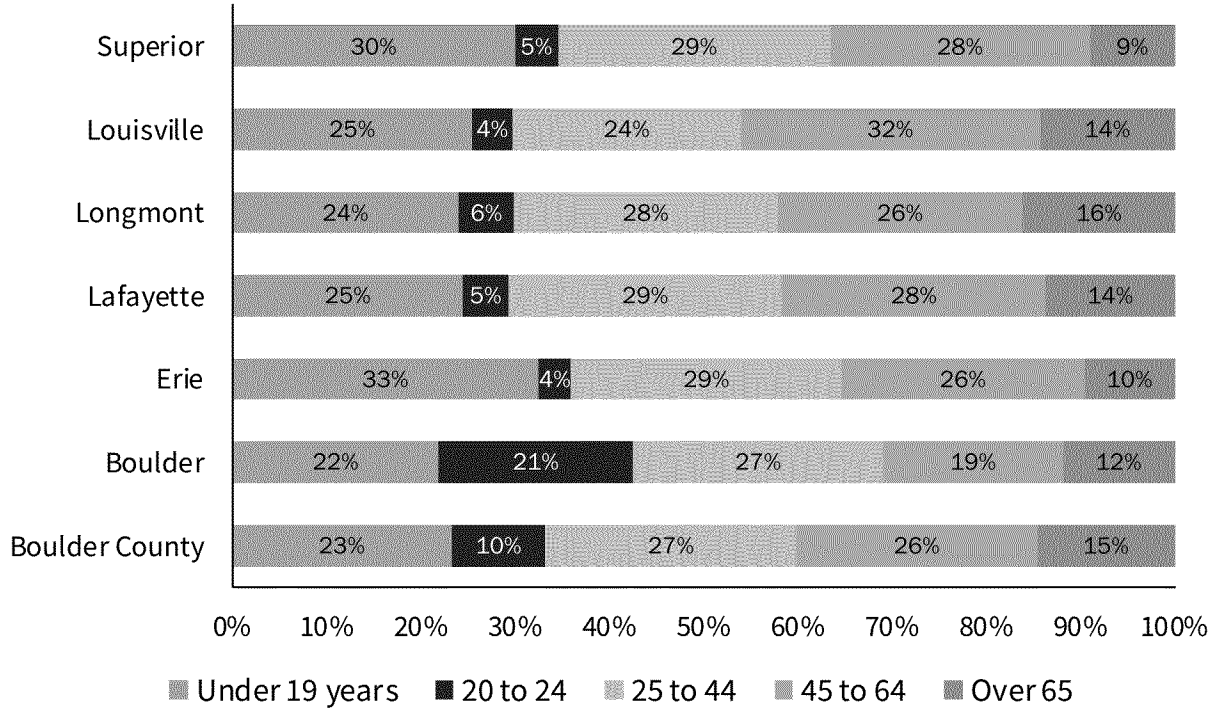


Exhibit 18 below shows how Superior's age distribution has changed over time. Seniors aged 65 years and older experienced the fastest growth since 2011—increasing by 246 percent. This notable increase in the population aged 65 years and older suggests that Superior is experiencing a substantial aging 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

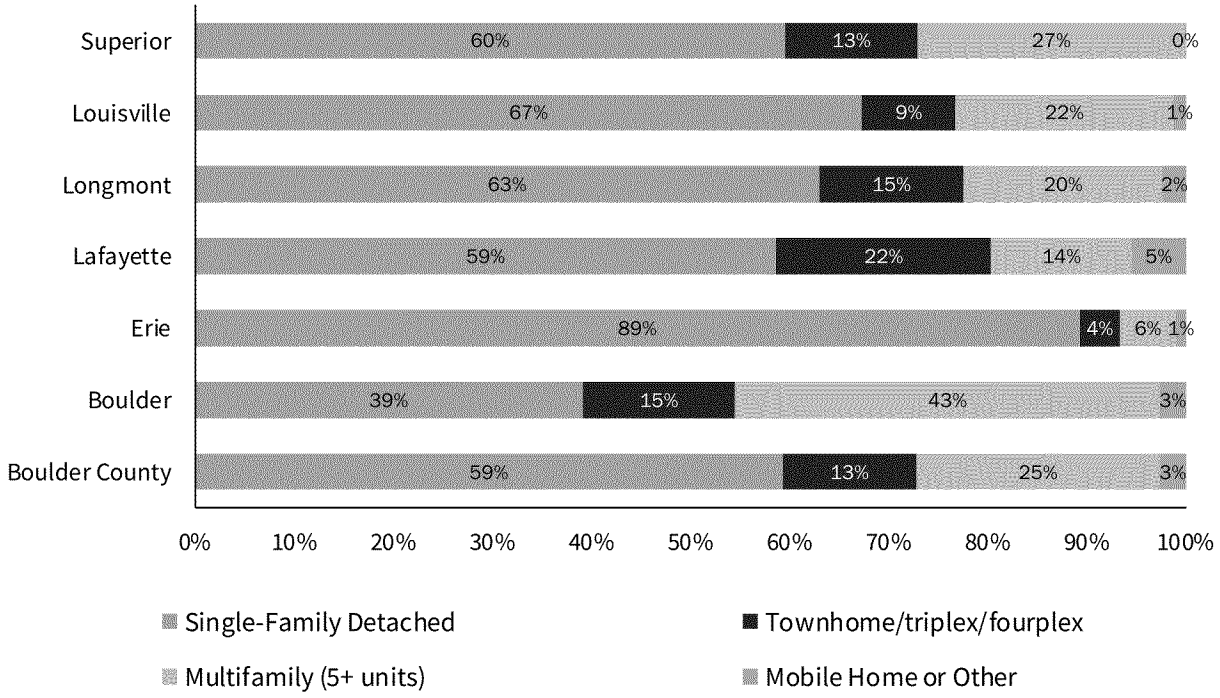
	2011	2021	# Change	AAGR
Housing Units	4,597	4,790	193	0.41%

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.

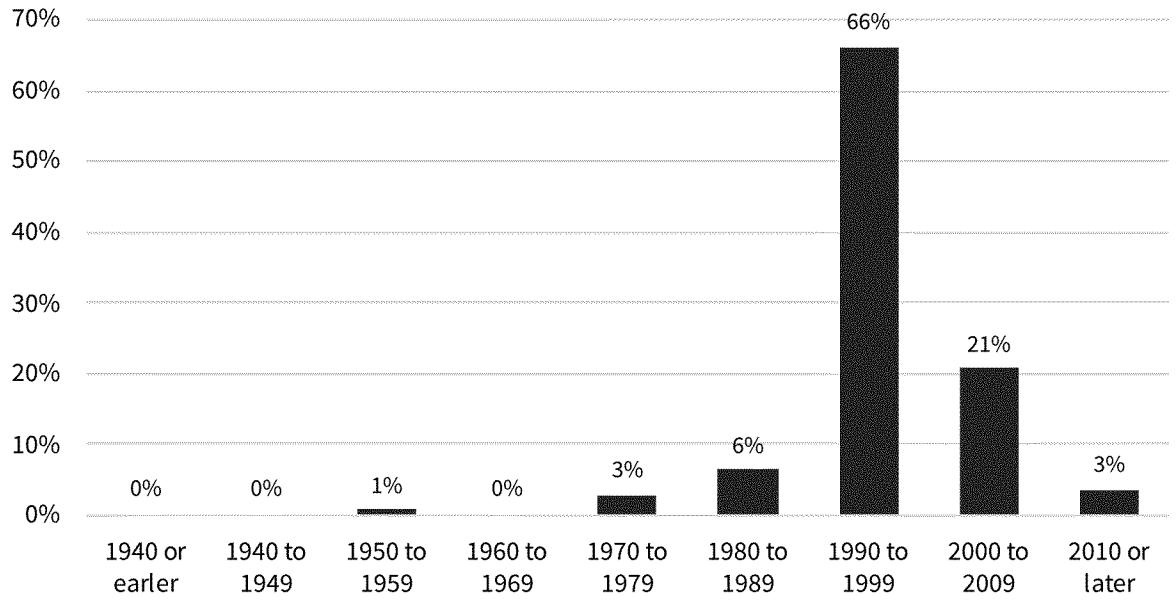
The majority of Superior's current housing units—more than 90 percent—were built in the last 30 years. Most of the housing inventory was built in the 1990s with the development of the Rock Creek Ranch area and expansion of the town boundaries to include the 1,570-acre subdivision.[1] Most of homes older 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



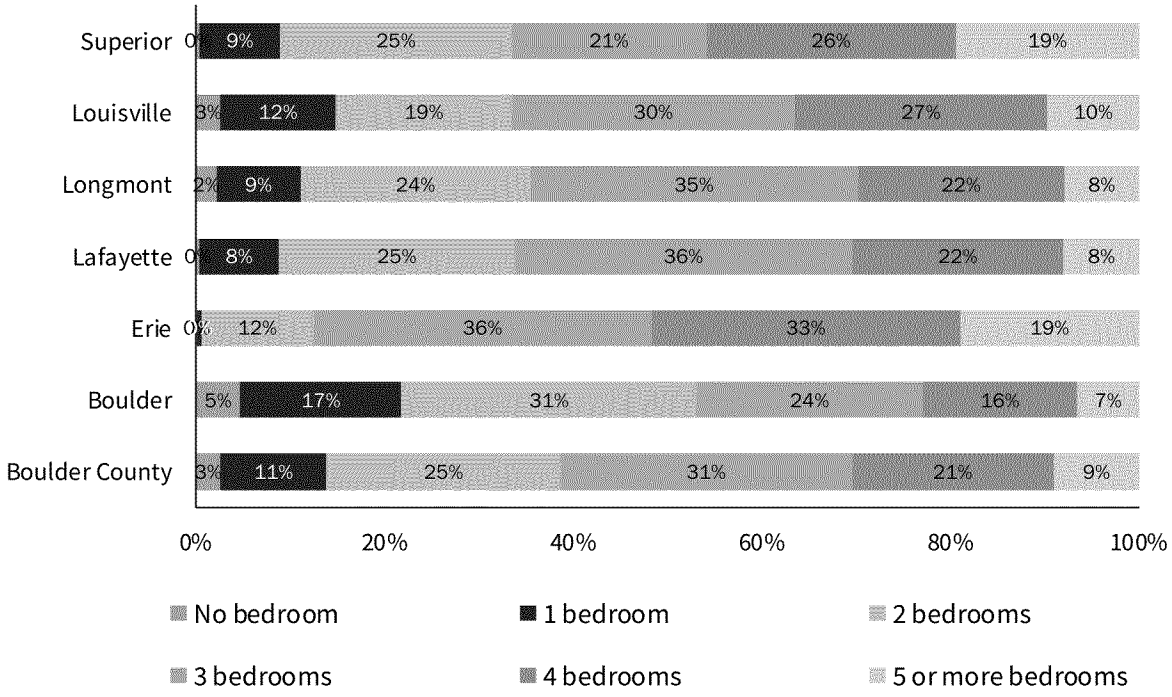
4.2.3 Number of Bedrooms

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



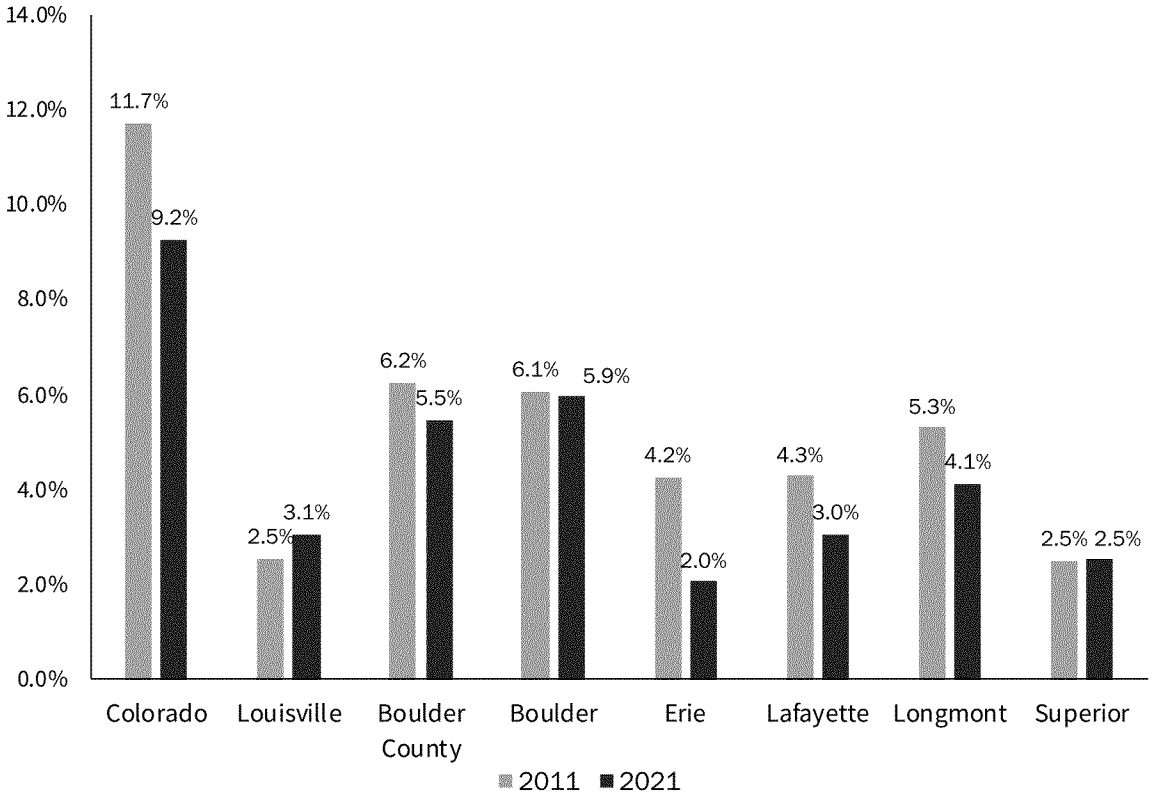
4.2.4 Overall Housing Vacancy, 2011-2021

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	

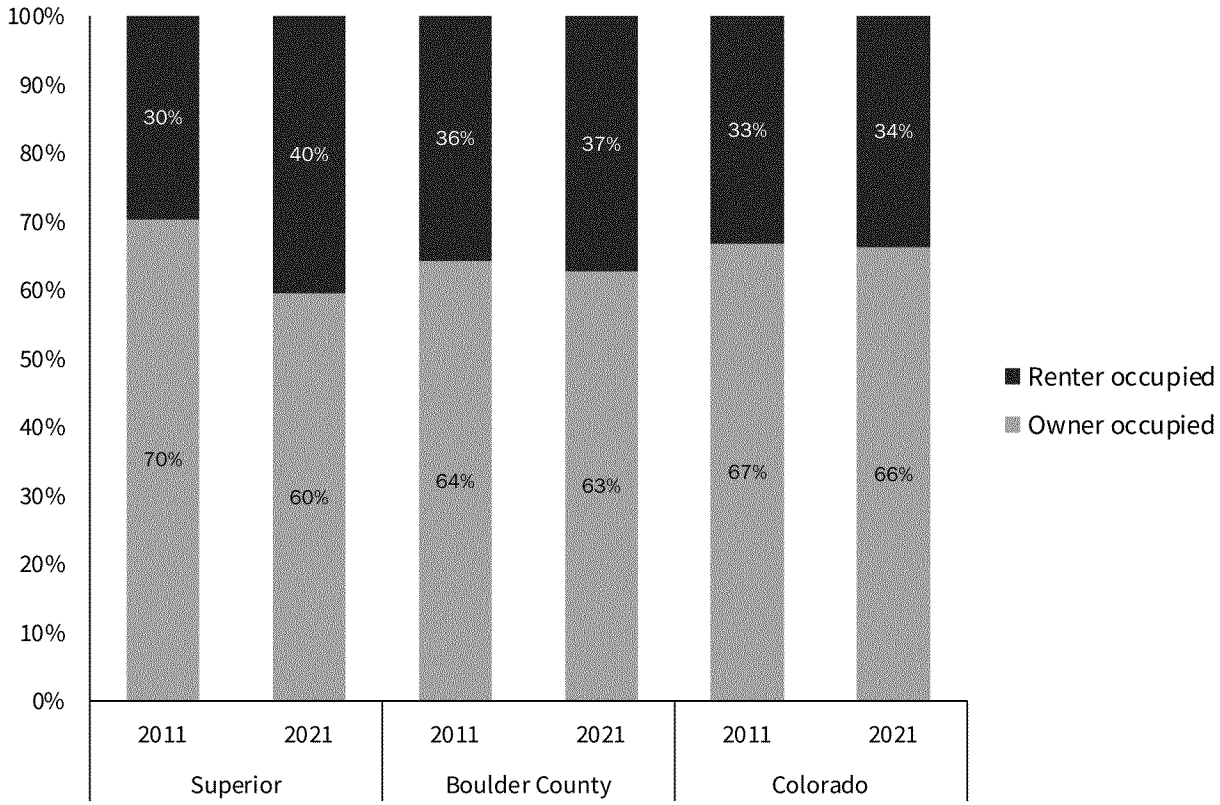
4.2.6 Housing Tenure (Owner vs Renter)

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

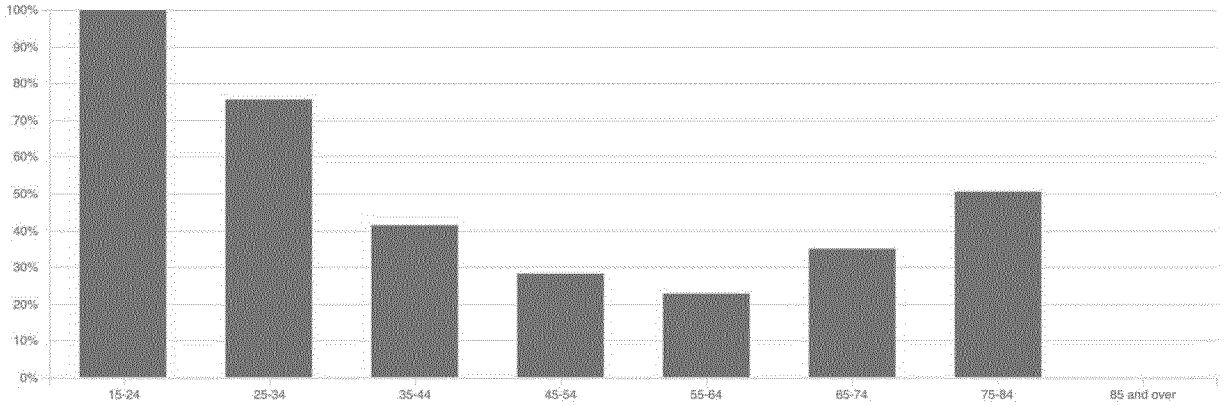
Source: American Community Survey (ACS) 2011 and 2021 5-year estimates



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

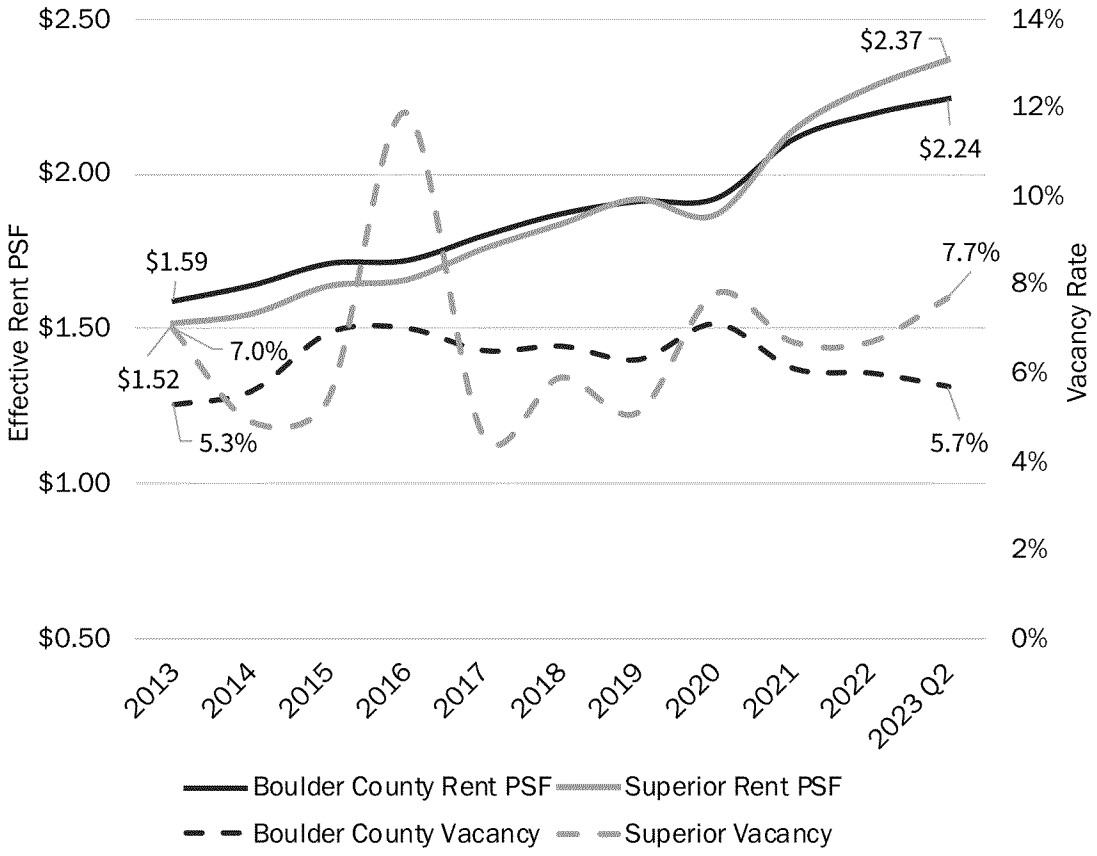


Exhibit 30 shows apartment deliveries and net absorption in Superior. Apartment deliveries refer to the new units built in the market, while net absorption refers to the difference between the number of units leased and the number of units vacated during a specific period. Since 2013, there have been 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

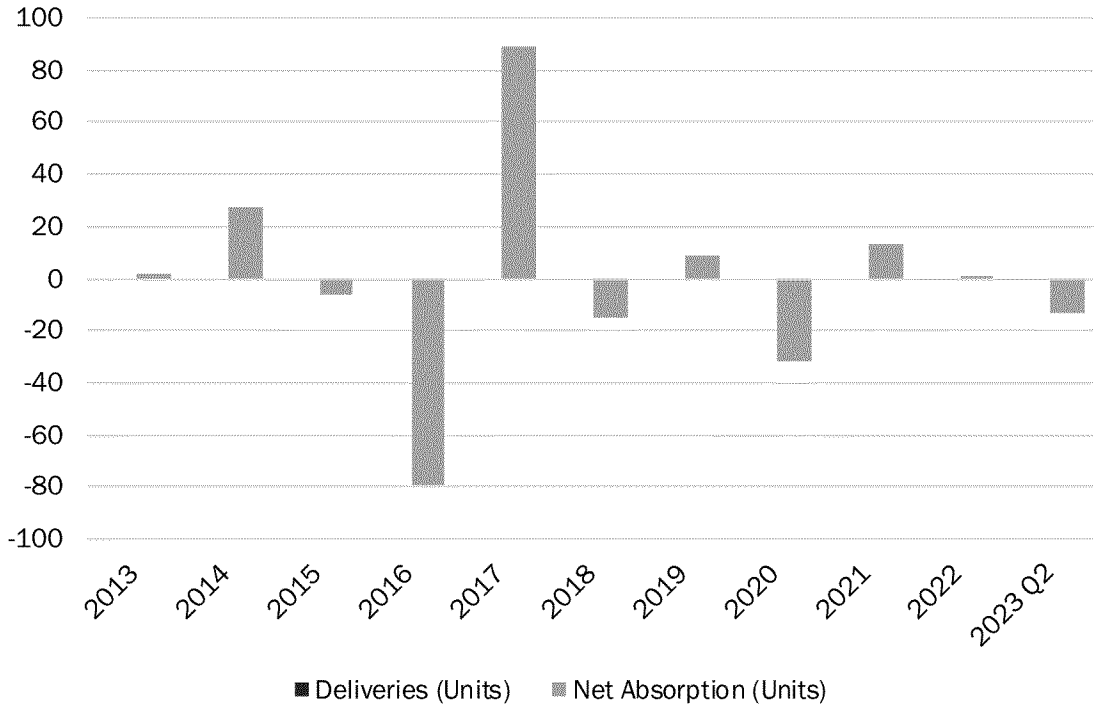
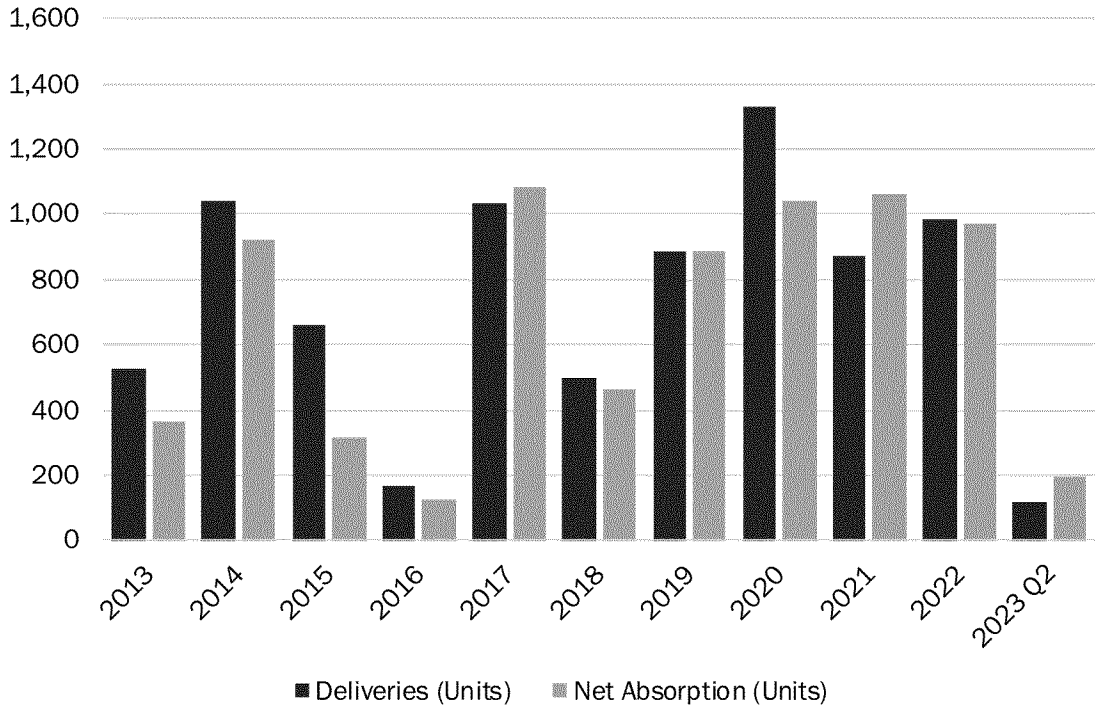


Exhibit 31. Apartment Deliveries and Net Absorption, Boulder County, 2013-2023 Q2

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.

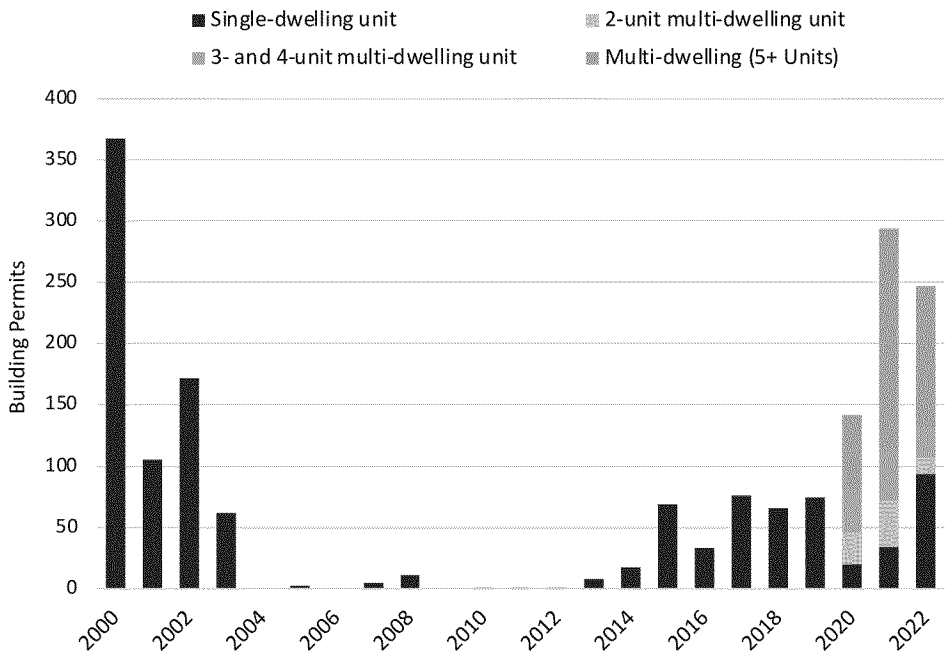
4.4.1 Building Permits

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

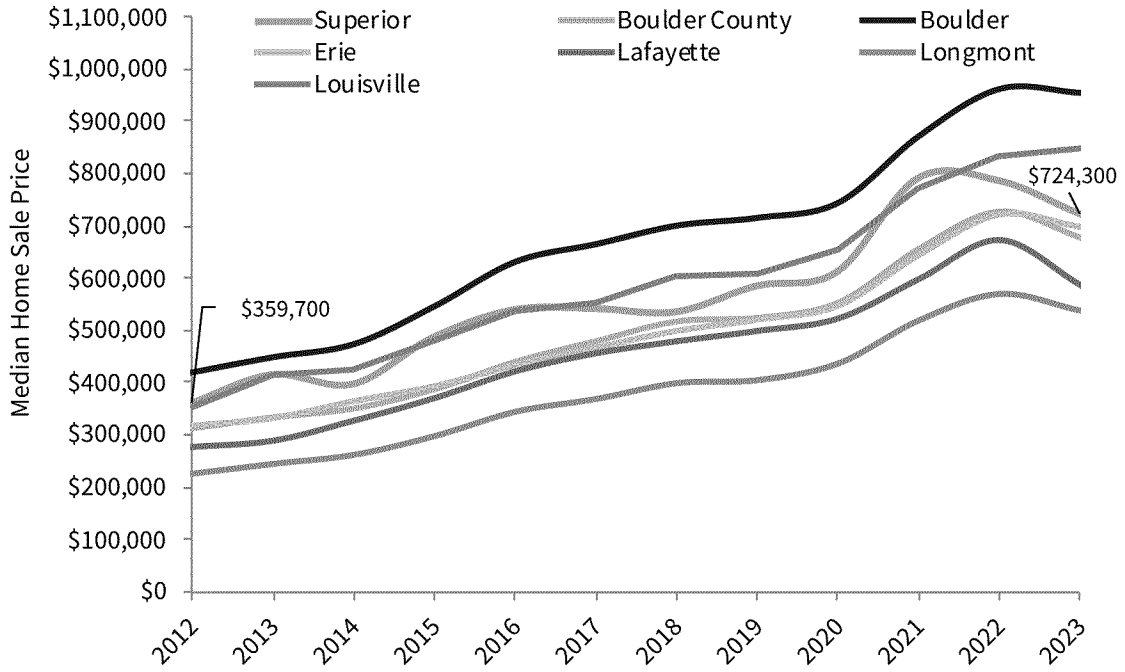


Exhibit 34 shows that the median sale price of a home has increased in all comparison cities since 2012, with the most significant increase in Louisville (139 percent), followed by Longmont (137 percent) and Boulder (127 percent). Compared to the comparison cities, Superior's housing market experienced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

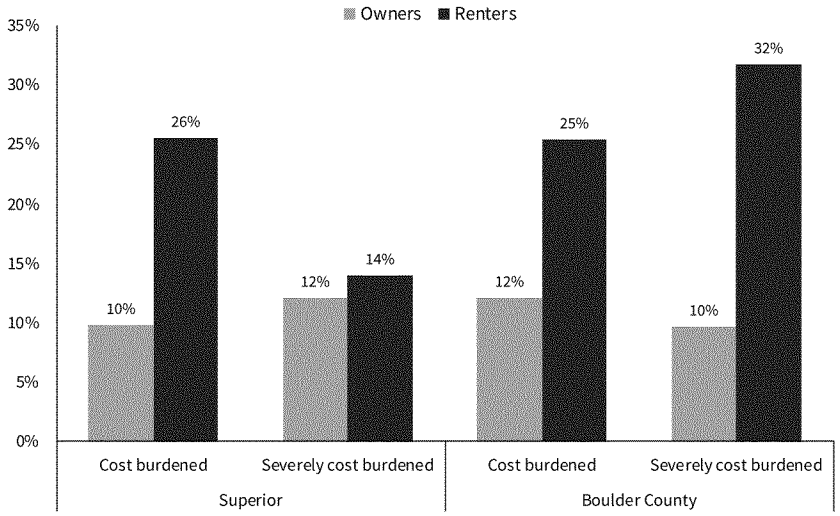
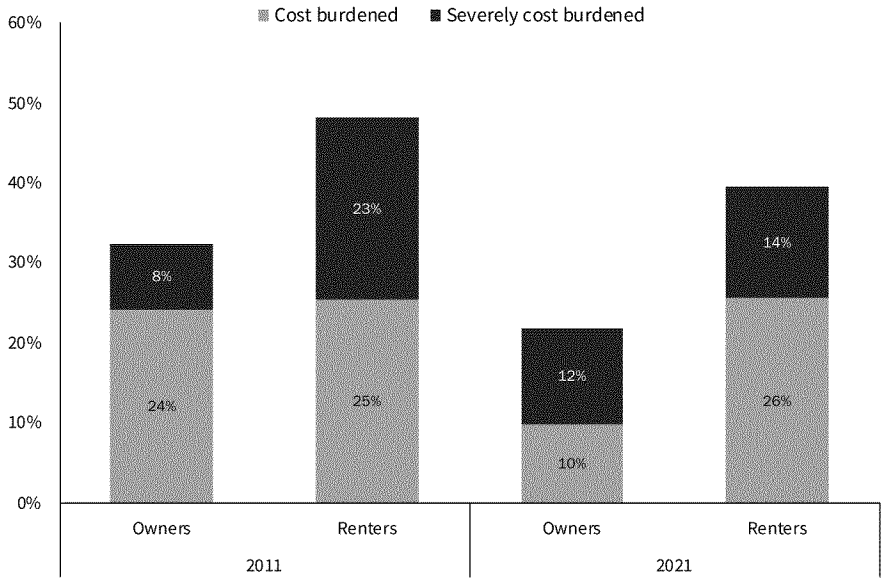


Exhibit 37 below shows how cost burden has changed over time in Superior. Generally, in 2021, fewer households in Superior were cost burdened compared to 2011. However, renter households remained the most susceptible to changing market conditions and were the most cost burdened in 2021. The fact that 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

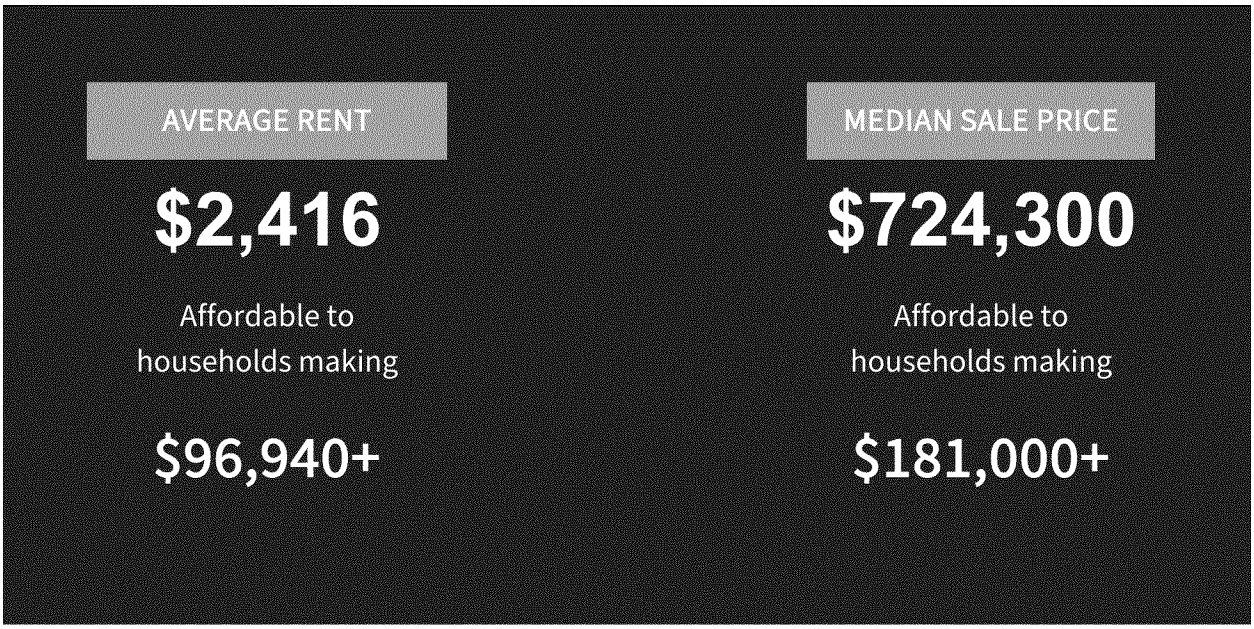


Exhibit 39 below illustrates housing affordability and the attainable monthly rent and home sale price based on household income. The median income for a family of four in Boulder County in 2023 is $144,100 (100% of area median income); this figure is based on HUD's calculation for Boulder County.

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

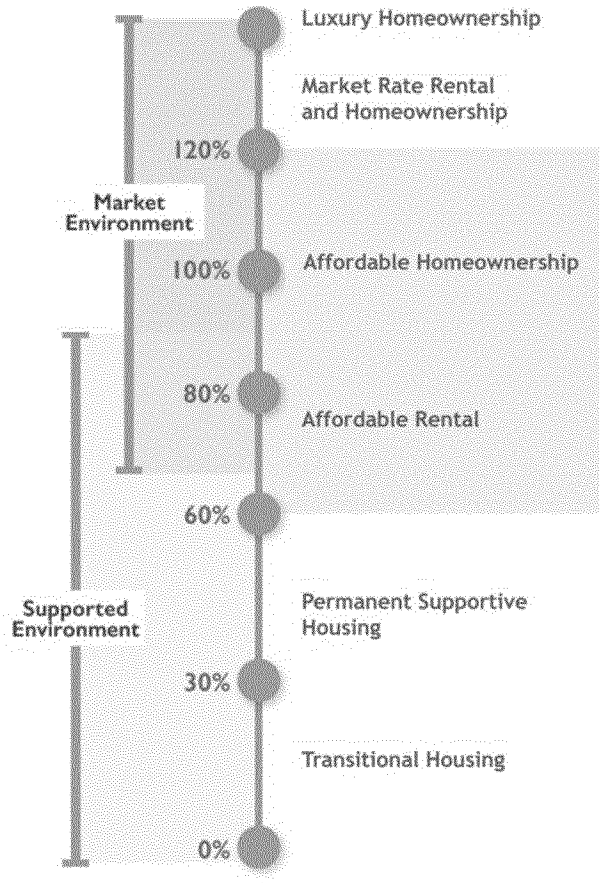
Accessory Dwelling Units. Any additional housing units would require change in land use codes, zoning, and Planned Development Amendments.

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

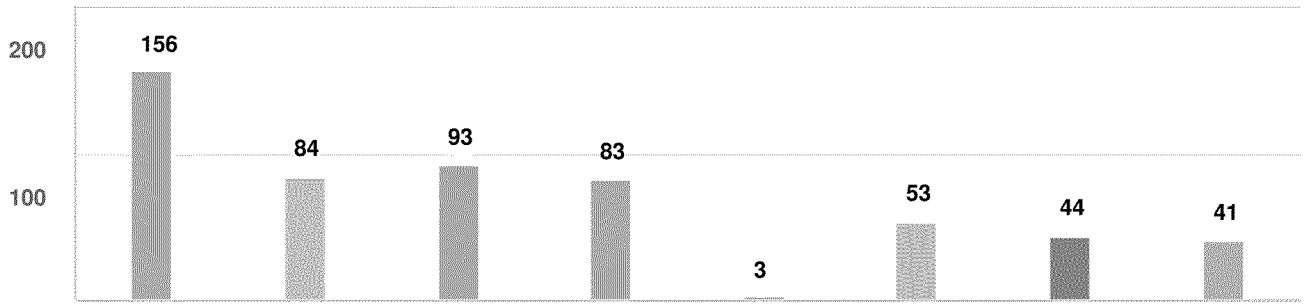
SURVEY RESPONSE REPORT
12 August 2019 - 01 July 2024

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)

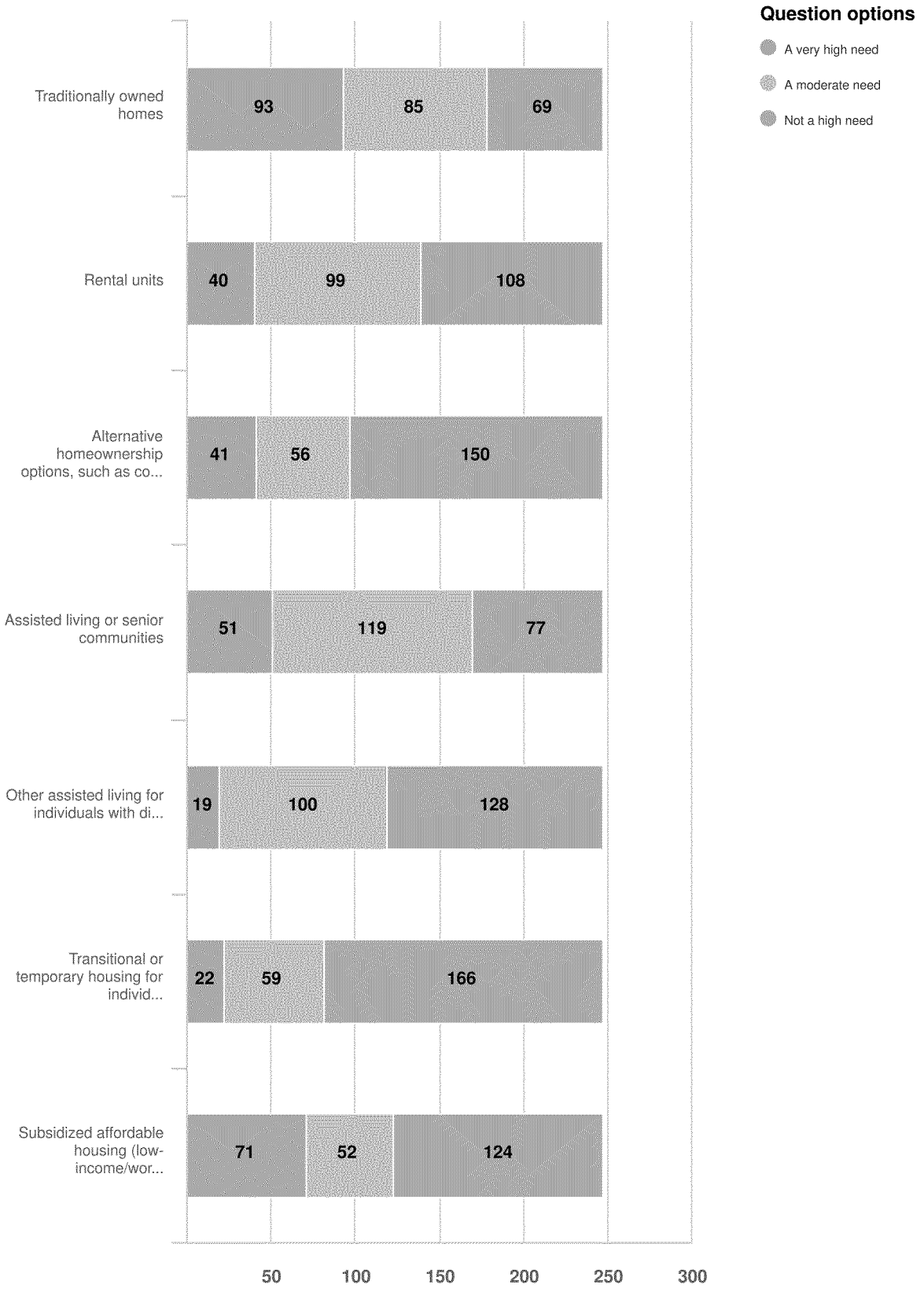


Question options

- 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)

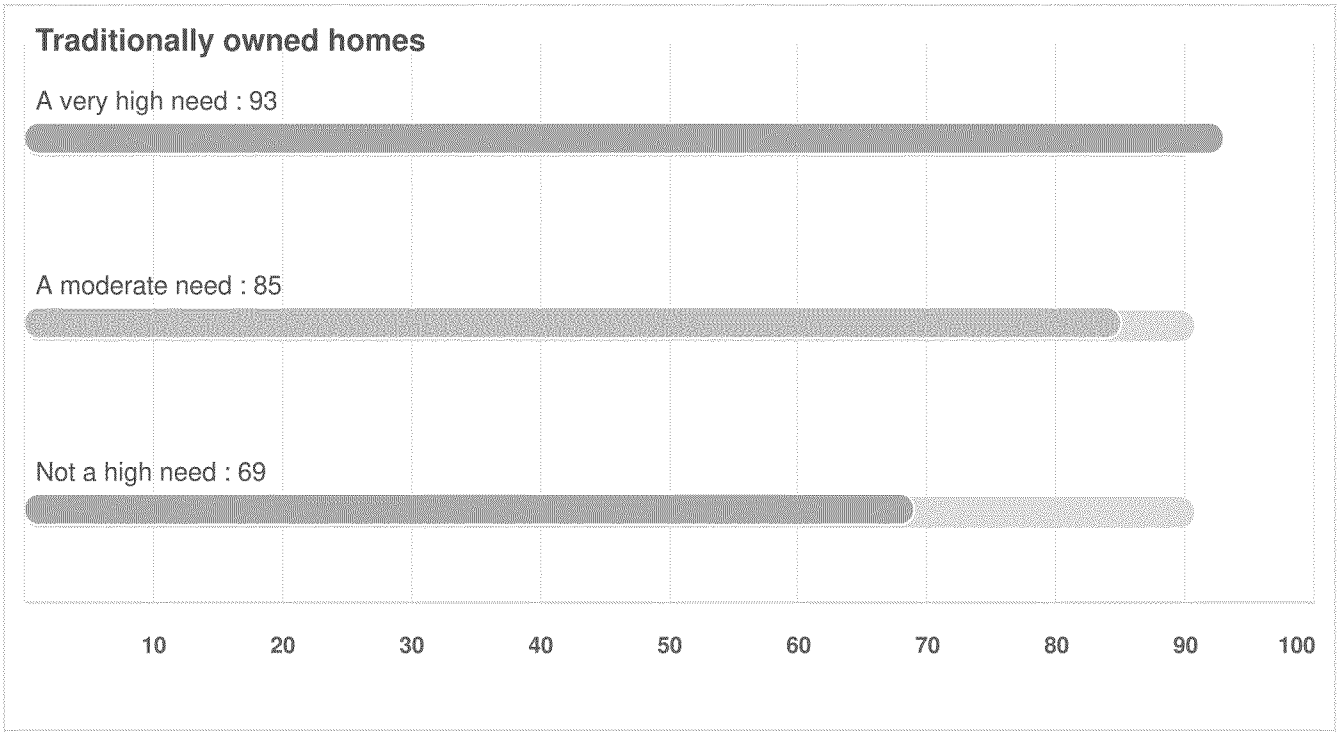
Mandatory Question (247 response(s))
Question type: Checkbox Question

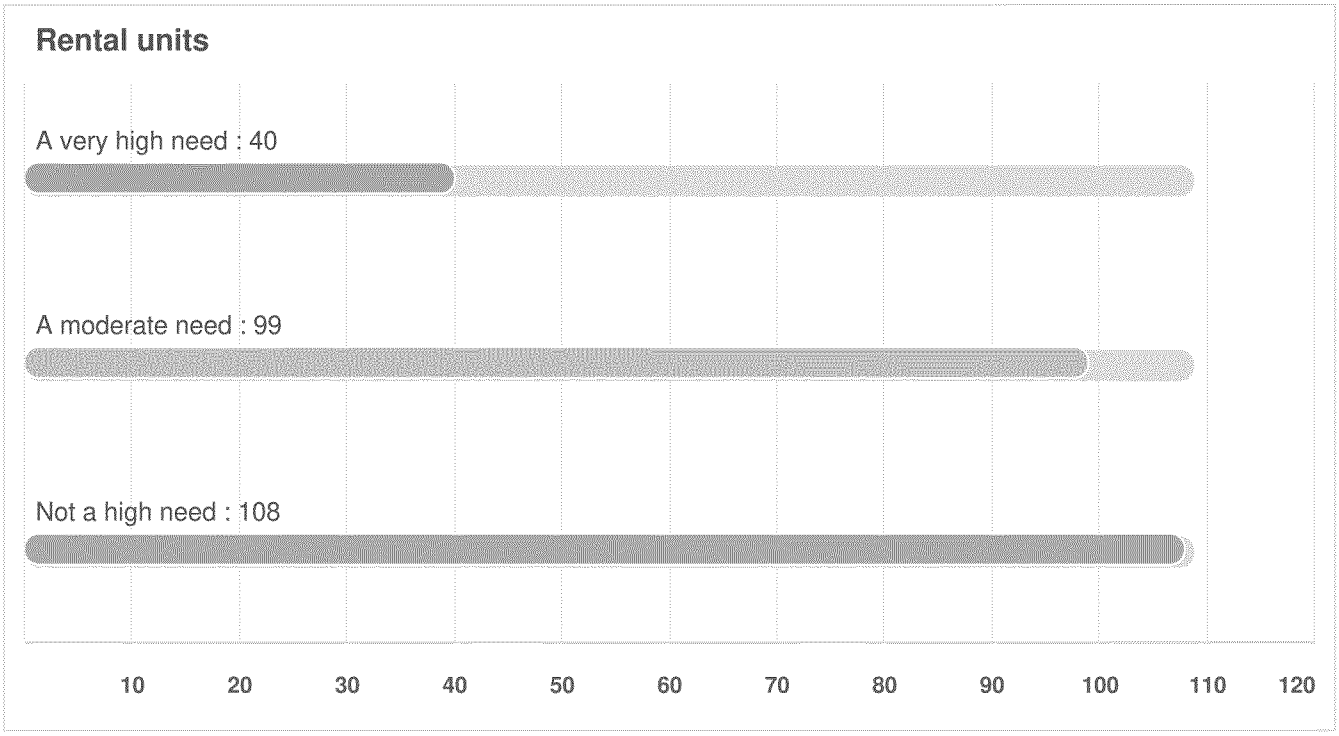
Q2 What types of housing ownership and management options do you think are most needed in the community? (indicate the level o...



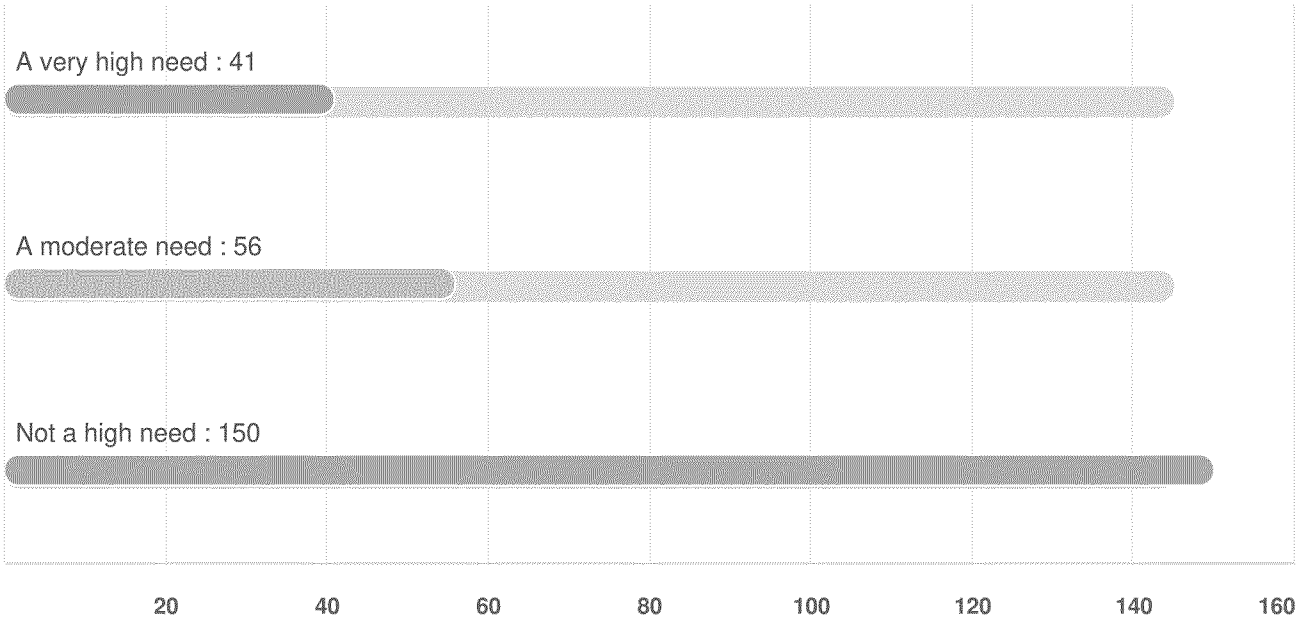
Mandatory Question (247 response(s))
Question type: Likert Question

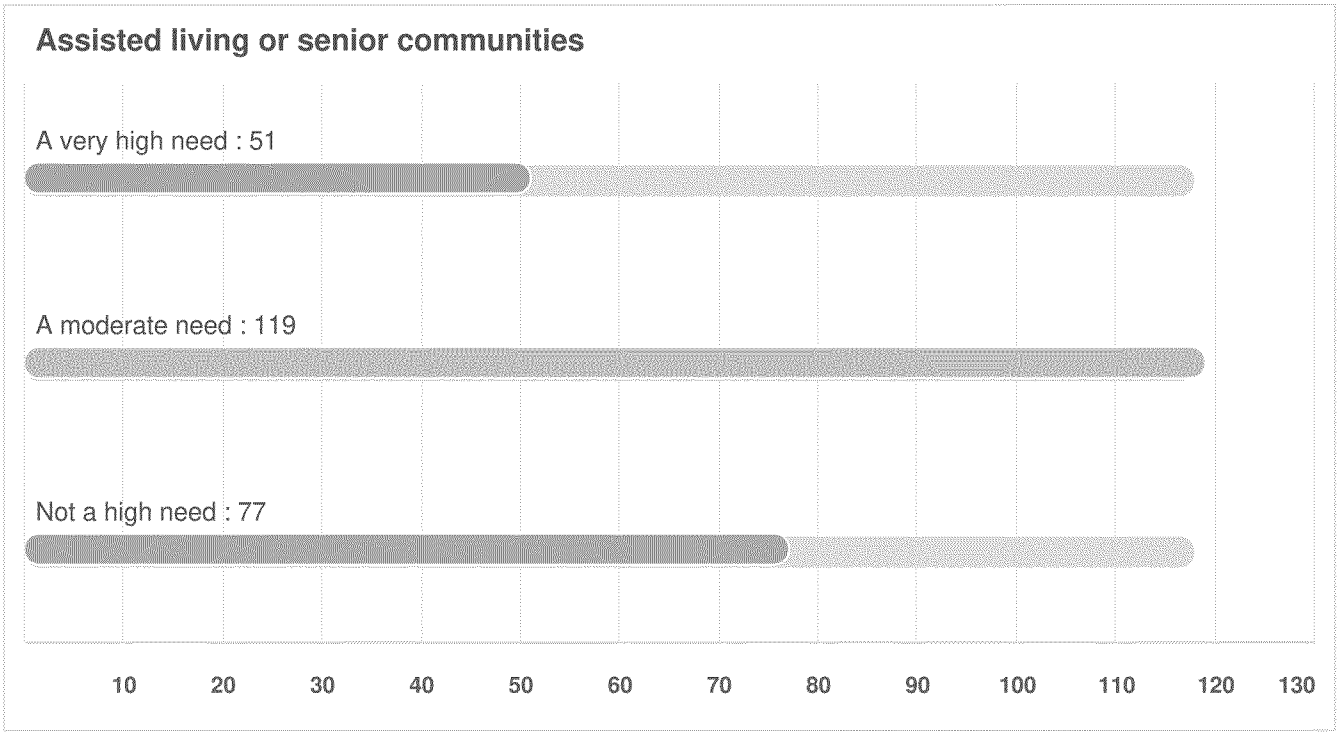
Q2 What types of housing ownership and management options do you think are most needed in the community? (indicate the level o...

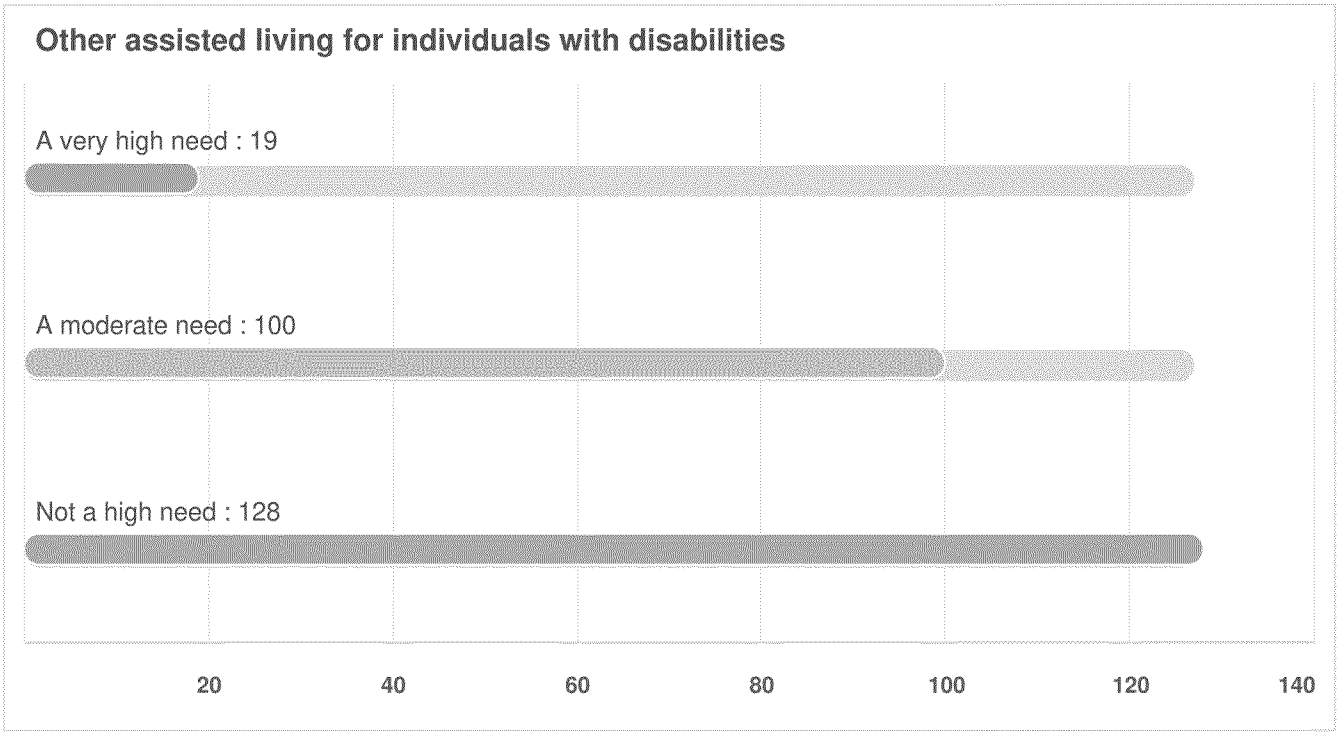



Rental units
A very high need : 40
A moderate need : 99
Not a high need : 108
10
20
30
40
50
60
70
80
90
100
110
120

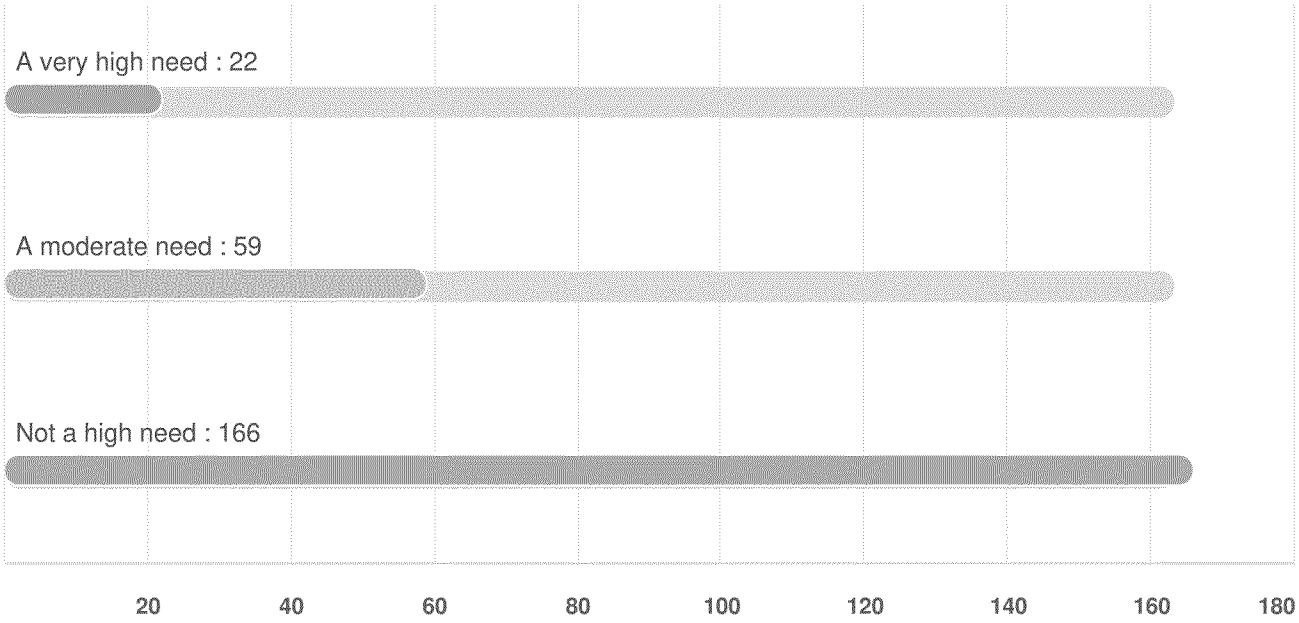
Alternative homeownership options, such as community land trusts and limited equity cooperatives (shared equity housing)

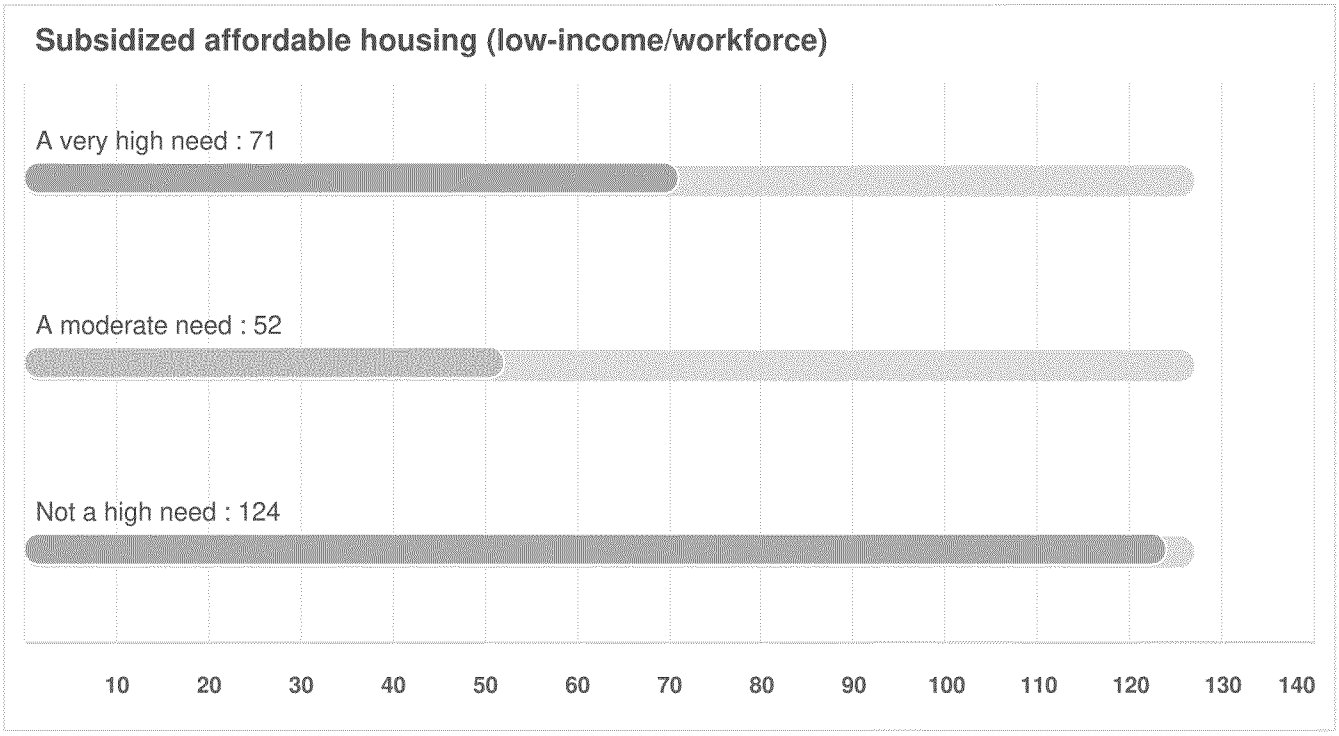



Assisted living or senior communities
A very high need : 51
A moderate need : 119
Not a high need : 77
10
20
30
40
50
60
70
80
90
100
110
120
130

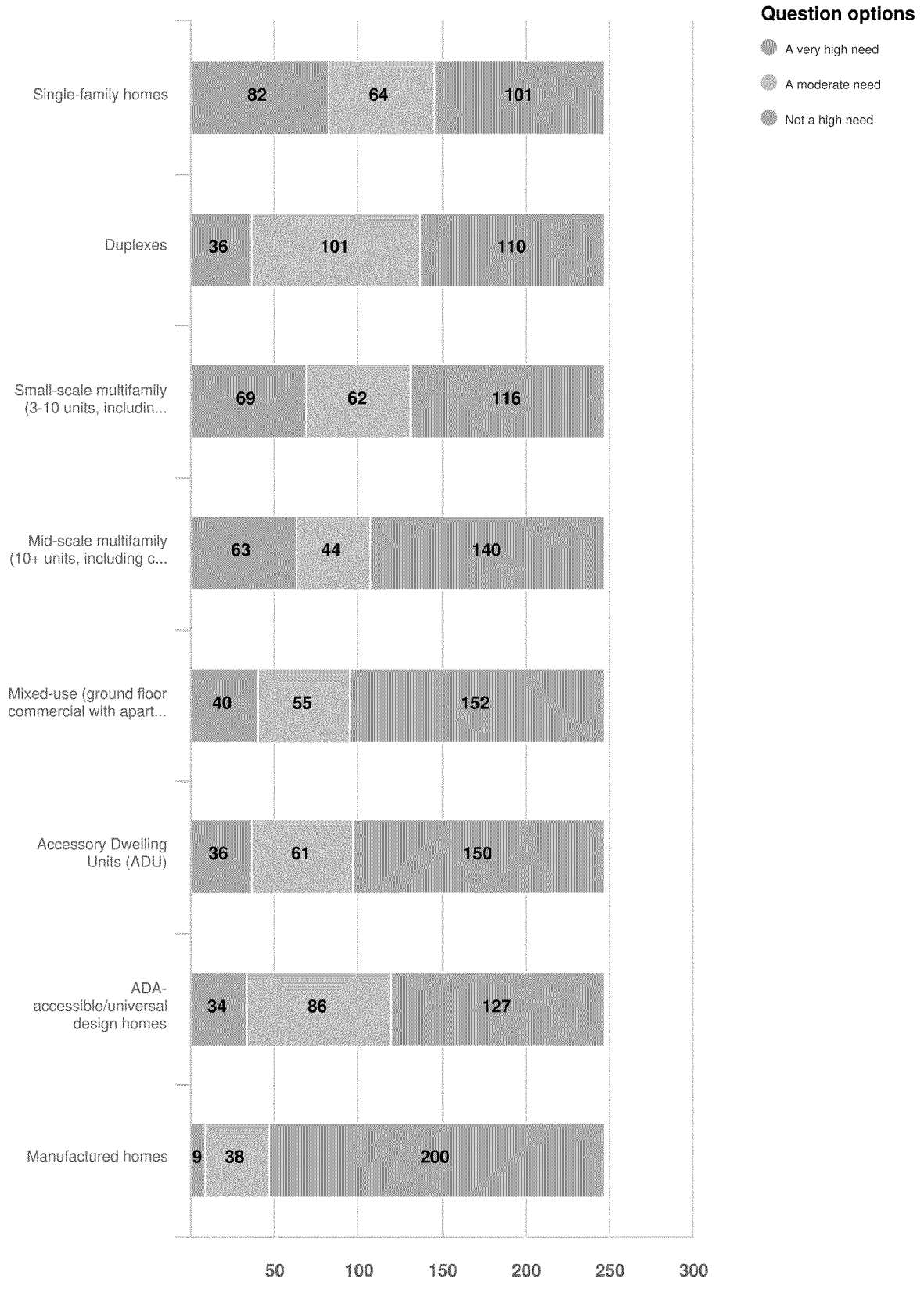

Other assisted living for individuals with disabilities
A very high need : 19
A moderate need : 100
Not a high need : 128
20
40
60
80
100
120
140

Transitional or temporary housing for individuals experiencing hardship and homelessness



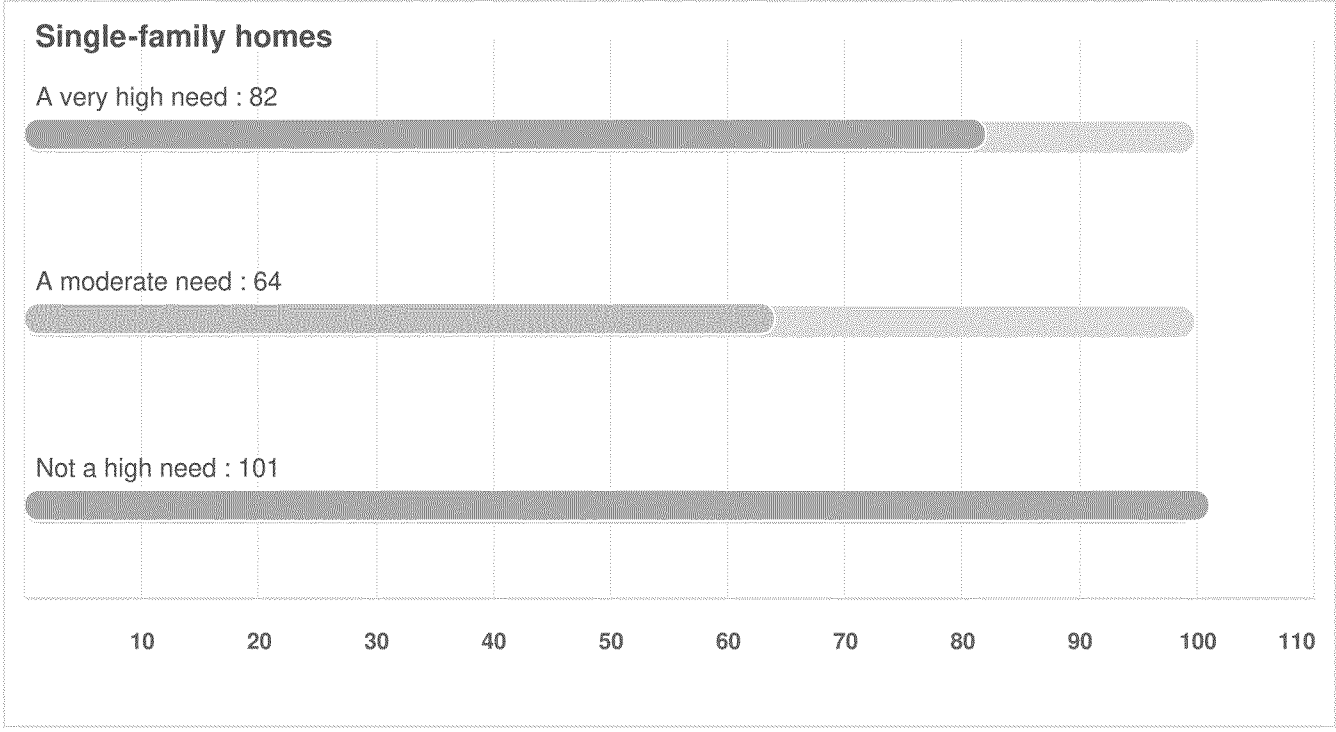

Subsidized affordable housing (low-income/workforce)
A very high need : 71
A moderate need : 52
Not a high need : 124
10
20
30
40
50
60
70
80
90
100
110
120
130
140

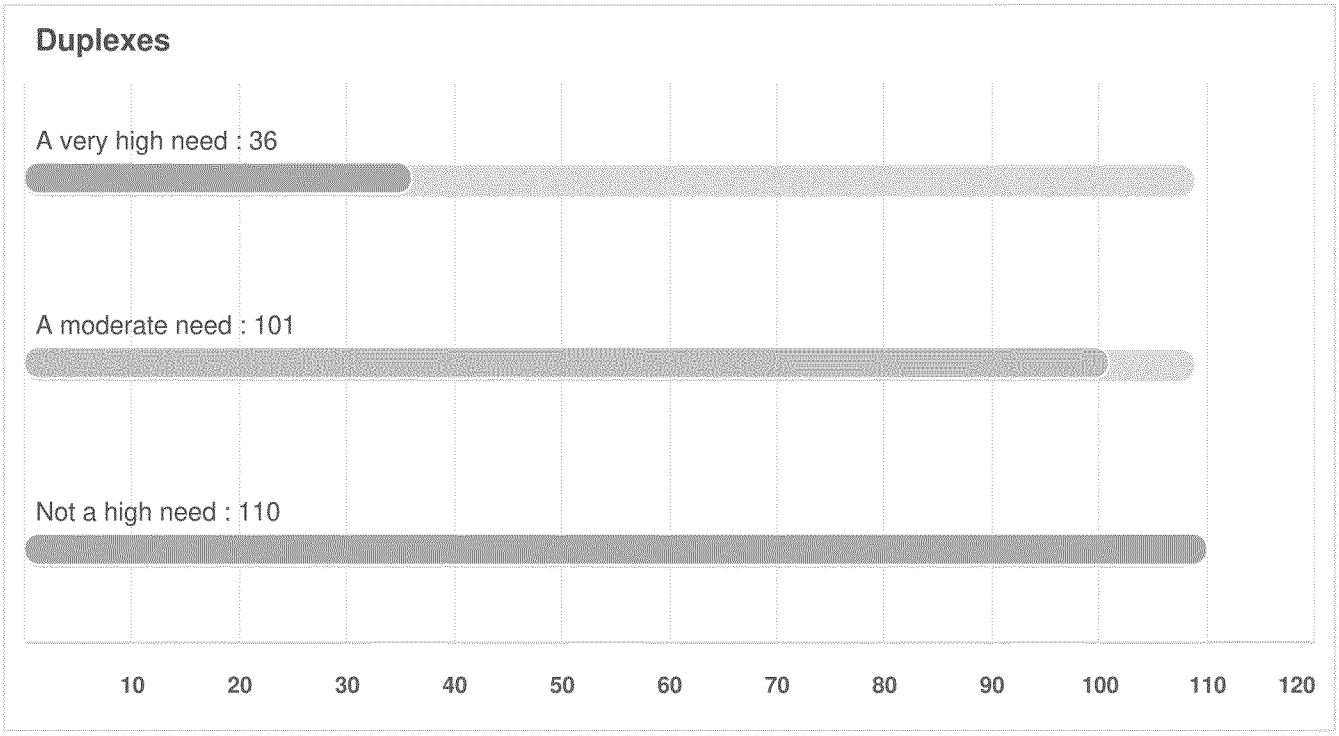
Q3 What types of housing structure options do you think are most needed in the community? (indicate the level of need for each...



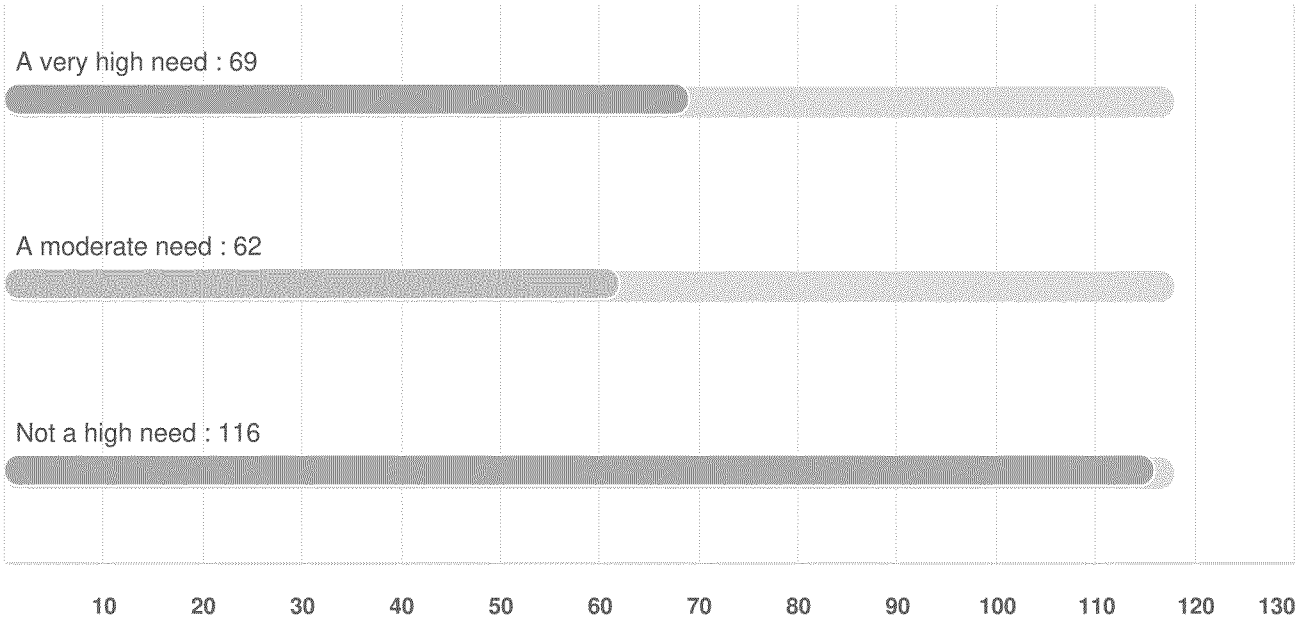
Mandatory Question (247 response(s))
Question type: Likert Question

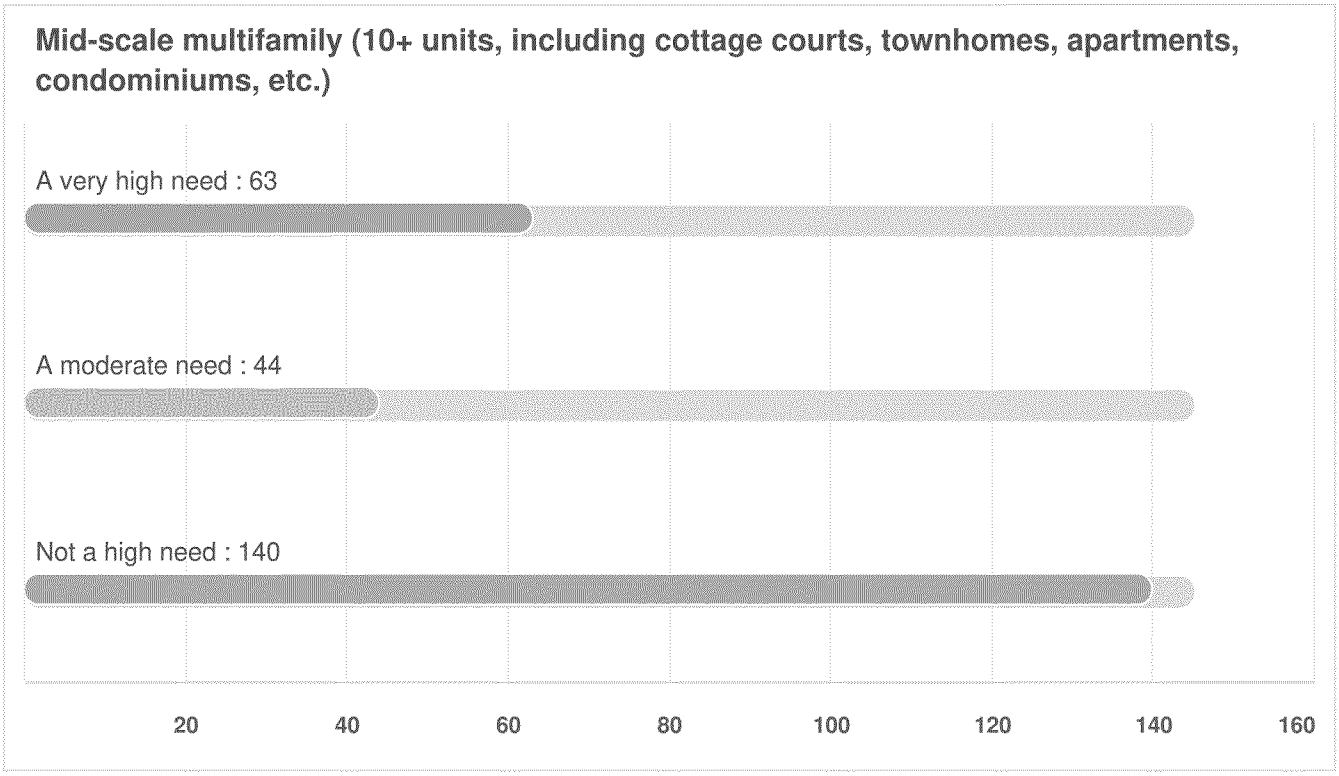
Q3 What types of housing structure options do you think are most needed in the community? (indicate the level of need for each...

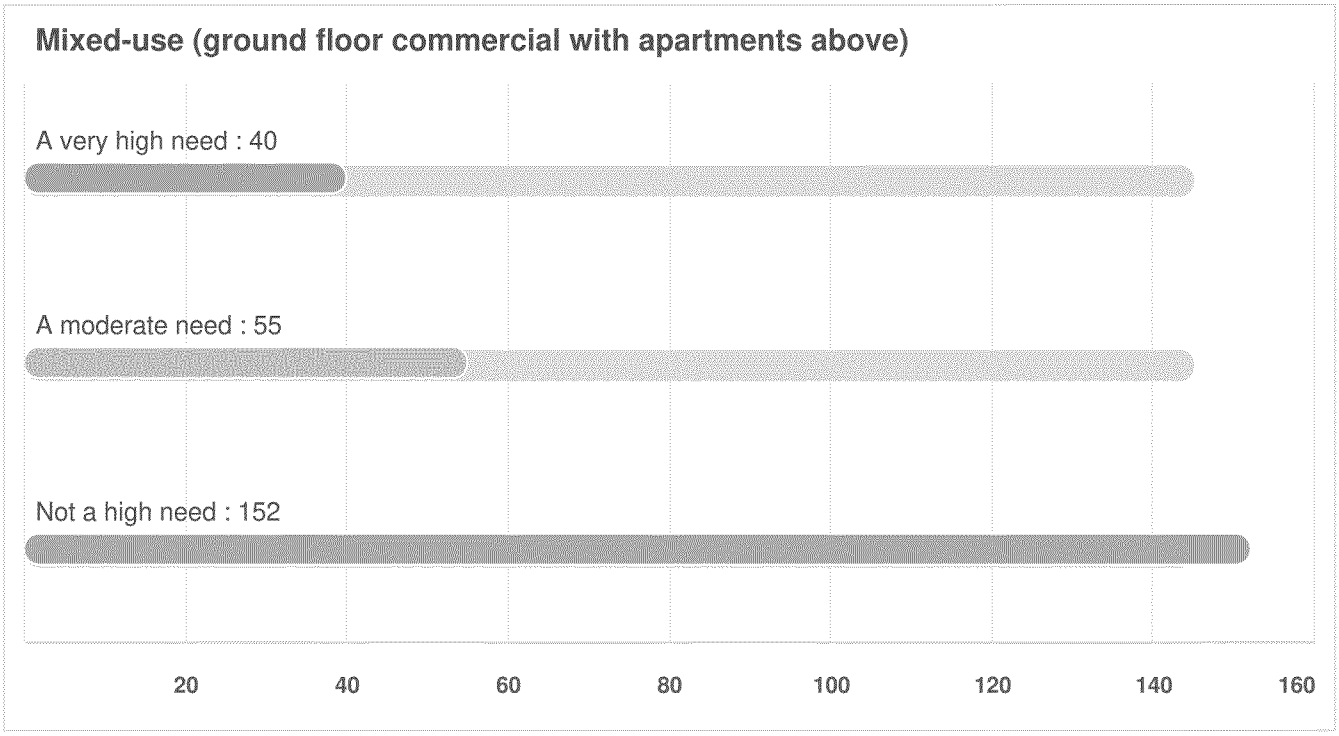


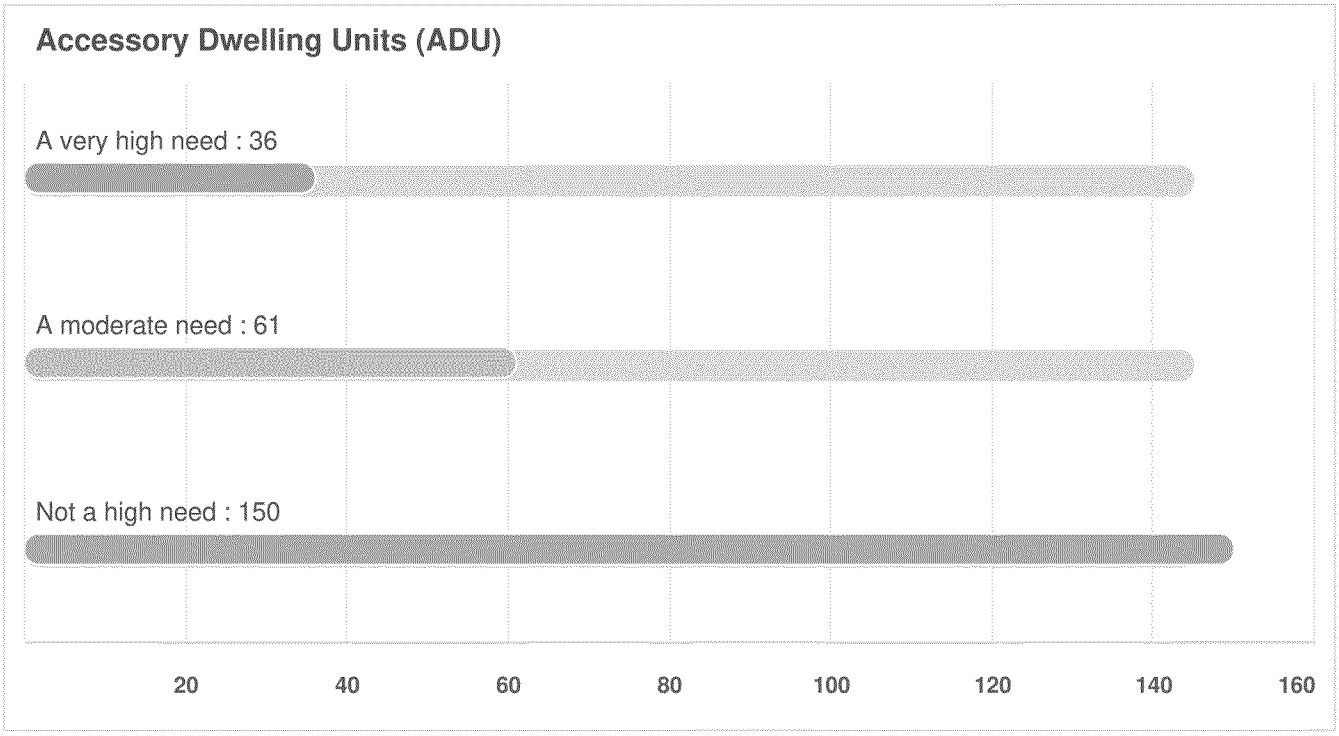

Duplexes
A very high need : 36
A moderate need : 101
Not a high need : 110
10
20
30
40
50
60
70
80
90
100
110
120

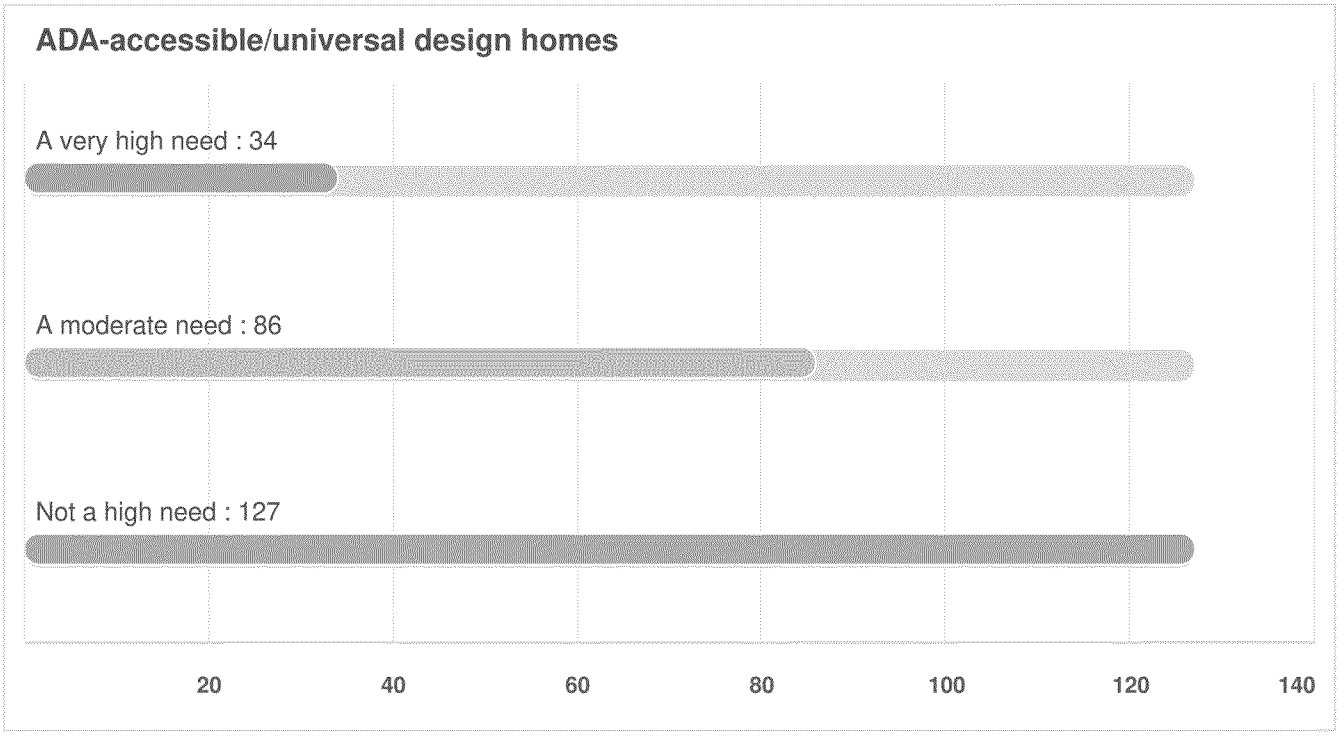
Small-scale multifamily (3-10 units, including triplexes, quads, cottage courts, townhomes, etc.).)

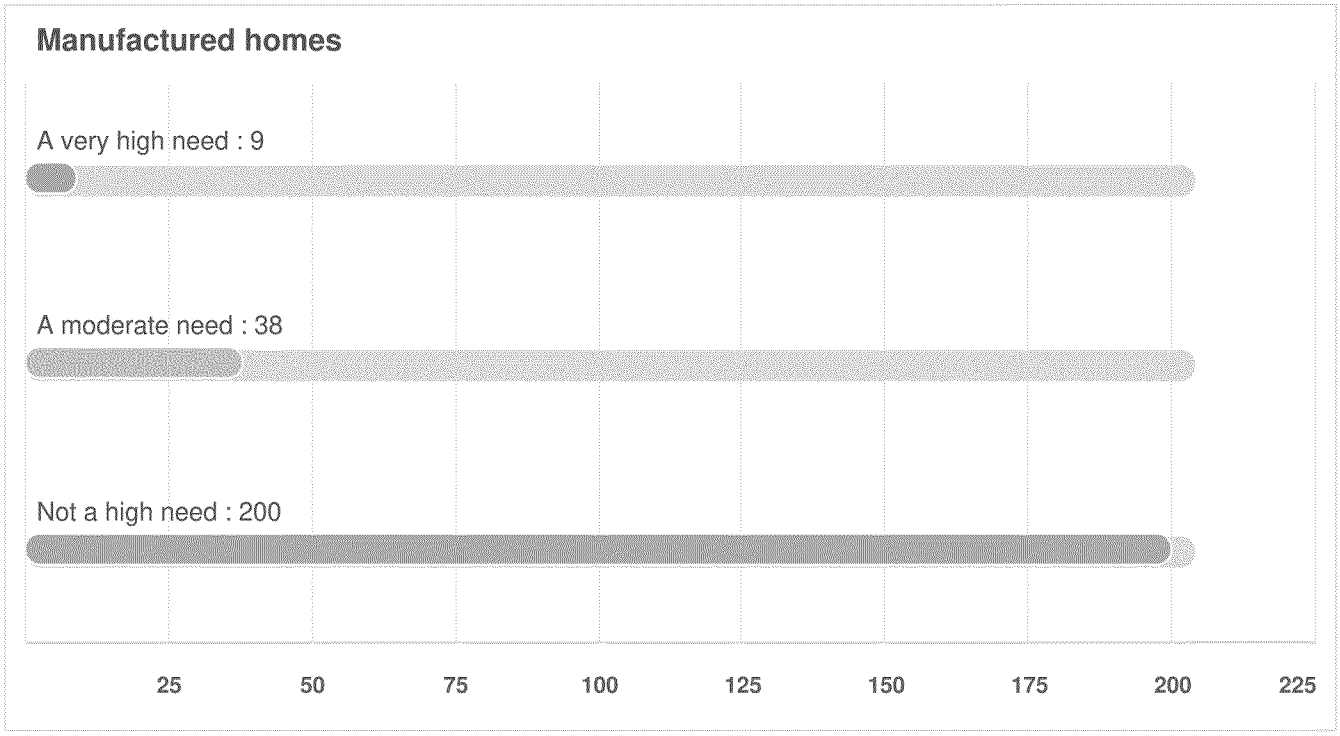



Mid-scale multifamily (10+ units, including cottage courts, townhomes, apartments, condominiums, etc.)
A very high need : 63
A moderate need : 44
Not a high need : 140
20
40
60
80
100
120
140
160

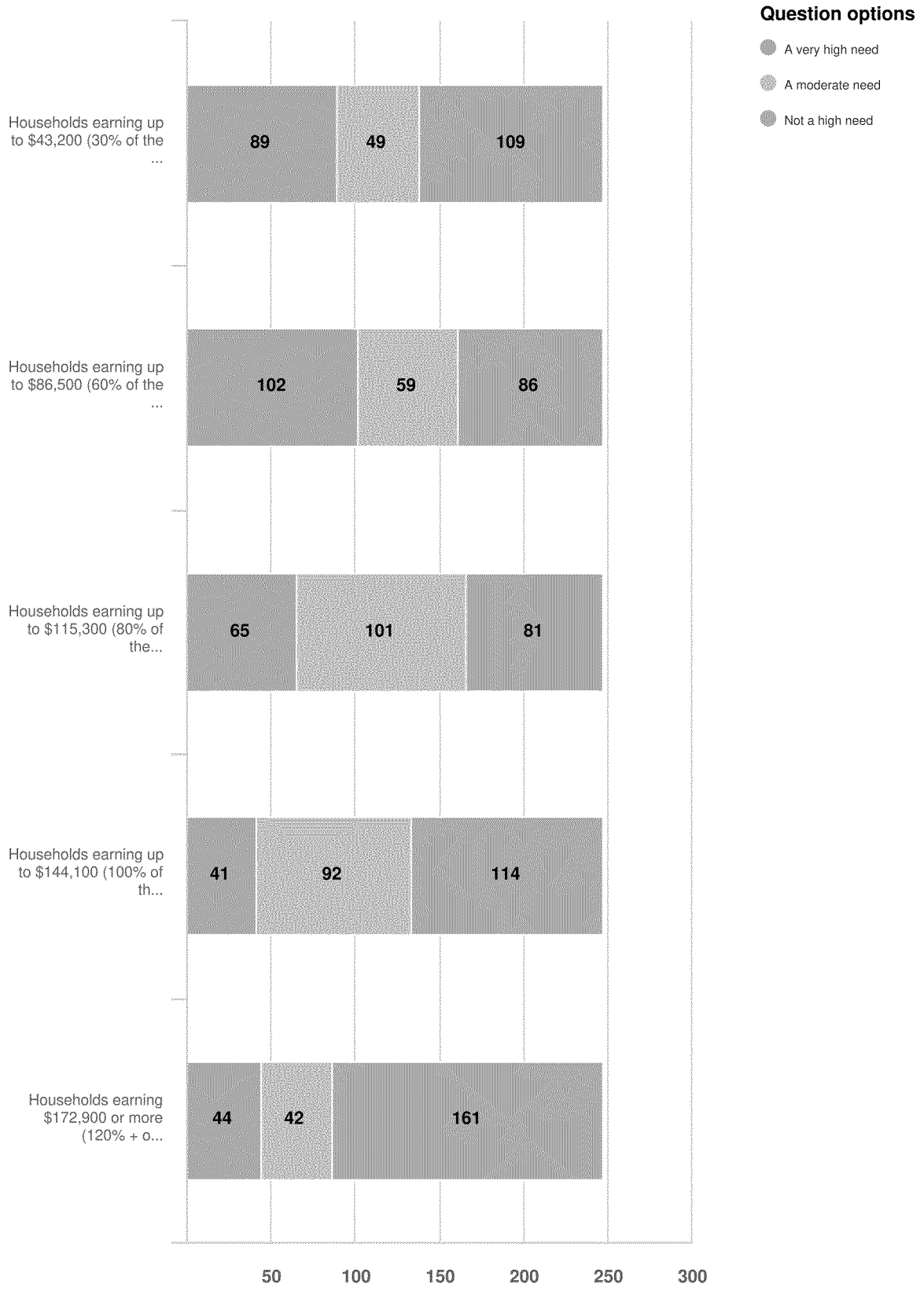

Mixed-use (ground floor commercial with apartments above)
A very high need : 40
A moderate need : 55
Not a high need : 152
20
40
60
80
100
120
140
160


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

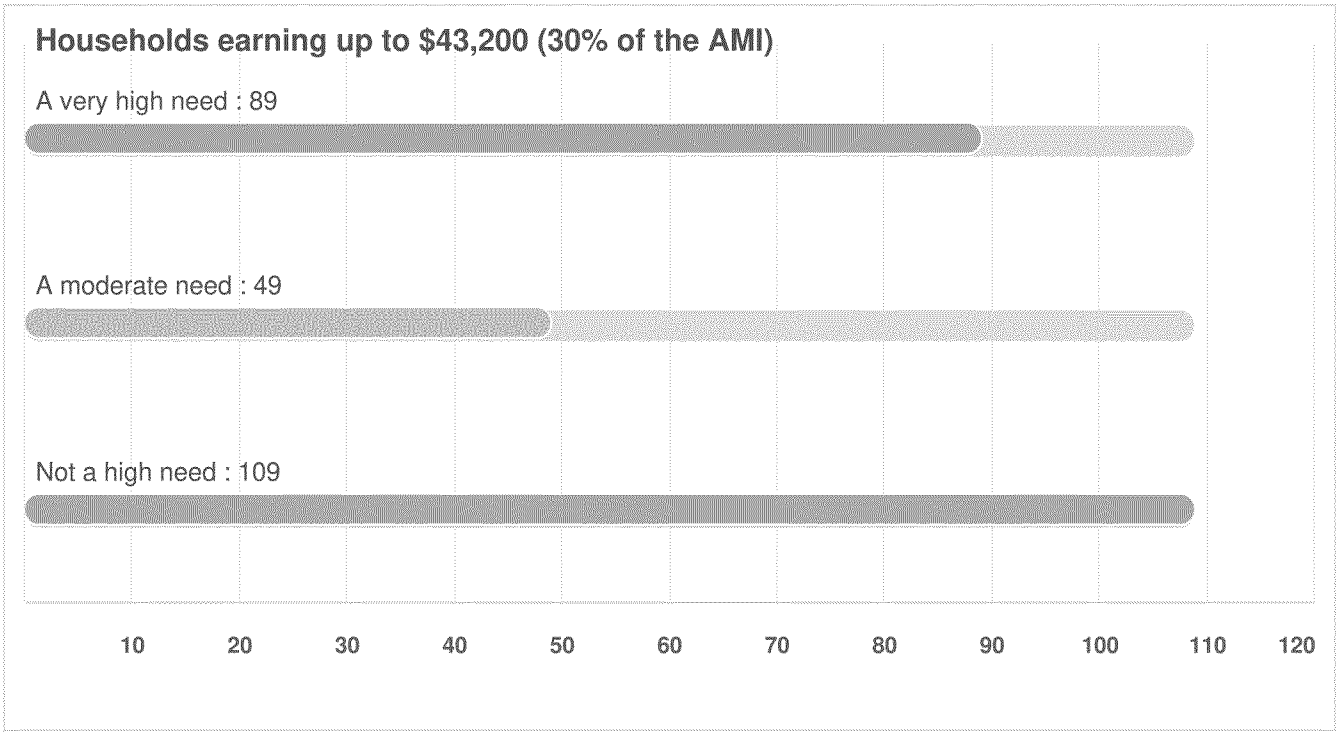

Manufactured homes
A very high need : 9
A moderate need : 38
Not a high need : 200
25
50
75
100
125
150
175
200
225

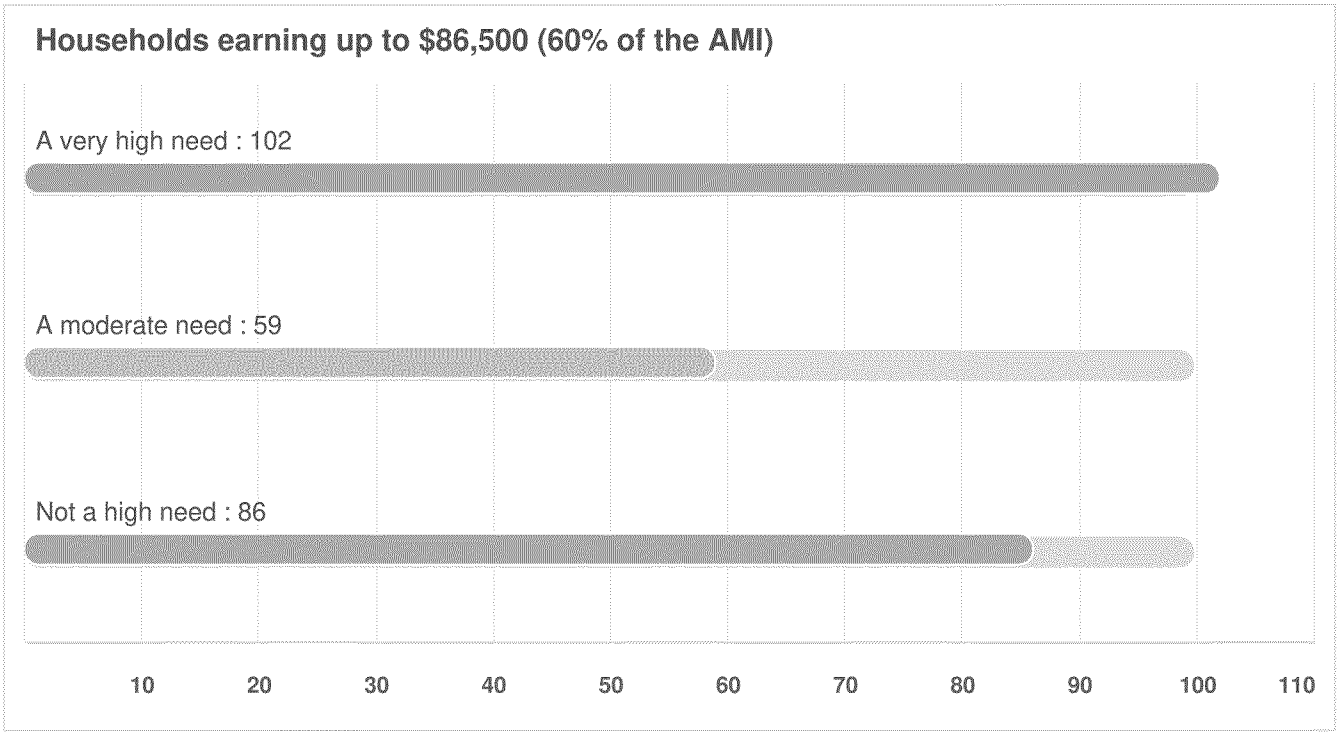
Q4 Based on your experience and personal community, which groups do you think have the highest need for housing in Superior? (...

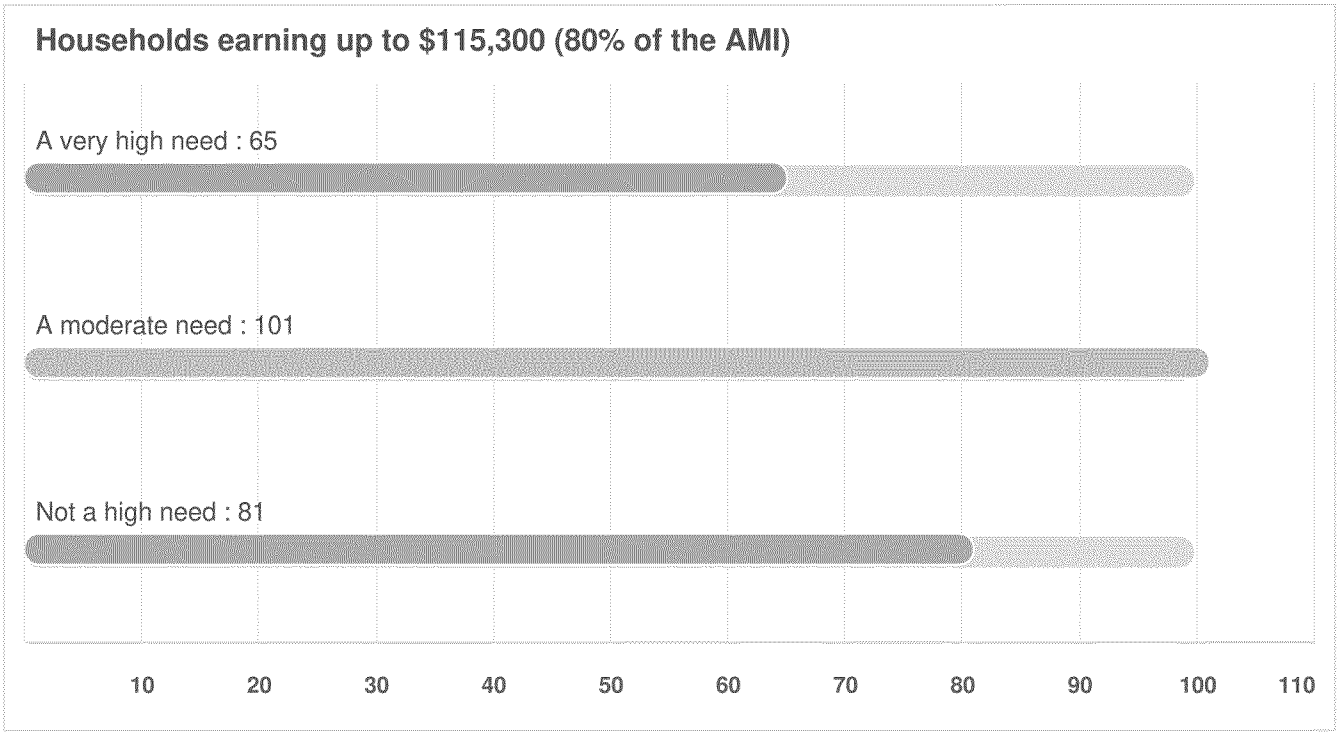


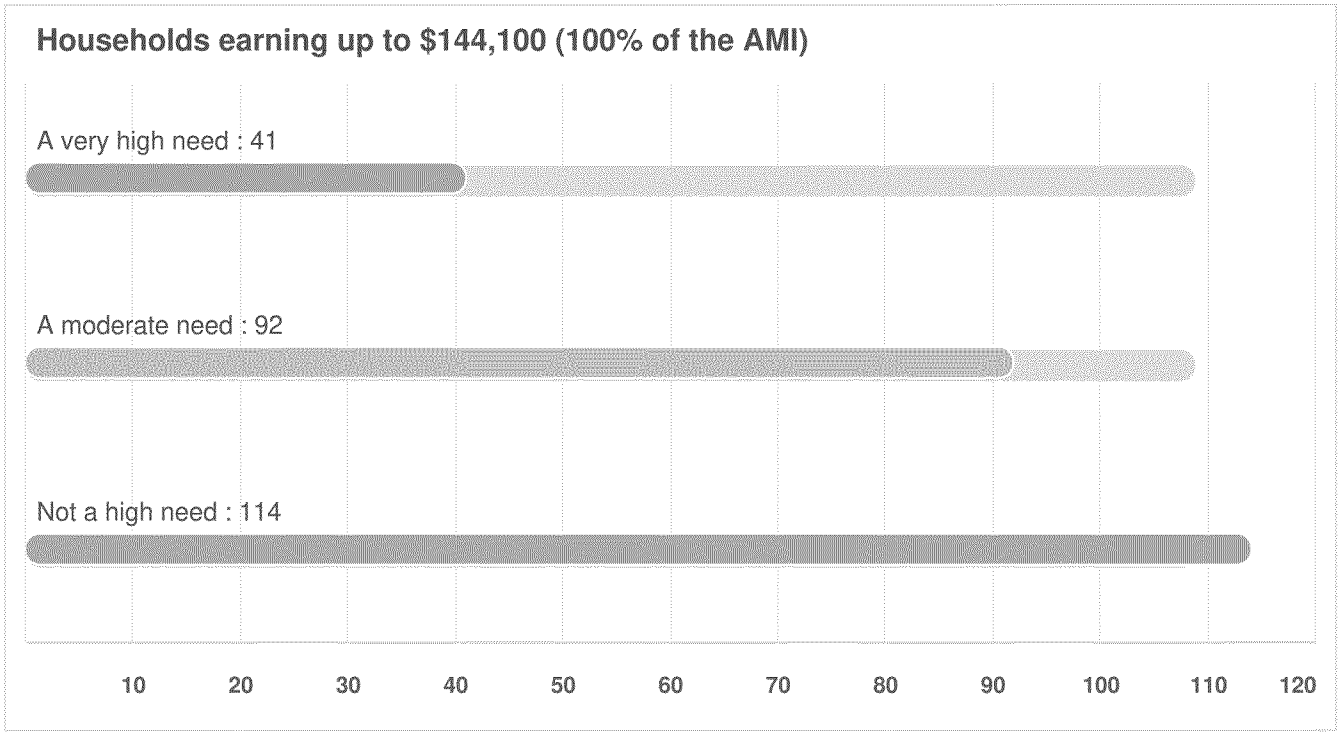
Mandatory Question (247 response(s))
Question type: Likert Question

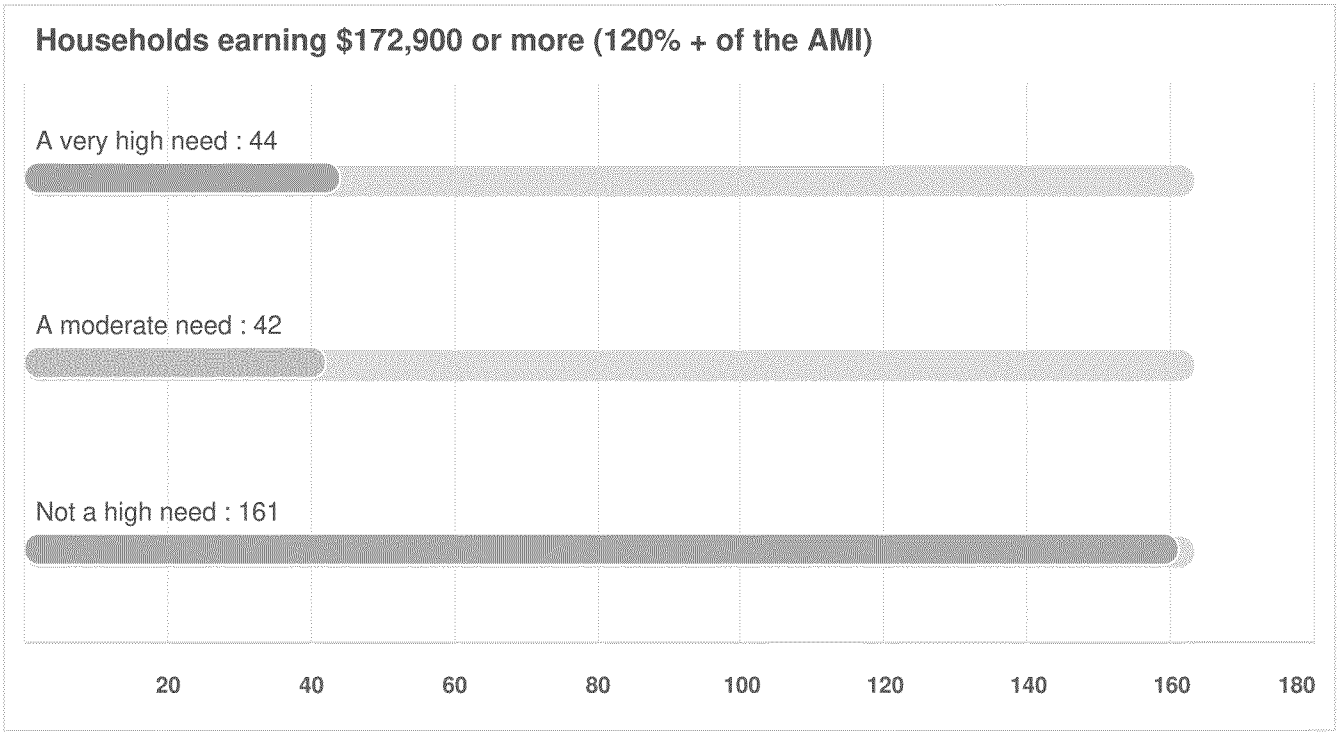
Q4 Based on your experience and personal community, which groups do you think have the highest need for housing in Superior? (...



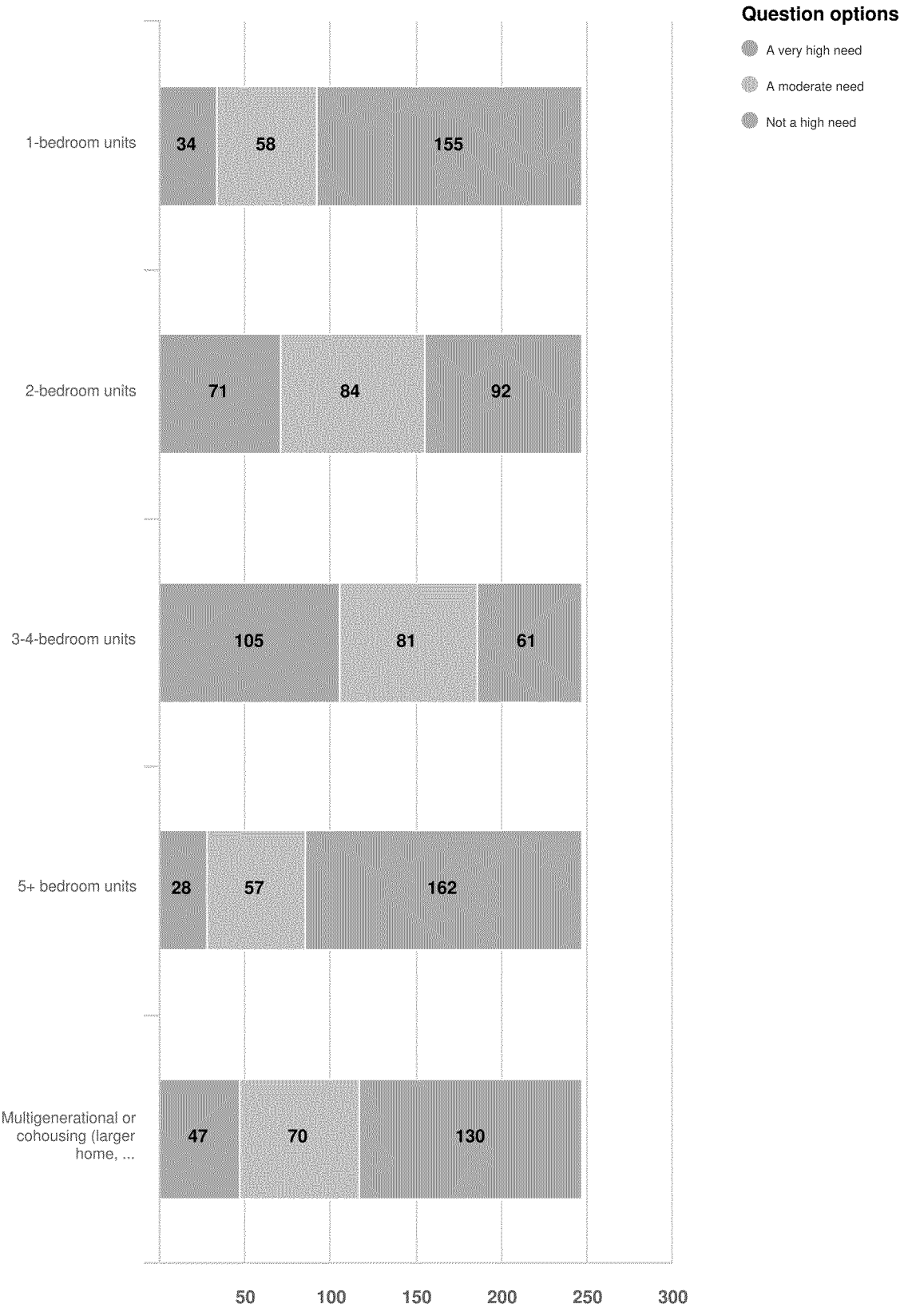

Households earning up to $86,500 (60% of the AMI)
A very high need : 102
A moderate need : 59
Not a high need : 86
10
20
30
40
50
60
70
80
90
100
110


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

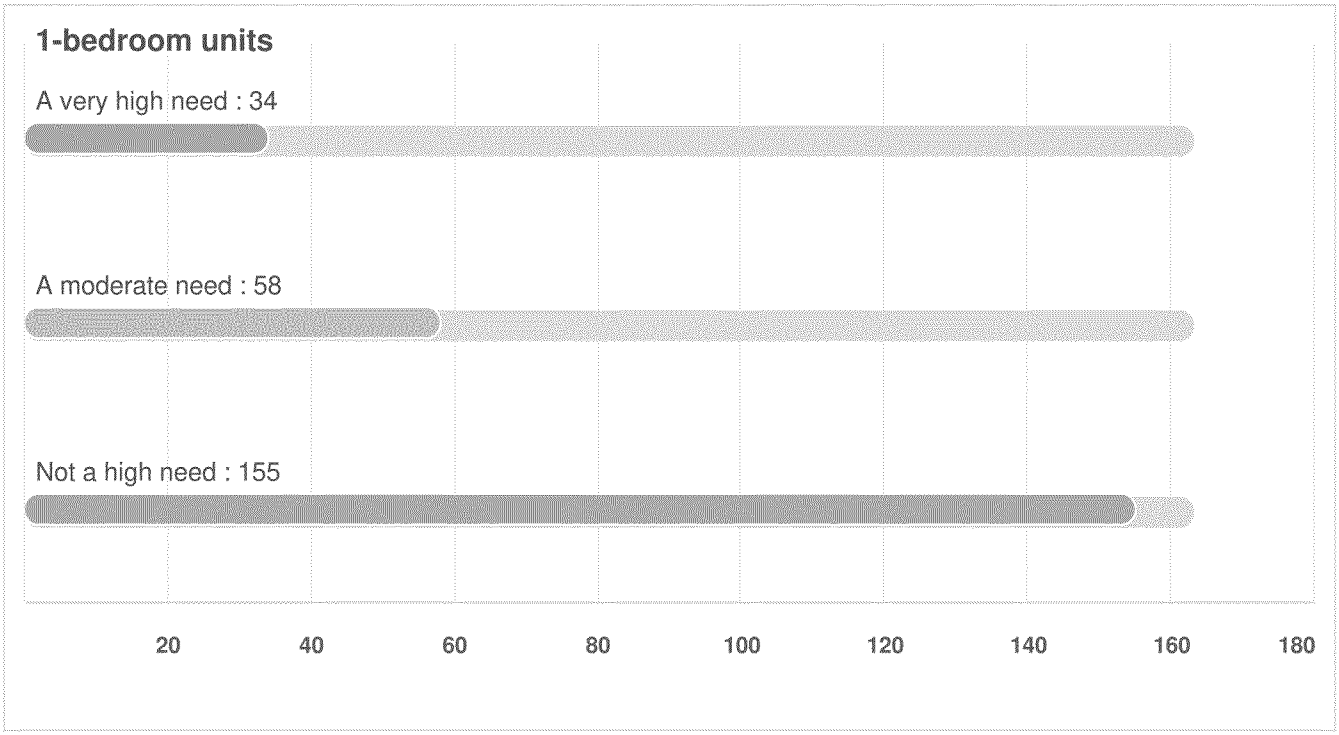

Households earning $172,900 or more (120% + of the AMI)
A very high need : 44
A moderate need : 42
Not a high need : 161
20
40
60
80
100
120
140
160
180

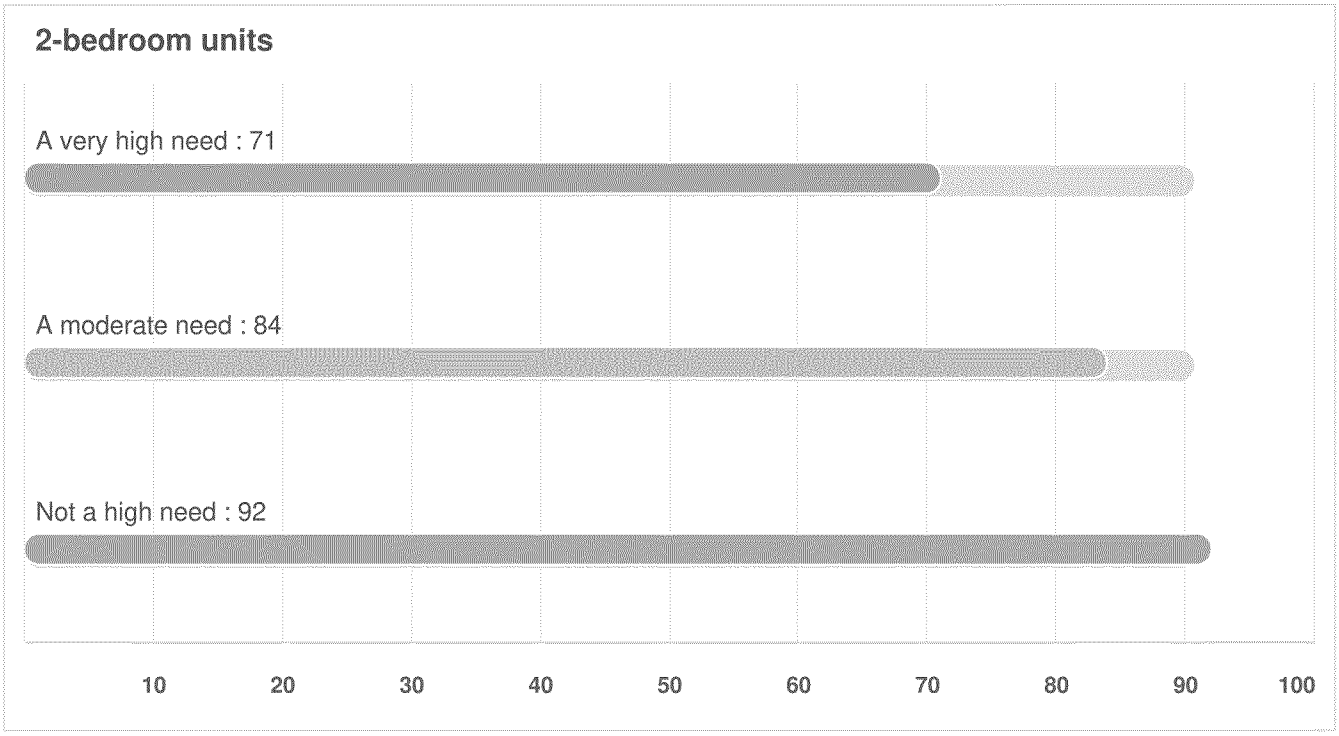
Q5 What types of housing size and layout options do you think are most needed in the community? (indicate the level of need fo...

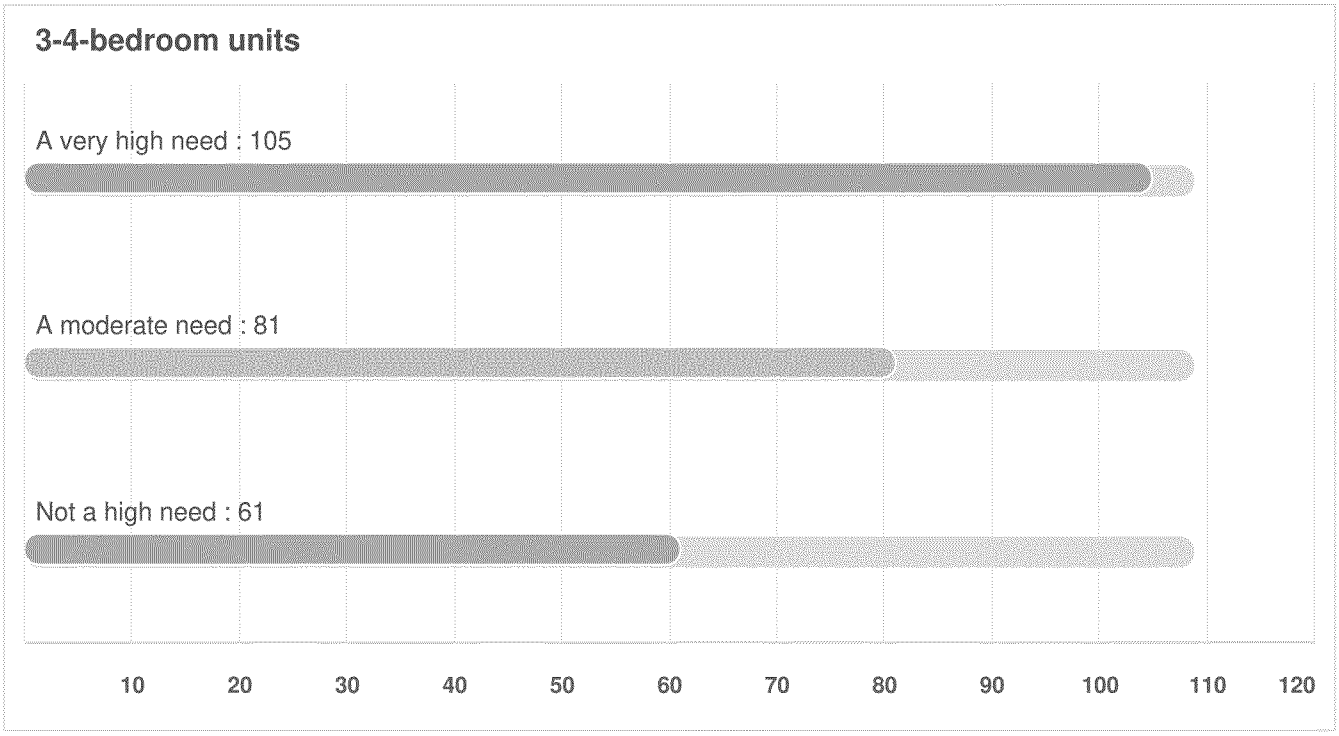


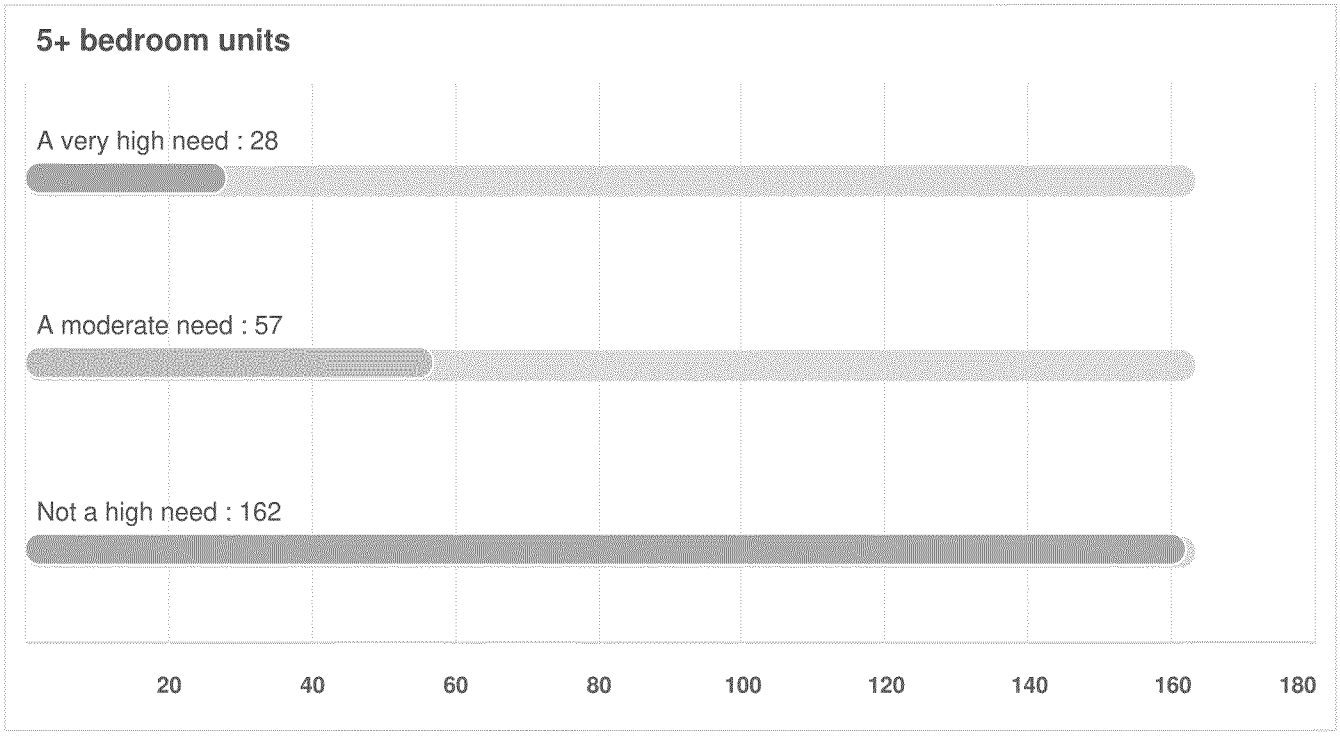
Mandatory Question (247 response(s))
Question type: Likert Question

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

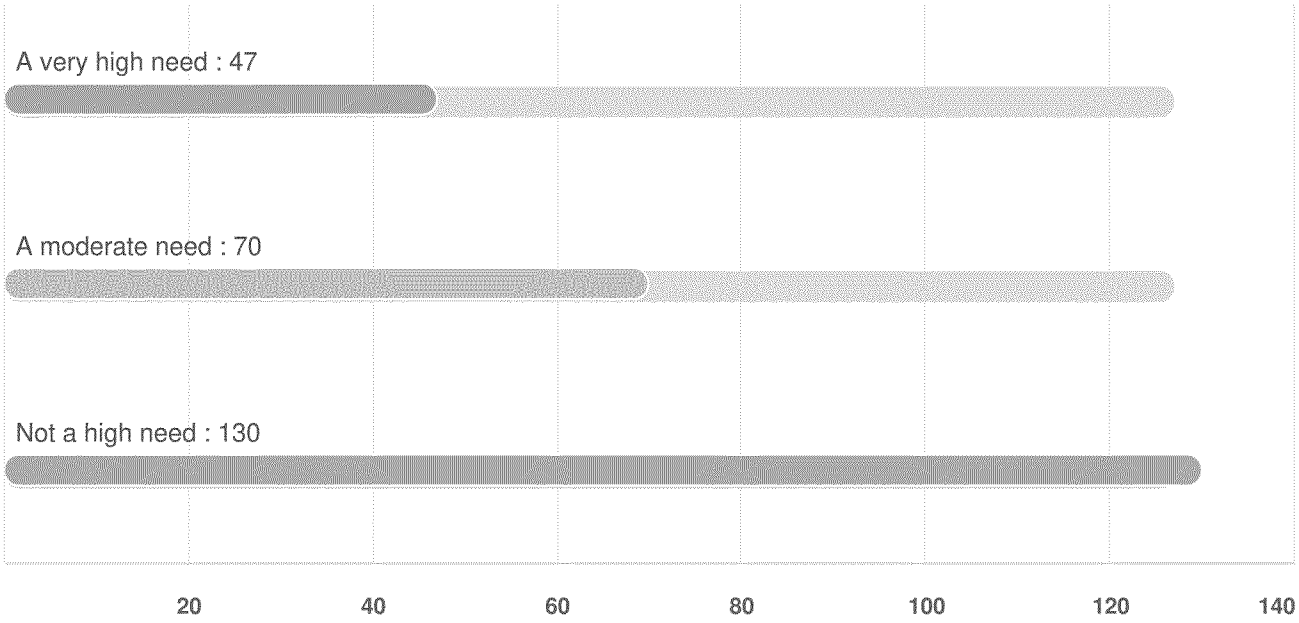



2-bedroom units
A very high need : 71
A moderate need : 84
Not a high need : 92
10
20
30
40
50
60
70
80
90
100


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.

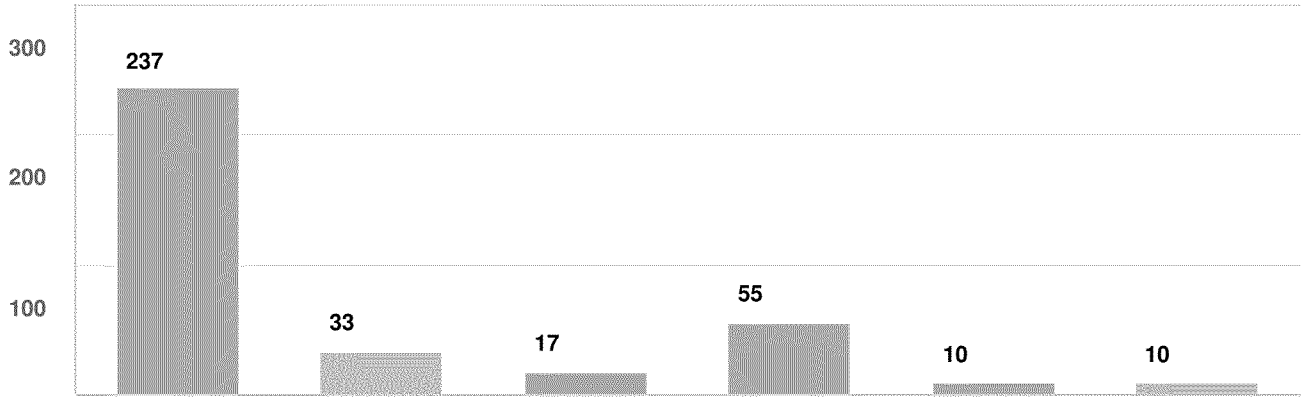
Anonymous 9/15/2023 06:59 PM	Can comment as there are always ebb and flow with housing nationally
Anonymous 9/26/2023 03:46 PM	Allow ADU's in neighborhoods like Rock Creek.
Anonymous 9/26/2023 04:02 PM	x
Anonymous 9/27/2023 07:49 PM	Availability of affordable housing options in almost all household income 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)

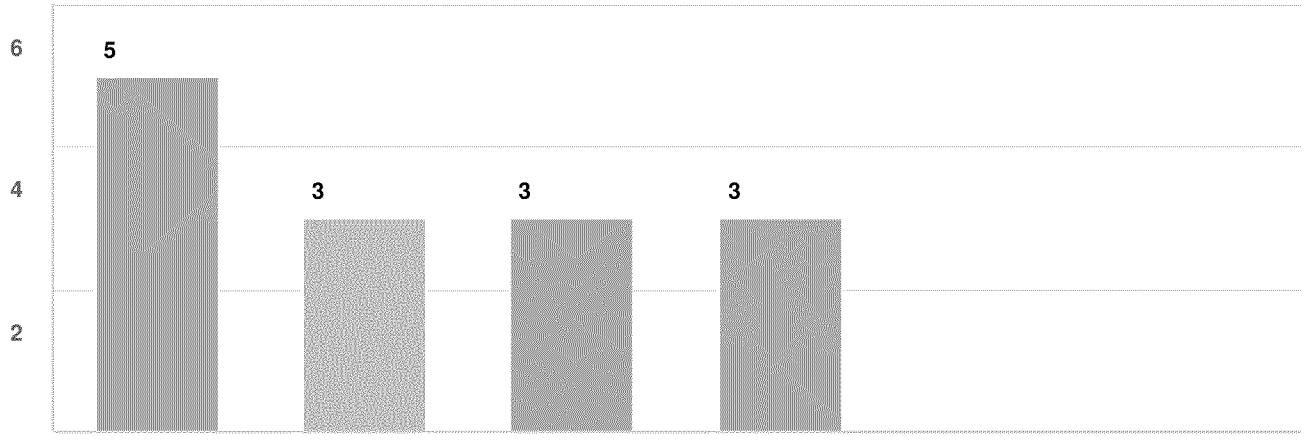


Question options

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)

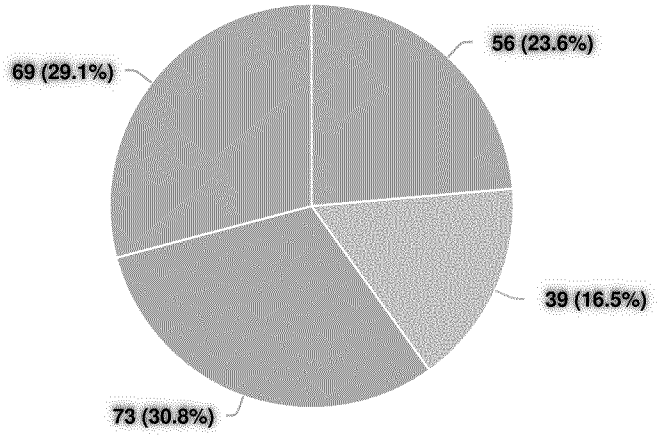


Question options

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?

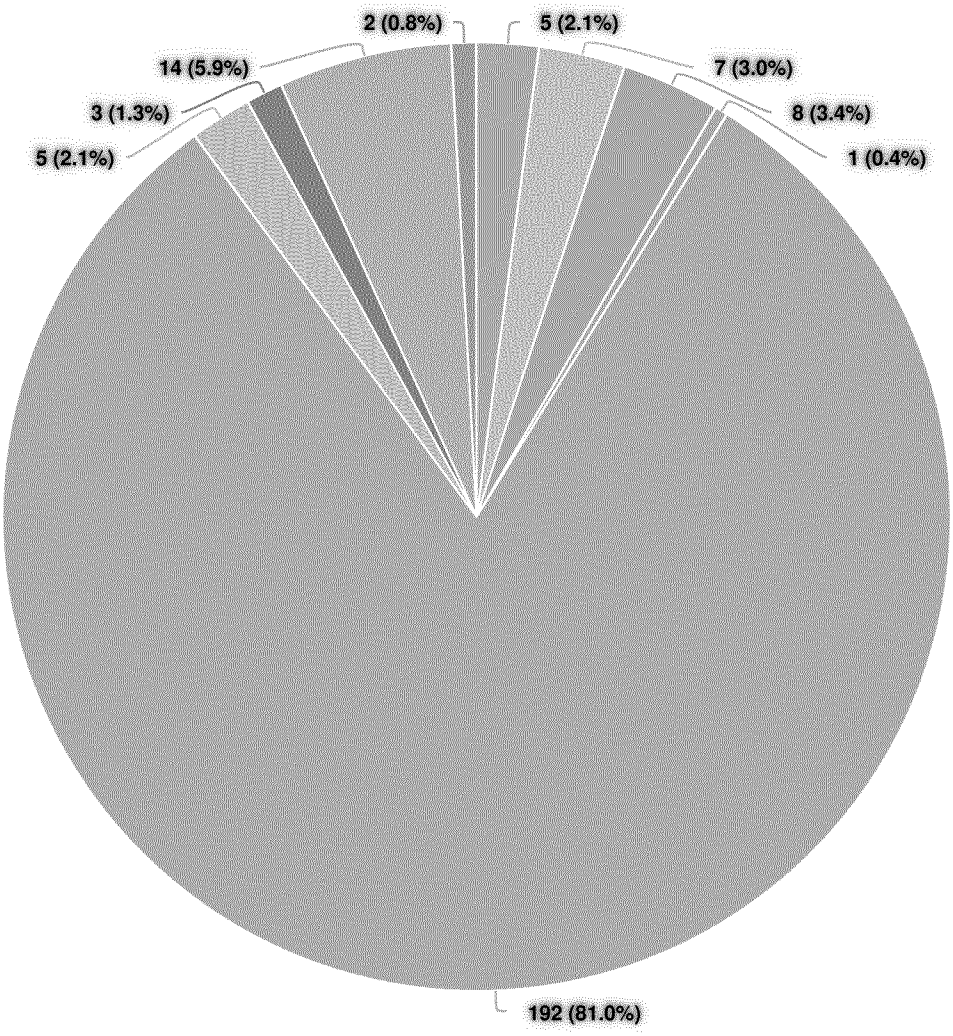


Question options

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:

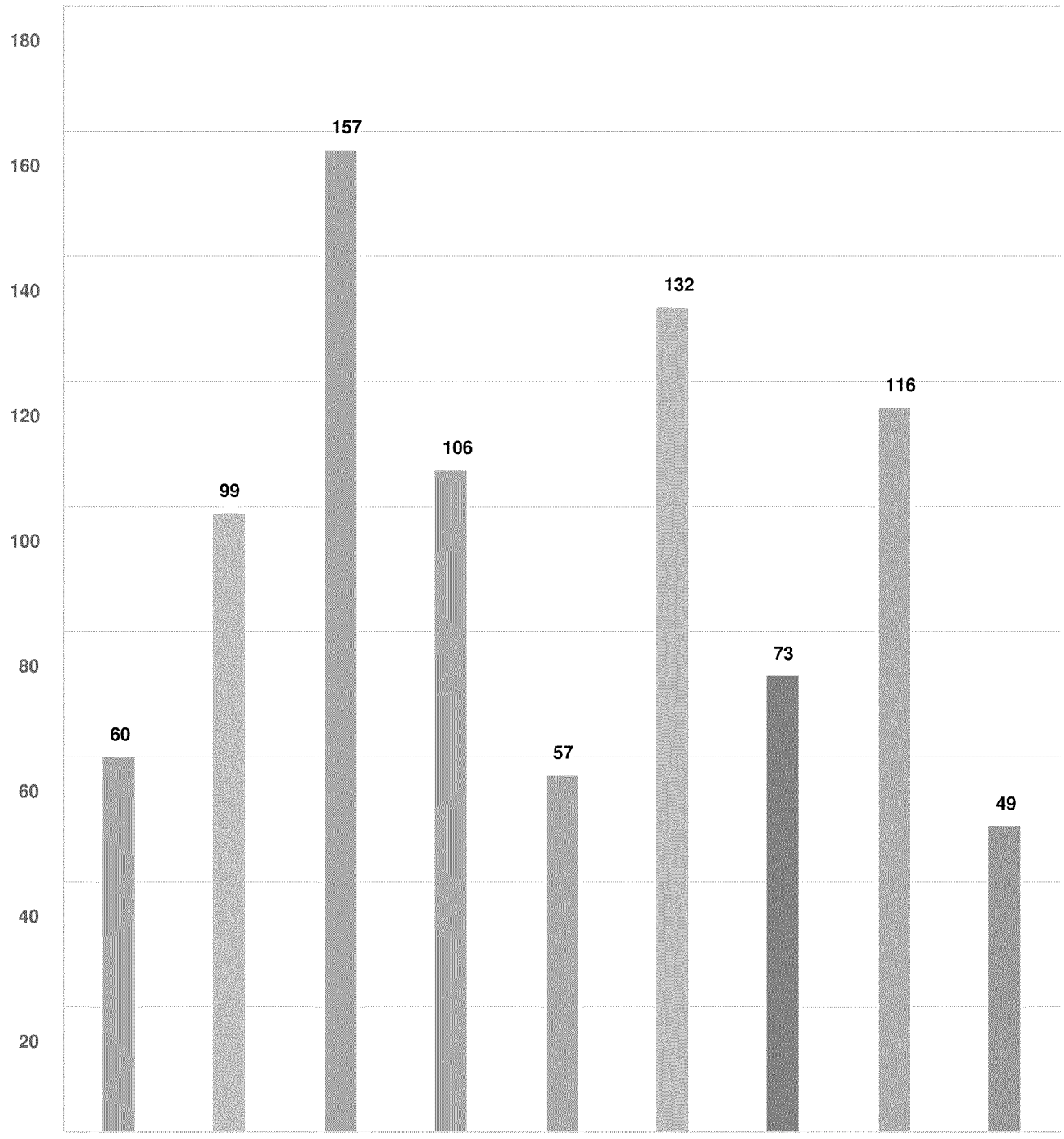


Question options

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)

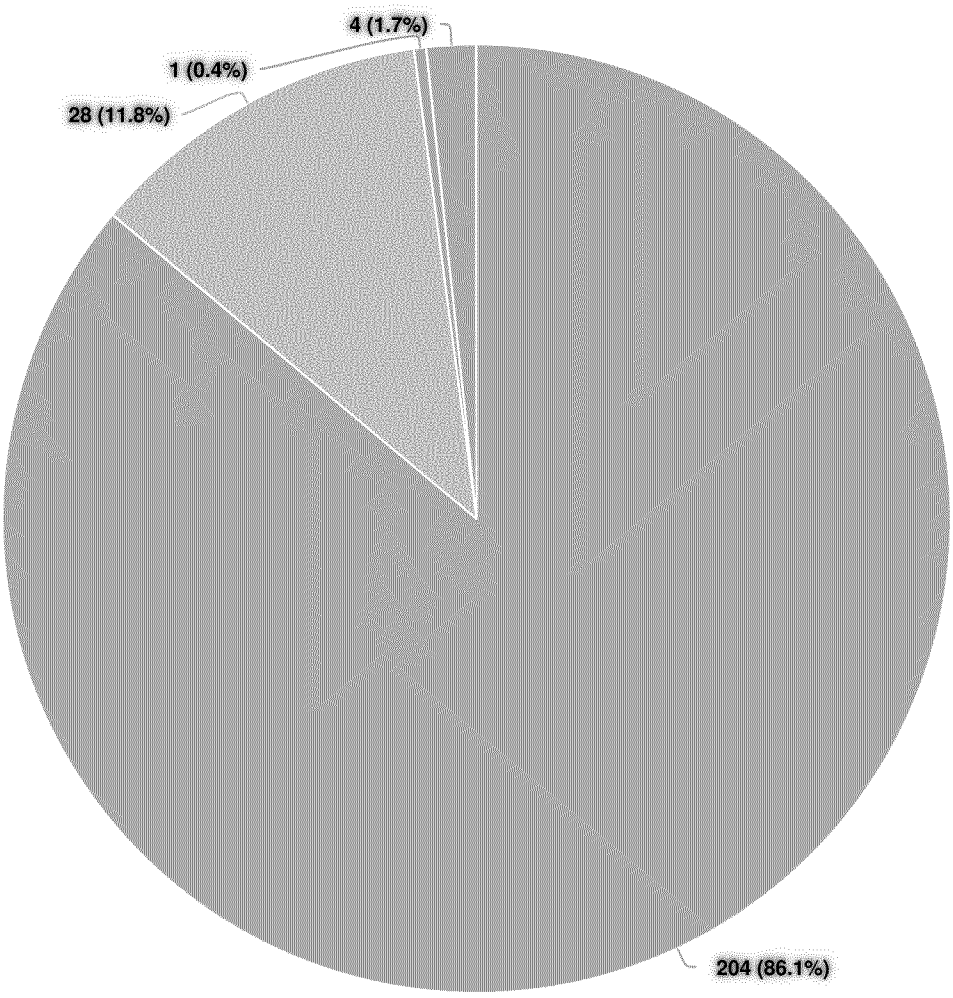


Question options

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?

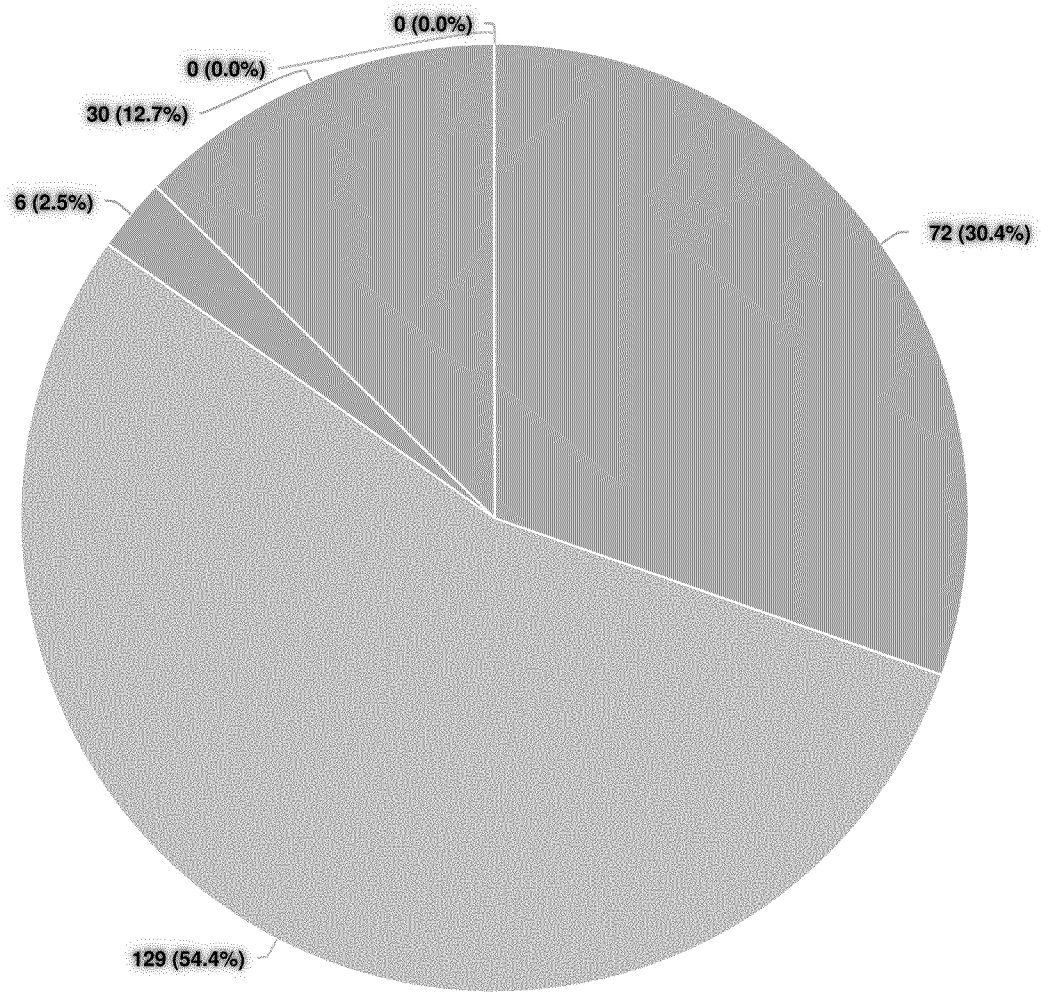


Question options

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 ...

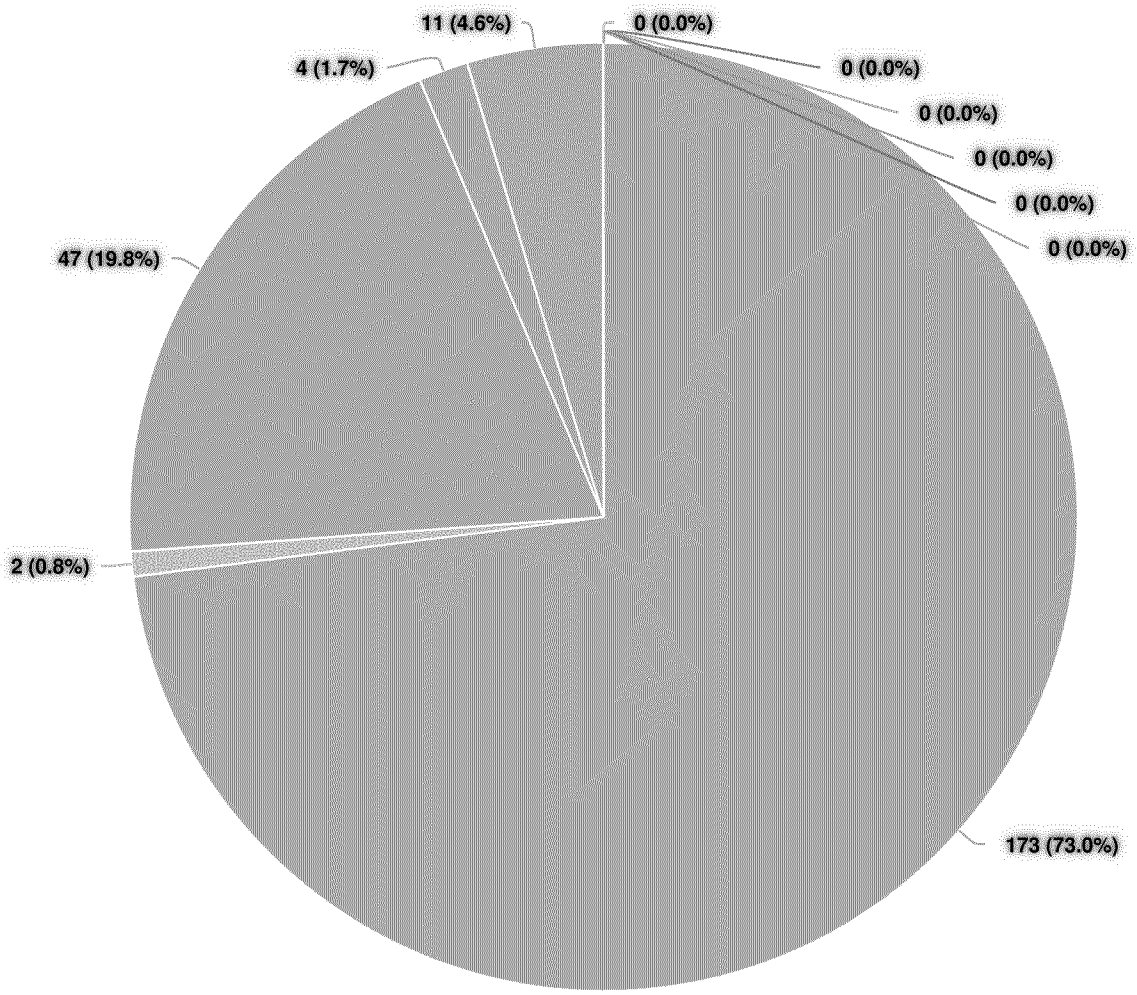


Question options

- 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

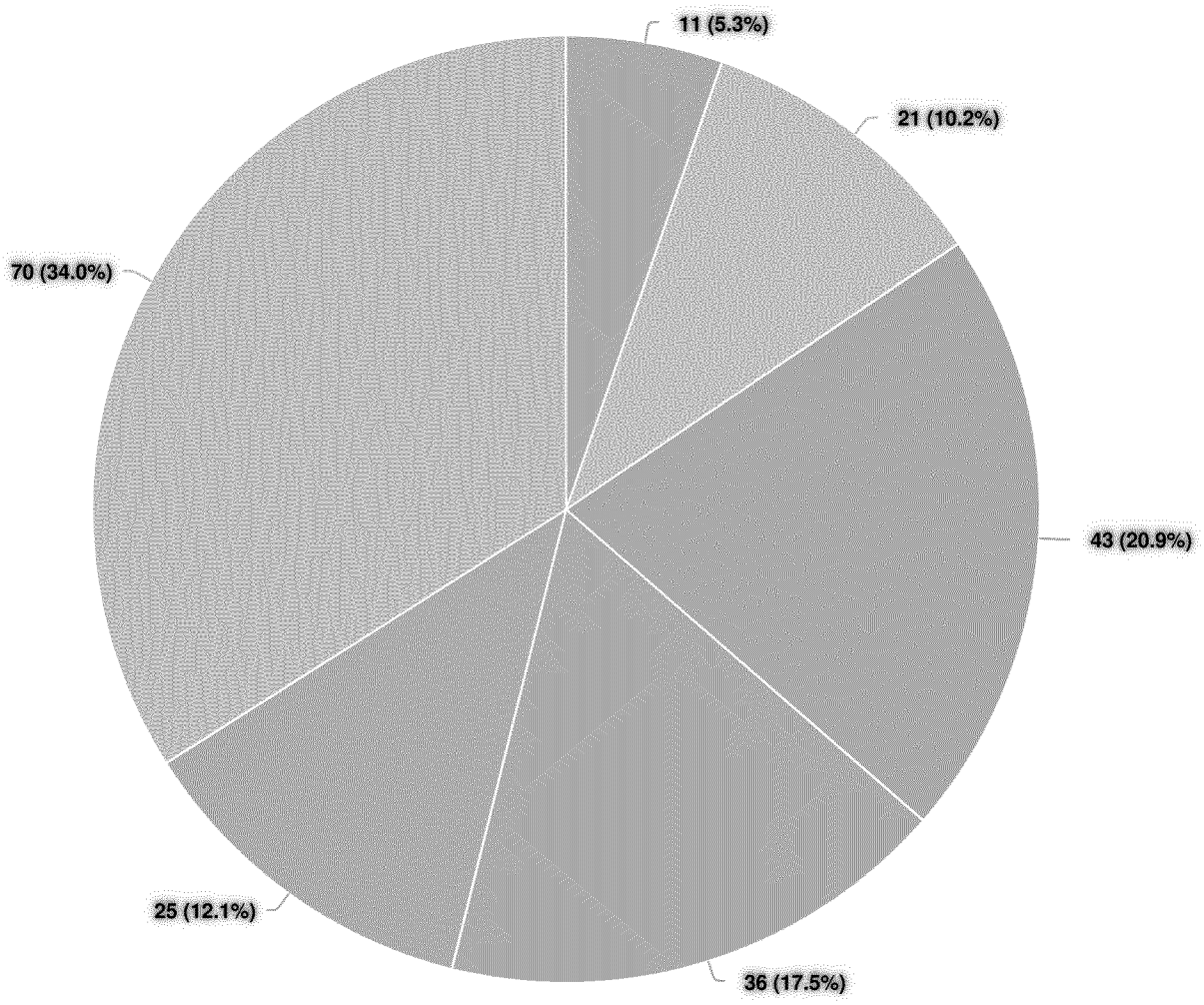


Question options

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 ...

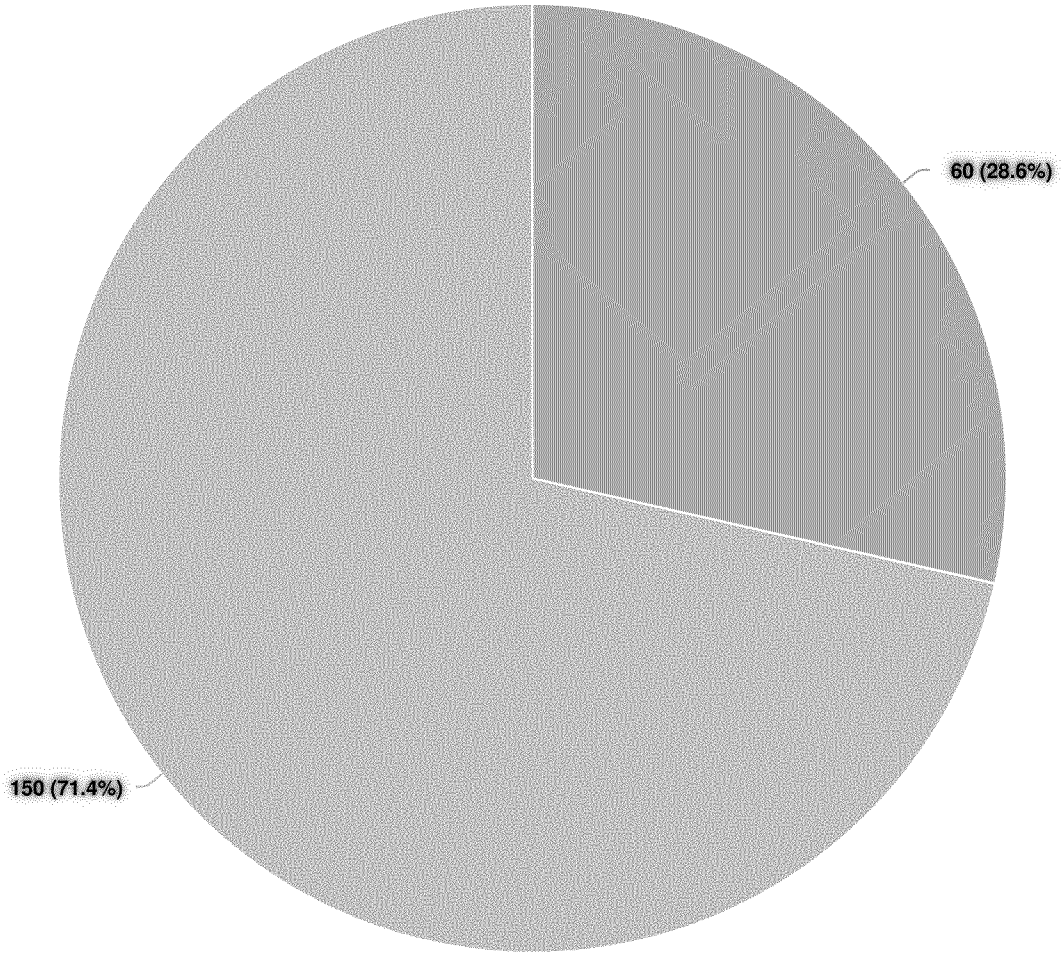


Question options

$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...

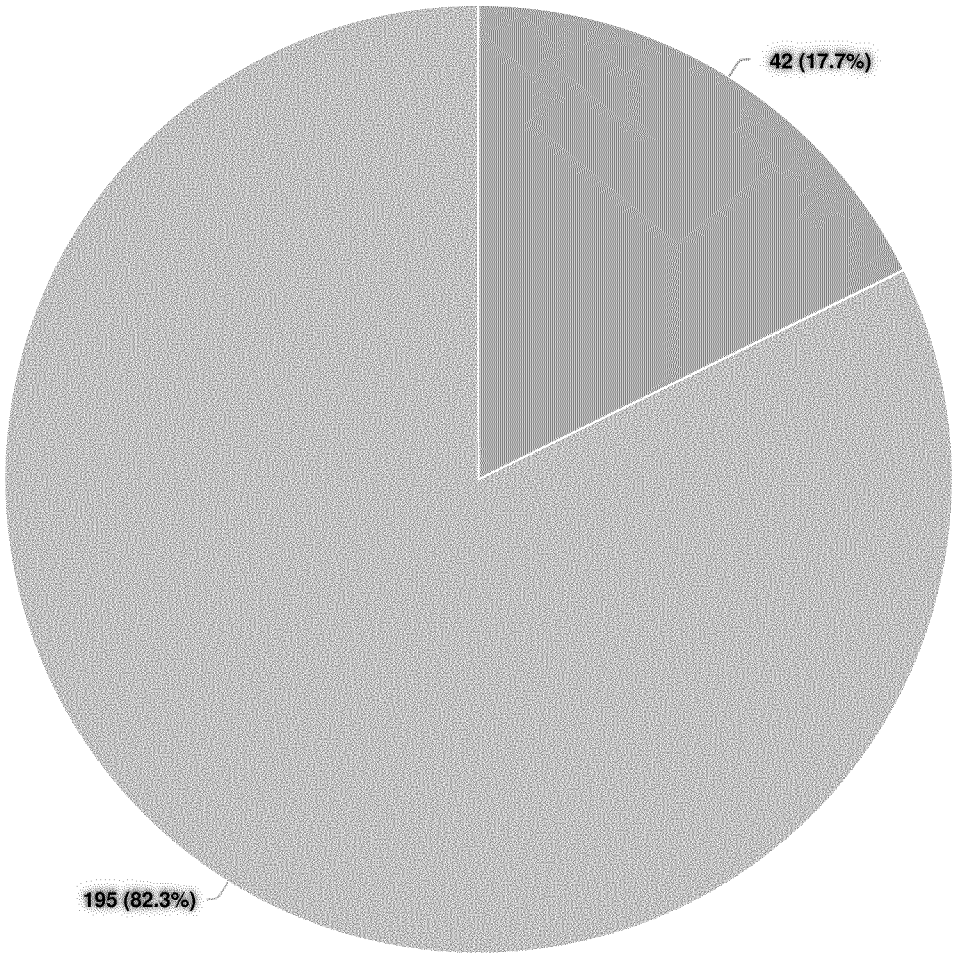


Question options

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?

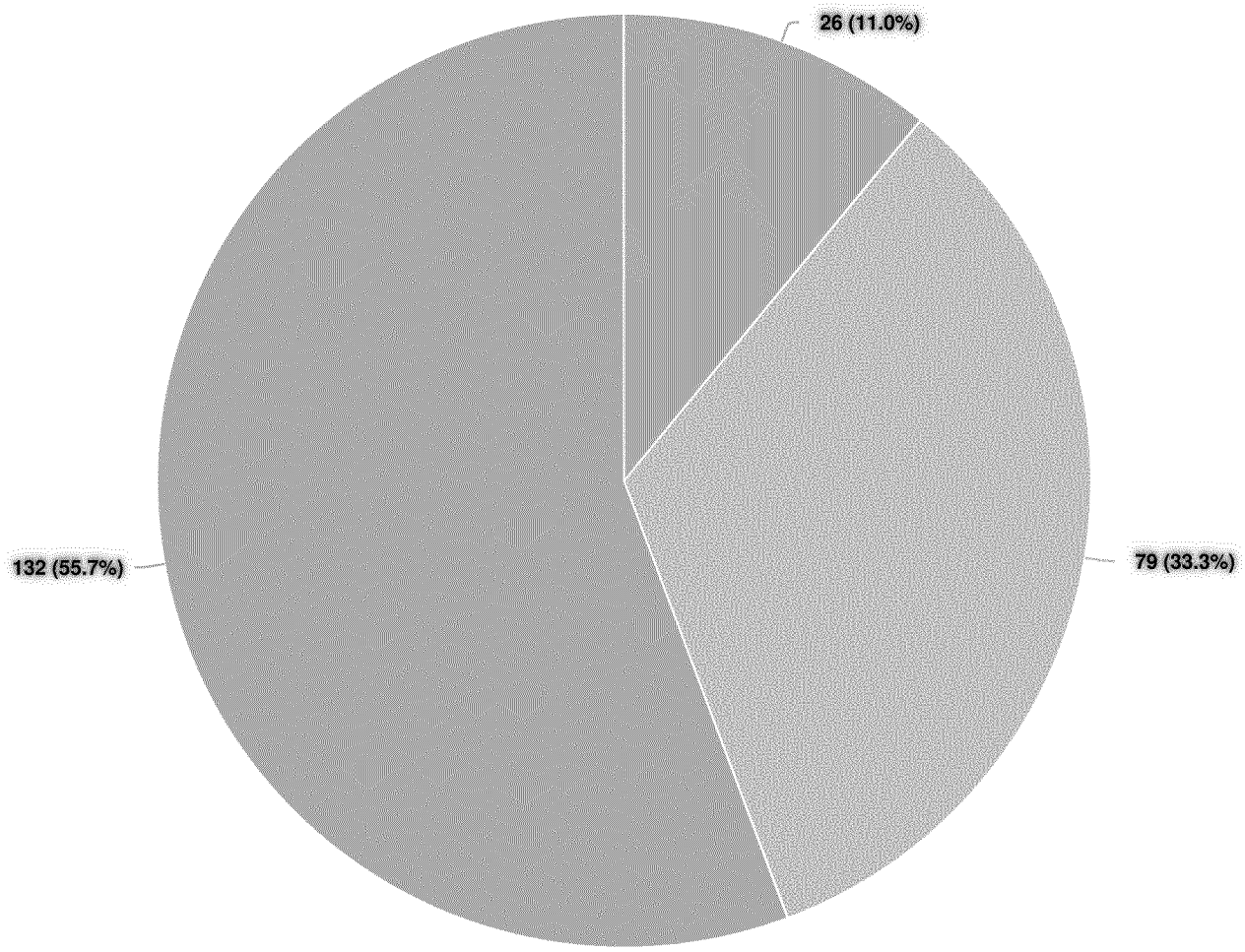


Question options

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.

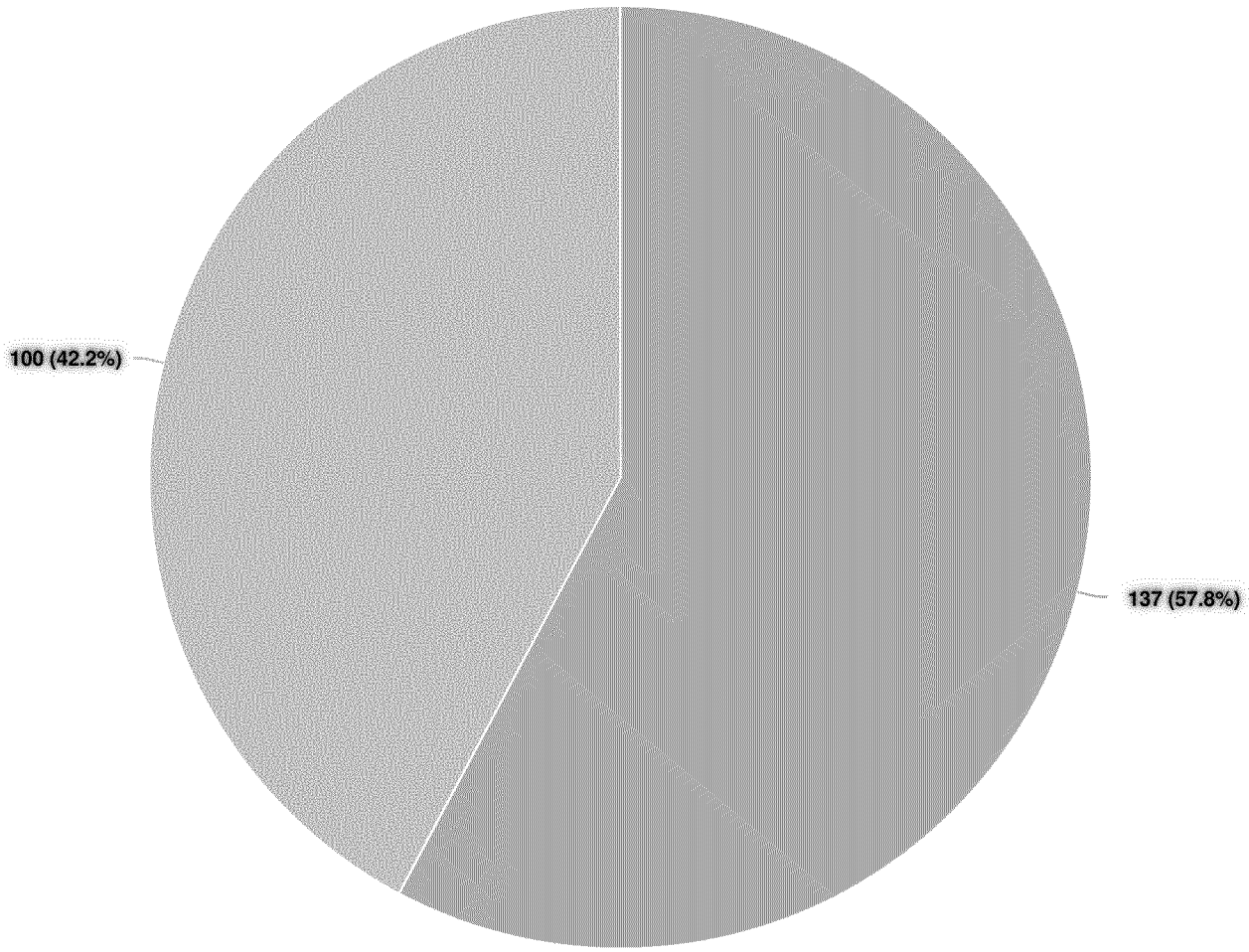


Question options

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?

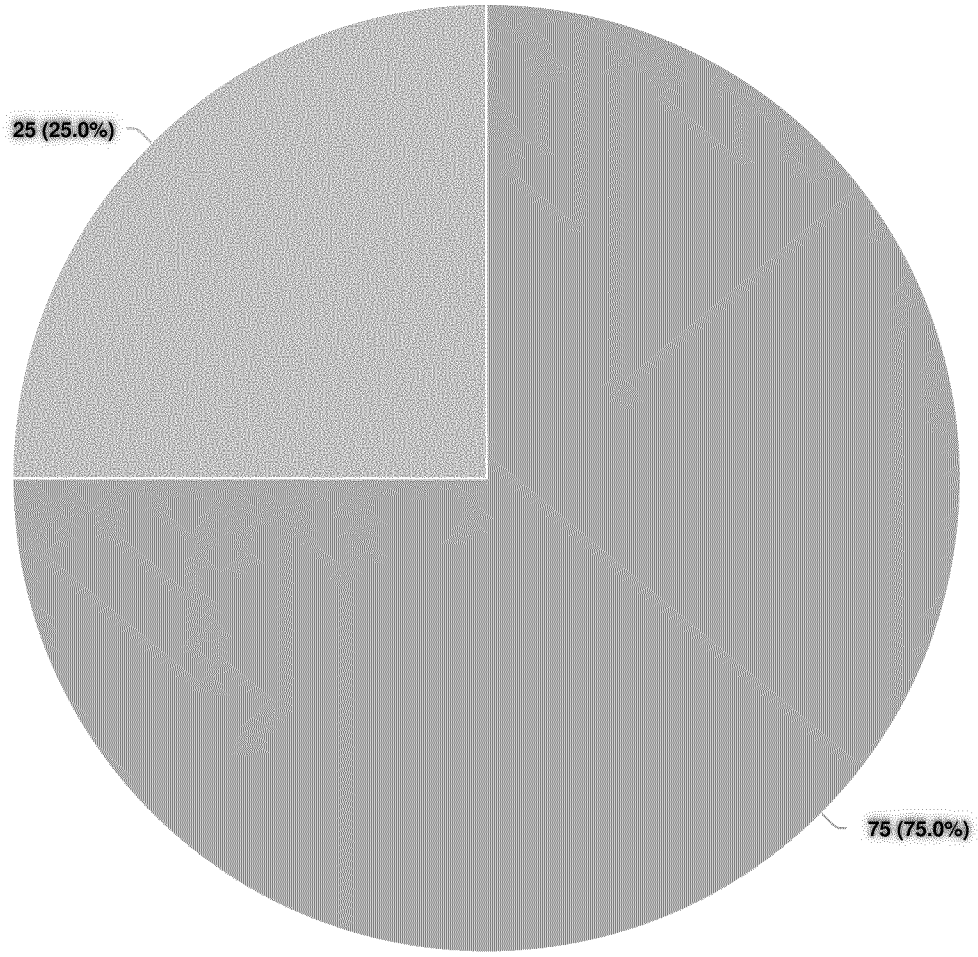


Question options

- 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?

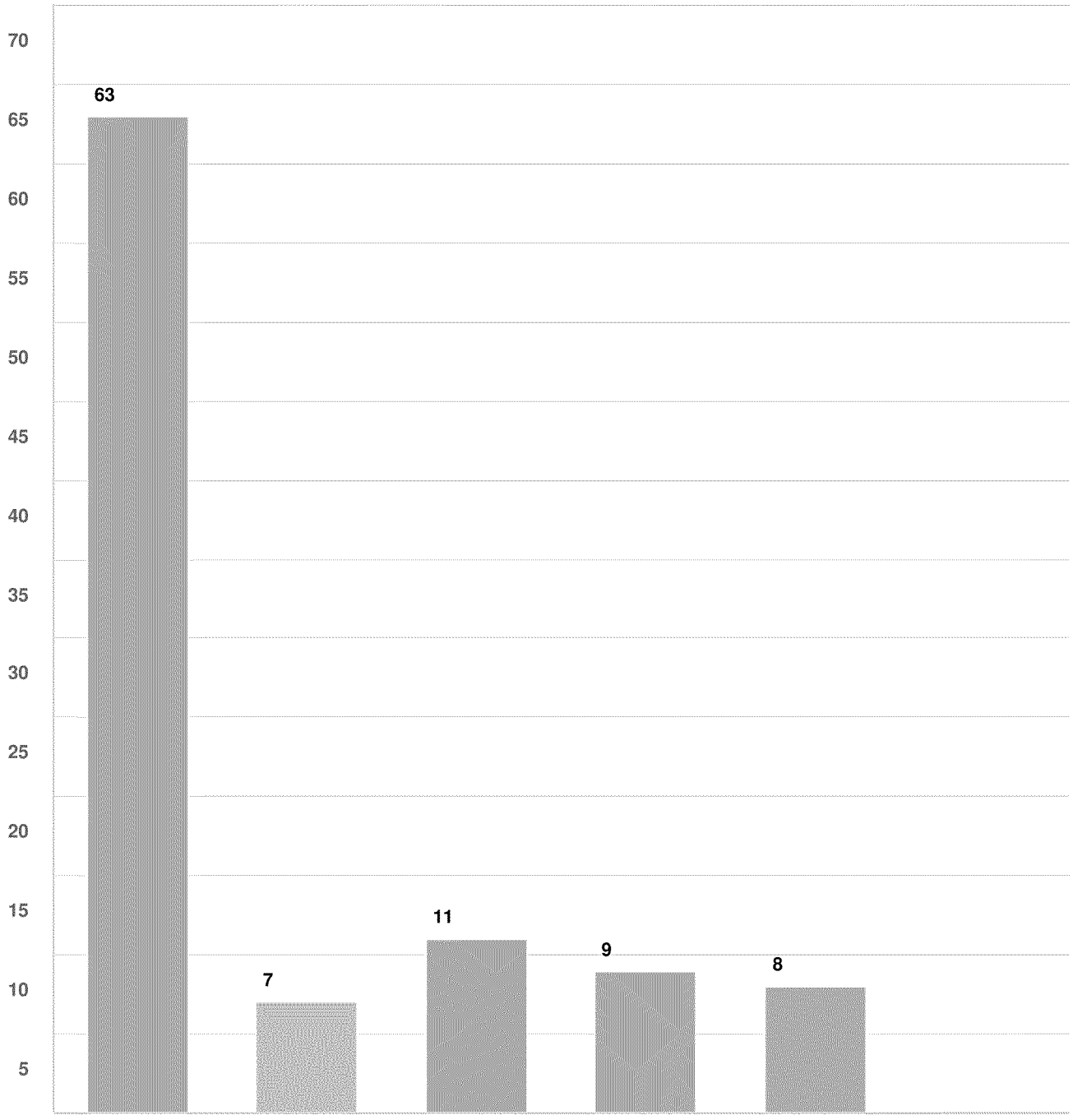


Question options

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...

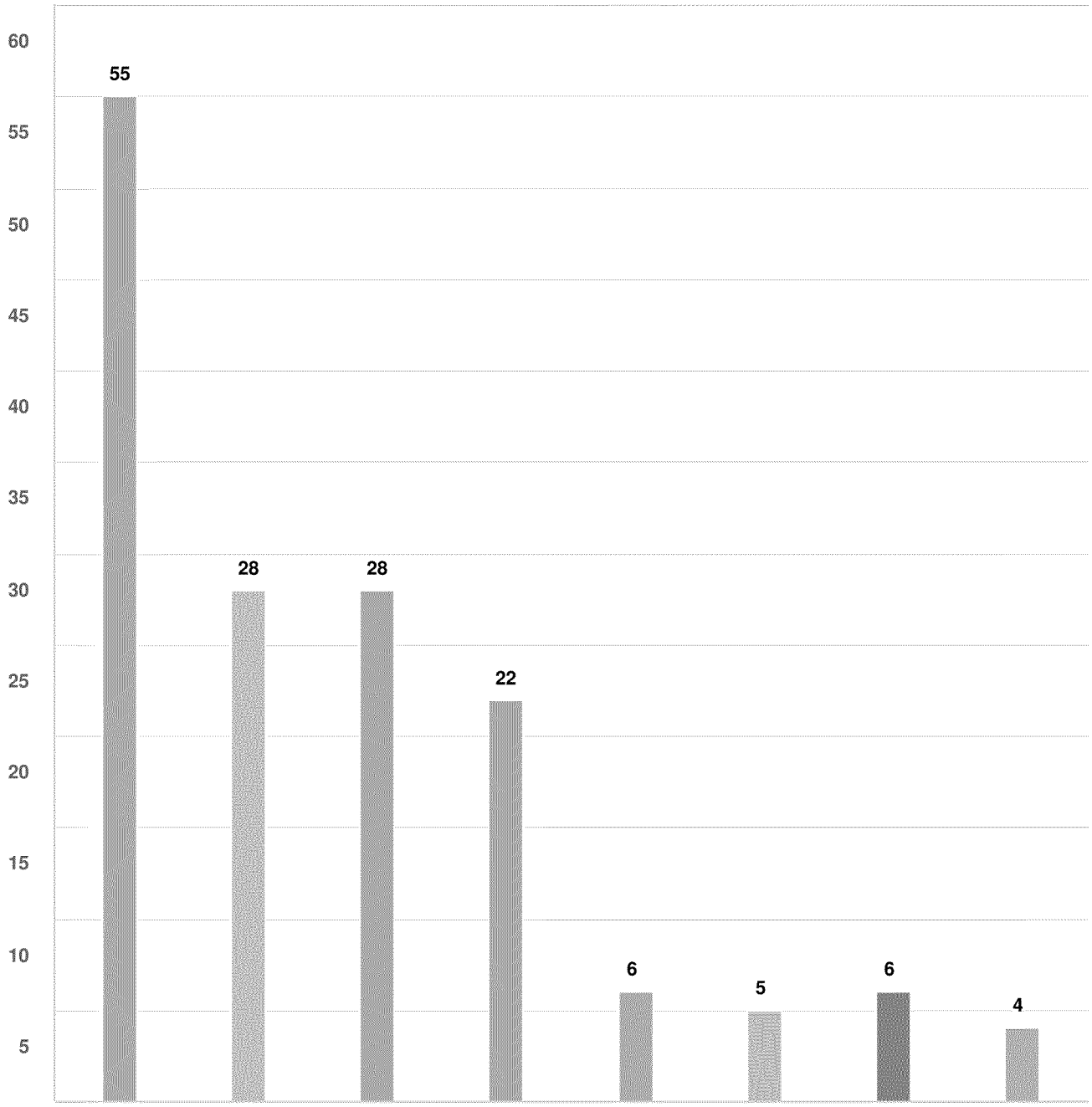


Question options

- 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...

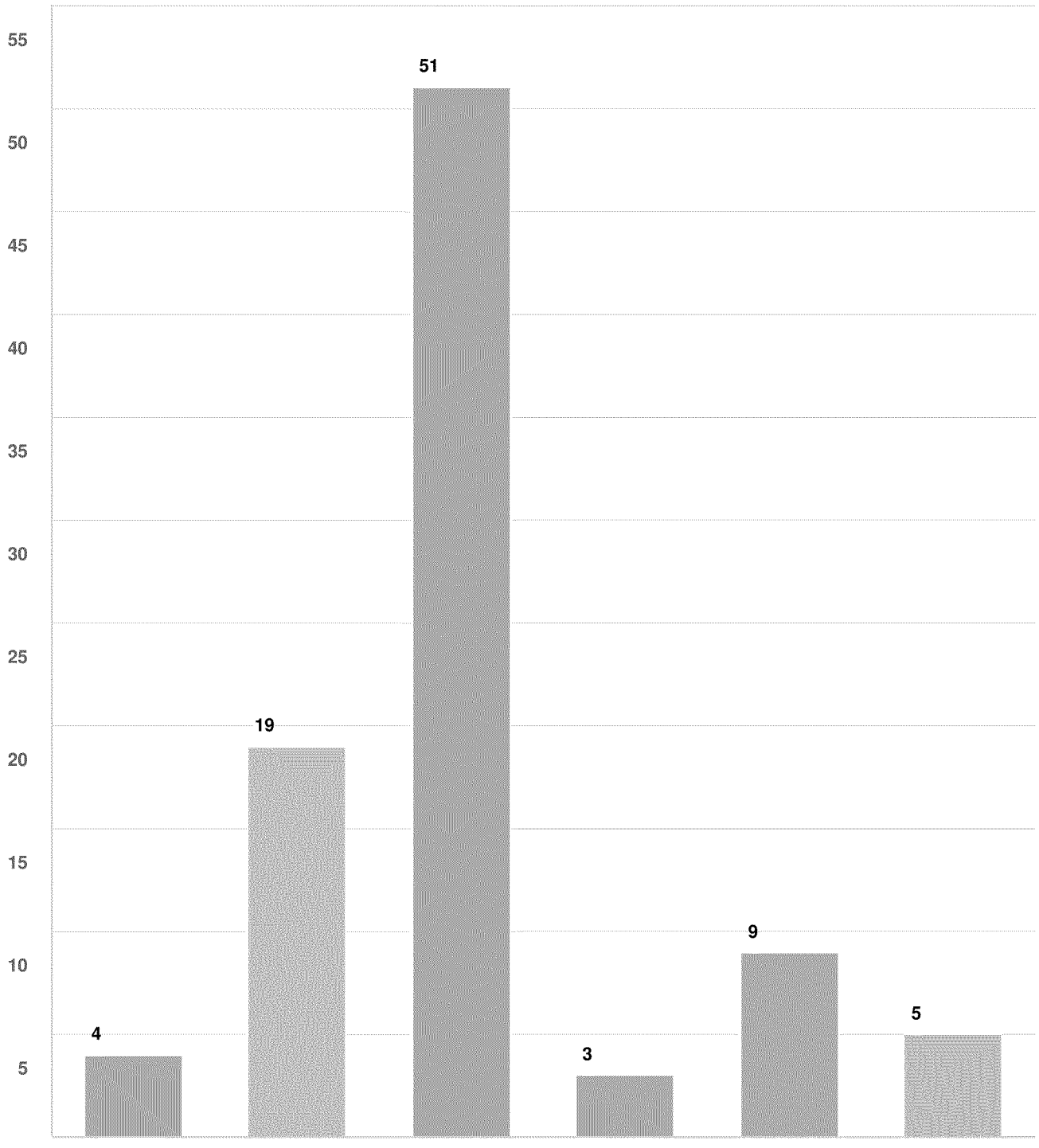


Question options

- 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)

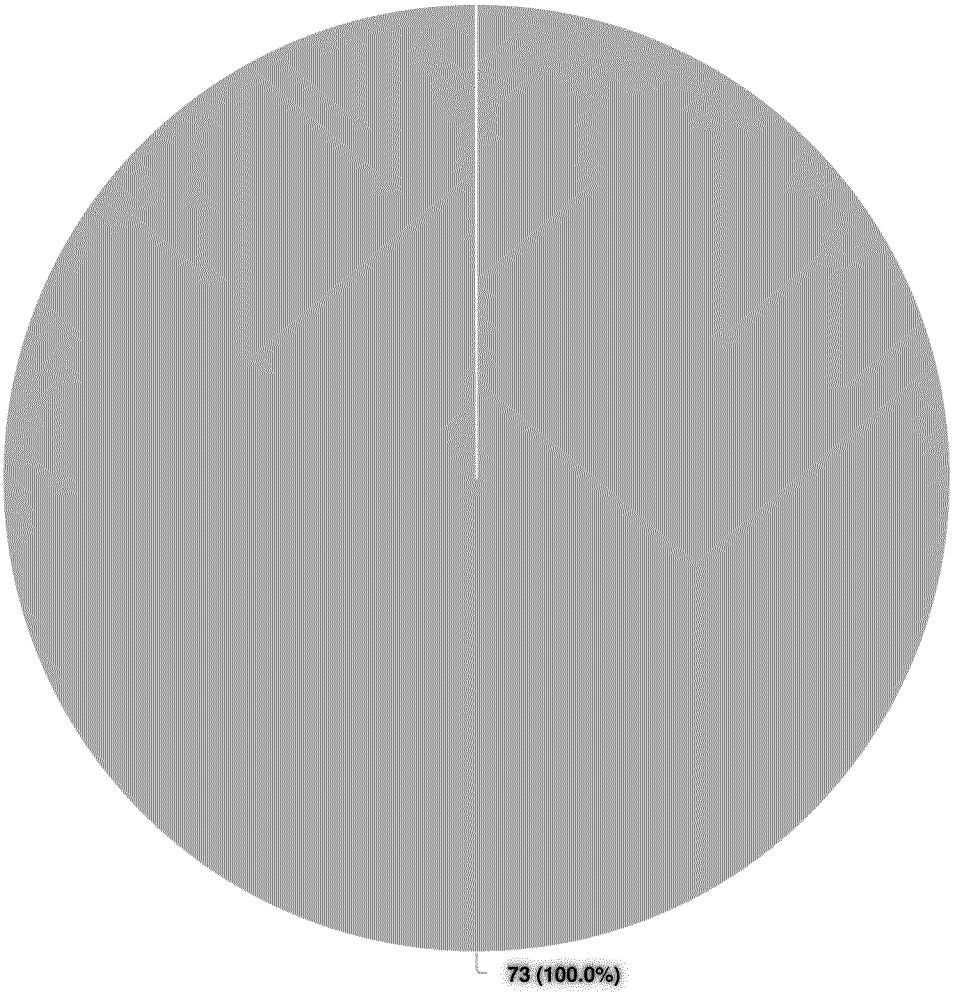


Question options

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?

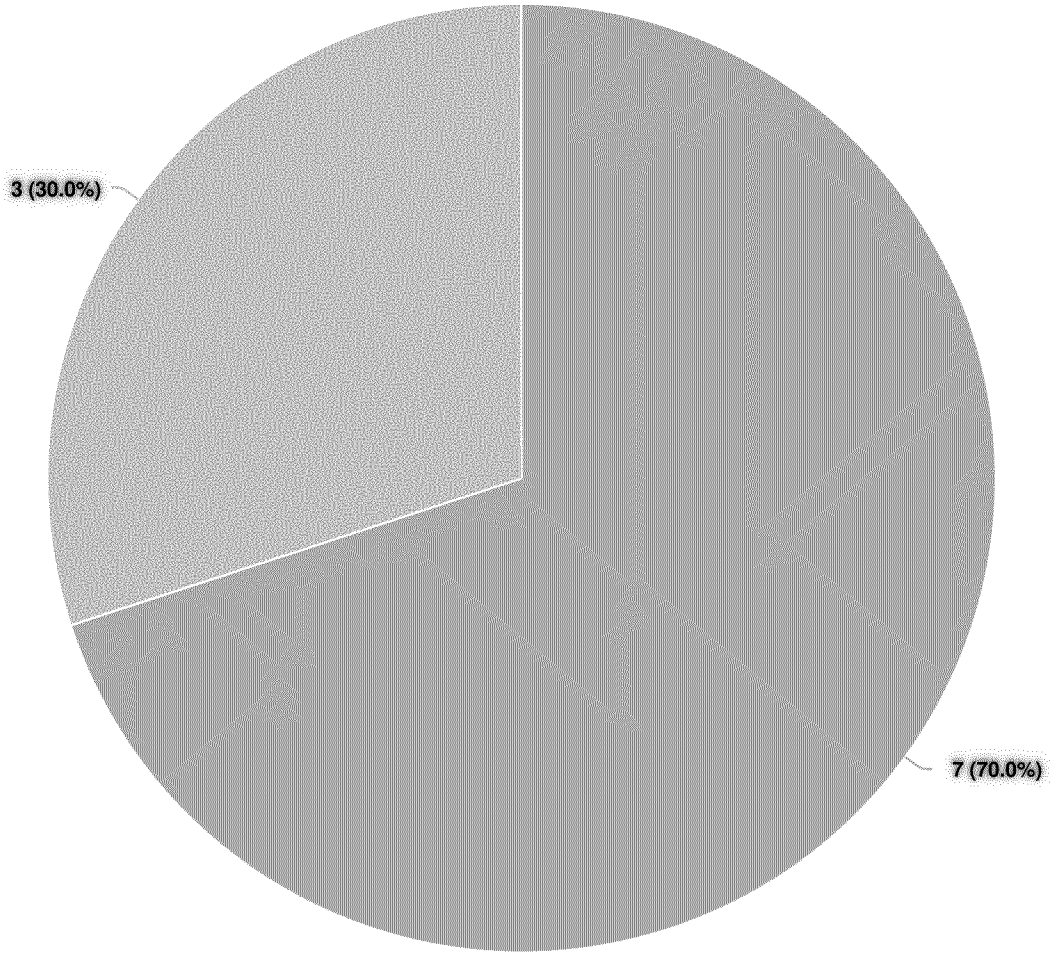


Question options

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?

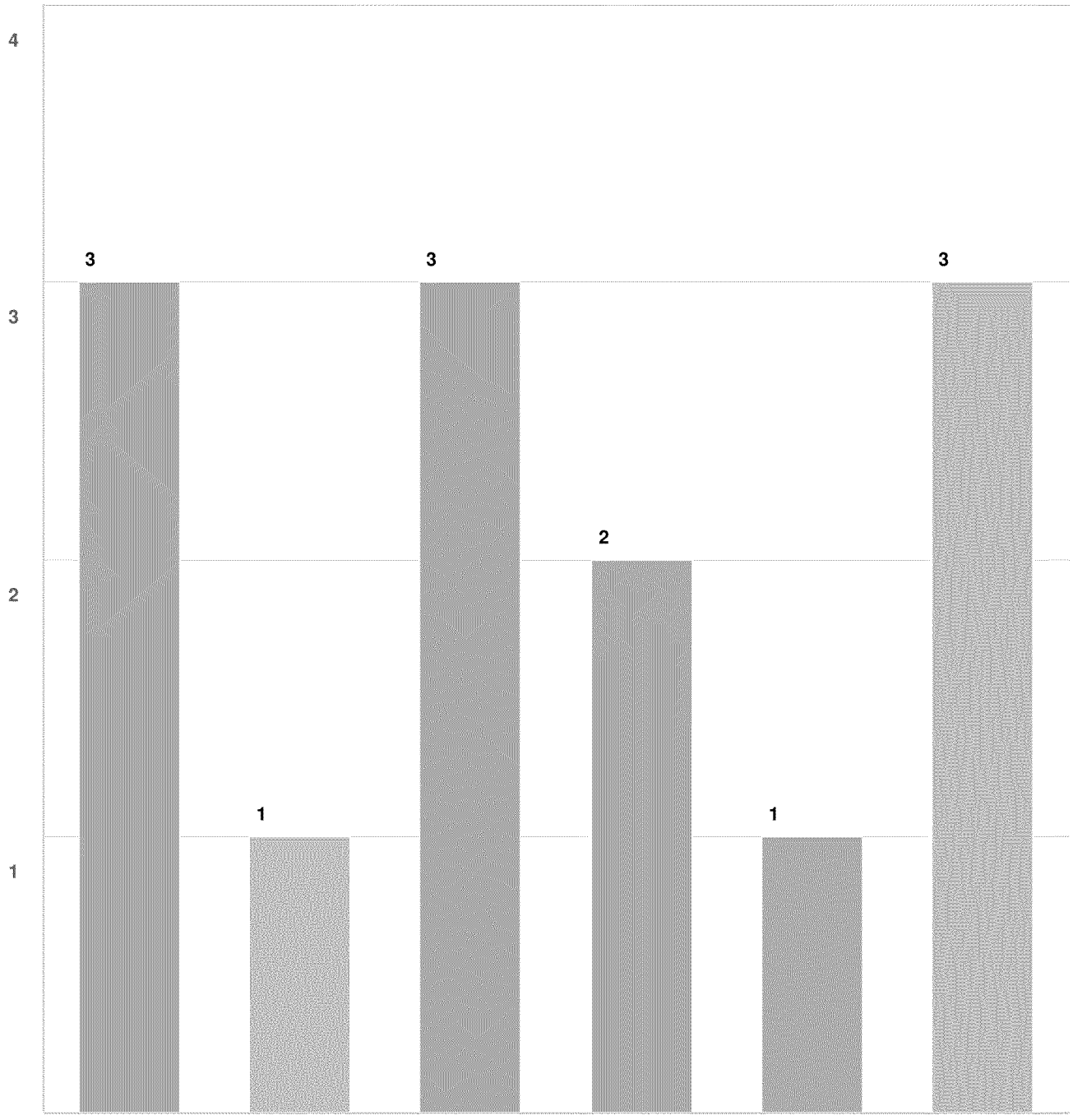


Question options

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...

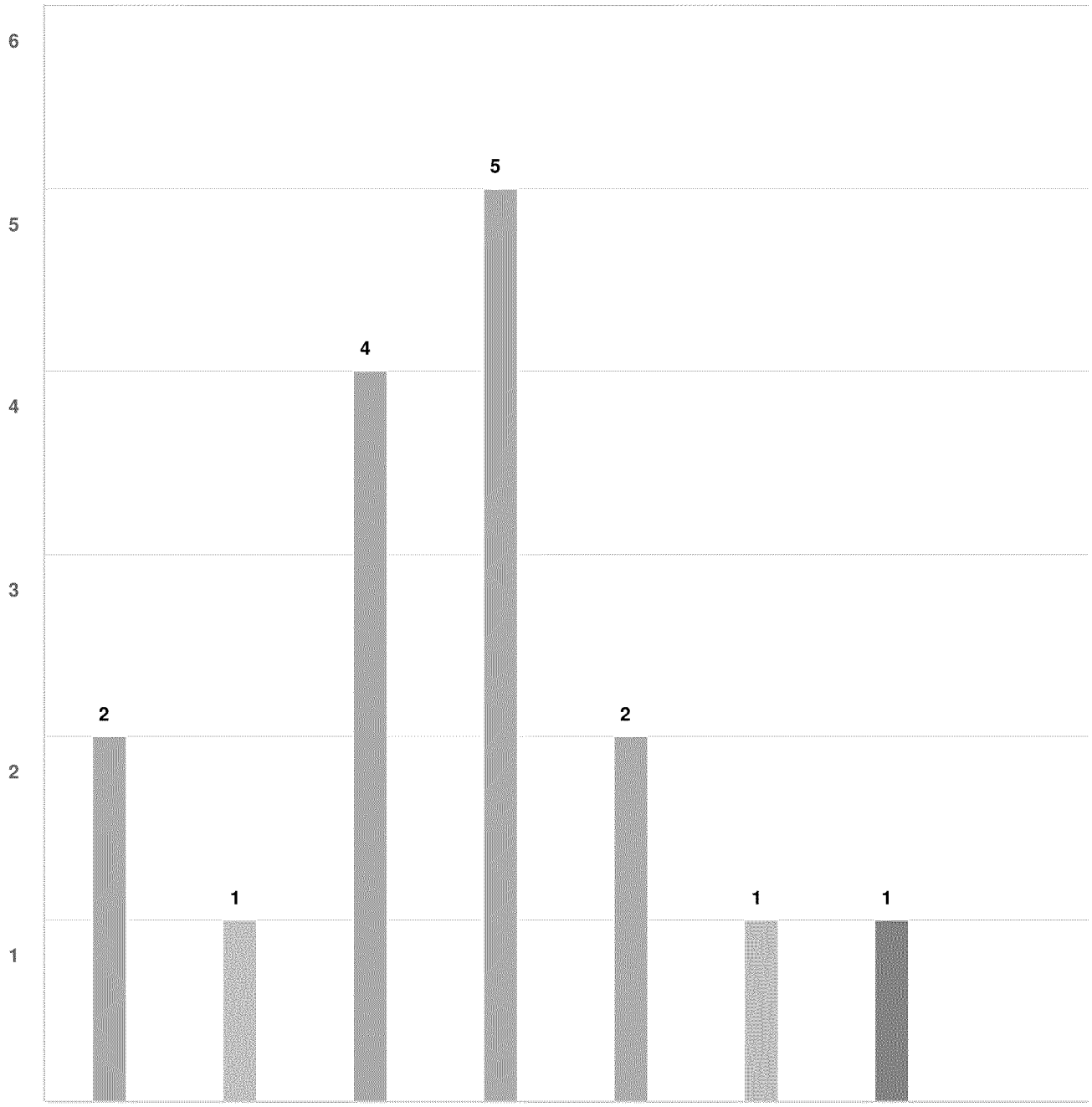


Question options

- 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...

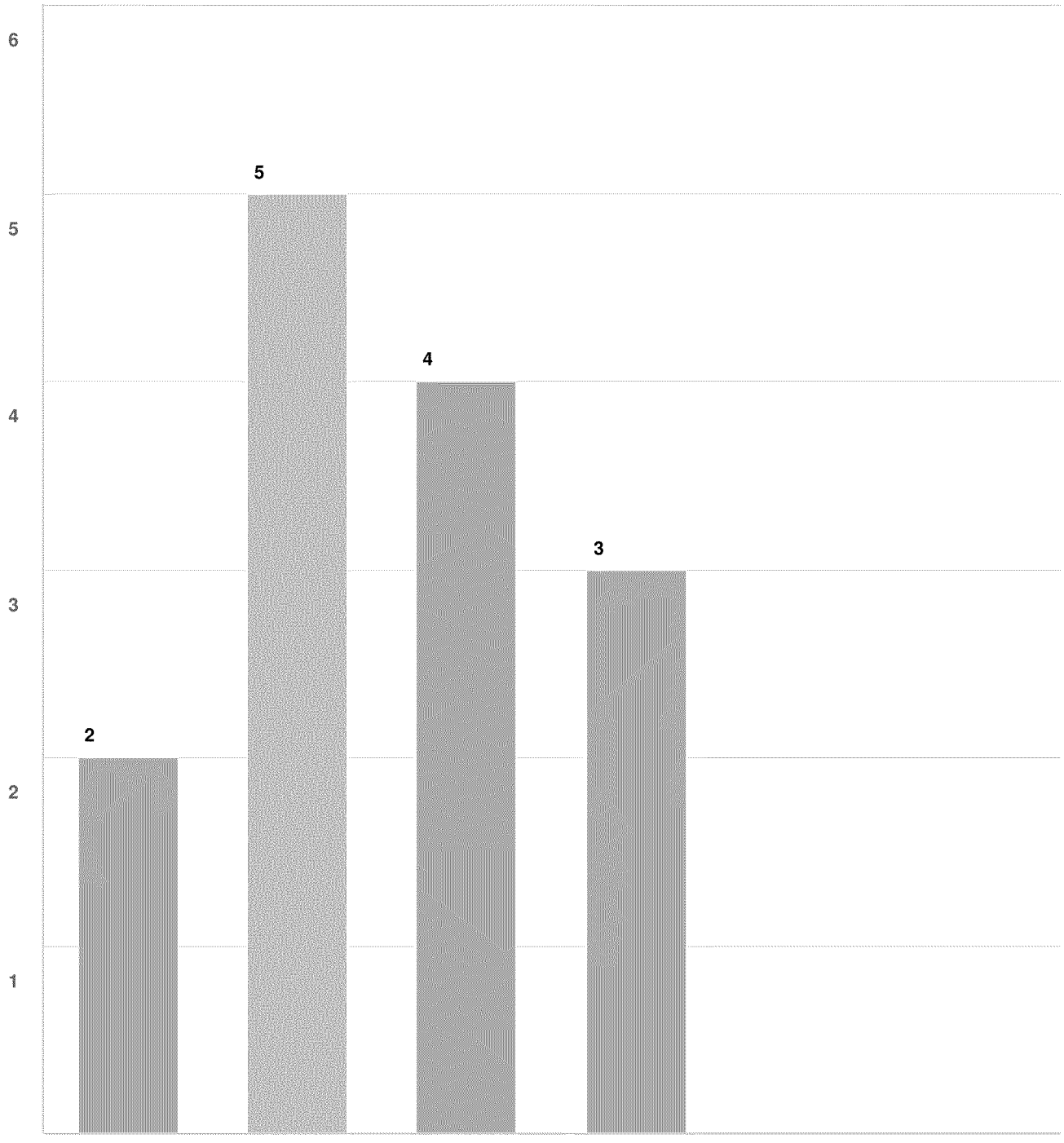


Question options

- 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)

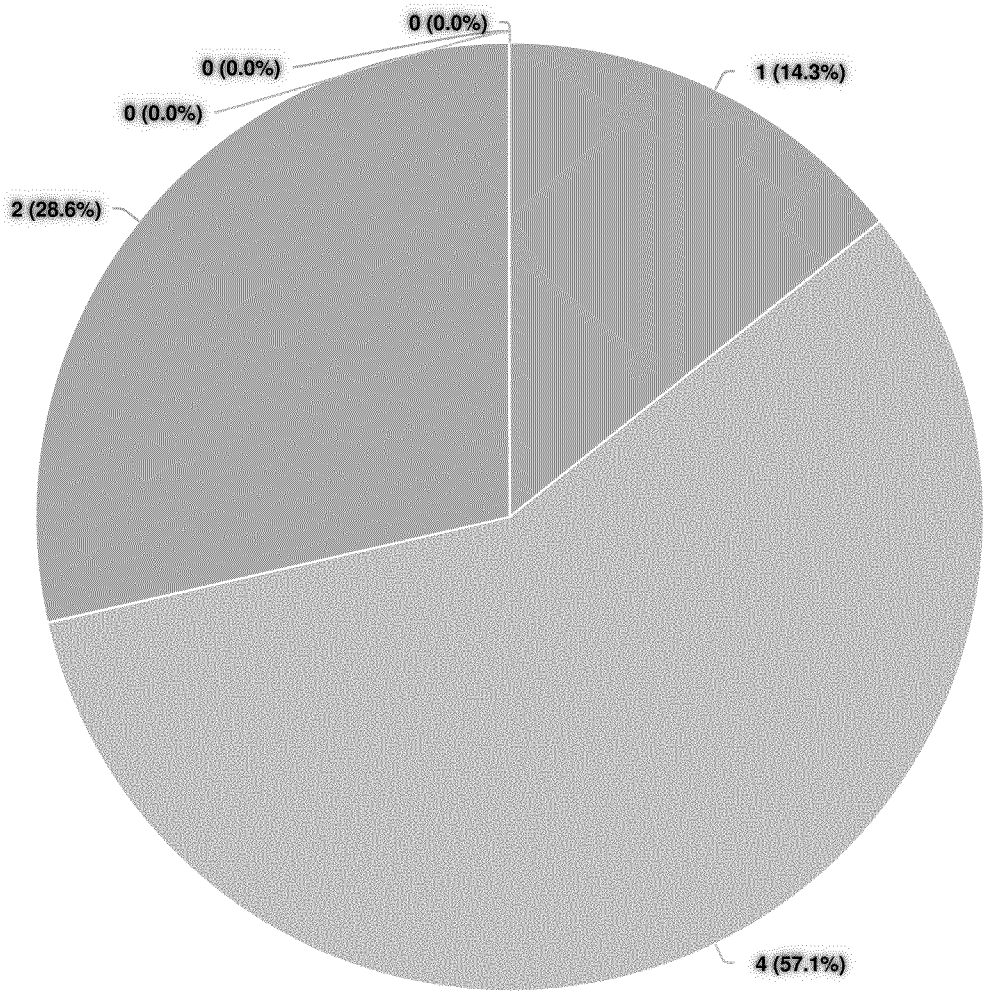


Question options

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 ...

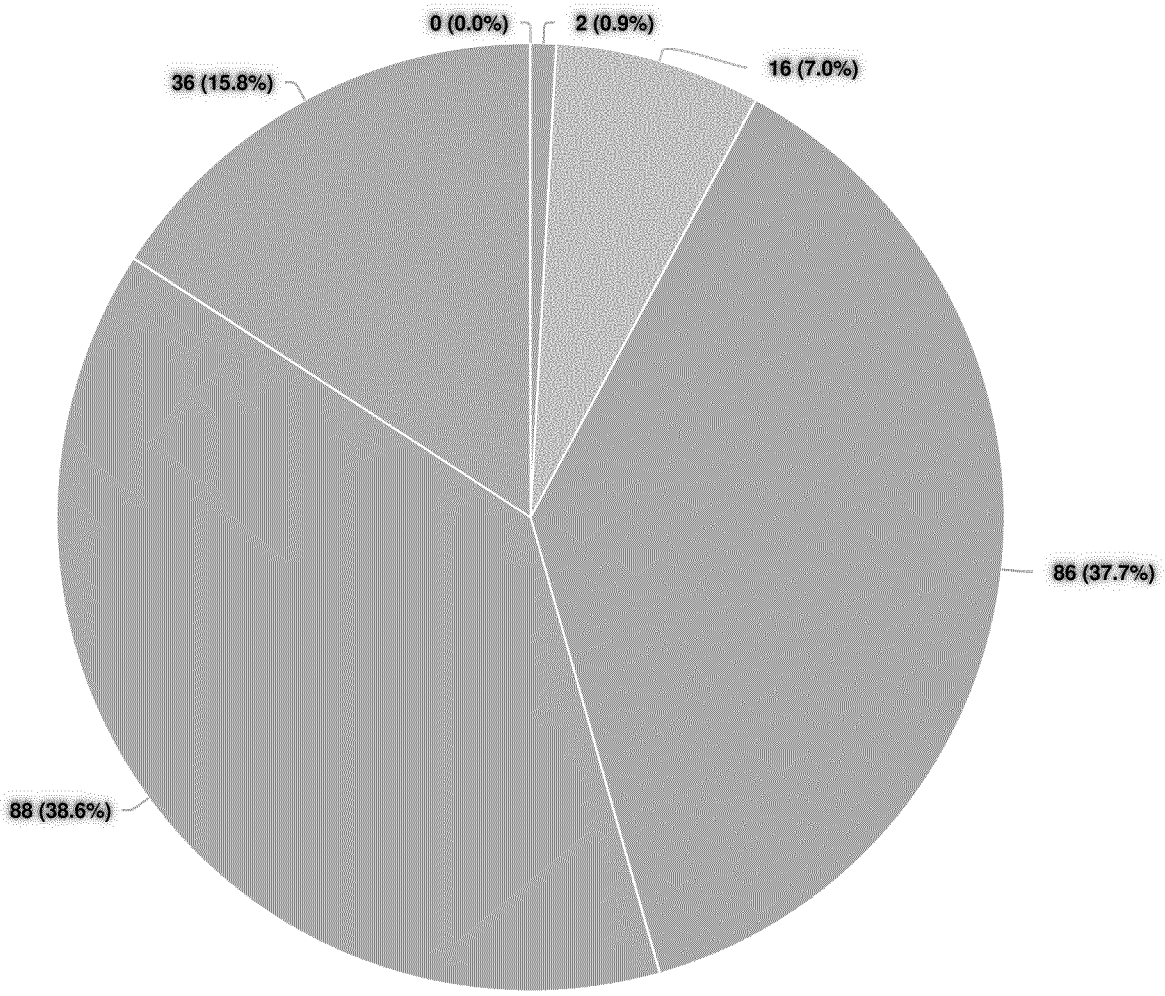


Question options

$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?

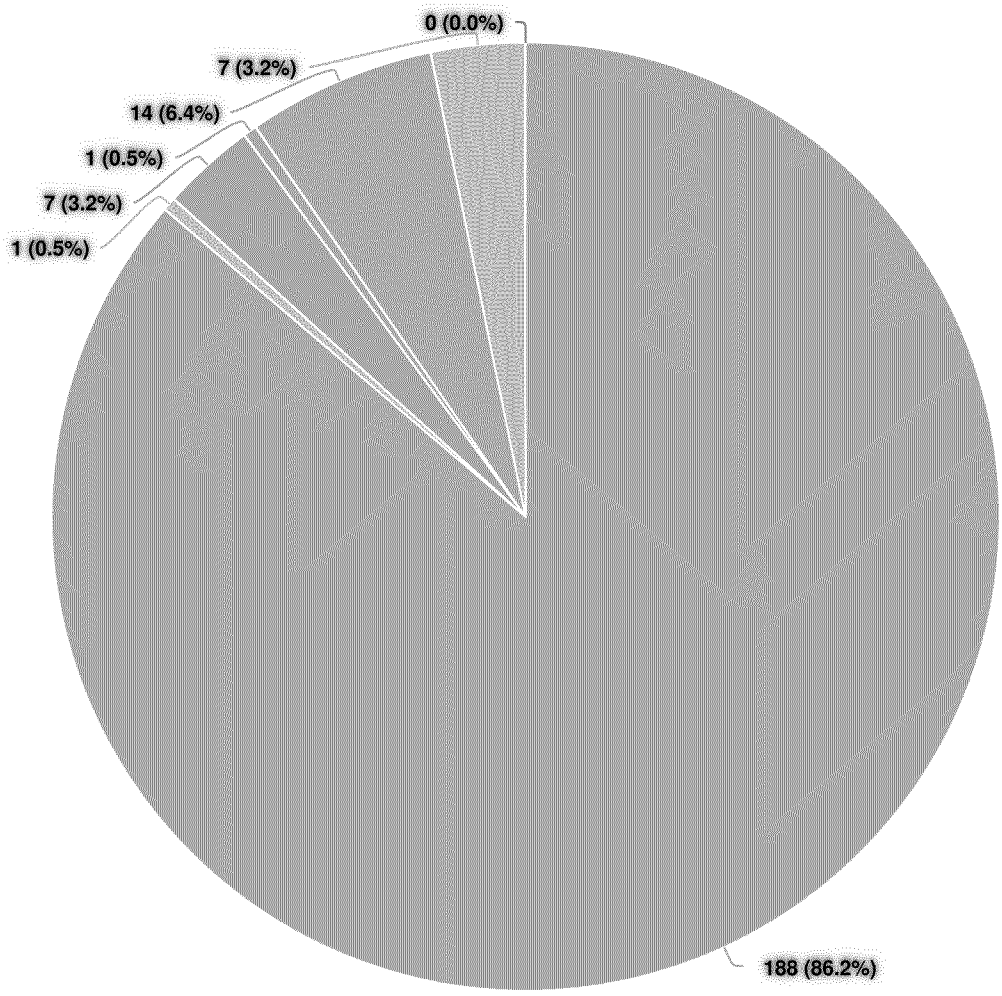


Question options

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?

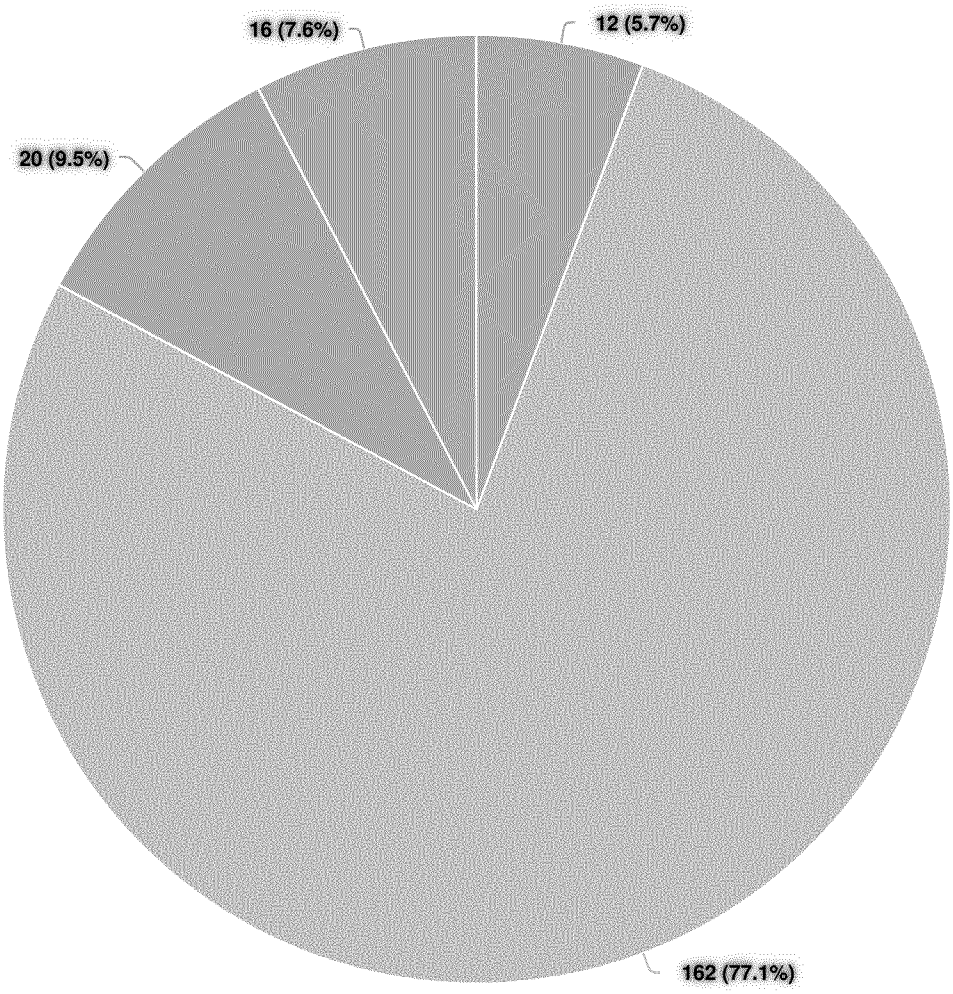


Question options

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

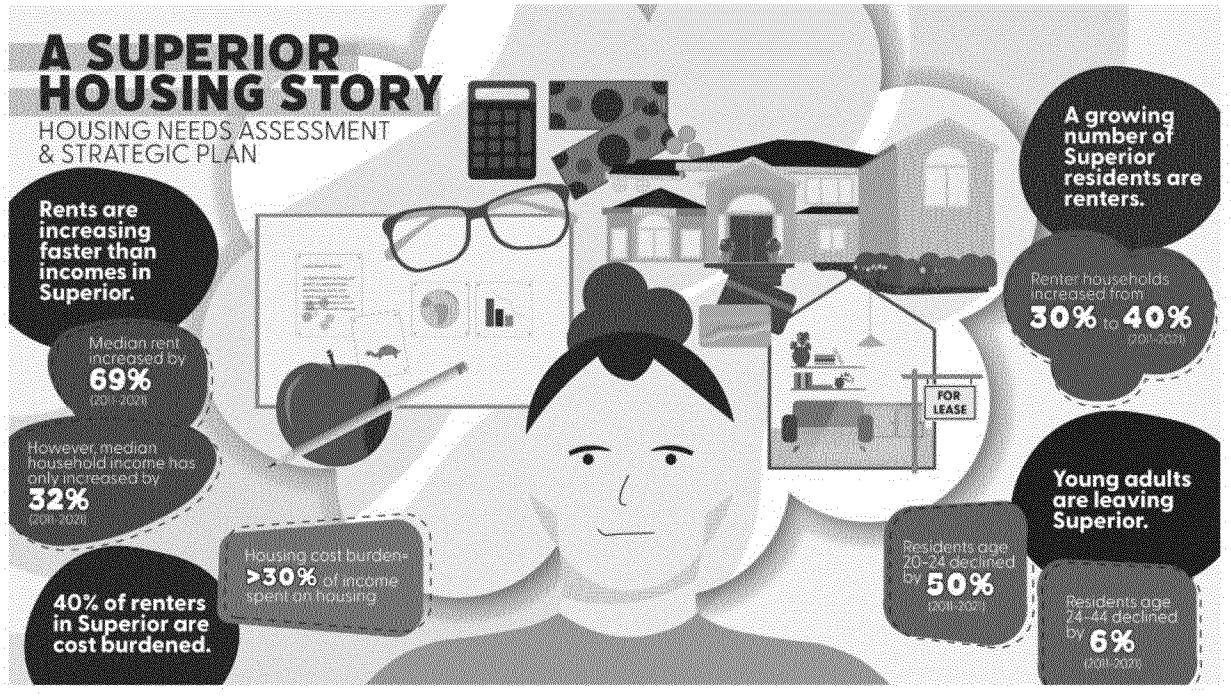
Q1. **What advice would you give Jack and Diane?**

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

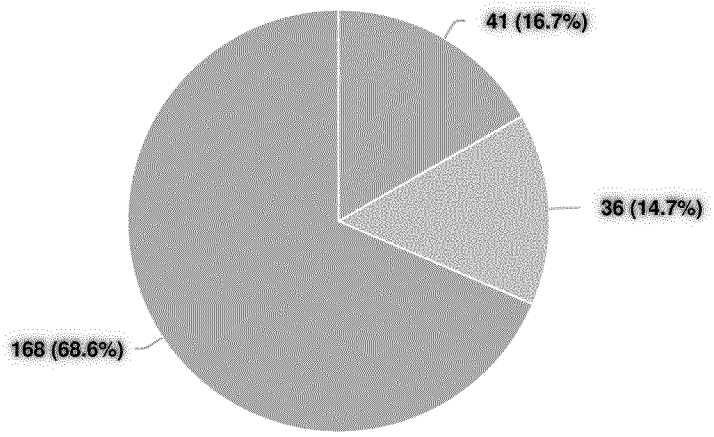
12 August 2019 - 07 April 2024

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.

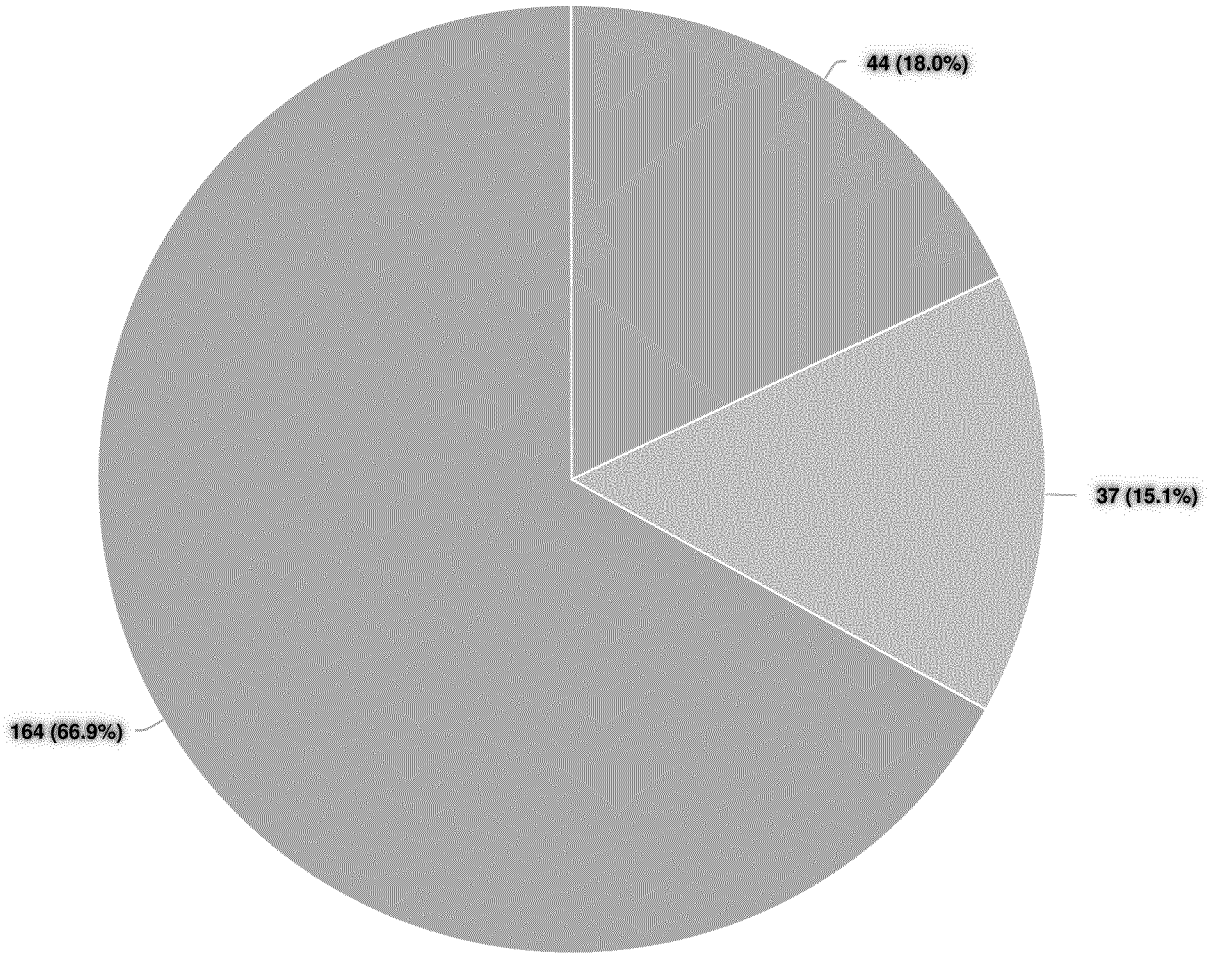


Question options

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.

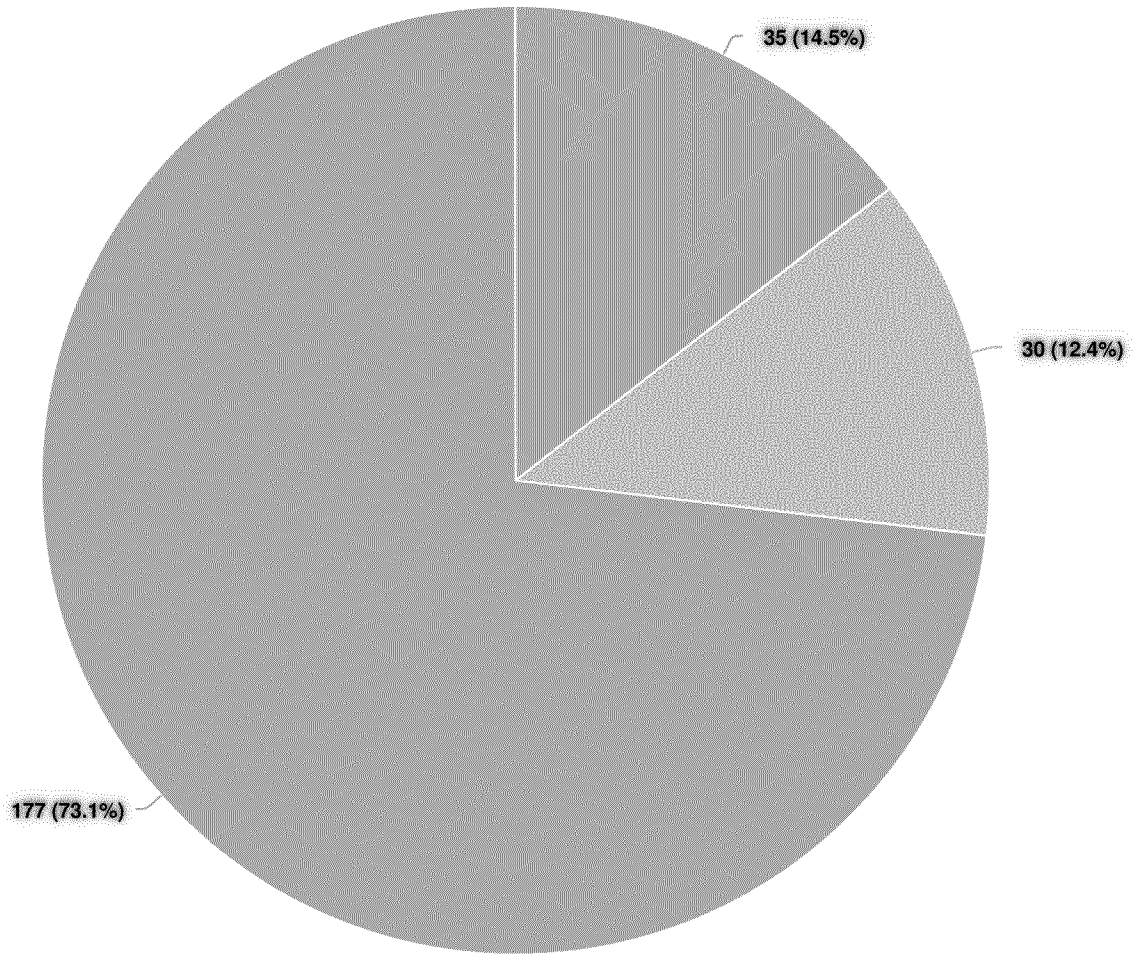


Question options

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.

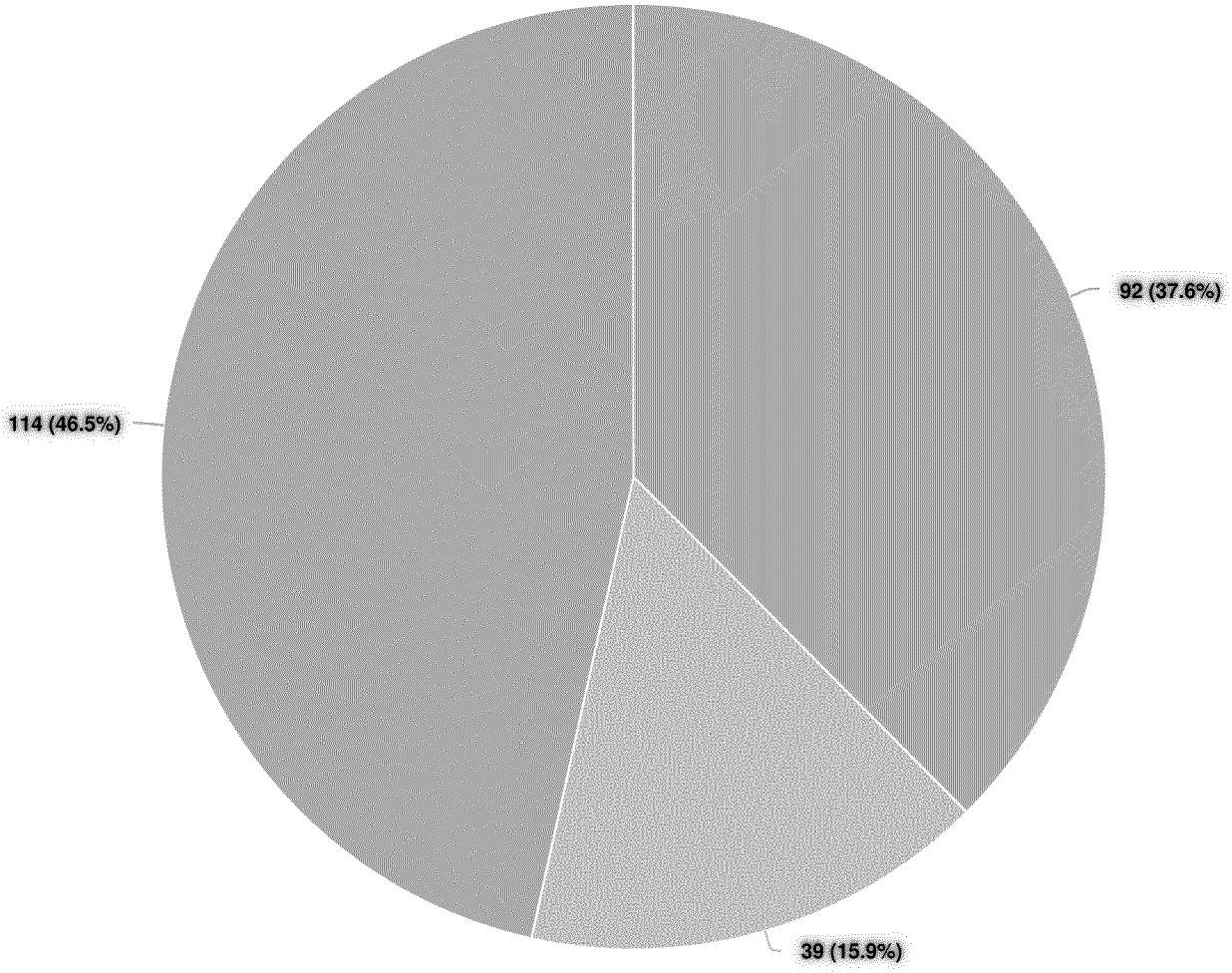


Question options

Support Neutral Do not support

Optional question (242 response(s), 5 skipped)
Question type: Radio Button Question

Q4 Explore allowing ADU's town wide.

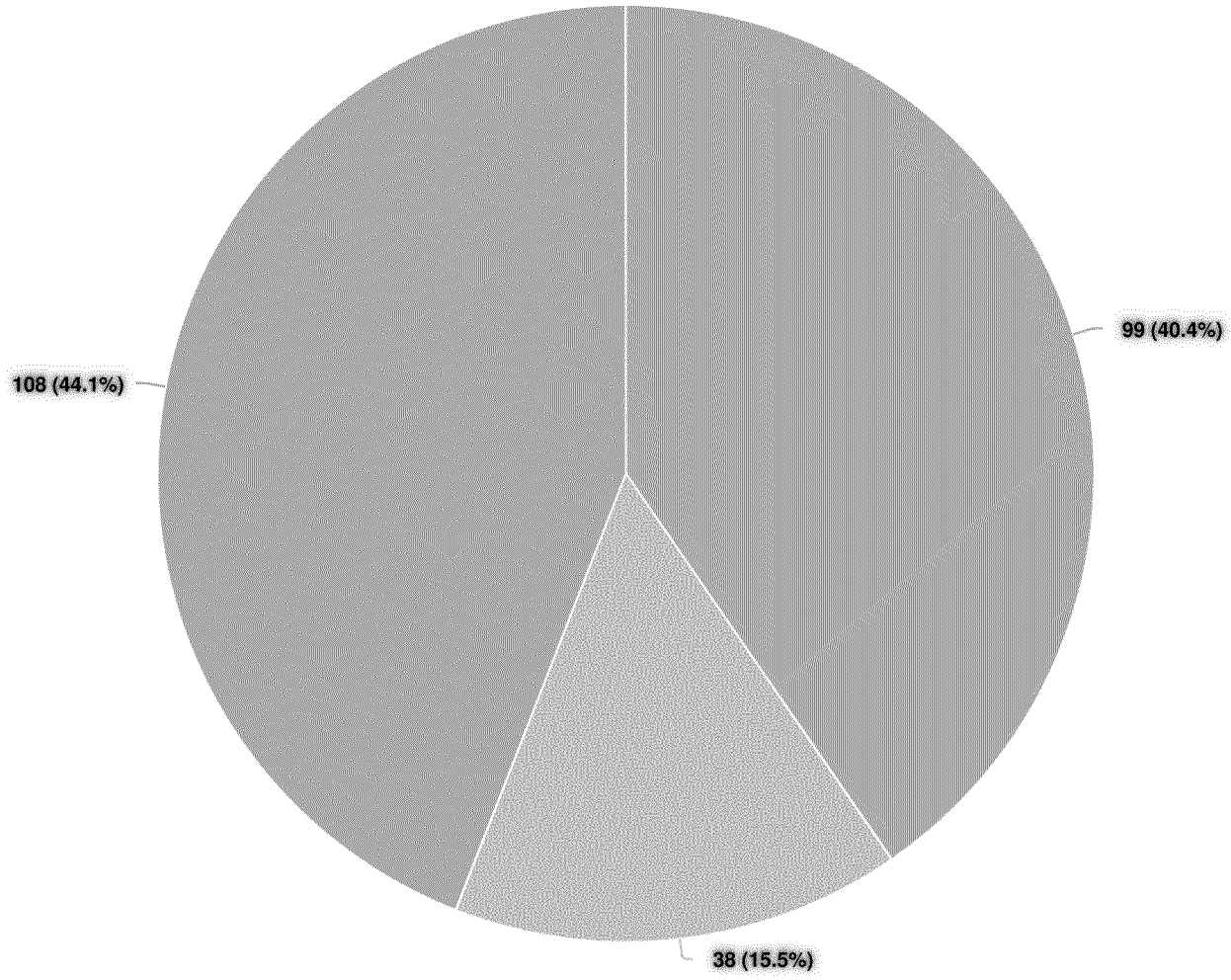


Question options

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.

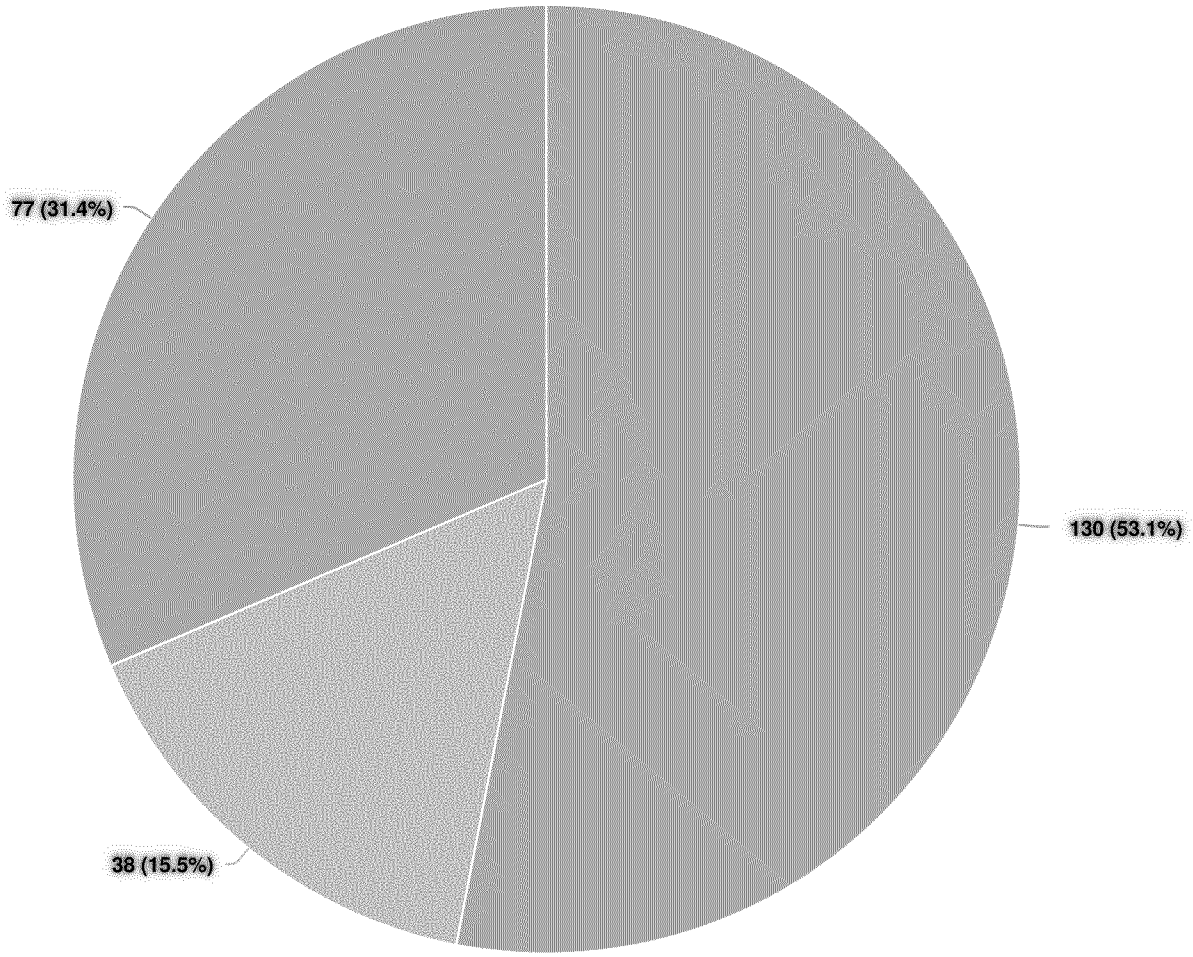


Question options

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.

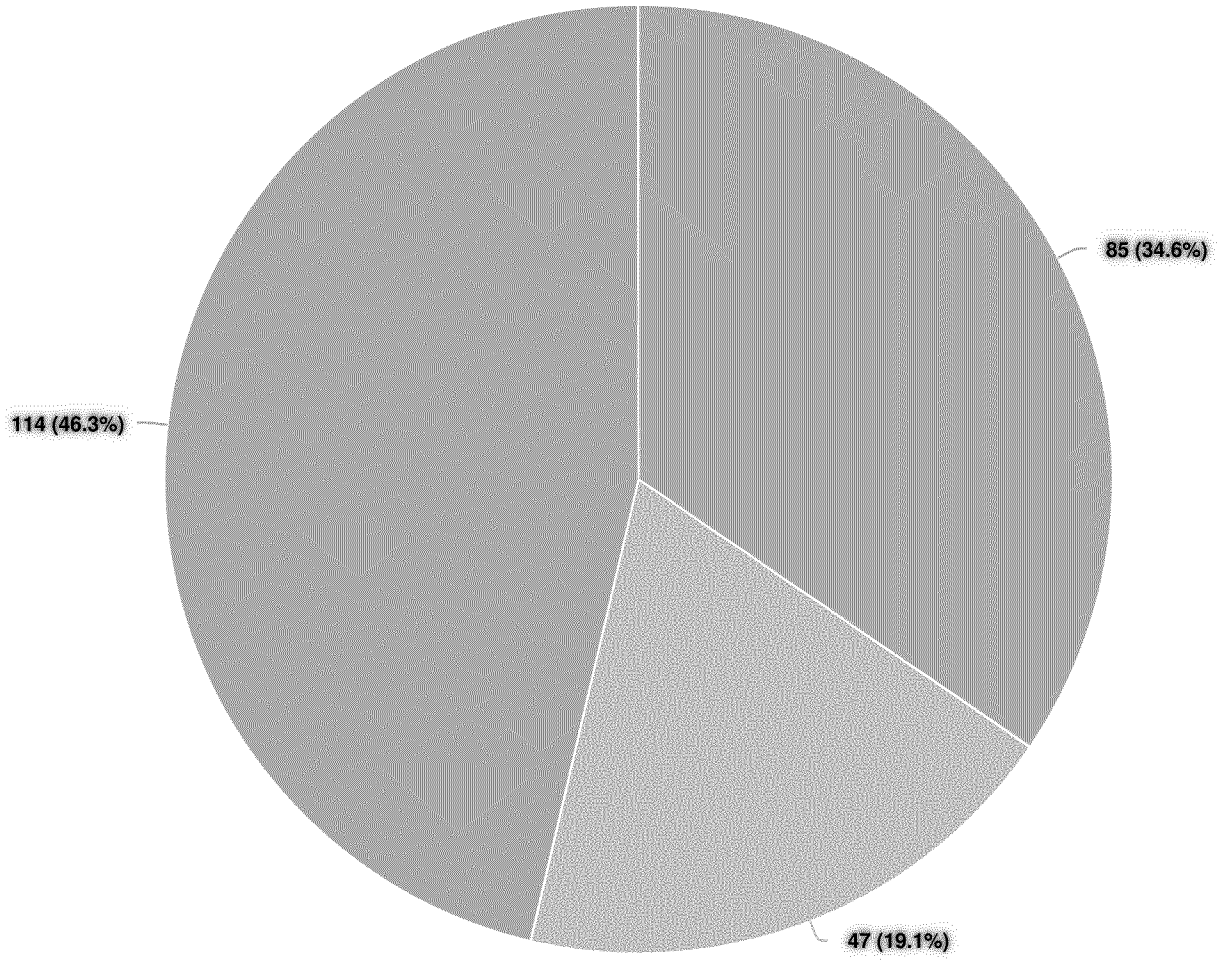


Question options

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.

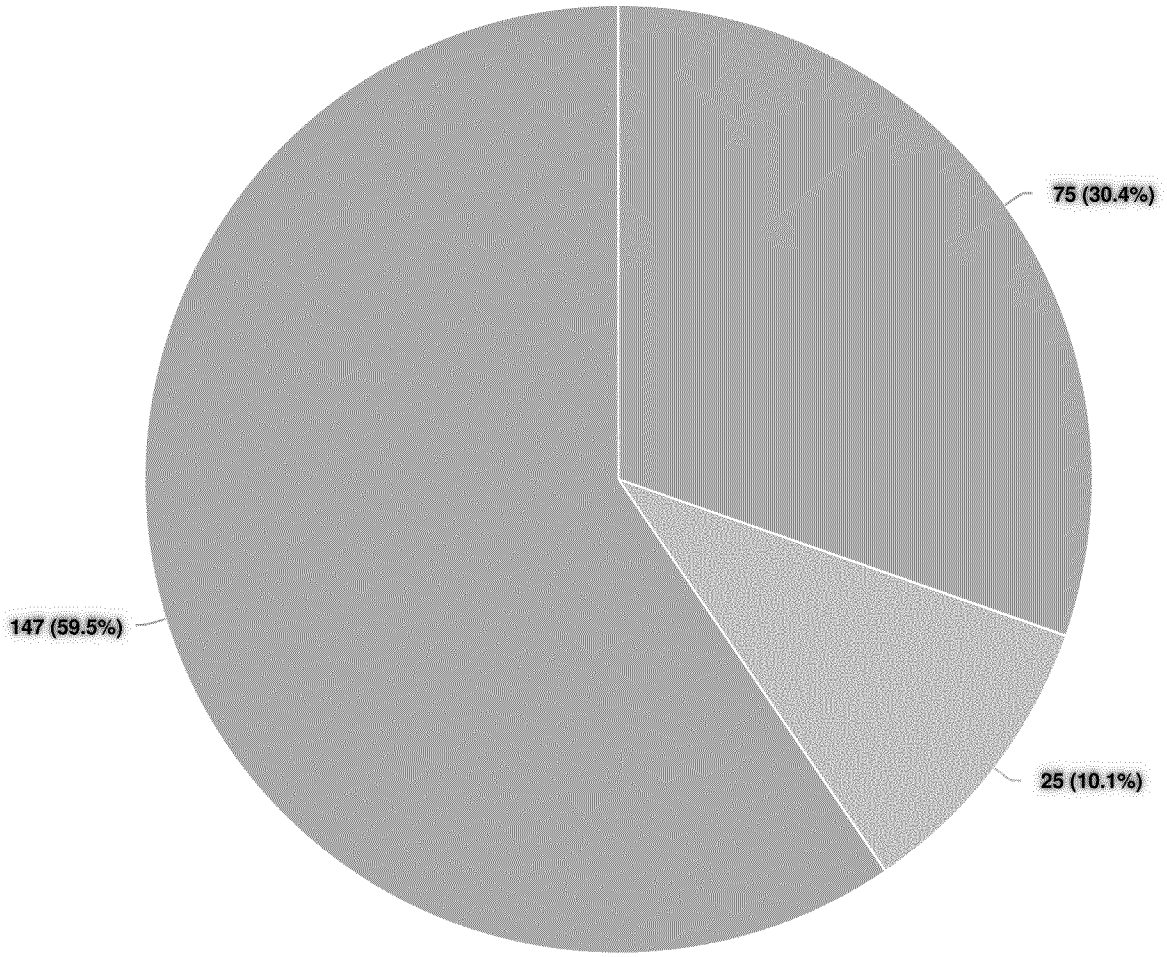


Question options

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.

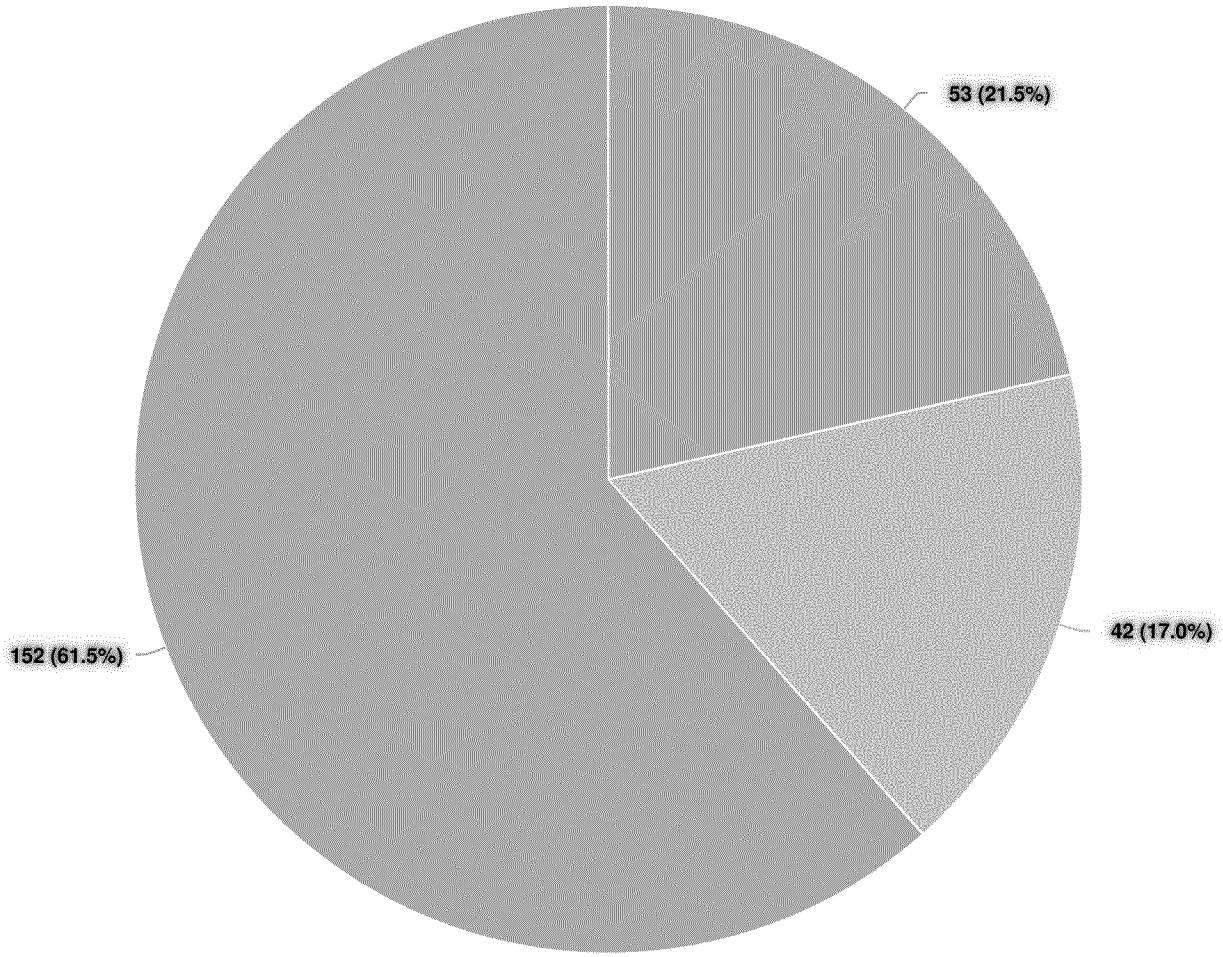


Question options

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.

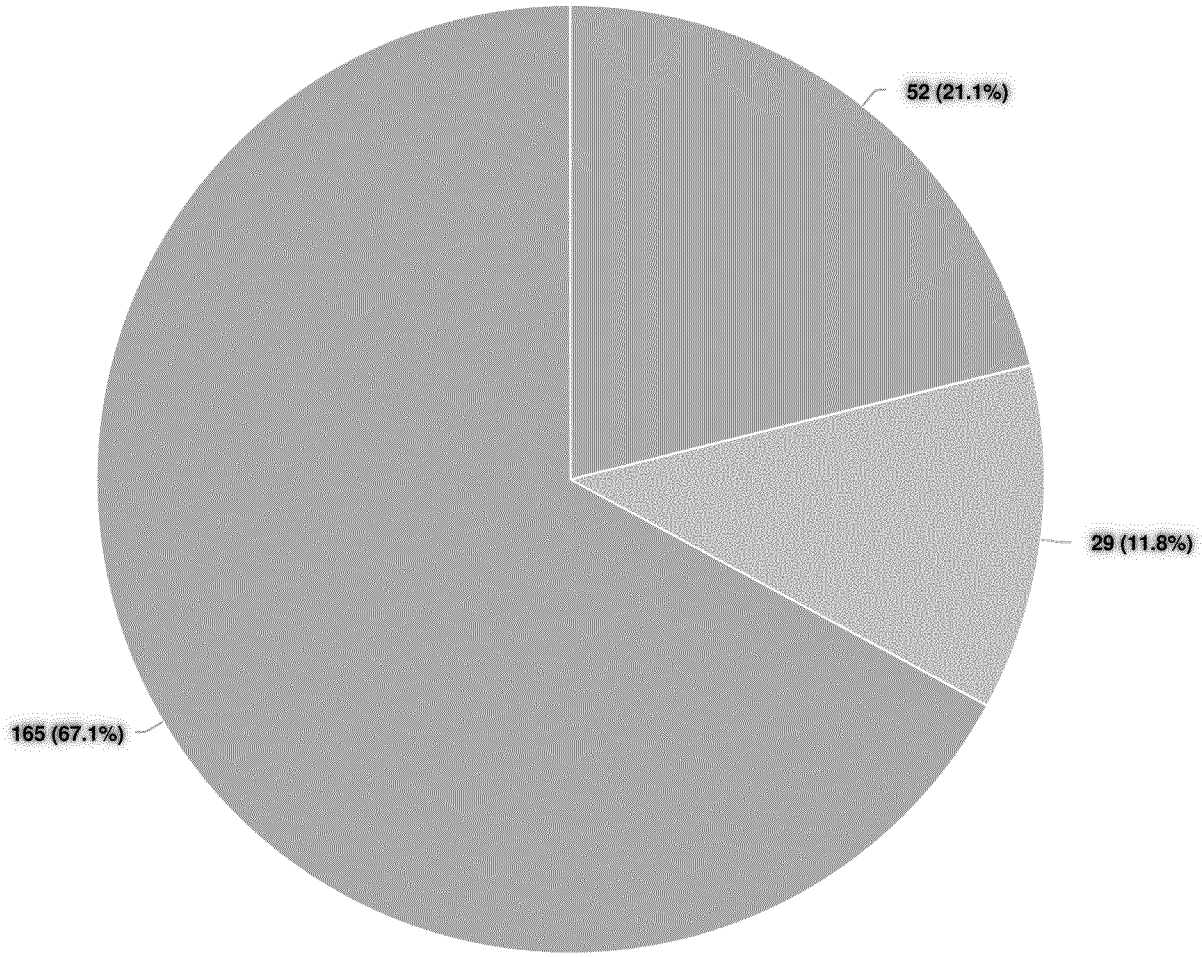


Question options

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).

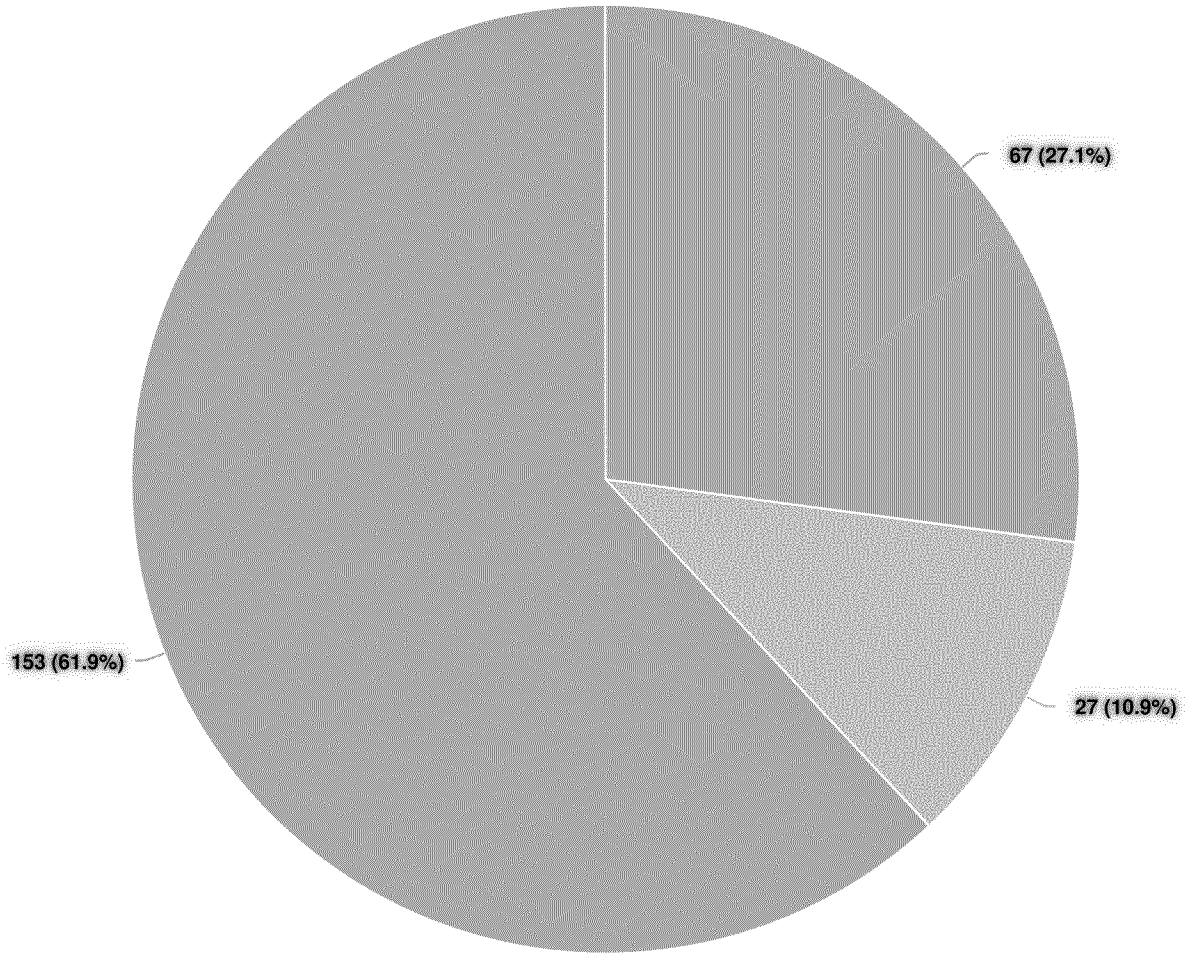


Question options

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.

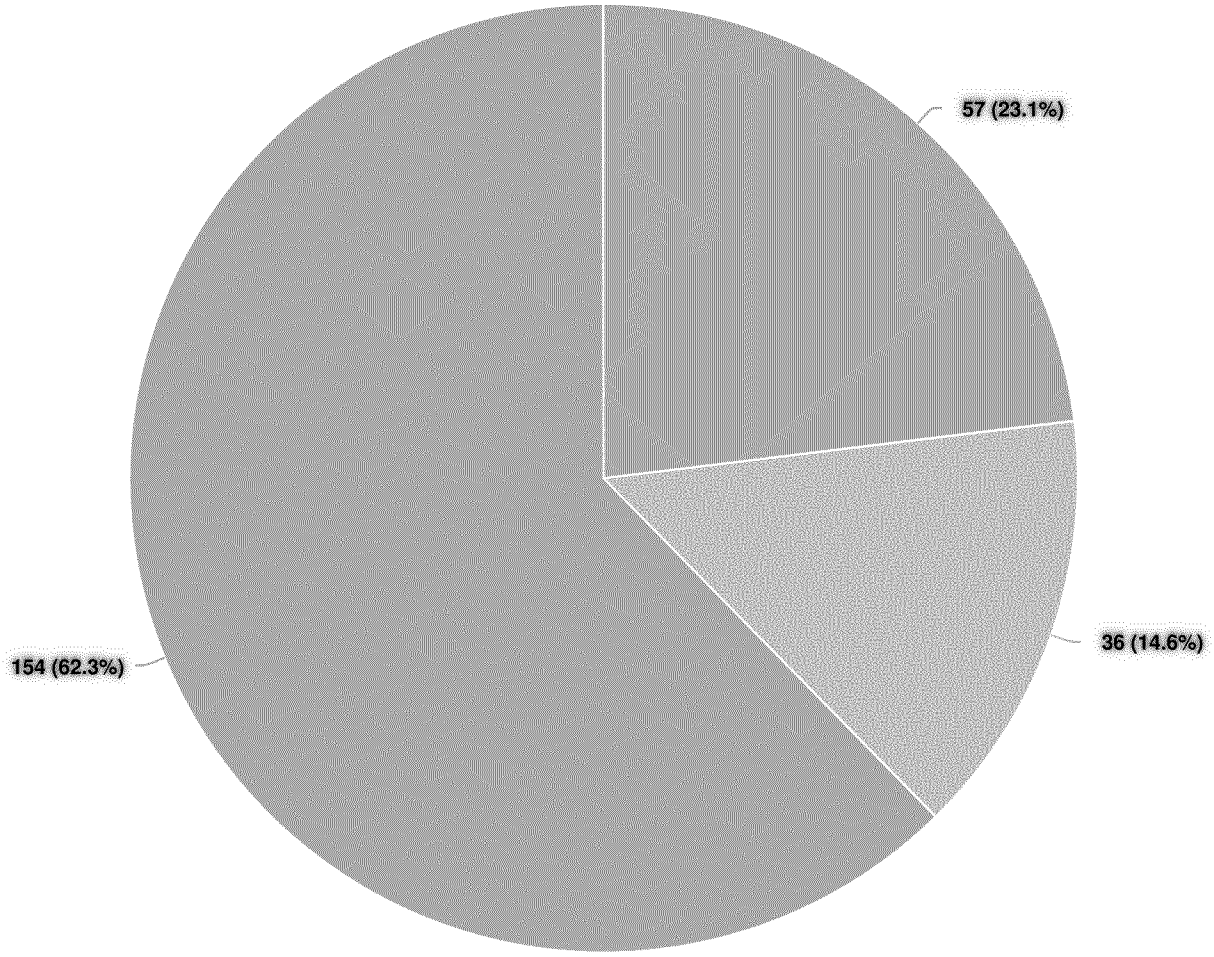


Question options

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.

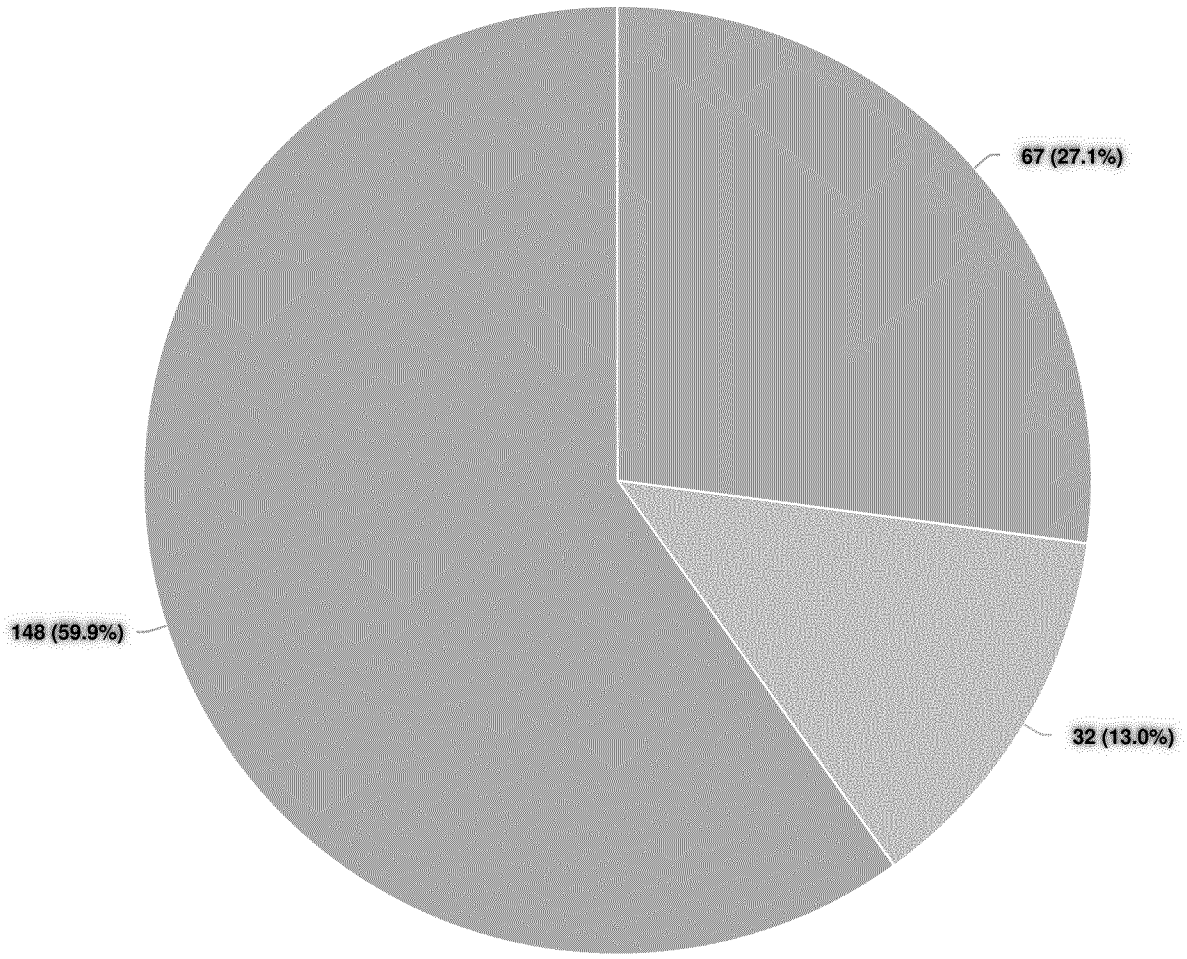


Question options

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

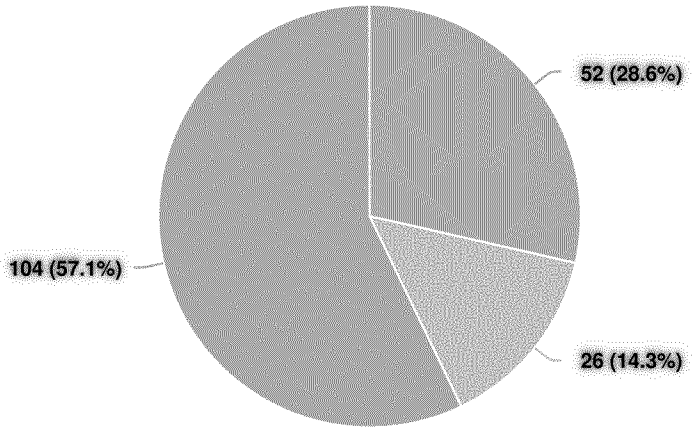
SURVEY RESPONSE REPORT
12 August 2019 - 07 April 2024

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...

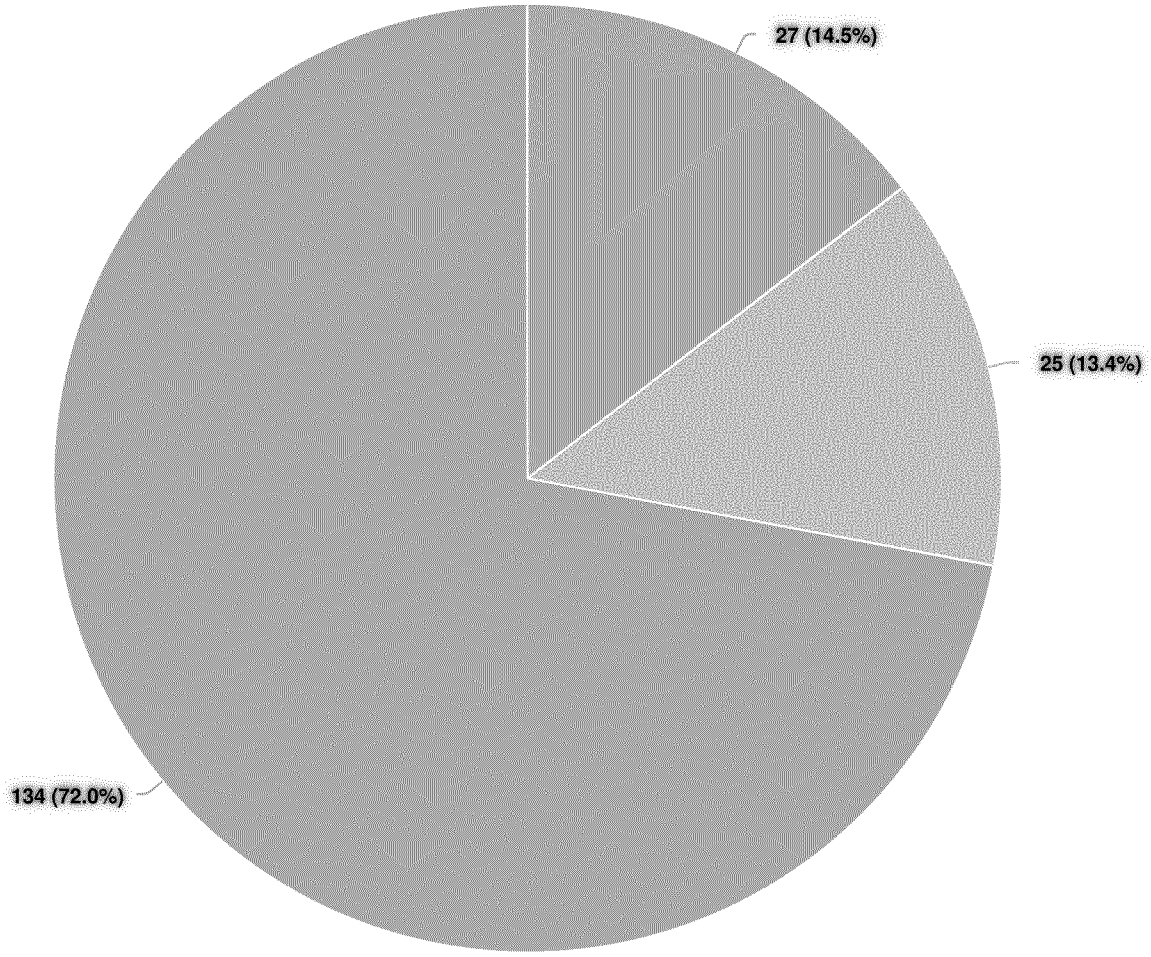


Question options

Support Neutral Do not support

Optional question (182 response(s), 4 skipped)
Question type: Radio Button Question

Q2 Density bonus.

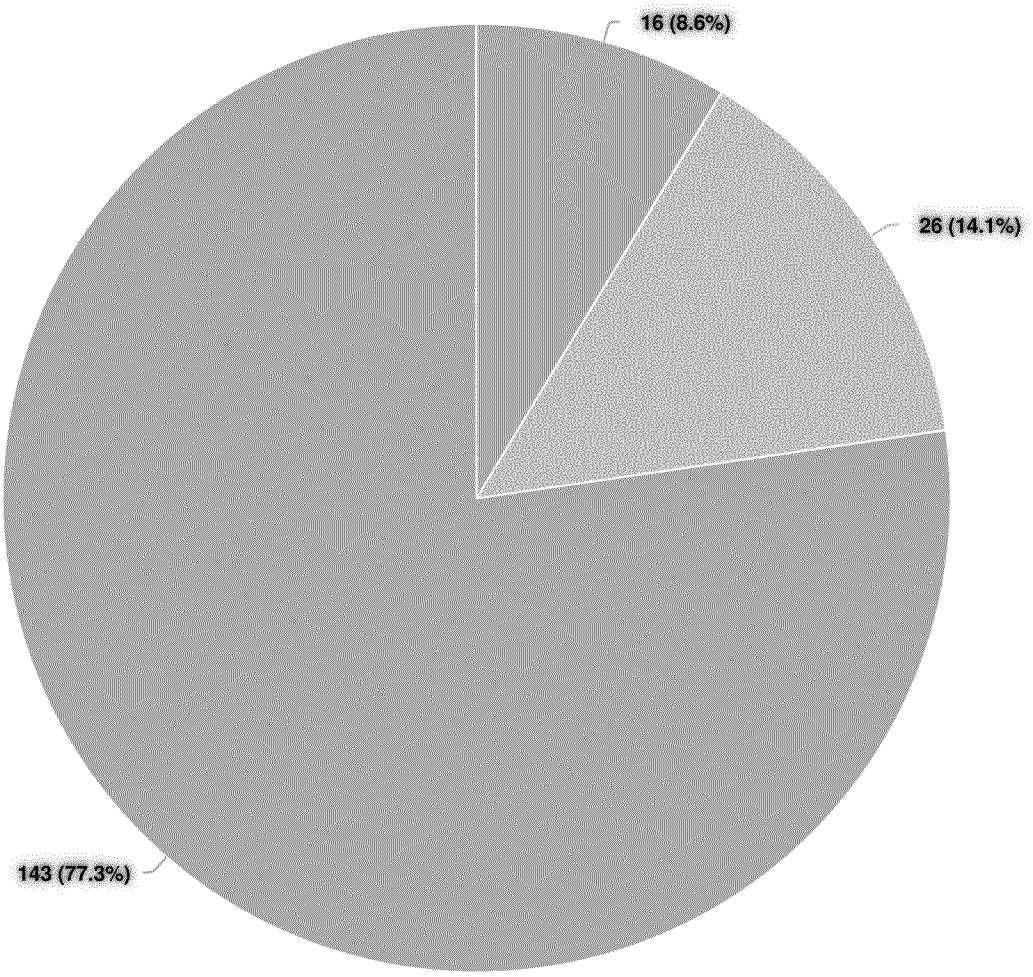


Question options

Support Neutral Do not support

Optional question (186 response(s), 0 skipped)
Question type: Radio Button Question

Q3 Height bonus.

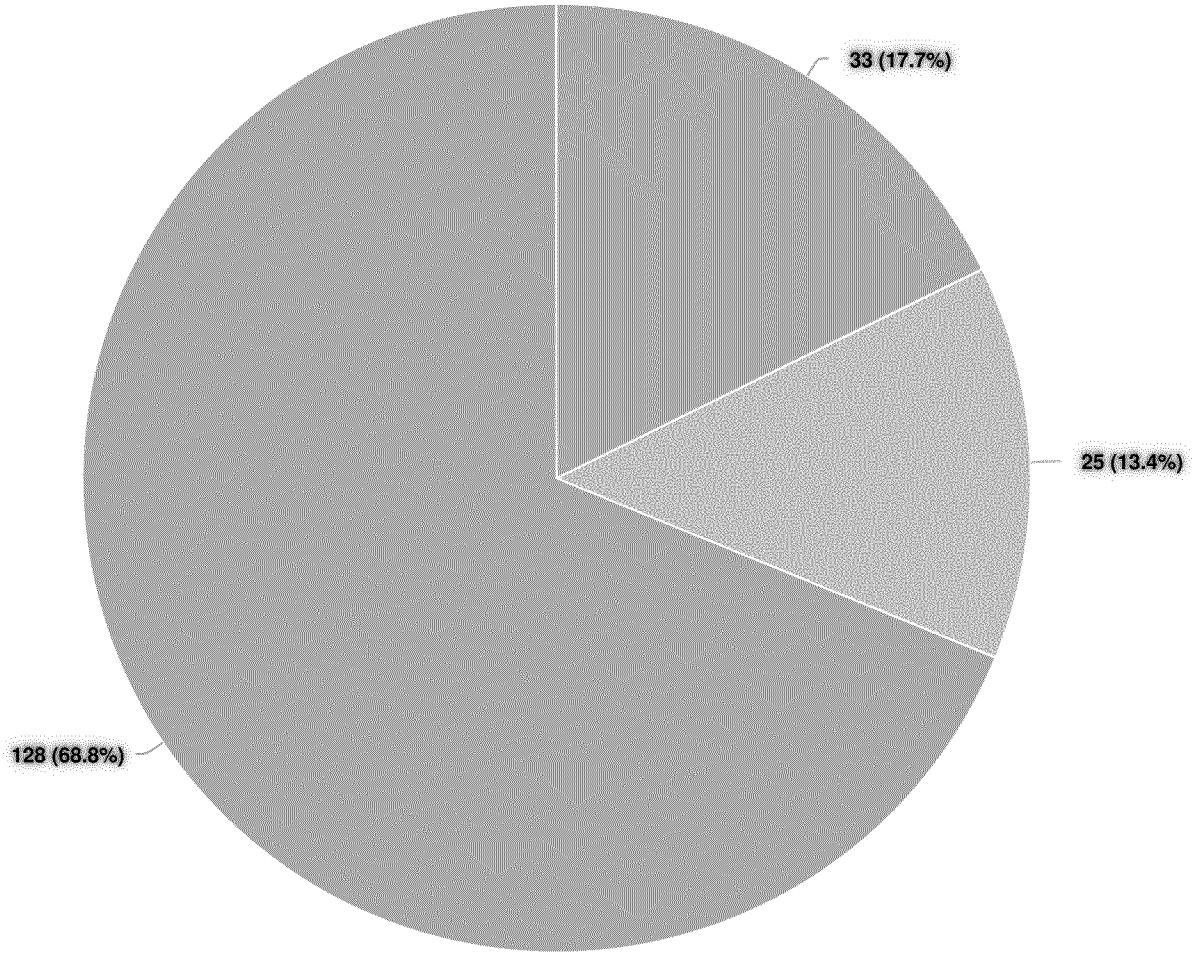


Question options

Support Neutral Do not support

Optional question (185 response(s), 1 skipped)
Question type: Radio Button Question

Q4 Expedited review for affordable housing projects.

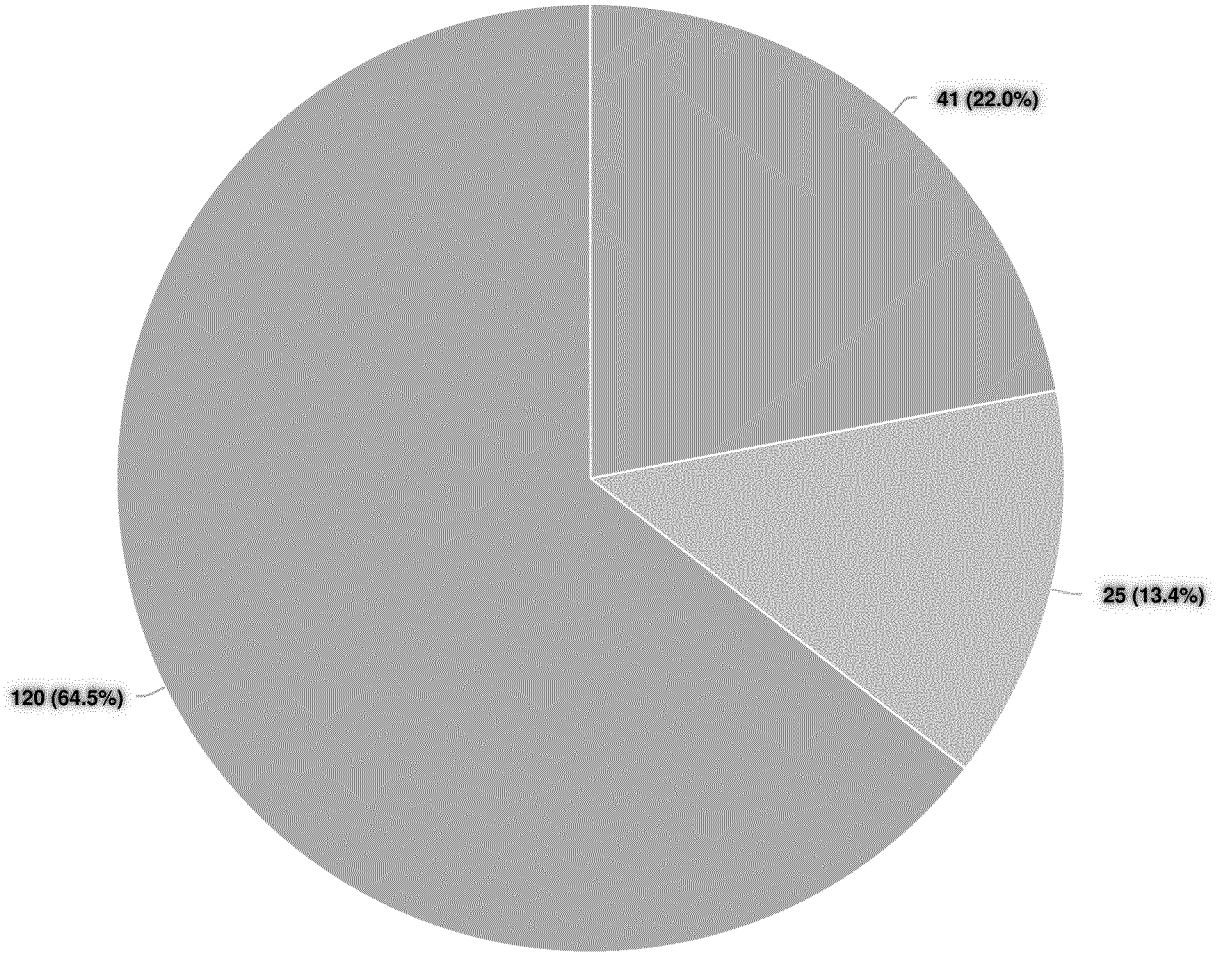


Question options

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.

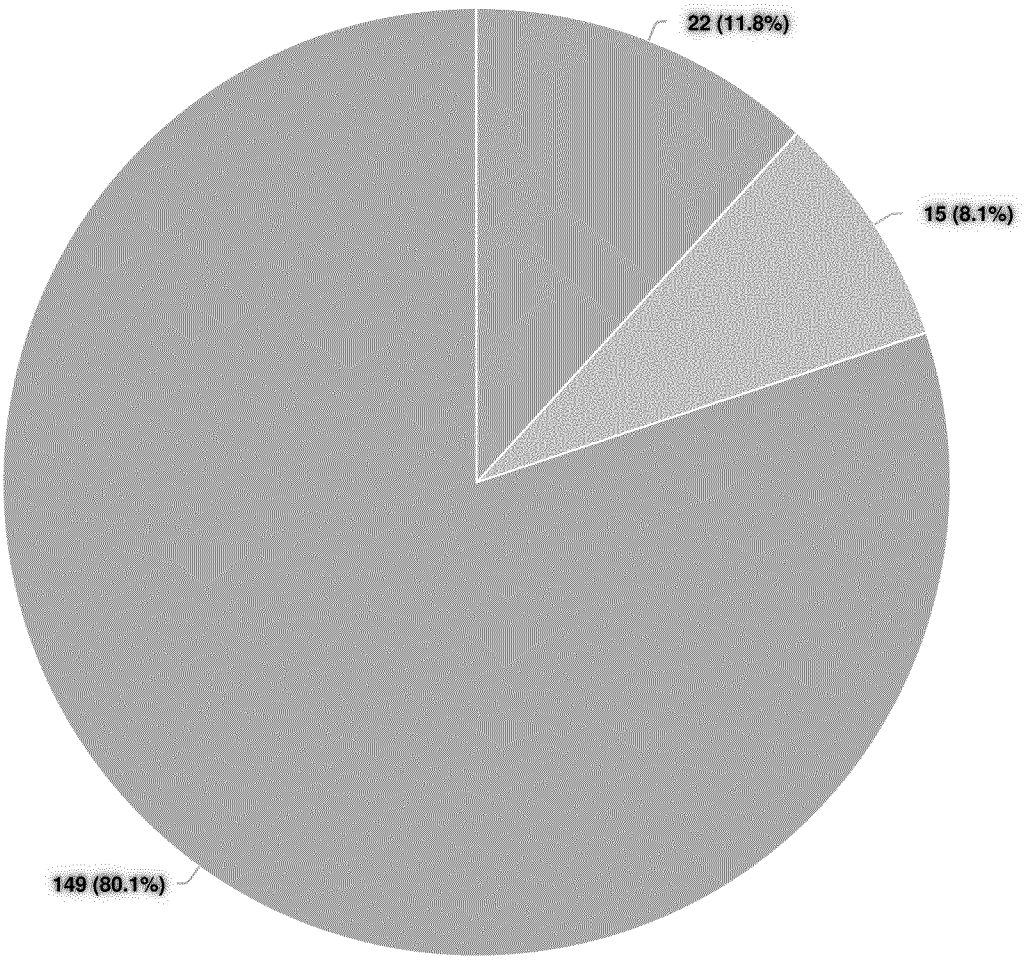


Question options

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)

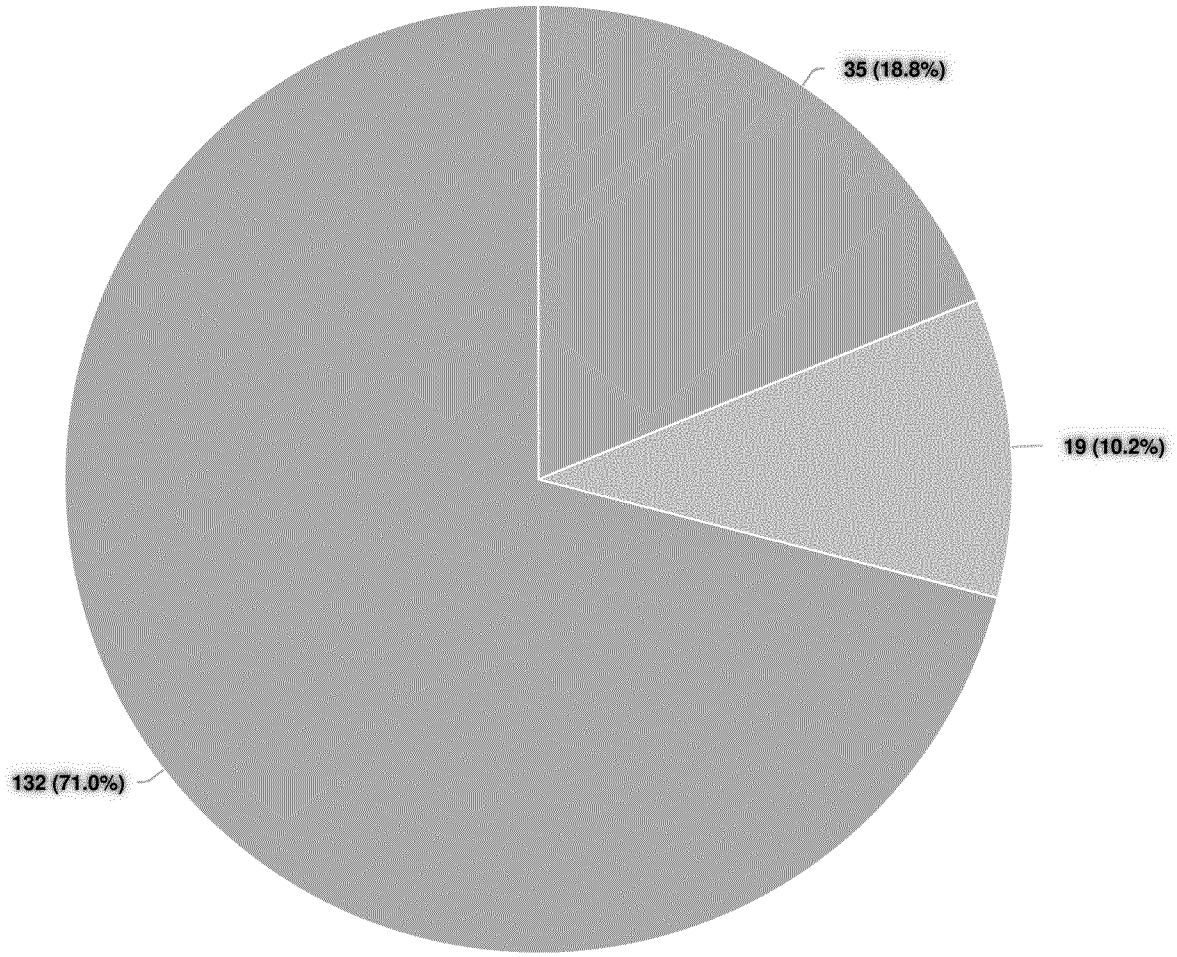


Question options

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.

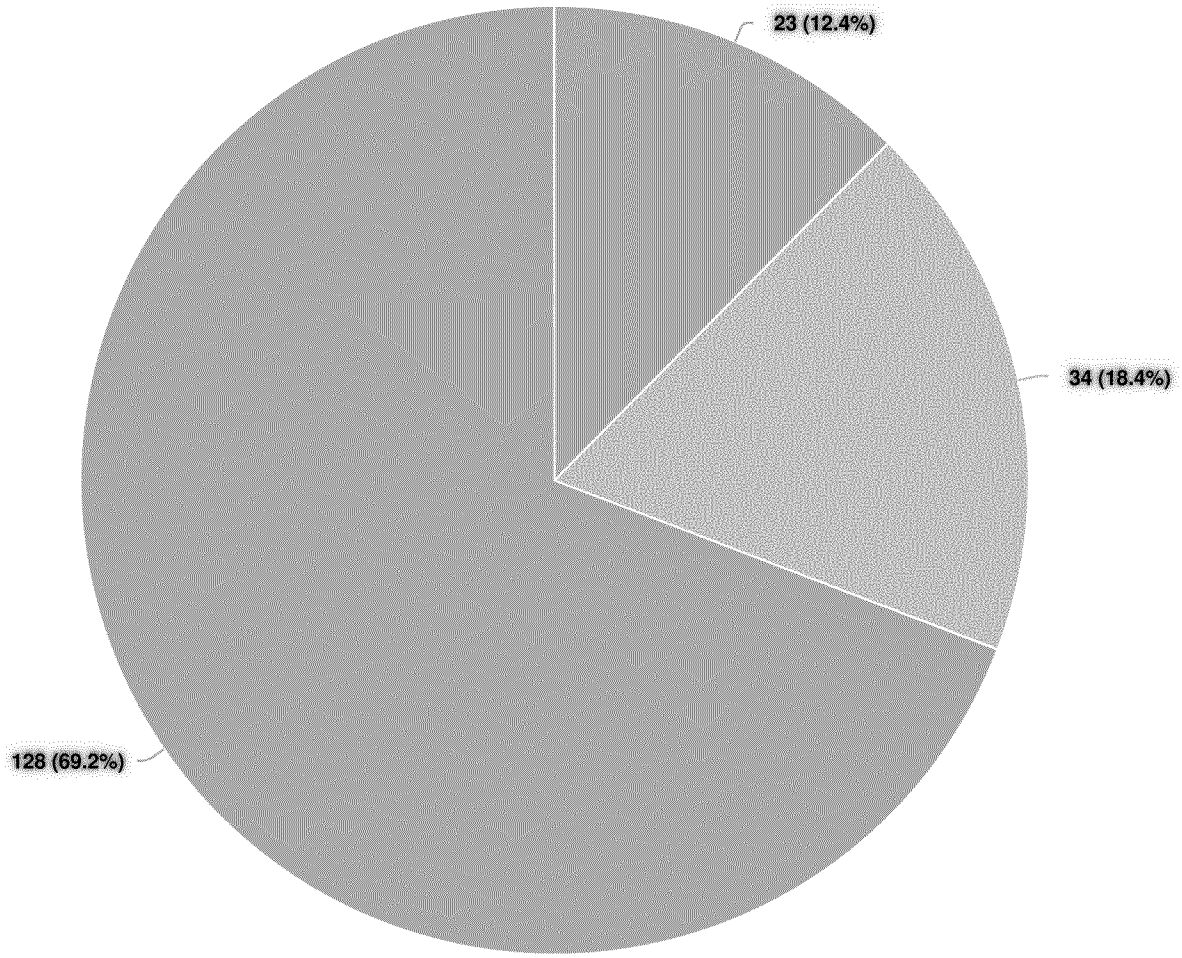


Question options

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.

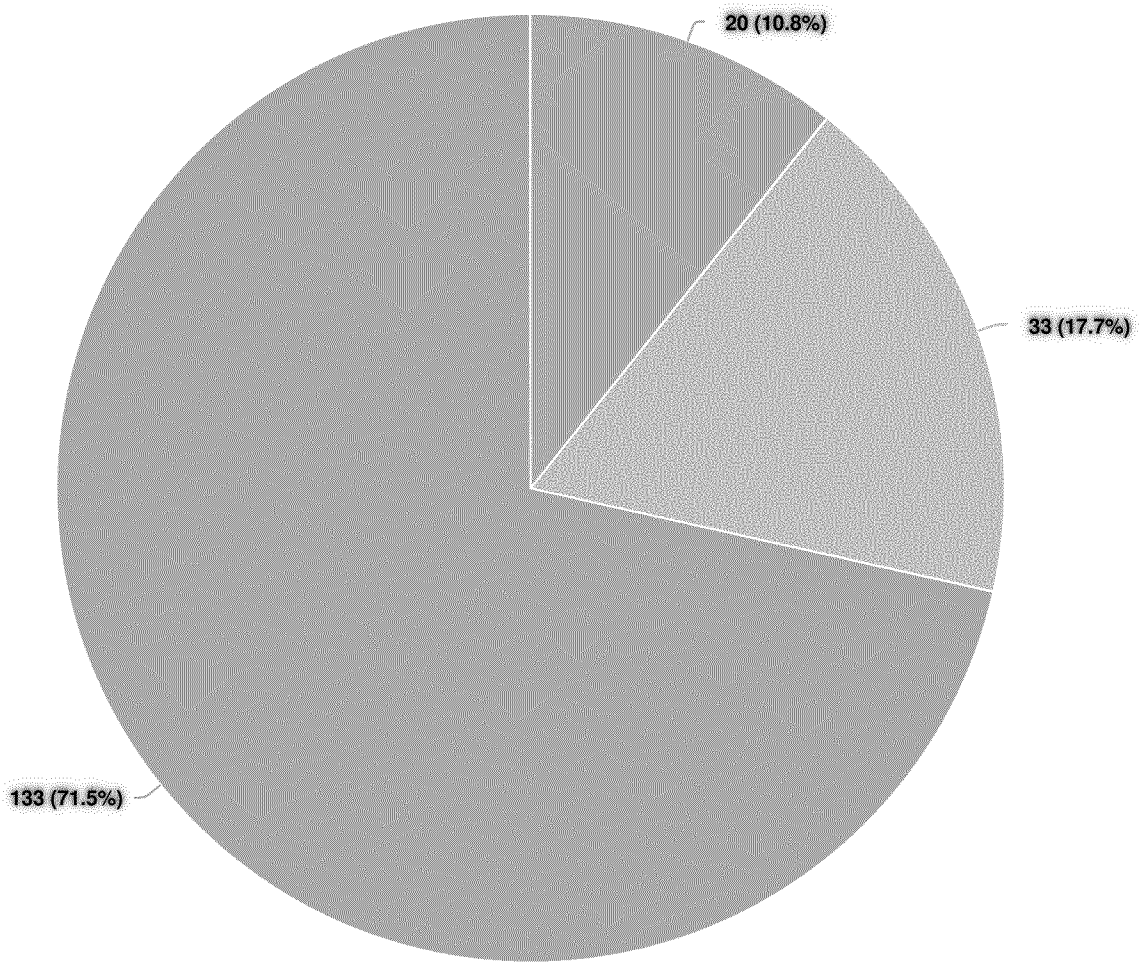


Question options

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.

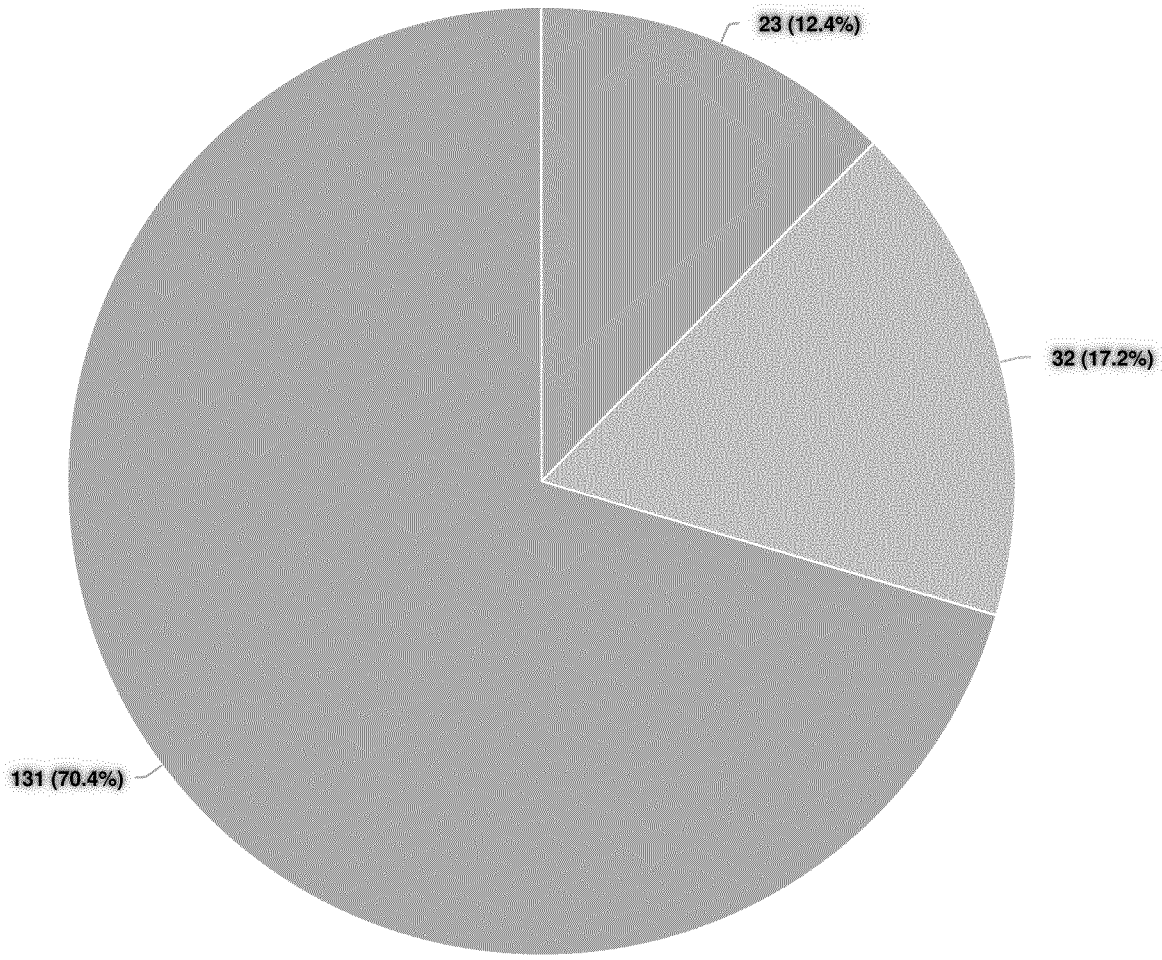


Question options

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

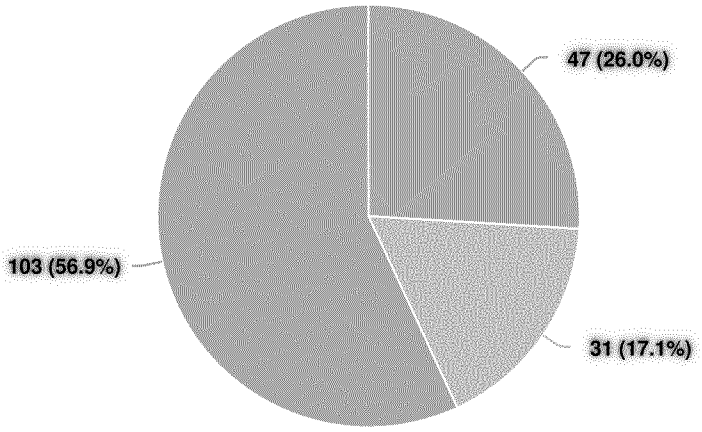
12 August 2019 - 07 April 2024

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.

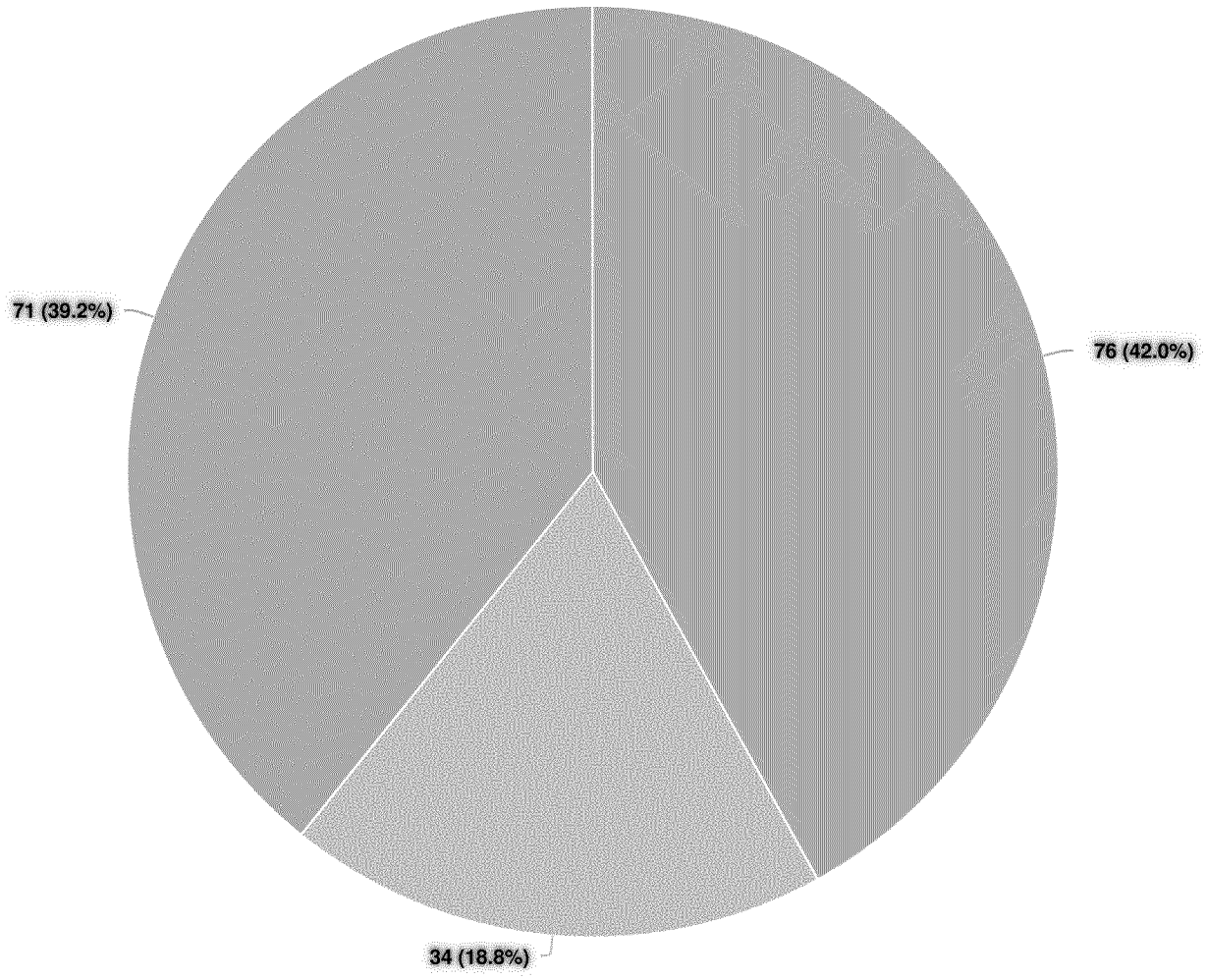


Question options

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.

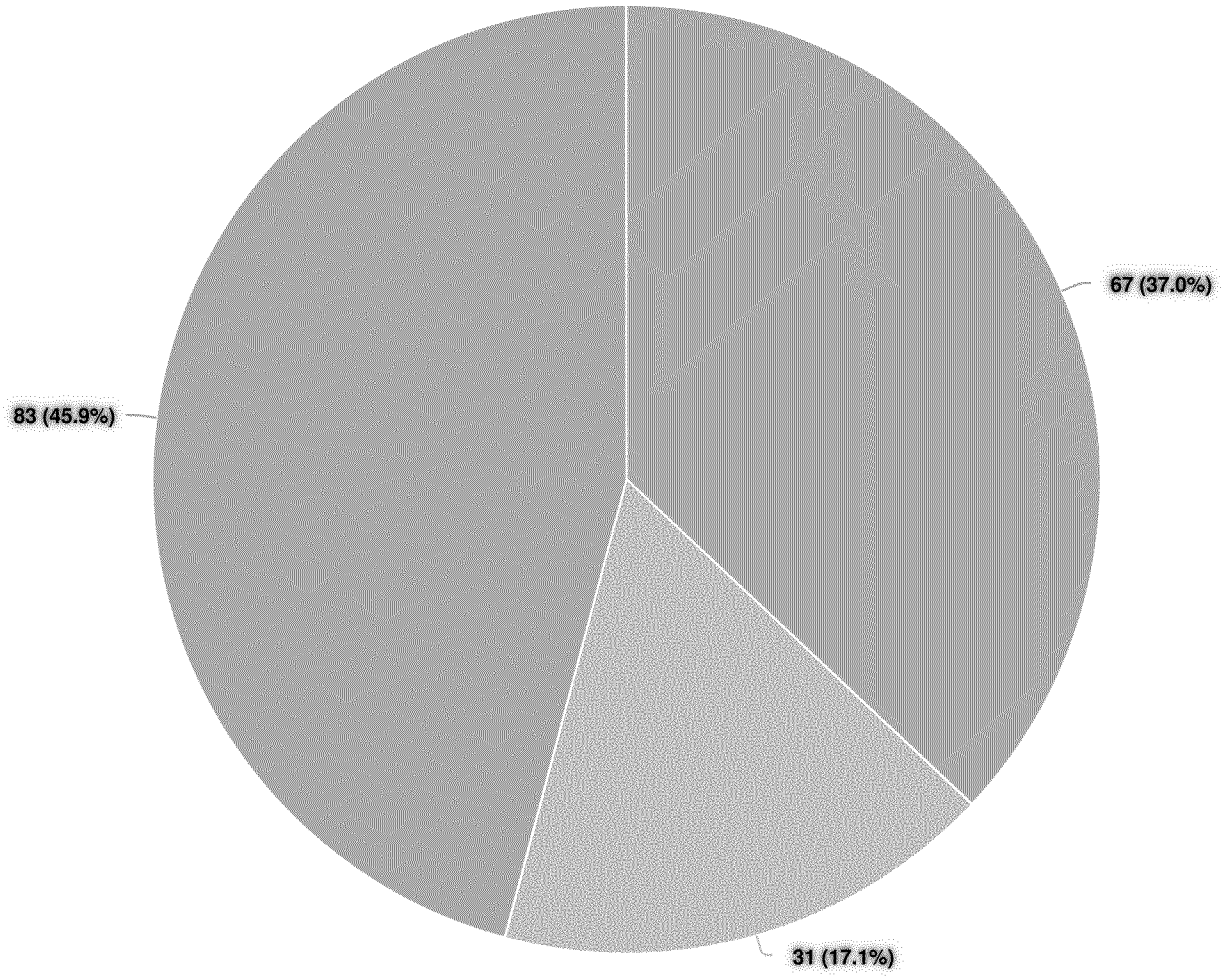


Question options

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.

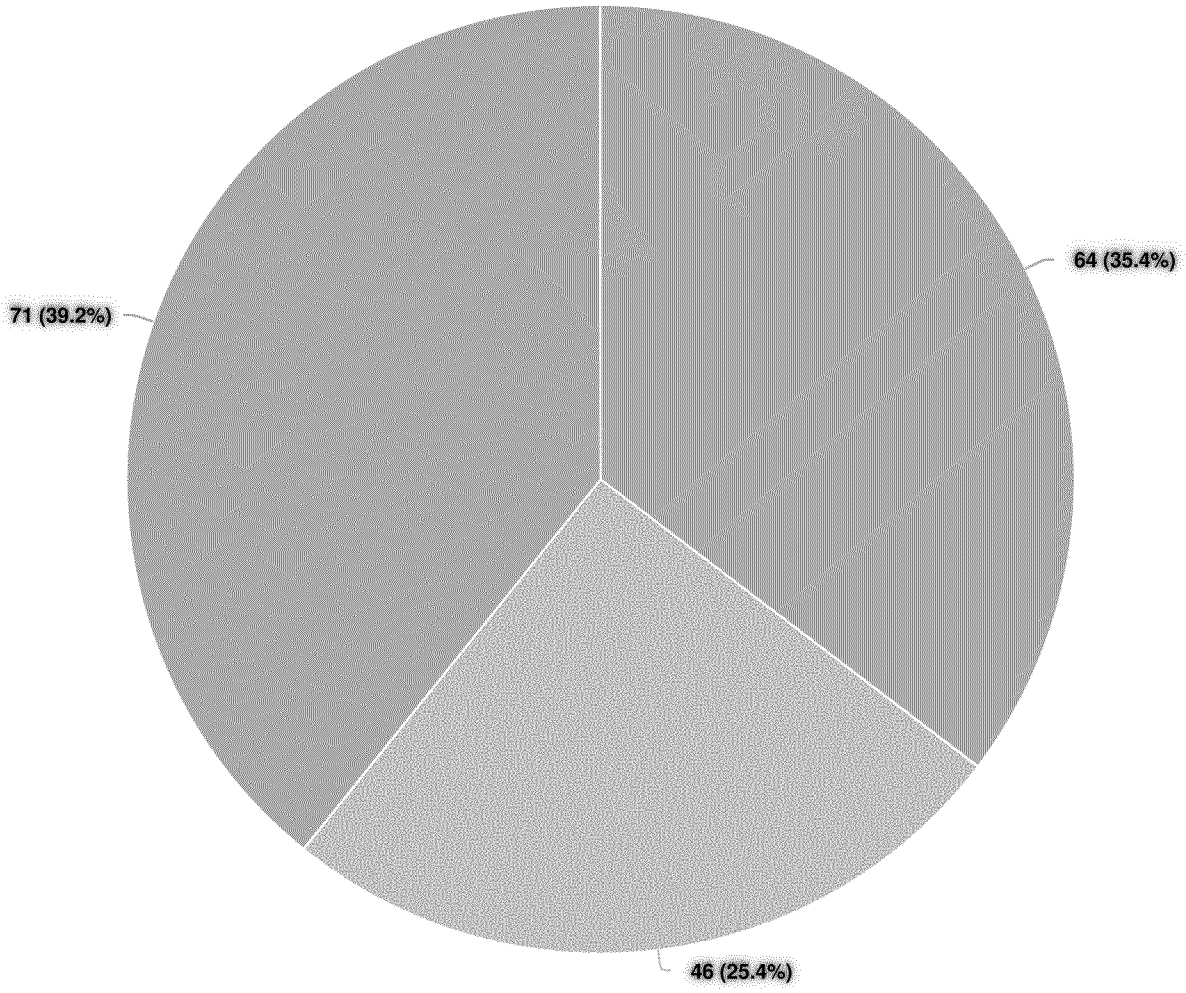


Question options

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.

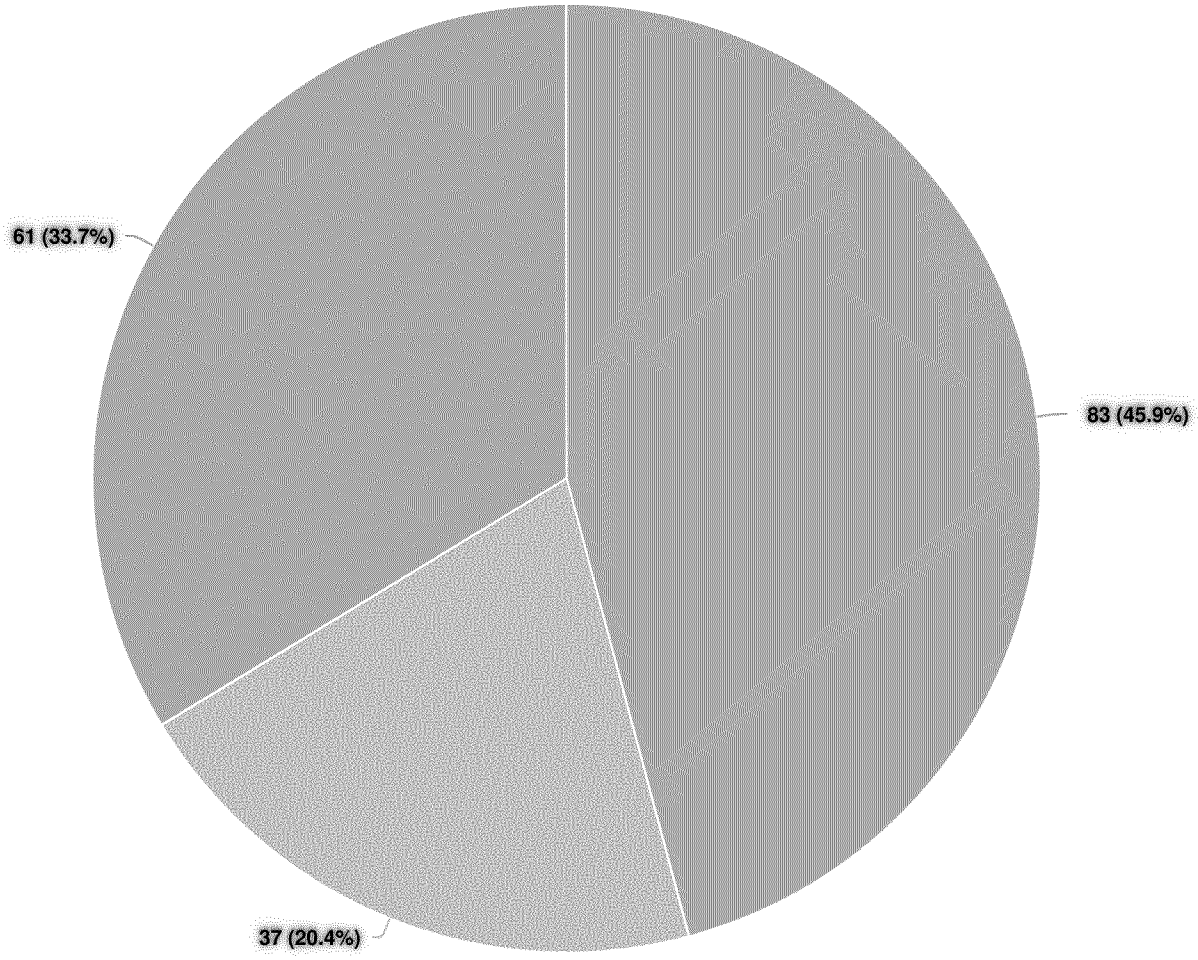


Question options

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.

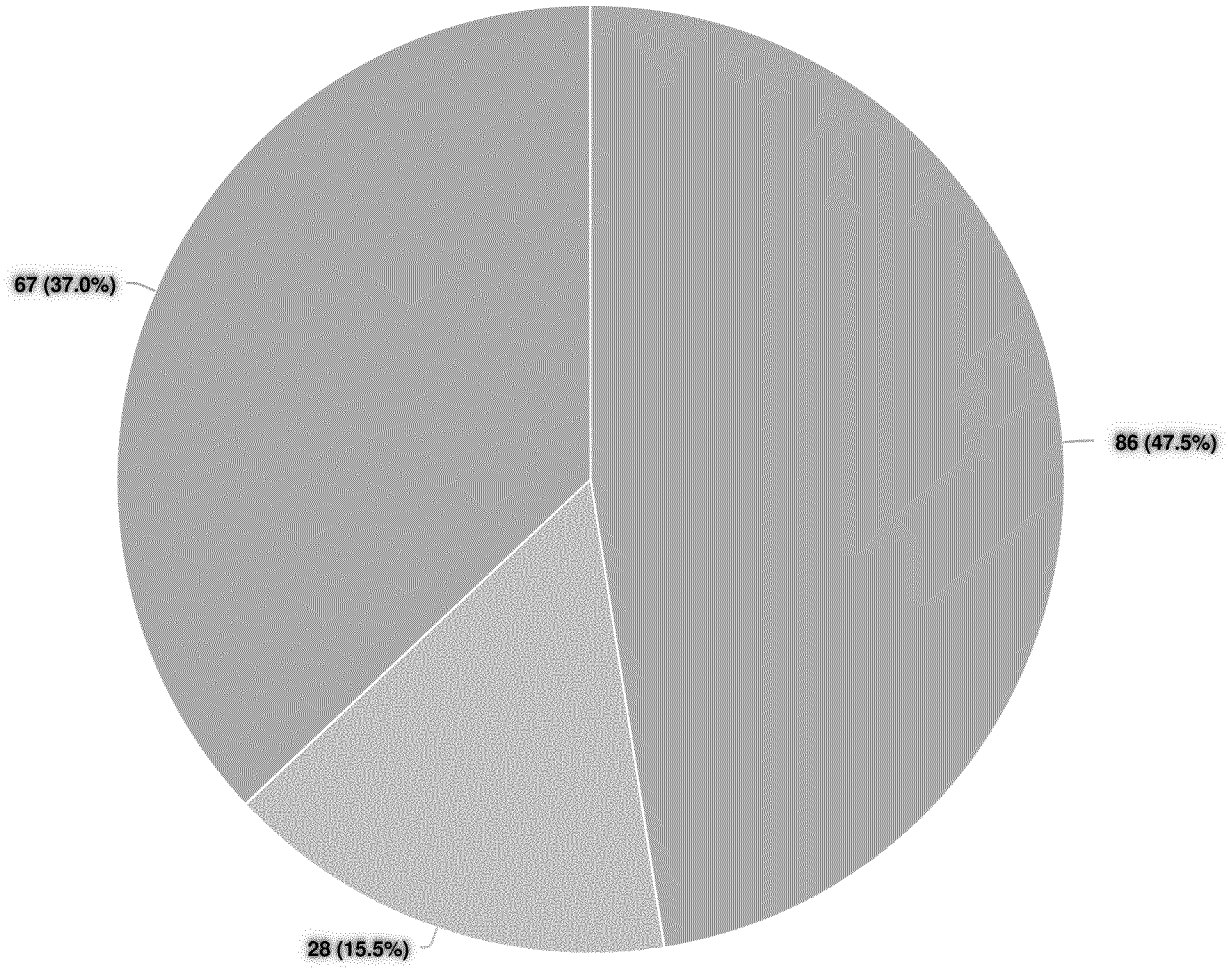


Question options

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.

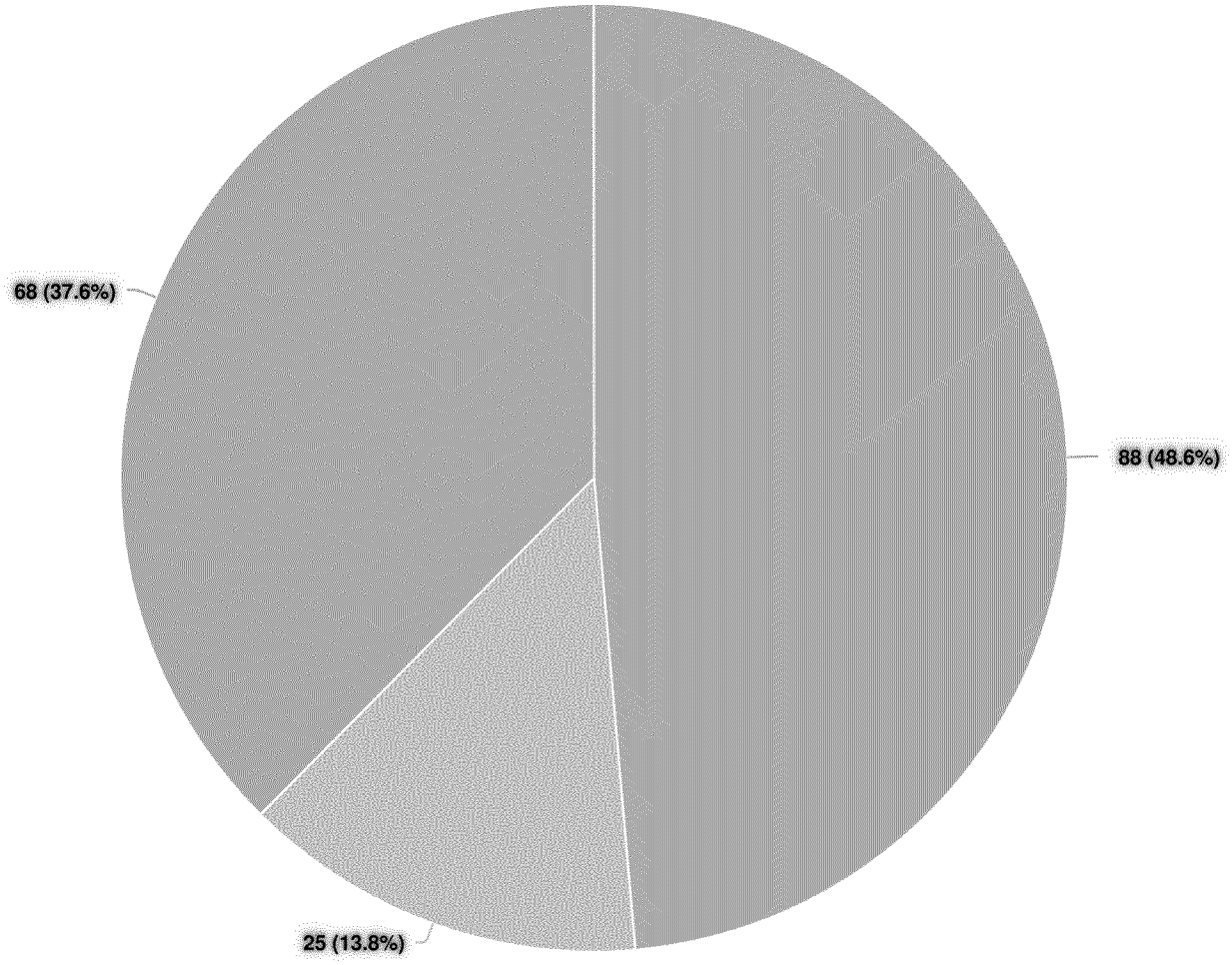


Question options

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...

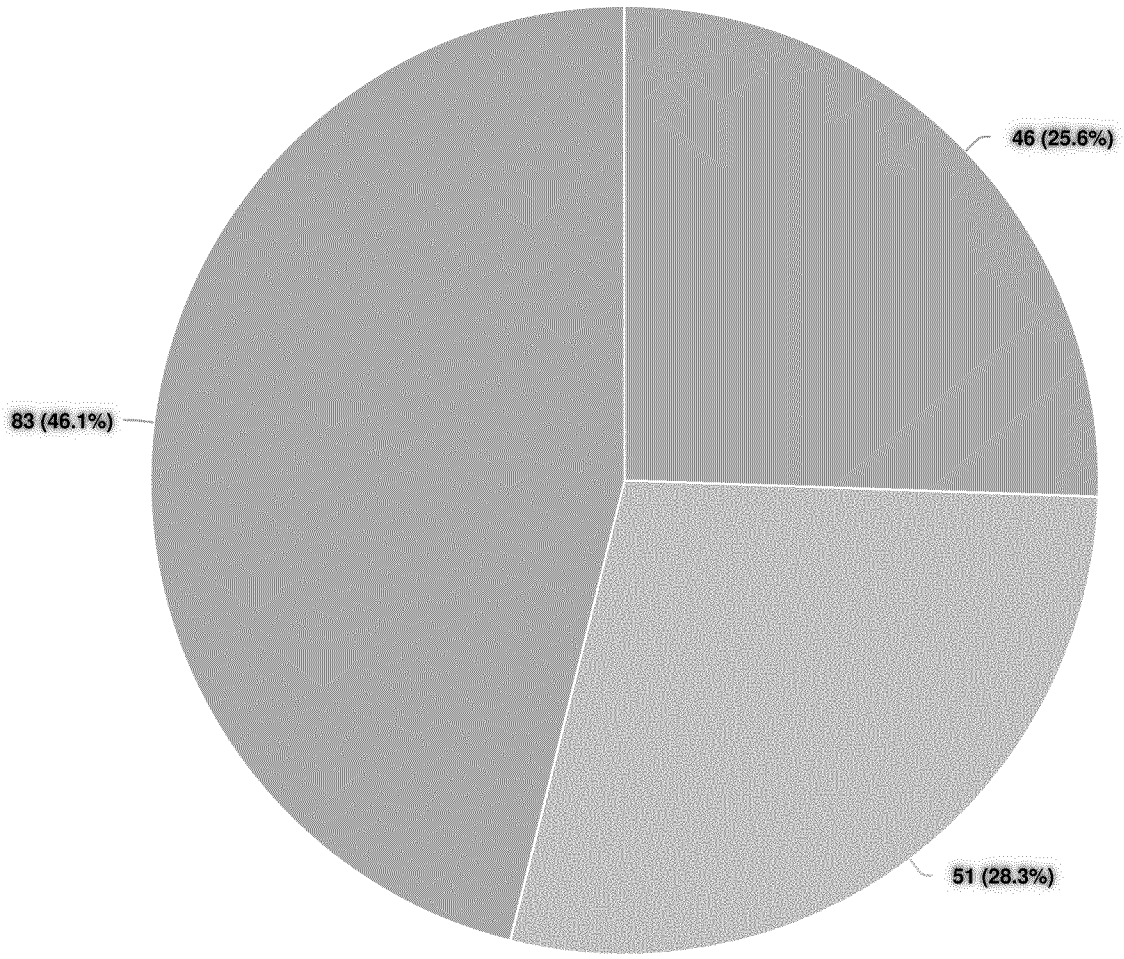


Question options

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.

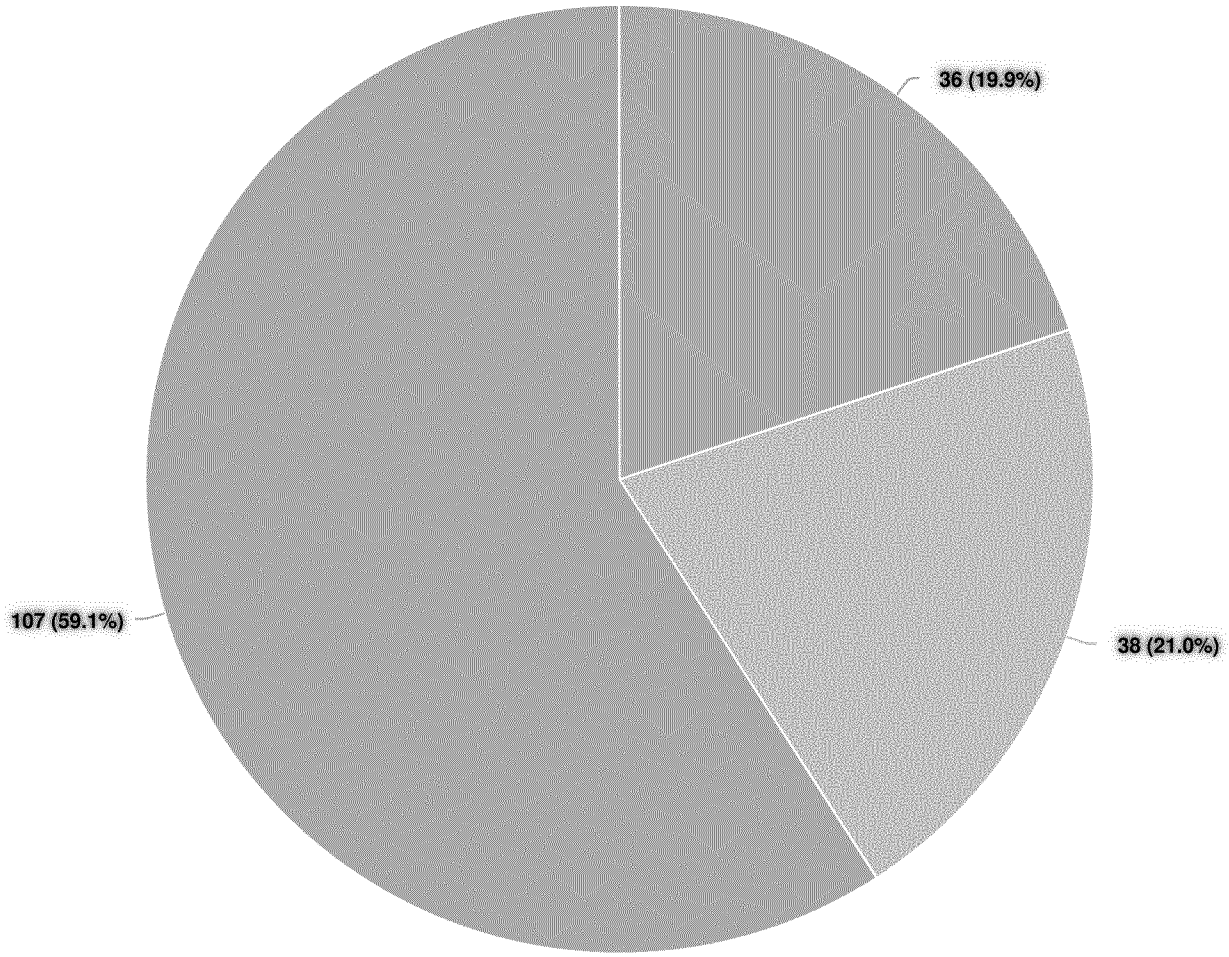


Question options

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.

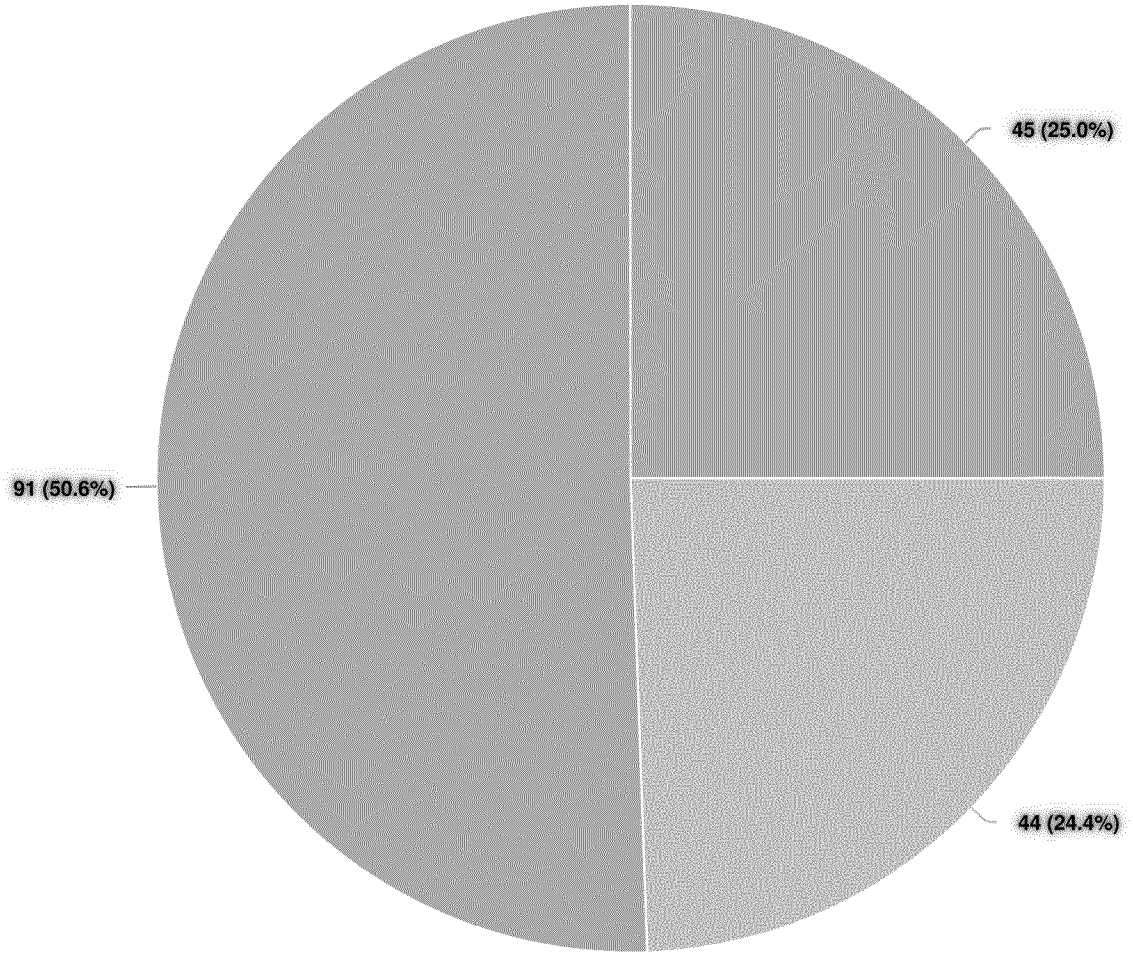


Question options

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.

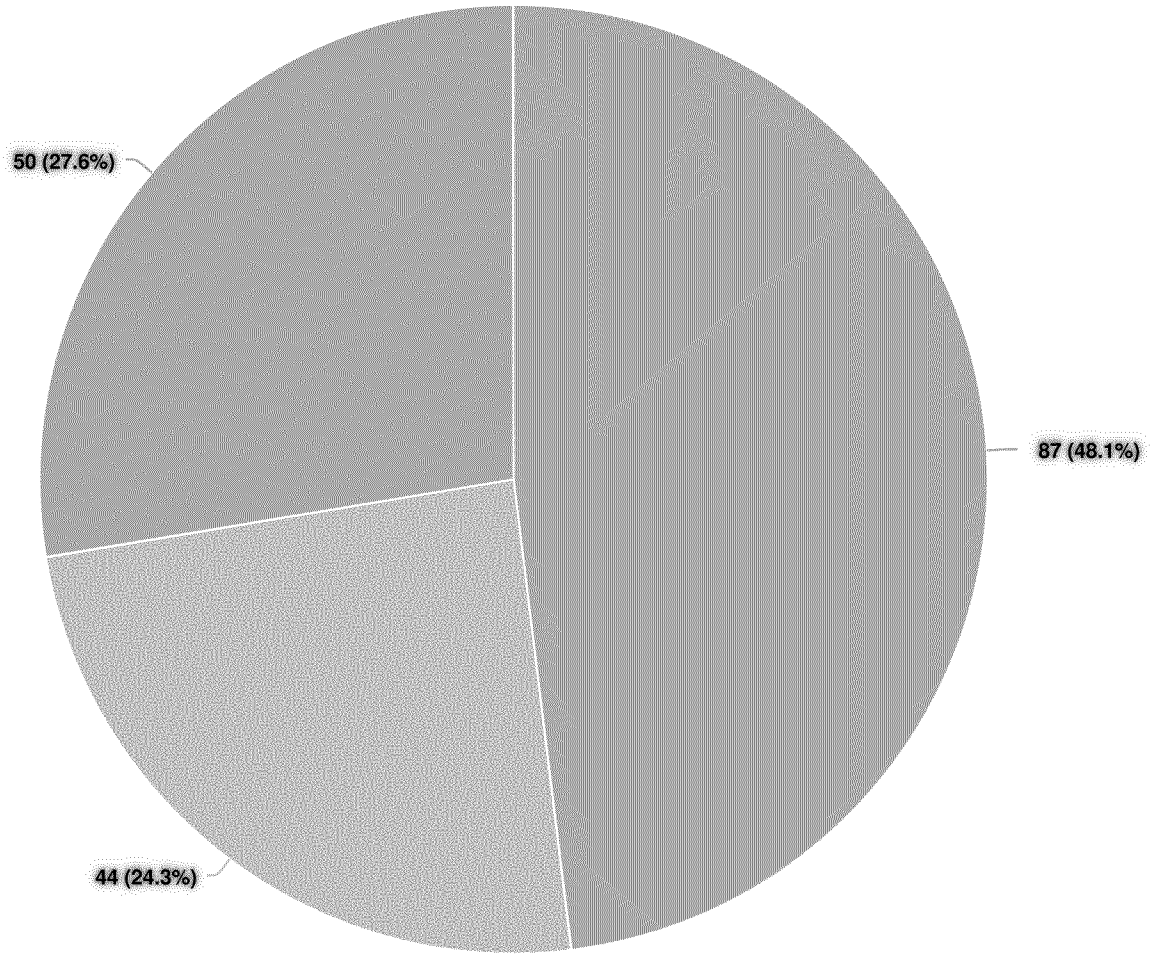


Question options

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.

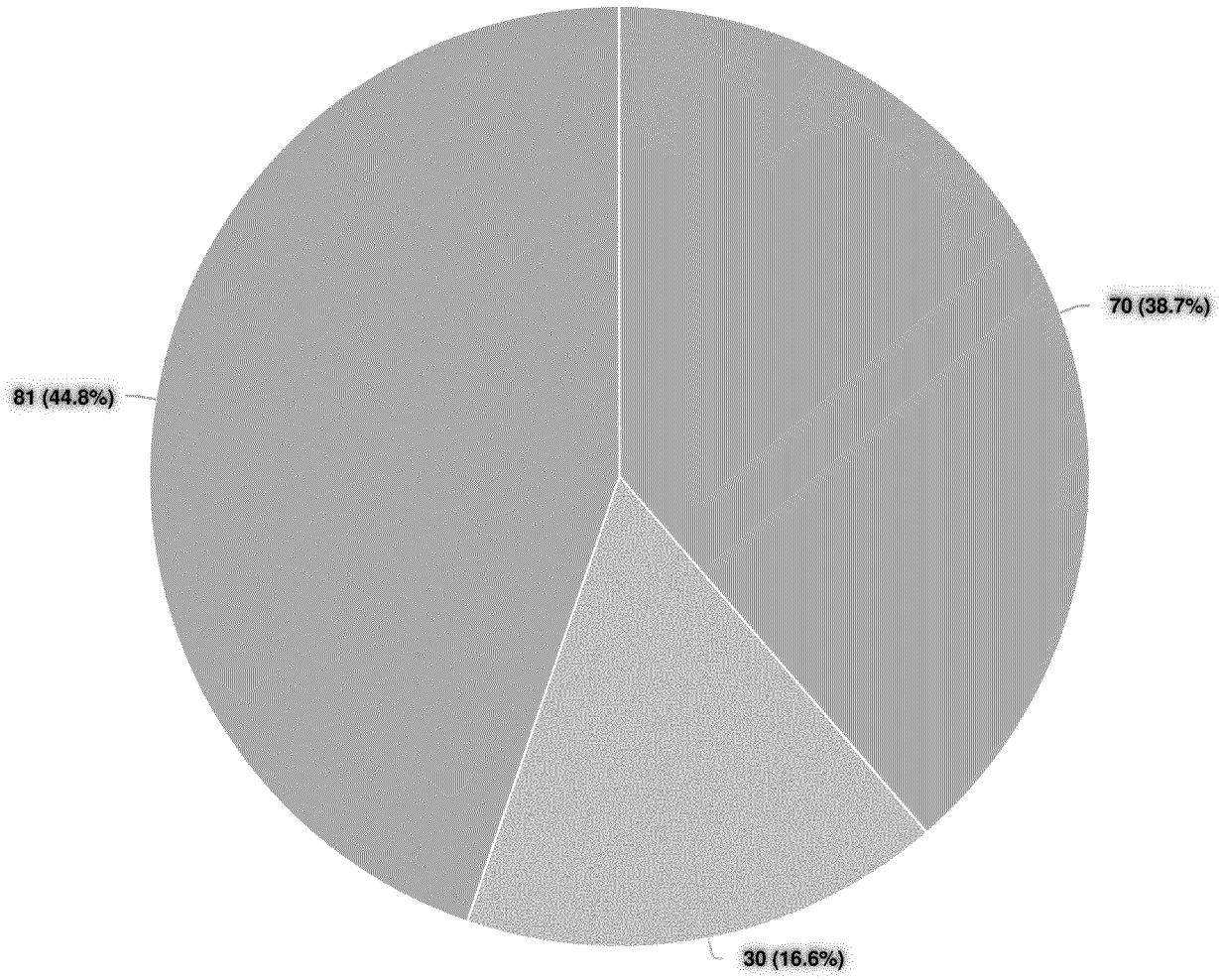


Question options

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...

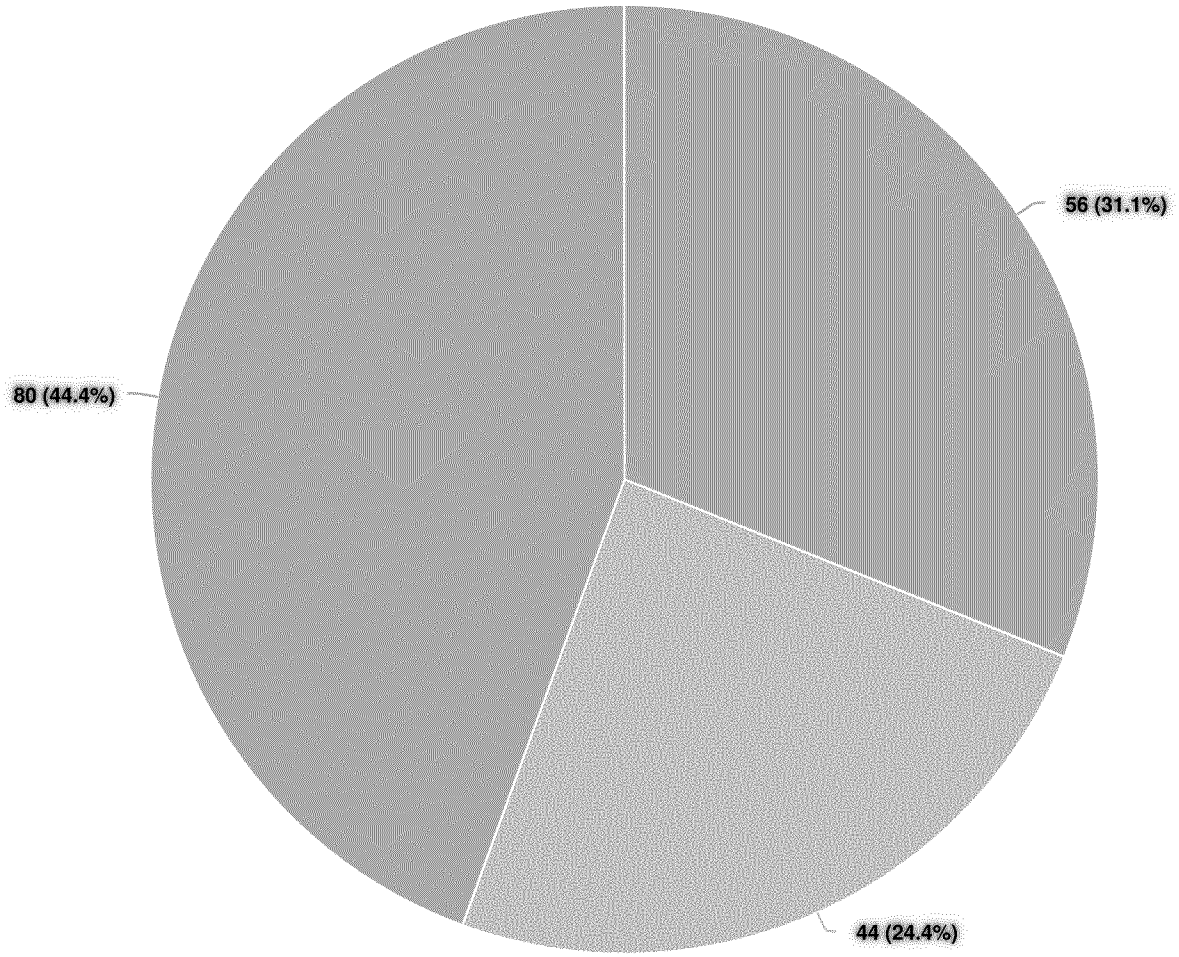


Question options

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.

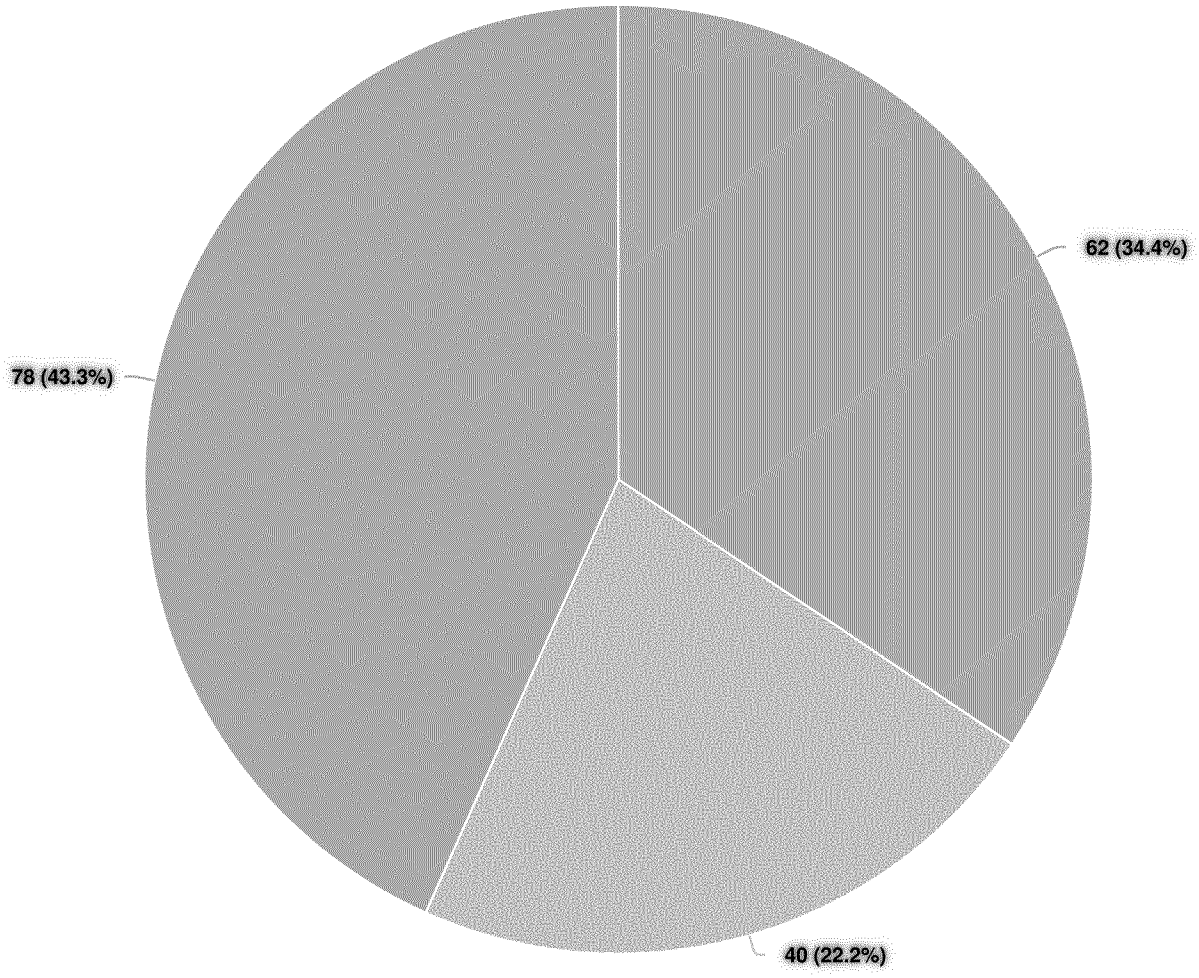


Question options

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

Comment on Draft Strategic Housing Plan - Specific Feedback Requested

SURVEY RESPONSE REPORT
12 August 2019 - 20 January 2025

PROJECT NAME:
Housing Needs Assessment & Strategic Plan

GRANICUS

SURVEY QUESTIONS

Q1 Share your comments here:

Anonymous
6/12/2024 11:12 AM

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...

Anonymous
6/12/2024 01:04 PM

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.

Anonymous
6/12/2024 01:51 PM

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.

Anonymous
6/12/2024 02:17 PM

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.

Anonymous
6/12/2024 02:39 PM

"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.

Anonymous
6/12/2024 03:01 PM

More housing will ruin what makes Superior great. We already have too many people and too much new housing.

Anonymous
6/12/2024 07:22 PM

I live at Bell Flartions

Anonymous
6/12/2024 07:45 PM

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.

Anonymous
6/12/2024 08:18 PM

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.

Anonymous
6/12/2024 08:49 PM

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.

Anonymous
6/13/2024 04:14 AM

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.

Anonymous
6/14/2024 11:39 AM

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.

Anonymous
6/14/2024 03:58 PM

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.

Anonymous
6/15/2024 08:23 AM

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.

Anonymous
6/15/2024 10:03 AM

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.

Anonymous
6/15/2024 02:04 PM

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.

Anonymous
6/15/2024 04:10 PM

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.

Anonymous
6/17/2024 11:50 PM

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.
Anonymous 6/18/2024 07:37 PM	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.
Anonymous 6/20/2024 03:33 PM	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.
Anonymous 6/21/2024 03:04 PM	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.
Anonymous 6/22/2024 06:32 AM	File isn't downloading
Anonymous 7/01/2024 08:25 AM	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.
Anonymous 7/12/2024 07:06 AM	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.

Anonymous
7/12/2024 07:25 AM

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.

Anonymous
7/12/2024 07:39 AM

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.
Anonymous 7/12/2024 08:24 AM	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.
Anonymous 7/12/2024 08:40 AM	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.
Anonymous 7/12/2024 08:41 AM	Stop building, this town board is crushing what makes Superior special.
Anonymous 7/12/2024 09:28 AM	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.

Anonymous
7/12/2024 09:52 AM

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

Anonymous
7/12/2024 10:38 AM

Doing nothing is the preferred choice from everyone in superior that I have discussed this with. Please, please do not move forward.

Anonymous
7/12/2024 11:40 AM

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.

Anonymous
7/12/2024 04:02 PM

56% of the population is pleased with the housing options so why are we doing this?

Anonymous
7/12/2024 04:03 PM

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.

Anonymous
7/12/2024 04:37 PM

I feel additional housing will result in undesirable congestion and stress on town services -- -- fire, security, schools, etc. Jack G., 1620 South Pitkin

Anonymous
7/13/2024 11:12 AM

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.

Anonymous
7/13/2024 02:21 PM

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.

Anonymous
7/14/2024 12:41 PM

Not supportive of this high density plan as outlined

Anonymous
7/14/2024 01:56 PM

We don't need more houses here.

Anonymous
7/14/2024 02:41 PM

50 pages? No executive summary?

Anonymous
7/14/2024 03:02 PM

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.

Anonymous
7/14/2024 04:25 PM

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.

Anonymous
7/14/2024 09:10 PM

No more housing .

Anonymous
7/15/2024 06:35 AM

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!!

Anonymous
7/15/2024 09:19 AM

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.

Anonymous
7/15/2024 11:09 AM

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!

Anonymous
7/16/2024 11:31 AM

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.

Anonymous
7/17/2024 10:11 AM

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.

Anonymous
7/17/2024 09:18 PM

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.
Anonymous 7/18/2024 04:59 AM	Why the need for more housing or different housing or any type of housing? Can we not let this town grow organically?
Anonymous 7/18/2024 05:54 AM	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!
Anonymous 7/18/2024 07:20 AM	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.
Anonymous 7/18/2024 08:26 AM	Stop this. You are trying to things that aren't necessary. Worst board ever. Just stop.
Anonymous 7/18/2024 11:26 AM	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
Anonymous 7/18/2024 01:50 PM	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.

Anonymous
7/18/2024 08:35 PM

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.

Anonymous
7/19/2024 10:24 AM

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.

Anonymous
7/19/2024 10:35 AM

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.

Anonymous
7/20/2024 03:43 AM

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' .

Anonymous
7/22/2024 01:25 PM

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

Anonymous
7/25/2024 01:33 PM

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

Anonymous
7/27/2024 07:05 PM

I support the plan

Anonymous
7/31/2024 07:49 PM

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

Anonymous
7/31/2024 07:54 PM

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.

Anonymous
7/31/2024 08:50 PM

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.

Anonymous
7/31/2024 09:20 PM

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

Anonymous
7/31/2024 09:25 PM

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?

Anonymous
8/01/2024 07:54 AM

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!

Anonymous
8/01/2024 08:01 AM

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.

Anonymous
8/01/2024 10:11 AM

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.

Anonymous
8/01/2024 01:32 PM

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.

Anonymous
8/01/2024 08:30 PM

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.

Anonymous
8/01/2024 11:01 PM

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.

Anonymous
8/02/2024 07:10 PM

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

Anonymous
8/04/2024 11:09 AM

Please do not consider the open space at Coalton Road and McCaslin as part of available space for affordable housing.

Anonymous
8/04/2024 11:15 AM

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.

Anonymous
8/04/2024 11:23 AM

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.

Anonymous
8/04/2024 11:28 AM

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.

Anonymous
8/04/2024 11:44 AM

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.

Anonymous
8/04/2024 11:54 AM

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.

Anonymous
8/04/2024 12:07 PM

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.

Anonymous
8/04/2024 12:16 PM

Please allow short term rentals

Anonymous
8/04/2024 12:41 PM

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.

Anonymous
8/04/2024 12:41 PM

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.

Anonymous
8/04/2024 12:51 PM

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.

Anonymous
8/04/2024 12:59 PM

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.
Anonymous 8/04/2024 01:13 PM	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.
Anonymous 8/04/2024 02:06 PM	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.
Anonymous 8/04/2024 03:18 PM	Our taxes are outrageous in Superior. Do not hire consultants and instead downsize staff. Do not interfere in the free market.
Anonymous 8/04/2024 03:49 PM	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.
Anonymous 8/04/2024 07:03 PM	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.
Anonymous 8/04/2024 07:51 PM	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.

Anonymous
8/04/2024 09:02 PM

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.

Anonymous
8/05/2024 05:59 AM

We don’t need any of that.

Anonymous
8/05/2024 11:09 AM

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!

Anonymous
8/06/2024 07:30 AM

With any development, please do not develop on any of our open spaces, please only build single family homes (no more apartments, townhomes or condos). Please consider overcrowding and do your best to avoid that. We do need to bring in families with young children.

Anonymous
8/06/2024 09:34 AM

The Town just built out Downtown Superior. That seems like it would have been a good time to prioritize affordable housing, rather than trying to retrofit the issue into existing neighborhoods. I'm frustrated with the process, particularly since the original grant was received almost six years ago. I don't love the idea of ADUs or duplexes/triplexes in Rock Creek. This has been a wonderful neighborhood for so many years, and I'm concerned about the changes that increased density could bring. I understand that sounds NIMBY, but it's why people have invested large amounts of money to live here. We have two neighbors that just paid over $1M to buy a home here. Somehow we have to find a balance that protects what the current residents and people investing in this community value about Superior.

Anonymous
8/08/2024 10:27 AM

We do not need affordable housing in Superior. There are plenty of communities proximate to Superior that offer more affordable housing.

Anonymous
8/08/2024 10:50 AM

I understand that there are many housing needs in our community. It is difficult to solve and provide for every need. Having lived in Superior for many years I have seen it change and grow. I would hope we can find solutions to provide housing but also I do not want our town to become all concrete and buildings. We moved here for the parks, open space and schools. What we have enjoyed is community and sustained growth. I do not want to have more taxes imposed in order to provide housing for all populations of needs. I am feeling maxed out on community taxes and assessments.

Anonymous
8/08/2024 03:42 PM

1) First, and this is not intended to be sarcastic or facetious, if the town does not remedy the RMMA noise and lead issue, there will be plenty of affordable housing but in basically unlivable conditions. 2) I don't think the plan realistically considers the lack of available land that can still be developed in Superior. Additionally, more housing development will only increase congestion and parking issues. The traffic problems faced by residents trying to flee the Marshall fire illustrates the potential problems of denser housing. Additionally, to the extent more development will impact the open space areas, trails, and parks, such an impact would detract from the reason current residents love to live in Superior in the first place. 3) The most realistic action that could be taken is probably just reducing administrative and regulatory barriers to the housing that already exists. However, with a sales tax already north of 8%, no action should be taken that would increase tax burdens on Superior residents. Imagine the irony of bringing in lower income families through an affordable housing plan and then those residents have to shop outside of Superior because of the high taxes. 4) Related to the above, I'm opposed to the town entering into any agreements with other towns or entities that would result in increased taxes. 5) In summary, objective one should be limited to already developed areas but in a way that does not cause greater congestion, objectives 2 and 3 are realistic pathways but should avoid burdening residents with higher taxes.

Anonymous
8/08/2024 07:59 PM

The Housing Plan document is well thought out and put together, thank you to those involved up to this point. I would like to add that the BVSD school district has been experiencing declining enrollment numbers for at least the past two years. Housing affordability has a part to play in this and so I would love to see this linked as a positive outcome of increasing affordable housing in Superior.

Anonymous
8/09/2024 01:08 PM

I'm in general an advocate for improved housing opportunities. Please be careful with land use however, as open space is important to Boulder County. Unfortunately, the downtown Town of Superior

region was not well designed - there was an opportunity to have a larger open downtown center with attractive social gathering spaces surrounded by offices and commercial space, then again surrounded by housing. Instead however, the existing downtown space was made too dense and is not easy to access for people coming in from elsewhere. More office and business space is needed in Superior for long-term, high paying jobs - this would in turn reduce the need for cars and commuting, and provide more opportunities for employment in Superior (which also brings in people from elsewhere to spend time and money). More entertainment facilities are also needed, particularly music, theatre, and art venues for again drawing in people from elsewhere. Good luck, thanks for asking

Anonymous
8/11/2024 09:06 AM

Greetings! Thank you for the additional opportunity to provide input to the Strategic Housing Plan (SHP). My specific feedback is: do nothing. The reason for this recommendation is multifaceted, though all facets are related. First, most if not all actions in the plan would drastically change the nature of the town, and this has been pointed out in many of the comments received in the initial solicitation of input. Second, it is clear from those comments that there is no consensus. Our community is a blend of individuals across the political and cultural spectrum. That blend may make governing it challenging, but that diversity can also be a strength as long as it is respected. Taking action on this SHP would only be divisive. Third, there were claims at least a decade ago that Superior had been "built out," yet we have recently witnessed a tremendous growth in the Downtown Superior neighborhood of high-density, uniform-appearance condominiums that are, frankly, not particularly attractive. I would say that that explosive growth represents a quite sufficient response to help loosen a tight housing market; there is a limit to what the Town can or should do. Fourth, and related, there are clear questions as to what local government's role in the housing situation should be, or how effective those actions might be in the long term. It is not clear what input economists had in this report, or what the unintended consequences might be from the proposed changes. The housing market is not a local problem and cannot be solved by isolated, local actions--Superior is not an island. Any action needs to be implemented on at least a regional, if not state-wide, scale. Fifth, judging from the disparity between the number of comments received vs. the very thin attendance at the meeting where the SHP was presented (judging from the recording), the Board of Trustees is likely only hearing from very vocal groups at either end of the spectrum with strongly held beliefs. I'm old enough to remember when there were moderates in both political parties and when pragmatic centrists still had a role in government. My suspicion is that there is still a large block of moderates in the Town who are remaining mostly silent. For all of these reasons, and as a self-identified pragmatic centrist,

maintaining the status quo is the only real path moving forward. If any action is to be taken at all, it should be continuing to work at finding a solution that has the support of a consensus of the community, not simply a thin majority (if it even is a majority, which is not at all clear). Actions such as proposed in the SHP should only be taken if there is a supermajority of residents that supports them. In closing, my wife and I have been residents of Superior for nearly 23 years and expect to "retire in place" when the time is right. We hope that the Town Board of Trustees can respect the Town's character and, as they say in the medical profession, "do no harm." Thank you for your attention to this letter.

Anonymous
8/11/2024 09:25 AM

I do not think we need affordable housing in Superior. We need open space and/or a rec center. I agree with the people who have said that your survey was very biased. Counting a neutral as a yes is absolutely not okay.

Anonymous
8/12/2024 06:27 AM

Please don't implement much of this, this is contrary to the values of the community. To start off, the push type survey that was conducted was very disingenuous and shows poorly on both town staff as well as the current board. I was disappointed that the board didn't call this out during the meeting. Superior doesn't need any more housing, affordable or otherwise, despite what our current state government is pushing us into. If we were to build it, it would make absolutely no difference except that the occupants would forever be locked out of building equity, the foundation of personal wealth. What we need is a rec center and the rest of the land locked up as open space for the current citizens of Superior, your constituents. The people your pushing this for don't live here, we do, listen to us. Just stop with all these push polls and do the right thing! The only part of this this I might be in support of if done right is the ADU part, but only if done right and they were allowed to be STR's

Anonymous
8/12/2024 09:44 AM

I am NOT in favor of higher density, lower cost housing. The strategic plan should NOT be to cover every last inch of Superior land with housing. We have too many residents as it is now. Plus, additional low cost housing will devalue our current housing value. Stop building housing and start focussing on building a brand and identity for the town.

Anonymous
8/12/2024 12:20 PM

While this was a long needed plan, it is far too little too late. The ship sailed on doing good things for this community when the unilateral huge boring copycat to one another rebuilds that blocked views people had before and encroached lot lines were approved with little

to no challenges. The opporunity to make the Original Superior be just a better version of what was there before has left and with that the opportunity to build the real housing that was needed left as well. This just doesn't do anything. It is a bunch of blanket statements with no action - what a waste of time.

Anonymous
8/13/2024 09:12 AM

The Mayor and many of the Superior Trustees were involved in the 2012 Comprehensive plan development and approval. Your names are on the plaque to celebrate the result of the plan. Clearly as this plan comes to fruition it has resulted in less opportunity for diverse housing. There was missed opportunity then for housing options, and now it feels like the political representatives are trying to cram that mistake into what little land Superior has left to develop. The two largest parcels are Town 15 and Zaharias. Most residents near those properties would like to see them converted to Open Space, including myself. It is unfair that our taxes are spent on the acquisition of 300 acres Coyote Ridge to benefit a couple hundred residents' property value and access, and then use Town 15 and Zaharias for more residential development that the citizens largely do not want. Superior is a bedroom community. Most of the job opportunities available do not generate enough income for home ownership, so I do not think that it's this community that has to resolve the affordable housing situation for Boulder County. The borderline of Broomfield to Boulder County (next to Superior and Louisville) contains many of the options for housing that the Town of Superior is looking to resolve. The population for Superior continues to increase as the approved plans for housing are completed. My estimate is ~1000 more residents will move into Superior in the next year or two, so we have not seen how this will impact our infrastructure. Plus, when the 400 acre Redtail Ridge is developed across the 88th street bridge, that will have a heavy impact on the infrastructure as well. If the Zaharias property is converted to residential, the impact to that area will be hugely disturbing, wrecking the draw that the Superiority community once was. You have conceded to many other residents and purchased property (we all pay for) for open space to benefit them. The rest of us deserve that same attention and dedication to this community. Keep Superior superior. Sincerely, Christopher Cole

Anonymous
8/14/2024 08:27 AM

Hi. I'm sorry this is a day late, but I've been busy babysitting my granddaughter, planning a family reunion, and more. Today is the first day I've had time to watch the Town Board meeting of 7/8/24. Hi Town Board. I'm Wendy Shefte from 700 E Wiggins St. I moved into Superior the day before my daughter's 1st birthday, and she'll be celebrating her 29th this November. I love how we've all built Superior into wonderful community with a true flavor of its own. I read the 49-page housing document, and I watched the Town Board meeting from

7/8/24, in which the housing plan was presented and discussed. I have a few comments I'd like to pass along. I grew up in Boulder in the 70s and 80's. What a great town with people from all income levels. I was able to buy a home near Pearl Street in Boulder in the 90s. It was a goal of mine, and I chose a career that would make the purchase of that house possible. Had I earned less money, I would have had to live elsewhere. I worked in south Denver, and commuted every day, as a single mom, also having to drop off my child at the sitter's house in Louisville on my way to work. It was hard, but it was my choice. Would it have been easier to live near work? Maybe. But the nature of my work meant that I supported clients, and my "office' could change at a moment's notice. Life is full of choices. And now onto the housing plan that's being proposed. Things I'd like preserved: • The character of Superior, Rock Creek, my own neighborhood • Property values • Respect for the current residents who built the character of the town • Our recreation opportunities Since the town has very little undeveloped land, I believe we should keep it for its original purpose of recreation and use by everyone. Superior's character was largely built on the people of the town gathering for events, hosting kids' sports, and mixing and mingling with our neighbors. Taking the land away (I'm specifically thinking of the lot at Coalton and McCaslin which was promised as a recreation area) and making it into a high-density living area is a shame. We would bring in more people, but at what cost? The deep caring and connections that we neighbors have made over the course of decades is far more important than getting more residents to move in. In other words, retaining the character of Superior is more desirable than having more people live here. I'm fine with ADUs, as long as they are designed and regulated well, and fit well into the character of the neighborhood they're in. I'm fine with the multi-dwelling units that are being built in Downtown. I'm distressed that the multitudes of them came at the price of getting rid of the pedestrian mall that we'd planned for so long. In the housing report, there were numbers and ratios mentioned regarding the number of single family homes vs apartments. I hope that Bell Flatirons was included in those numbers, as well as the apartments near LifeTime? It seems to me that there are many, many apartments available in our community. I'd like to address a couple things that Mark Lacis said. The first is that he believes the surveying of current residents is only part of the picture, and that surveying those wishing to move here is very important. I must disagree. This is our community, we nurtured it and shaped it. With love. With tiny moments between ourselves and our neighbors. Between our kids and their teachers. With the hundreds of parents who volunteered to coach our kids. We cheered when Safeway arrived, and we baked cookies when a new family moved in. We tended this lovely garden, and welcomed newcomers. Our town is built out. The currents residents should be the most important consideration in this matter. The other thing Mark Lacis said made me

understand how he views the people of this town. He said something to the effect of “comments will either be snark and negativity, or they’ll be supportive”. So I guess if you aren’t in favor of an affordable housing plan (supportive), you’re filled with snark and negativity? There’s no positive wording he could use for the people who have a vision different than his? This smacks of a predetermined outcome, as far as this mayor and board are concerned. It says “those who are supportive of our vision are right, and those who aren’t are filled with snark and negativity”. I am saddened to hear this. It reminds of the night that the Chamber of Commerce hosted at the community center for the candidates for the board, and Mark Lacis said (about driving on Rock Creek Parkway) “everyone is speeding. You’re speeding, I’m speeding. You, and you and you are speeding. If you say you aren’t speeding, you’re lying”. Guess what? I don’t speed on Rock Creek Parkway, and I never have, out of respect for my neighbors. I’ve always treated other kids the way I want mine treated. I treat other people the way I want to be treated. I don’t want someone to endanger my life or my kids’ lives, and I afford that same courtesy to my community. Please Mark, don’t tell me what I’m doing. You can certainly ask me, and I’d be happy to have a conversation. But don’t tell me. A quick word about the point that Jen was trying to make about residents wanting a service industry (like restaurants), and that if we want that we have to support an affordable housing plan. But think about it. Let’s say someone want to be a waiter. They want a place to live that’s nice and also close to the restaurant. And let’s say the town makes that vision accessible. Is that person really going to be a waiter for their whole career? Will they always work at that same restaurant? Will that restaurant always be there? If that waiter decides to get training for a different career that pays much more, but they like where they live, will they really move out so that someone else who earns a lower salary can move in? I understand communities like Crested Butte face problems with restaurant and shop workers. But they’re really isolated. We have people living in every direction around us. We won’t face the same problems. We’ll always need affordable housing. Apartments have always provided that, and we have many here in our community. Multi-unit housing is also a nice option for people moving on from apartments. The last point I’d like to make is that I think it’s imperative that corporate ownership of houses must be banned. This is ruining first-time home buyers’ opportunities at fairly-priced housing.

Optional question (110 response(s), 1 skipped)
Question type: Essay Question

Town of Superior Renters' Survey

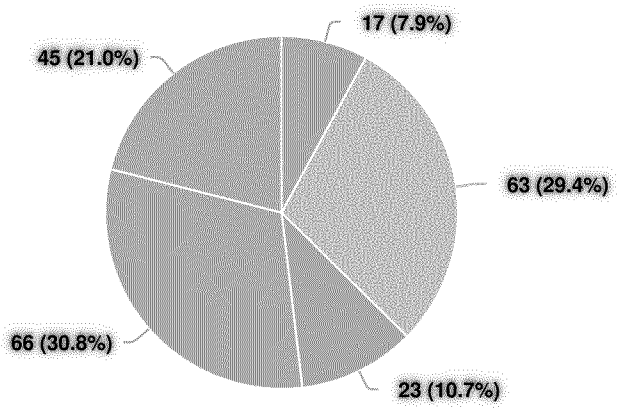
SURVEY RESPONSE REPORT
12 August 2019 - 20 January 2025

PROJECT NAME:
Comprehensive Plan



SURVEY QUESTIONS

Q1 What was your primary reason for moving to Superior?



Question options

Affordability | Proximity to work | Recreational opportunities | Community character (e.g. safety, walkabilty, etc.) | Other (please specify)

Mandatory Question (214 response(s))
Question type: Radio Button Question

Q2 Do you intend to live in Superior for the long term? Why or why not?

Anonymous 11/14/2024 04:39 PM	Yes. I really love the downtown neighborhood in Superior, and I love the proximity to hiking trails in Boulder, but without being in the congestion of Boulder.
Anonymous 11/14/2024 04:58 PM	If my rent does not sky rocket I'll stay
Anonymous 11/14/2024 05:04 PM	Yes. Want to buy a place
Anonymous 11/14/2024 06:59 PM	No, our plan is to move from state to state making the most of our retirement years.
Anonymous 11/14/2024 07:44 PM	Not necessarily, when career takes off I'll go wherever that takes me
Anonymous 11/14/2024 09:35 PM	Yes. We love the town and the community.
Anonymous 11/14/2024 09:36 PM	Yes! We have loved the community feeling this past 6 or so months. We also love all the walking space and dog parks! Love supporting all the new local businesses too!
Anonymous 11/15/2024 04:18 PM	I'm not sure. At this time, I love all that living in Superior has to offer. When I'm ready to buy a house I will have to see what I can afford.
Anonymous 11/15/2024 04:55 PM	Yes, because it's the perfect spot to get to so many great areas. You're closer to the mountains than being in downtown Denver, and you're closer to downtown Denver than being in Boulder. As well as being close to other great spots like Arvada, Louisville, Lafayette, Golden, Westminster and others. Plus it's affordable and there's still plenty to do in Superior and right outside it.
Anonymous 11/15/2024 05:27 PM	Yes. I hope to be able to invest in a house in the neighborhood.
Anonymous	No, would like to live in Boulder where I work.

11/16/2024 10:11 AM

Doug 11/16/2024 02:44 PM	Yes. Nice area. Proximity to mountains.
Anonymous 11/16/2024 04:24 PM	If I can afford rent, I would love to stay for years to come.
Anonymous 11/17/2024 07:25 AM	Not sure may need to change jobs
Anonymous 11/17/2024 11:13 AM	Sure, as long as I can afford it. As a public school teacher, though, is getting more difficult to afford to live in the Superior community that I have served for the past 15 years. Rent control would be a life saver. Also, it would be refreshing to see leaders at Superior town hall make renting and apartment living a priority.
Anonymous 11/17/2024 12:35 PM	No. The area is too expensive.
Anonymous 11/17/2024 02:01 PM	Yes, I work in superior, and I like the community
Anonymous 11/17/2024 02:02 PM	I really like the area
Anonymous 11/17/2024 03:28 PM	Yes, but may move to Boulder. I like Boulder due to better public transportation and can walk to more shops. I like this area because of hiking trails in Boulder and have made friends who also like to hike.
Anonymous 11/17/2024 04:43 PM	No. I want to join a recreation center, and Superior doesn't have one. In addition, the Marshall fire scared me, and I think there could be a a high chance of another fire in the future.
Anonymous 11/17/2024 05:23 PM	Maybe 2-3 years unless move to a different state sooner
Anonymous 11/17/2024 06:03 PM	Yes if I can afford it
Anonymous	No - the houses and community that we are looking for are likely in

11/17/2024 07:43 PM	Louisville or Lafayette. There is a better proximity to trails and a more defined main street that is attractive to us.
Anonymous 11/18/2024 06:07 AM	I would love to buy a home in Superior. Maybe I'll be able to afford it in the next two years or so
Anonymous 11/18/2024 11:27 AM	Yes. We like the location and proximity to the mountains.
Anonymous 11/18/2024 12:31 PM	I would like to if the cost of living doesn't get any higher or if the homeless population doesn't start to become a problem like in other towns near Denver.
Anonymous 11/18/2024 12:40 PM	For the time being yes, as long as I work in the area I'll be here!
Anonymous 11/18/2024 03:36 PM	yes, we love this community
Anonymous 11/18/2024 04:12 PM	Yes… we love it here
Anonymous 11/18/2024 05:15 PM	Whether I intend to live in Superior for the long term depends on several factors, such as career opportunities, family needs, and quality of life. Since you're near Boulder, Colorado, living in Superior offers benefits like proximity to nature, a family-friendly environment, and access to the resources of Boulder and Denver. However, decisions about staying long-term might involve considerations such as the cost of living, job stability.
Anonymous 11/18/2024 05:38 PM	Yes, I'm 59 and looking for my forever home in Superior
Anonymous 11/19/2024 07:36 AM	We are undecided at this point.
Anonymous 11/19/2024 08:04 AM	Yes, to be near family
Anonymous 11/19/2024 09:12 AM	Yes

Anonymous 11/19/2024 09:48 AM	Yes! We love the proximity to trails and outdoor activities.
Anonymous 11/19/2024 09:51 AM	Yes! We enjoy all things outdoors and we prefer to live somewhere that values and protects ease of access to trails.
Anonymous 11/19/2024 04:39 PM	Yes, little town feel, great location, good for families with young children.
Anonymous 11/19/2024 04:39 PM	Yes. I love the sense of neighborhood
Anonymous 11/19/2024 06:19 PM	Probably only a year or two as we're planning to move overseas.
Anonymous 11/19/2024 06:47 PM	Yes, close to work, nice schools, close to boulder
Anonymous 11/19/2024 07:23 PM	If rent can stay at a reasonable level I would stay here long term
Anonymous 11/19/2024 07:41 PM	Yes, it's really nice and there are many playgrounds near by for mu kids
Anonymous 11/20/2024 08:22 AM	As long as my job is somewhat nearby, yes. It's a lovely community and more affordable than I expected.
Anonymous 11/20/2024 10:48 AM	Yes. We have loved to live here since the start of our marriage and family and have moved away because of affordability only to continue to return because it has always felt like home to us. So our hope is one day we can afford to buy and if not we will rent long term if we have to.
Anonymous 11/20/2024 04:05 PM	No; BUT.. only because we can't afford to do so. We would stay in a heartbeat if we could afford to buy a home or townhome in Superior. We love the community and have loved this community for the past 5+ years of living here.

Anonymous 11/20/2024 04:17 PM	No, because the HOA fees and taxes
Anonymous 11/20/2024 05:14 PM	No, too expensive
Anonymous 11/21/2024 06:46 AM	Yes, we love the area and it is centrally located for our life style
Anonymous 11/21/2024 07:04 AM	Yes, I plan on staying with my current company in Boulder for a long time and I really enjoy my current apartment since it has everything I need, such as a garage
Anonymous 11/21/2024 07:05 AM	Yes! We love being so close to the mountains and not blocked by buildings so we can enjoy its beauty all of the time. We're also close enough to both boulder and Denver that we can easily go to events and social activities when we want to explore more city life.
Anonymous 11/22/2024 07:02 AM	Yes, as long as I can afford to. I feel safe in Superior. It's quiet, clean, beautiful, and has nice residents. I enjoy the work the city has done to plant flowers and make walking paths. The Christmas lights downtown bring me so much happiness when I drive home at night. Thanks for making this a great place to live!
Anonymous 11/22/2024 08:18 AM	Yes as we are established here and love the community. We are also local business owners.
Anonymous 11/22/2024 08:29 AM	Yes. We have lived here over 15 years already.
Anonymous 11/22/2024 08:34 AM	After the fire, we could no longer afford to rent. Rent went from $2400 to $4600 for the exact same address
Anonymous 11/22/2024 08:43 AM	Yes, the intention is to live long term in superior because it has become a welcoming community with great potential for growth.
Anonymous 11/22/2024 08:56 AM	No. We're buying and Superior is out of our price range. We love the community overall but even if we could afford to buy in Superior the airport noise is a huge deal. I'd much rather buy somewhere quieter. The constant buzzing of airplane engines is really oppressive over a

	long period of time for people like us that enjoy quiet. Superior is also horrible to commute from to go to north Boulder/Longmont/Loveland through 36 and Foothills Pkwy and northern Colorado cities have given us so much more business and love and we honestly have no choice but to relocate up towards that way. I don't know what it is but my wife gets very little business from the Superior/Louisville area and tons and tons of business from Longmont and Boulder even after aggressively marketing in and living in the area for years. I don't know if a competitor or competitors have just totally cornered the local market but there doesn't seem to be any room for us small fries. We have to go where the business is. Again, love the community and wish the Town of Superior all the best in the future.
Anonymous 11/22/2024 09:10 AM	Perhaps if we can afford to buy.
Anonymous 11/22/2024 09:14 AM	Hopefully yes. We have made good aquaintances, and kids are growing up in the community schools so hopefully staying long term. We have been here 5 years so far. Rent costs are a big concern, our current house has gone from $2300 a month to $3300 in the span of 3 years.
Anonymous 11/22/2024 09:18 AM	Yes
Anonymous 11/22/2024 09:32 AM	Will probably move to the east coast when our kids are down with grad school.
Anonymous 11/22/2024 09:38 AM	Yes! Walkable vibrant Main Street, green spaces, Costco, close to Boulder/Denver
Anonymous 11/22/2024 09:55 AM	We would love to. We're currently saving to buy a house. Unfortunately I don't think we'll be able to afford a house in Superior (possibly a condo which we're open to if it's right). We've been in our apartment for 5 years now and will stay until we purchase.
Anonymous 11/22/2024 10:18 AM	No. Prices way too high and small town feel gone.
Anonymous 11/22/2024 10:20 AM	Yes, great public schools and community. Very family friendly. I came from California so the bar was set very low.

Anonymous 11/22/2024 10:56 AM	Yes. Downtown is a good combination of density, proximity to transit, walk ability, access to recreation.
Anonymous 11/22/2024 11:11 AM	Yes. I love the developing businesses. I hope to see more diversity of people though.
Anonymous 11/22/2024 11:34 AM	Yes, we love it here. We have made many friends as have our children.
Anonymous 11/22/2024 11:48 AM	If things develop in accordance with the community-first in mind.
Anonymous 11/22/2024 11:53 AM	We do - we're closing on a house in Superior next month. We love the community and how friendly everyone is here. We also have a son who just started Kindergarten and a new baby so the schools here were also a huge plus.
Anonymous 11/22/2024 02:02 PM	No. Airport noise.
Anonymous 11/22/2024 02:03 PM	Yes. Since it’s convenient to live close to the market place and high way
Anonymous 11/22/2024 02:03 PM	Yes
Anonymous 11/22/2024 02:03 PM	Yes - work proximity & walkability to lots of things and then of course the future businesses that will be here within the next year or so
Anonymous 11/22/2024 02:04 PM	No. No longer provides value for cost of housing. No longer happy with direction of town.
Anonymous 11/22/2024 02:04 PM	Yes, amazing schools, proximity to trails and open space, safe community.
Anonymous 11/22/2024 02:05 PM	Yes, I have lived in Superior and Louisville for the past 26 years because it's safe, close to trails, close to work, close to my doctors,

	etc...
Anonymous 11/22/2024 02:05 PM	Unsure. We really like the community, but the noise from the circling planes, especially in the early morning and in the evenings, is enough for us to look elsewhere. If we went elsewhere, it would potentially be Louisville.
Anonymous 11/22/2024 02:07 PM	Yes, we love the community and have gotten to be very good friends with a lot of our neighbors.
Anonymous 11/22/2024 02:07 PM	No
Anonymous 11/22/2024 02:08 PM	We have been here 3 years and are renewing our lease this. Month longer term depends on cost increases.
Anonymous 11/22/2024 02:10 PM	No. The air traffic over this area is UNBEARABLE. It starts at 5am and does not abate. I work from home two days a week and need to wear noise cancelling headphones to attend meetings via Zoom. I had one person the other day ask me if I was at the airport the noise was so bad! What are you people going to do about this? For six years I have been waiting for something to be done. I have the money and the opportunity to buy and settle here, but it definitely will NOT be in Superior. Colorado in general is a huge disappointment. Horrible congestion, traffic and the cost of living is off the charts. Nope, heading back to New England at the very first opportunity!
Anonymous 11/22/2024 02:10 PM	No, the airport noise has gotten ridiculous so I won't be staying after my child finishes high school.
Anonymous 11/22/2024 02:13 PM	Yes, if only renting. I would love to buy but this area is so far priced out of the budgets for people who are currently renting. And so many high priced apartments but I want a house. And not a house that is on a tiny lot and built so close to your neighbor you can touch their walls while sitting in your house. The new housing being built is so far out of the price range wof people who are looking to buy from renting is ridiculous.
Anonymous 11/22/2024 02:13 PM	Yes. We're near grandchildren.

Anonymous 11/22/2024 02:14 PM	Yes but I am a bit concerned about wild fire risk
Anonymous 11/22/2024 02:14 PM	Yes, due to all of the above.
Anonymous 11/22/2024 02:15 PM	I've lived in CO since 2005 with the majority of time in Superior. I've only rented in Superior (single rooms, basements & 3 yrs of solo condo renting) I want to live in Superior until I die - figure that's 20+ yrs. Love the proximity to everything I need, the views, small-ish town, hardly any traffic. Absolutely LOVE Superior
Anonymous 11/22/2024 02:17 PM	Yes, I love the quiet, family friendly community as well as the proximity to both Boulder and Denver.
Anonymous 11/22/2024 02:18 PM	Yes. I love it here. A great community.
Anonymous 11/22/2024 02:22 PM	We currently live in the Dowtown Superior area. We do have plans to stay however we are looking to leave as the area does seam like it's far from really having more shops and restaurants like we hoped.
Anonymous 11/22/2024 02:26 PM	Yes. We've been here 5 years.
Anonymous 11/22/2024 02:27 PM	I want to live there in as much I can afford it
Anonymous 11/22/2024 02:33 PM	I wish to live for a long term for good and healthy way of life
Anonymous 11/22/2024 02:34 PM	Yes, I am rebuilding the house after Marshall Fires
Anonymous 11/22/2024 02:49 PM	Yes
Anonymous 11/22/2024 02:52 PM	I would like to, but housing is too expensive

Anonymous 11/22/2024 02:56 PM	Yes Long term! I have lived in rock Creek since 2001, have owned and rented both but currently renting and hope to buy again as soon as possible. Love this community so much.
Anonymous 11/22/2024 03:06 PM	No
Anonymous 11/22/2024 03:10 PM	Depends. Definitely until kids graduate. Some stupid stuff going on at the moment. If Home Rule passes for example, that's a big no.
Anonymous 11/22/2024 03:18 PM	No, I don't want to rent forever and homes here cost far more than other comparable neighborhoods.
Anonymous 11/22/2024 03:22 PM	May or may not. If not, I wouldn'y move far (Broomfield/Lousiville). Affordability is most important. If housing costs remain too high, I will leave.
Anonymous 11/22/2024 03:32 PM	Only 2 more years because it’s getting too expensive to buy what we need.
Anonymous 11/22/2024 03:42 PM	No. Once my son is done with high school I am moving.
Anonymous 11/22/2024 03:43 PM	Yes. Great area.
Anonymous 11/22/2024 03:44 PM	No, not affordable.
Anonymous 11/22/2024 03:46 PM	I don't think so. Maybe if housing was more affordable.
Anonymous 11/22/2024 04:03 PM	I would like to continue living in Superior, but I had to sell my home in Superior in 2010 and I have not been able to afford to purchase another home in the Town since then.
Anonymous 11/22/2024 04:18 PM	We would like to to keep our kids near their friends & because we have found community here. We cannot afford to purchase a home or continue to rent. So, we may need to make the hard decision to leave.

Anonymous 11/22/2024 04:27 PM	na
Anonymous 11/22/2024 04:33 PM	Would like to, but housing is so expensive.
Anonymous 11/22/2024 04:34 PM	Not sure – Still exploring options.
Anonymous 11/22/2024 04:34 PM	Love nature – Beautiful outdoor activities.
Anonymous 11/22/2024 04:34 PM	Limited job opportunities – Career growth concerns.
Anonymous 11/22/2024 04:35 PM	Small town feel – Peaceful but isolated.
Anonymous 11/22/2024 04:35 PM	Affordable housing – Reasonable living costs.
Anonymous 11/22/2024 04:35 PM	Weather challenges – Harsh winters, cold temps.
Anonymous 11/22/2024 04:36 PM	Community vibe – Close-knit, friendly people.
Anonymous 11/22/2024 04:36 PM	Yes. There's no better place to live!
Anonymous 11/22/2024 04:36 PM	Outdoor lifestyle – Ideal for hiking, fishing.
Anonymous 11/22/2024 04:36 PM	Lack of amenities – Limited shopping, entertainment.
Anonymous 11/22/2024 04:37 PM	Family connections – Strong ties to the area.

Anonymous 11/22/2024 04:37 PM	Healthcare access – Medical services are limited.
Anonymous 11/22/2024 04:38 PM	Quality of life – Quiet, slower pace of life.
Anonymous 11/22/2024 04:38 PM	School options – Good education for kids.
Anonymous 11/22/2024 04:38 PM	Transportation – Public transport is limited.
Anonymous 11/22/2024 04:39 PM	Future prospects – Uncertain long-term growth.
Anonymous 11/22/2024 04:39 PM	No too crowded
Anonymous 11/22/2024 04:46 PM	No, the planes are horrific and the lack of rec center is really unappealing for our family.
Anonymous 11/22/2024 04:47 PM	Yes. We love the close proximity to stores and activities, while also being a short drive to amazing hiking and the mountains. We feel our kids can move safely in the neighborhood and town as they grow older. We also love how safe and easy (and pretty!) it is to walk around and through the neighborhood to access stores.
Anonymous 11/22/2024 04:57 PM	Yes, it's a great place with lower rents than other towns in the vicinity. We rent a 4 bedroom house here for our family at a much lower rate than nearby.
Anonymous 11/22/2024 05:03 PM	Yes. I have lived in Superior for 8 years. Town communications, activities and a community feel is amazing. For a single 40s female, the Town feels safe to walk dog alone and trails are clean. I am not a fan of the over population and claustrophobic feel of the new downtown area.
Anonymous 11/22/2024 05:05 PM	Still to be determined. If not Superior, we do intend to stay within close proximity, but affordable solutions in Superior are limited.

Anonymous 11/22/2024 05:23 PM	Not really go to where affordability is
Anonymous 11/22/2024 06:08 PM	If the existing quality of the city is not diminished, then I intend to stay. If the wrong demographic moves into this city, Superior will deteriorate like so many other cities have.
Anonymous 11/22/2024 06:17 PM	Unsure
Anonymous 11/22/2024 06:41 PM	I'd like to because the area is nice
Anonymous 11/22/2024 07:05 PM	Yes, it's quiet. Everyone is friendly.
Anonymous 11/22/2024 07:24 PM	No,limited rental options and rent has been going up every year
Anonymous 11/22/2024 07:27 PM	Yes,I intend to live for the long term because of the Natural Beauty, surrounded by stunning natural landscapes, including the Rocky Mountains, trails, and lakes.
Anonymous 11/22/2024 07:35 PM	Yes,I want to live for the long term, because of the outdoor recreation,I enjoy biking, hiking and other activities
Anonymous 11/22/2024 07:37 PM	Yes,to live for the long term. Because of the Strong Community, it has a small-town feel, with a strong sense of community and many local events.
Anonymous 11/22/2024 07:40 PM	I want to live for the long term, the Boulder Valley School District serves Superior, with highly-rated schools and a strong focus on education. So I love good schools.
Anonymous 11/22/2024 07:47 PM	I want to live for long term ,I love superior because it offers easy access to employment, cultural, and entertainment opportunities.
Michelle V. Gazarik 11/22/2024 07:49 PM	No. The town continues to increase the water bill , the taxes, and it's becoming unreasonable to live hear.

Anonymous 11/22/2024 07:49 PM	I will live Long term ,reasons because of the growing downtime areas in superior
Anonymous 11/22/2024 07:53 PM	I will live Long term, because Superior has made efforts to reduce its environmental impact, with initiatives like solar-powered facilities and green building practices.
Anonymous 11/22/2024 07:54 PM	Yes
Anonymous 11/22/2024 08:07 PM	I intend to live Long term,I admire the recreational Facilities of Superior, including parks, trails, and sports fields.
Anonymous 11/22/2024 08:10 PM	Yes, if possible because it's a good location.
Anonymous 11/22/2024 08:10 PM	Yes,I want to stay I enjoy the community events superior has hosted throughout the year
Anonymous 11/22/2024 08:13 PM	Because I love the recreational activities,that is why I tend to live for a long term
Anonymous 11/22/2024 08:22 PM	Yes I want to live Long term because of the outdoor recreation and my close friends I made.
Anonymous 11/22/2024 08:38 PM	Yes! The area has easy access to outdoors and great schools
Anonymous 11/22/2024 08:54 PM	Yes, we wanted to explore different areas in Boulder county but after living here for nearly a year we love superior and find it’s a great fit for our family
Anonymous 11/22/2024 10:17 PM	Yes, we are looking to buy a home.
Anonymous 11/22/2024 10:48 PM	Yes. Because I love the environment and the community

Anonymous 11/22/2024 10:53 PM	Yes because of the job opportunities
Anonymous 11/22/2024 10:55 PM	Yes if we are able to afford
Anonymous 11/22/2024 10:55 PM	Yes I intend to live for the long term because of my proximity to work
Anonymous 11/22/2024 11:37 PM	Yes, I love it here. Been here since 2008 and feel at home here.
Anonymous 11/23/2024 12:11 AM	Yes, great safe community. Close to Denver and Boulder
Anonymous 11/23/2024 12:14 AM	Yes, to stay close to Boulder
Anonymous 11/23/2024 05:46 AM	Yes. I have lived in Superior, both rented and owned homes, since 1991 with a few breaks, but I keep coming back.
Anonymous 11/23/2024 05:58 AM	No -- unsure if I want to stay in CO
Anonymous 11/23/2024 06:37 AM	It's too crowded, too busy in downtown superior.
Anonymous 11/23/2024 06:48 AM	
Anonymous 11/23/2024 06:50 AM	Yes, we plan to stay here long term. Our son just started K and we really love it here.
Anonymous 11/23/2024 07:08 AM	Yes, I love this community! I made so many memories here, and the location so close to Boulder and Denver is perfect. Also you can beat looking at the Rockies from your balcony. It's a beautiful place so accessible to commercial business, doctors, hospitals, etc. it's like no other and if I could afford to purchase a property I would, but renting is all I can for now

Anonymous 11/23/2024 07:16 AM	Renting room. Interested in long term.
Anonymous 11/23/2024 08:15 AM	Depends on new job locations and rent increases.
Anonymous 11/23/2024 09:15 AM	We wanted to get a lay of the land before committing to purchasing a home. However, price for the low quality of homes here and the airport has been a question for us if we want to continue to live here.
Anonymous 11/23/2024 09:21 AM	If housing costs decrease, we would love to. Our daughter loves Eldorado.
Anonymous 11/23/2024 09:56 AM	Maybe, I am still renting because of the Marshall fire. My rebuild in the Ridge is just starting.
Anonymous 11/23/2024 10:18 AM	Yes. Proximity to family and easy access to all things Boudlder/Denve/DIA.
Anonymous 11/23/2024 10:26 AM	Yes
Anonymous 11/23/2024 11:57 AM	Probably not - it is just too suburban for my tastes. I would prefer a town like feeling in my next residence.
Anonymous 11/23/2024 12:02 PM	I may have to move because I can't afford to live here - even Louisville is now cheaper than Superior for renting.
Anonymous 11/23/2024 12:15 PM	yes, building a home here
Anonymous 11/23/2024 01:07 PM	Yes. Because of the safety, and walkability.
Anonymous 11/23/2024 01:33 PM	Moving away from Superior in the next 6 months due to airport noise and excessive pollution
Anonymous 11/23/2024 04:30 PM	Yes. We absolutely love it in Superior. It's beautiful, quiet (besides plane activity) and there is plenty to see and do.

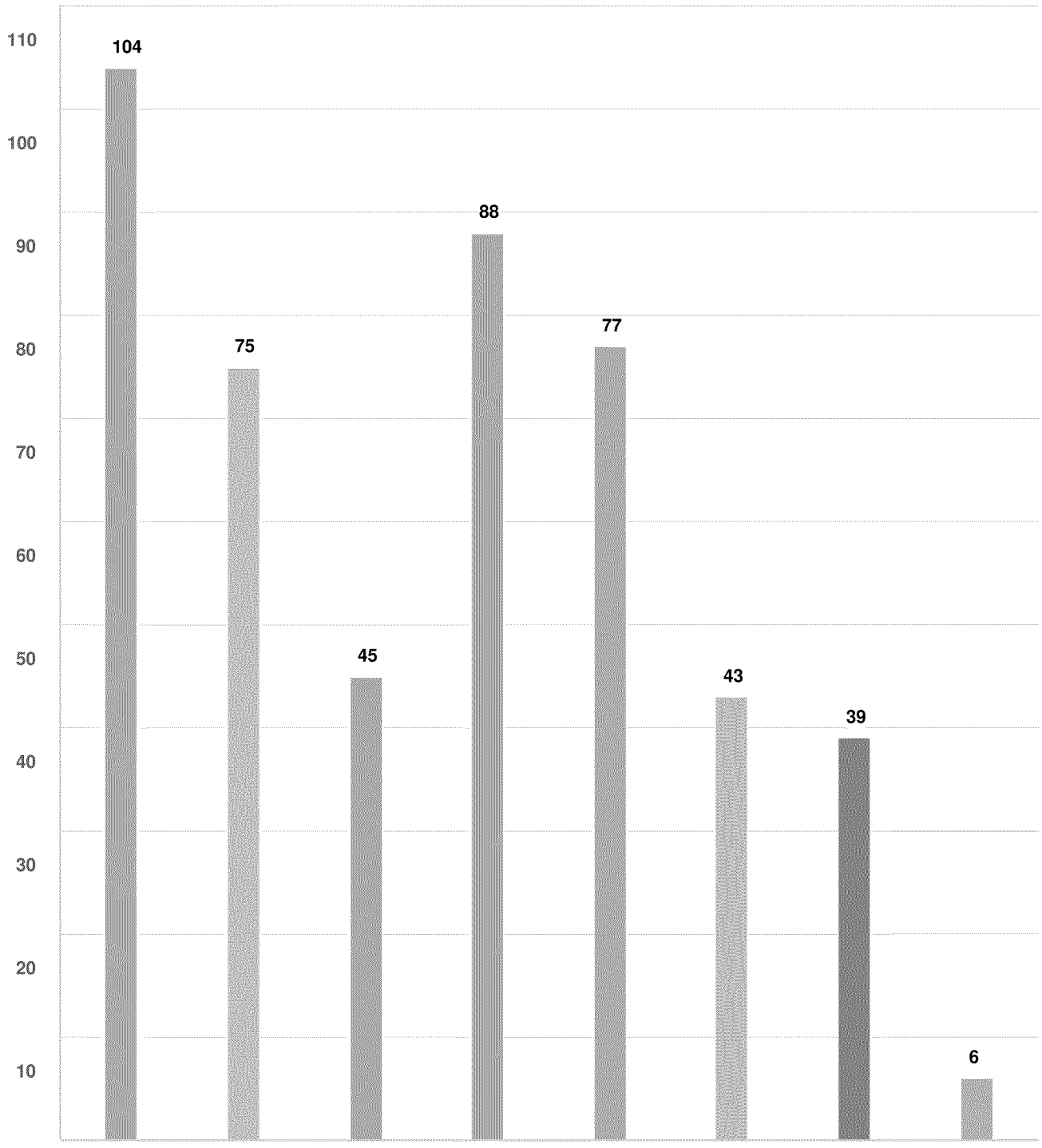
Anonymous 11/23/2024 04:44 PM	Yes, for the school district.
Anonymous 11/23/2024 05:34 PM	At least two years! Working in the bar industry around this area and a good time to explore the state of Colorado!
Anonymous 11/23/2024 05:34 PM	Yes, I love the location of the town. We are close to the mountains and in between Boulder and Denver which is amazing.
Anonymous 11/23/2024 06:00 PM	Yes, close to lots of recreational activities and doesn't feel over crowded.
Anonymous 11/23/2024 06:11 PM	Possibly, we're looking here but also Lafayette and Louisville
Anonymous 11/23/2024 06:13 PM	No I can't afford to
Anonymous 11/23/2024 07:25 PM	Yes. My family loves this community. It has everything we want - kid friendly, many amenities, nature is our backyard, proximity to everything.
Anonymous 11/23/2024 07:29 PM	Yes, i love the community here. And all the facilities are really accessible in small range from the house.
Meep 11/24/2024 01:21 AM	If not here, then somewhere close. Housing isn't very affordable when you're looking to buy.
Anonymous 11/24/2024 05:50 AM	No, affordability
Anonymous 11/24/2024 07:02 AM	Probably not - not many smaller affordable houses/townhouses.
Anonymous 11/24/2024 07:46 AM	Yes, we love the walkability and see so much potential for the new downtown retail area!

Anonymous 11/24/2024 08:27 AM	Yes, because is a safe place
Anonymous 11/25/2024 07:33 AM	Purchased new home in another city. Superior home cost of high.
Anonymous 11/25/2024 08:21 AM	Possibly depends on how well the city operates or tries to over control aspects of daily life. Too many Karens and we are on to a better place.
Anonymous 11/25/2024 08:34 AM	We would love to (it's a great town!), but can't afford to buy a house in Superior, so we're currently looking at surrounding towns.
Anonymous 11/25/2024 12:58 PM	Yes, close to work and everything we need is close by
Anonymous 11/25/2024 03:41 PM	Yes, I am an original home-owner and intend to stay.
Anonymous 11/25/2024 04:22 PM	Yes, I've rented in Superior for 14 years, and I have no plans to move.
Anonymous 11/26/2024 11:04 AM	No because my long term career goals aren't in the area.
Anonymous 11/26/2024 12:20 PM	Yes. Feels like home.
Anonymous 11/26/2024 02:04 PM	I hope I can, but rent is so high now.
Anonymous 11/26/2024 07:30 PM	Yes, if I can continue to afford it.
Anonymous 11/26/2024 07:40 PM	Maybe, it's very expensive and the only apartment rentals are Origin. It would also be nice to be able to walk to the other side of town like Target, Whole Foods, and the trailhead without having to cross a very busy street. I like the build out of Main Street, but the food stores all seem to be geared towards children or or are sweet (boba, pastries, cookie place, and froyo?). I know there are lots of children and young families in the area, but it would be nice to have some practical

	options for adults, like a mini hardware store or a sandwich shop.
Anonymous 11/26/2024 07:50 PM	It is our desire because we love this area! But not too excited about how many apartments are going up. Not the type of community we choose to reside in.
Anonymous 11/27/2024 09:50 AM	Not likely, too far from work
Anonymous 11/27/2024 01:28 PM	Yes. It's a great location.
Anonymous 11/27/2024 01:46 PM	Possibly. We love the area, but would need to find the right home to buy after renting here.
Anonymous 11/27/2024 04:46 PM	Yes. It's a wonderful place to live. As a renter maybe - sold home south of Denver to move back here and be closer/easier to buy in Superior, Louisville, Lafayette.
Anonymous 11/28/2024 01:02 PM	No plans because I'm not sure what will happen in the next 5 years.
Anonymous 11/29/2024 08:00 AM	Yes, conveniently located to work and play. We appreciate how things are laid out - we have a grocery store, restaurants, dog park, etc all in walking distance.
Anonymous 11/29/2024 07:26 PM	Yes, we have trails easily accessible for jogs nd walk.
Anonymous 11/29/2024 08:09 PM	We really love superior and would love to stay

Mandatory Question (214 response(s))
Question type: Essay Question

Q3 If you were to move from you current home, which of the following housing types would you be most interested in? (check all that apply)

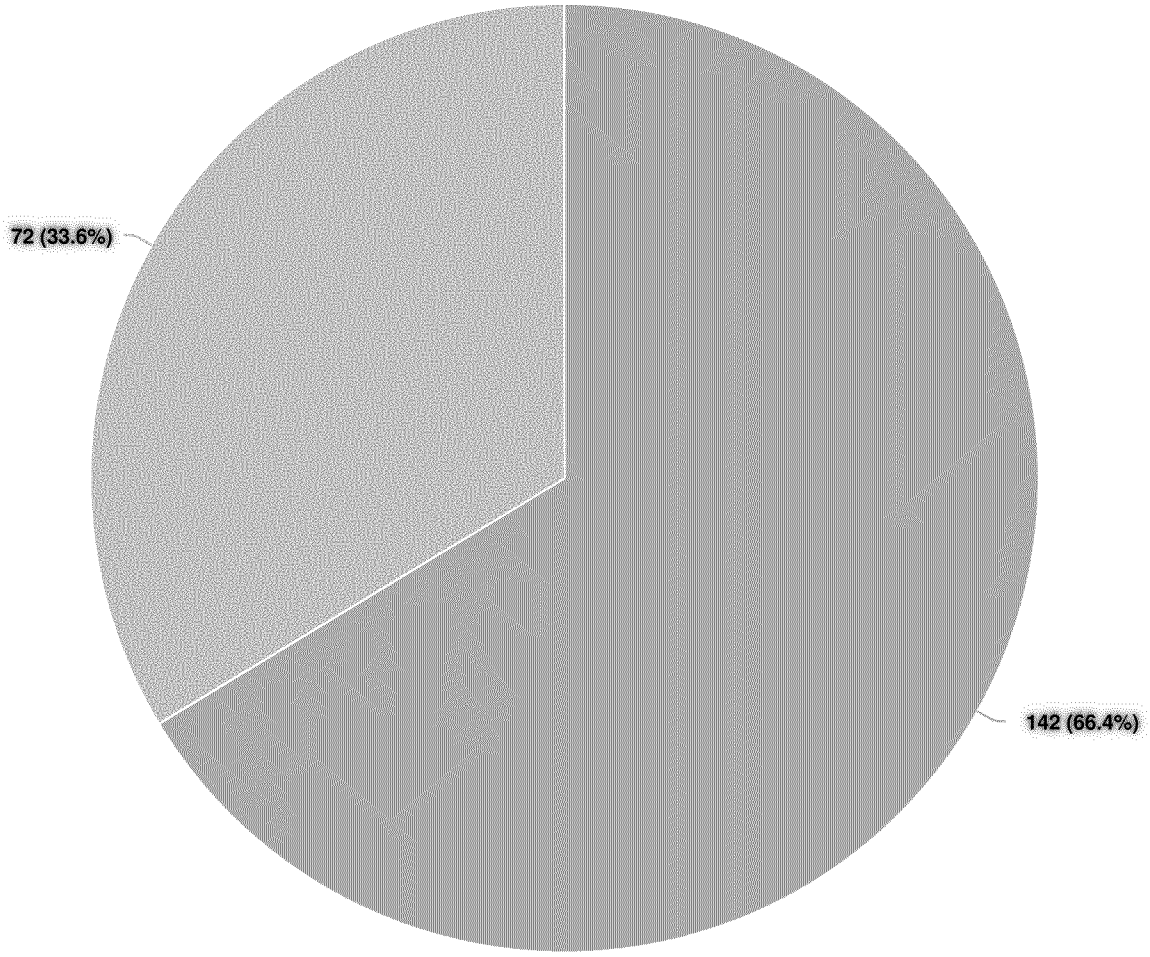


Question options

Single family detached, traditional
Single family detached, small lot
Single family, duplex or triplex
Single family, ranch style
Townhome
Apartment
Condo
Other (please specify)

Mandatory Question (214 response(s))
Question type: Checkbox Question

Q4 Would you like to learn more about the 2025 Comprehensive Plan update?



Question options

- Yes (click the link in the question to be directed to that information)
- No, thank you

Mandatory Question (214 response(s))
Question type: Radio Button Question

ITEM NO. 8

INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: **Discussion – Town Landscape Fee**

MEETING DATE: **January 27, 2025**

PRESENTED BY: **Leslie Clark, PROS Director**

PRESENTED FOR: **Discussion**

Background:
The landscape fee is a Town imposed fee assessed on residential units within the Town of Superior. This fee is for enhanced community landscape maintenance expenses. See Chapter 4, Article IV, of the Superior Municipal Code for additional information.

The Landscape Fee was inherited by the Town Board in 2004 when the Superior Metropolitan Districts 2&3 were dissolved. This Fee was in place prior to the Town taking over the Districts in 2004. Fees were assessed to residents to cover the cost of maintaining common areas in the Town including parks and right-of-way areas.

The Landscape Fee currently covers the cost to provide general maintenance for park turf areas, flowers, drainage, and trash within the Class 1 landscape areas. The Landscape fee no longer supports the purchase of vehicles, maintenance of trees and shrubs or fence maintenance. These expenses were moved out of this fund over the years to keep the Landscape Fee as flat as possible. The costs for fence maintenance ($130,000 in 2024, $50,000 in 2025), was moved into the Capital Improvement Program (CIP), trees, plants and shrubs ($114,000 in 2024, 80,000 in 2025), were moved into the Conservation Trust Fund (CTF). Vehicle costs were transferred entirely to the Capital Improvement Program (CIP) and this cost varies depending on the fleet replacement schedule ($140,000 in 2024, $60,000 in 2025). The Landscape Fee increased by 3% in 2021, an additional 7% in 2022, and 4% in 2024 to keep up with the rising cost of these services. The decision to move expenses from the Class 1 Landscape Fee into other funding sources was partially influenced by the mid-year change in landscape vendors in 2022 and resulting increase in cost and

the desire by the Town to limit the 2022 increase in Landscape Fees to 7%. The switch in landscape vendors resulted in a contract increase of $206,421.

The maintenance expenses for Class 2-5 areas are assessed to other funding sources including Class 2 – General Fund, Class 3 – Superior Metropolitan District #1 (SMD1), Class 4 – Open Space, and Class 5 Superior McCaslin Interchange District (SMID). See attached Class Map.

The 2024 monthly fee on residential property to support the Class 1 Landscape Fee:

- $35.41/month for single family detached residence
- $29.52/month for single family attached residence
- $23.61/month for apartments

The current collection of revenue for the Landscape Fee is received from 5,625 Town residents according to their type of household for a total of roughly $2.09 M.

The Landscape Fee increased an additional 4% in 2025.

- $36.83/month for single family detached residence
- $30.70/month for single family attached residence
- $24.55/month for apartments

In 2023 the Town spent $ 1,800,000 on Class 1 landscape services. The total expenses for landscape work is roughly $2,000,000 in 2024, and $2,100,000 in 2025.

Discussion:

If the tree, plant and shrub maintenance and purchase of vehicles, that were removed from the Landscape Fee Fund were add back to the Fund, this would increase the 2025 annual expense by $140,000. If Private property fence maintenance was reinstated it would add an additional $80,000.

Class 1 Landscape and Flower Services		
	2025 Landscape Expenses	$2,100,000
	Estimated Addition for trees, plants, shrub and vehicles	$140,000
	Fence Maintenance	$80,000
	New Total Estimated Landscape Expense	**$2,320,000**

To collect enough revenue from the 5,625 billable accounts in Superior to cover Class 1 Landscape Fees to include trees, plants, shrubs, vehicles that are currently paid out of the General Fund, the new monthly rates would increase by 6.6%, to include fence maintenance would result in an increase of 10.5%.

6.6% Increase

- $39.26 /month for single family detached residence
- $32.73 /month for single family attached residence
- $26.17 /month for apartments

10.5% Increase

- $40.70/month for single family detached residence
- $33.92/ month for single family attached residence
- $27.13/month for apartments

If private fence maintenance in Rock Creek was a separate fee paid by all billable Town residences ($80,000/5,625), the "Fence Fee" would be $14.23 annually or $1.19/month.

If the private fence maintenance was a separate fee paid by all of Rock Creek home owners ($80,000/2,577), the "Fence Fee" would be $31 annually or $2.60/month.

If the private fence maintenance was a separate fee paid only by Rock Creek home owners bordering Town open space and rights-of-way ($80,000/1,319), the "Fence Fee" would be $60.65 annually or $5.06/month.

The annual fence maintenance costs do not include fence replacement. As the original fencing continues to age as much as 20-25 years old, painting and staining is no longer an option and boards and posts must be replaced. This often includes demolishing failing posts, rails and concrete and setting new posts in concrete. Additionally, replacing with wood is not in alignment with wildfire resiliency and alternative products may be considered.

The Town researched the cost to replace fencing and this is reflected in the table below from September of 2024.

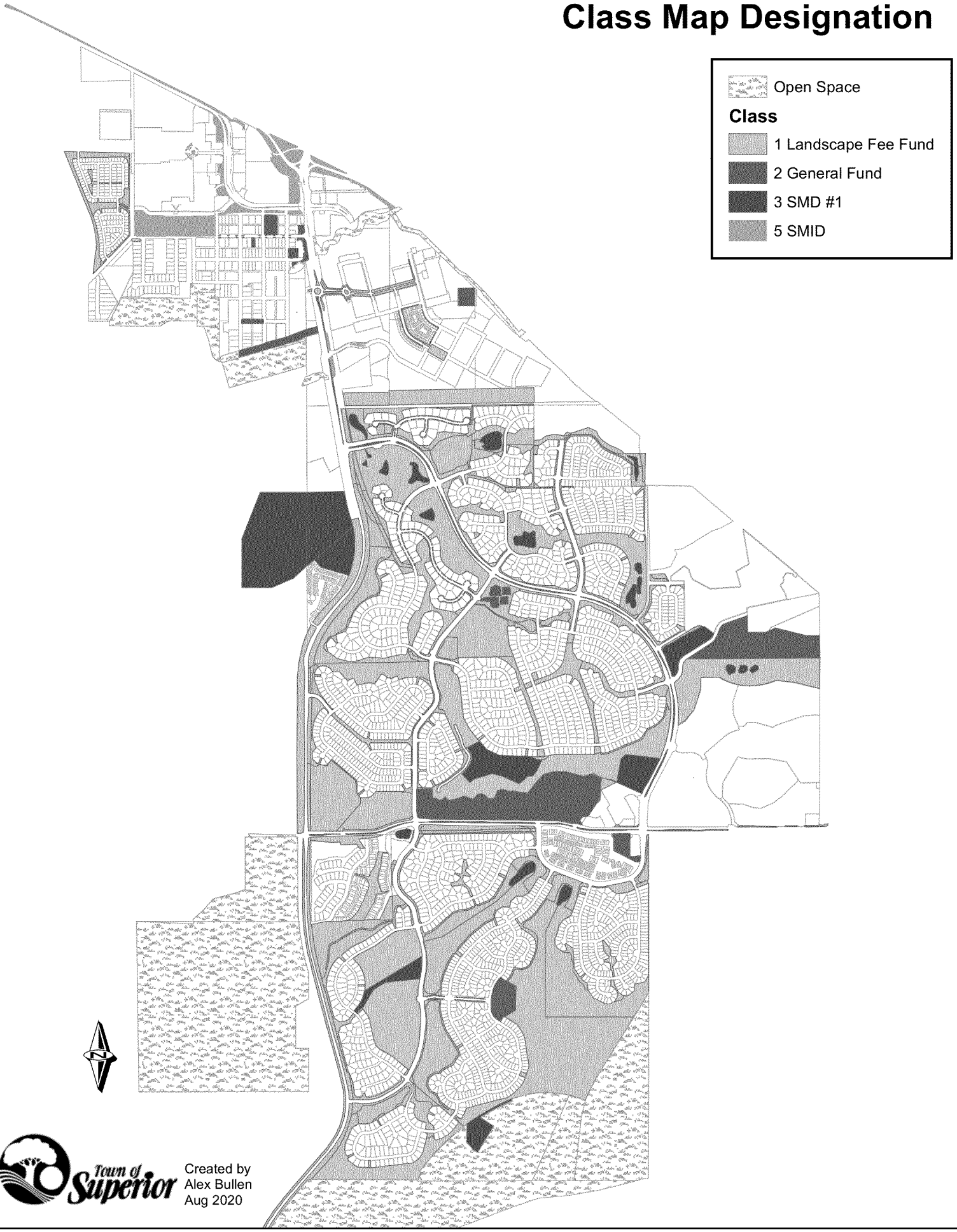
Section	Fence Type	Linear Ft.	Cost/LF	Total Wood	Total Vinyl	Total Metal
1	3-rail Cedar	15,070	$ 40.00	$ 602,800		
	6' Cedar	24,123	$ 64.00	$ 1,543,872		
	3-rail Vinyl	15,070	$ 25.00		$ 376,750	
	6' Vinyl	24,123	$ 57.00		$ 1,375,011	
	3-rail metal	15,070	$ 54.00			$ 813,780
	6' metal	24,123	$ 77.00			$ 1,857,471
2	3-rail Cedar	27,492	$ 40.00	$ 1,099,680		
	6' Cedar	13,170	$ 64.00	$ 842,880		
	3-rail Vinyl	27,492	$ 25.00		$ 687,300	

	6' Vinyl	13,170	$ 57.00		$ 750,690	
	3-rail metal	27,492	$ 54.00			$ 1,484,568
	6' metal	13,170	$ 77.00			$ 1,014,090
3	3-rail Cedar	21,981	$ 40.00	$ 879,240		
	6' Cedar	17,850	$ 64.00	$ 1,142,400		
	3-rail Vinyl	21,981	$ 25.00		$ 549,525	
	6' Vinyl	17,850	$ 57.00		$ 1,017,450	
	3-rail metal	21,981	$ 54.00			$ 1,186,974
	6' metal	17,850	$ 77.00			$ 1,374,450
Total Fence Replacement				**$ 6,110,872**	**$ 4,756,726**	**$ 7,731,333**

ATTACHMENTS:

- Class Map
- Superior Municipal Code, Chapter 4, Article IV
- SMD 2 & 3 Dissolution IGA

Class Map Designation



Town of Superior

Created by
Alex Bullen
Aug 2020

ARTICLE IV Landscape Maintenance Fee

Sec. 4-4-10. Purpose and applicability.

(a) Purpose. The purpose of this Article is to adopt and implement the terms of the dissolution order entered by the Boulder District Court on December 29, 2003, dissolving the Superior Metropolitan Districts No. 2 and No. 3 and designating the Board of Trustees as the responsible party to impose and collect all maintenance fees thereunder.

(b) Applicability. This Article shall apply to all residential dwelling units that were formerly included within the boundaries of Superior Metropolitan Districts No. 2 and No. 3.

(Ord. O-1 §1, 2004; Ord. O-10 §1, 2007; Ord. O-15 §1, 2008)

Sec. 4-4-20. Definitions.

For purposes of this Article, the following terms shall have the following meanings:

Apartment means a dwelling unit in a building with more than two (2) dwelling units, where the occupant has no ownership interest in the dwelling unit or appurtenant common areas or facilities.

Common interest community means real estate described in a recorded declaration with respect to which a person, by virtue of such person's ownership of a unit within that community, is obligated to pay for real estate taxes, insurance premiums, maintenance or improvements of other real estate described in the declaration.

Condominium means an individual airspace dwelling unit of a common interest community in which a person obtains separate ownership of the individual airspace unit and a common ownership in the remaining common elements of the real estate, solely with the other owners of the individual airspace units. A common interest community is not a condominium unless the undivided interests in the common elements are vested in the airspace unit owners.

Cooperative means a common interest community in which the real property is owned by an association, each member of which is entitled by virtue of such member's ownership interest in the association to exclusive possession of a dwelling unit.

Duplex means a residential building in which two (2) dwelling units with separate ground floor entrances share a common wall which may include the wall of an attached garage or porch.

Dwelling unit means an enclosure of four hundred (400) square feet or more containing sleeping, kitchen and bathroom facilities designed for and used or held ready for use as a permanent residence by one (1) family.

Planned community means a common interest community that is not a condominium or cooperative.

Single-family detached residence means a residential building containing one (1) dwelling unit which is located on a lot containing no other dwelling units.

Sec. 4-4-30. Fee schedule.

The fees shall be included in the fee schedule set by resolution of the Board of Trustees pursuant to Section 4-1-90.

Sec. 4-4-40. Collection, administration and enforcement.

(a) The Treasurer shall be responsible for collecting, administering and enforcing the landscape maintenance fees.

(b) The Town shall deliver a monthly invoice for landscape maintenance fees to the owner or occupant of each property subject to the fees. The owner or occupant shall remit payment to the Town within thirty (30) days of receipt of the invoice.

(c) The Board of Trustees may adopt necessary rules and regulations for the administration and enforcement of this Article.

(Ord. O-1 §1, 2004; Ord. O-10 §1, 2007; Ord. O-15 §1, 2008)

Sec. 4-4-50. Lien on property.

(a) If a landscape maintenance fee remains unpaid ten (10) days after its due date, the Treasurer shall issue a notice of delinquency to the owner or occupant of the property. Such notice shall include the name of the owner or occupant, the amount of the fee owed, the accrual date of the fee and a statement that the Town maintains the right to claim a first and prior lien on the property.

(b) If the owner or occupant fails to pay the landscape maintenance fee within thirty (30) days of receiving the delinquency notice, the Treasurer may file notice of the amount due with the Boulder County Clerk and Recorder, imposing a lien on the property to be collected with property taxes.

(Ord. O-1 §1, 2004; Ord. O-10 §1, 2007; Ord. O-15 §1, 2008)

Sec. 4-4-60. Use of revenues.

All revenues received from the collection of landscape maintenance fees shall be placed into a separate account and used solely for the operation and maintenance of Class 1 tracts, as described in Exhibit C to the Intergovernmental Agreement and Plan of Dissolution incorporated into the orders for dissolving Superior Metropolitan Districts No. 2 and No. 3 and providing for outstanding financial obligations entered by the Boulder District Court on December 29, 2003.

TOWN OF SUPERIOR
RESOLUTION NO. R-38
SERIES 2003

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING AN INTERGOVERNMENTAL AGREEMENT AND PLAN OF DISSOLUTION BETWEEN THE TOWN OF SUPERIOR AND SUPERIOR METROPOLITAN DISTRICT NOS. 2 AND 3

WHEREAS, the Town has been working with Superior Metropolitan Districts Nos. 2 and 3 on the Intergovernmental Agreement and Plan of Dissolution (the "Dissolution Plan"); and

WHEREAS, the Board approved an earlier version of the Dissolution Plan by Resolution No. R-12 adopted on February 3, 2003; and

WHEREAS, several improvements to the Dissolution Plan have been made, including those allowing a refunding of the bonds of the Districts in 2003 to take advantage of record low interest rates.

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

Section 1. The Intergovernmental Agreement and Plan of Dissolution between the Town of Superior, Superior Metropolitan District No. 2, and Superior Metropolitan District No. 3 is hereby approved in substantially the same form as attached hereto and incorporated herein.

Section 2. This resolution supercedes Resolution No. R-12 adopted on February 3, 2003.

ADOPTED this 9th day of June, 2003.

Susan K. Spence, Mayor

ATTEST:

Phyllis L. Hardin

Phyllis L. Hardin, Town Clerk/Treasurer

INTERGOVERNMENTAL AGREEMENT

AND PLAN OF DISSOLUTION

BETWEEN AND AMONG

SUPERIOR METROPOLITAN DISTRICT NOS. 2 AND 3

AND THE TOWN OF SUPERIOR

FOR THE DISSOLUTION OF SUPERIOR METROPOLITAN DISTRICT

NOS. 2 AND 3

JUNE 12, 2003

INTERGOVERNMENTAL AGREEMENT
AND PLAN OF DISSOLUTION

RECITALS

1. This Intergovernmental Agreement and Plan of Dissolution ("Plan and Agreement") is between and among the Town of Superior (the "Town"), through the Town Board of Trustees ("Town Board"), Superior Metropolitan District No. 2 ("District No. 2") and Superior Metropolitan District No. 3 ("District No. 3") (District No. 2 and District No. 3 shall be referred to collectively as "District Nos. 2 and 3", or the "Districts"), through each District's Board of Directors, (the Town and District Nos. 2 and 3 shall be referred to collectively as, the "Parties").

2. District Nos. 2 and 3 were organized in 1988 to provide funding for public infrastructure to serve the Rock Creek community. Three districts were formed (Superior Metropolitan District No. 1, District No. 2 and District No. 3) due to the size of the proposed development, length of the build-out schedule and the need to assure completion of the project as planned.

3. District Nos. 2 and 3 have provided, directly or through Intergovernmental Agreements with each other and/or Superior Metropolitan District No. 1 and the Town of Superior, street, safety protection, park and recreation, public transportation, water, sanitary sewer, storm drainage, television relay and translation, and mosquito control services, including operation and maintenance thereof, to the residents of the Rock Creek community.

4. It is the intention of the Parties to simplify and increase efficiency in the provision of services to the residents of Superior, assure continuity and quality of service, and reduce the overall costs of providing such services. To that end, the Parties believe that it is now the appropriate time to transfer the service obligations of District Nos. 2 and 3 to the Town, as the Rock Creek community is now approaching maturity and the goals behind the multiple-district structure have been effectuated.

5. This Plan and Agreement is intended to serve as a Plan of Dissolution for District Nos. 2 and 3 pursuant to Title 32, Article 1, Part 7, C.R.S., whereby the outstanding debt of District Nos. 2 and 3 will be administered, refunded and retired, and the Town will continue to provide street, safety protection, park and recreation, public transportation, water, sanitary sewer, storm drainage, television relay and translation, and mosquito control services currently being provided by District Nos. 2 and 3, directly or through Intergovernmental Agreements with each other and/or Superior Metropolitan District No. 1 and the Town of Superior.

6. In addition, there are certain projects that remain to be completed within District Nos. 2 and 3 ("Remaining Improvements"), as set forth on **Exhibit A** attached hereto and incorporated

herein by this reference. It is the intention of the Parties to proceed with the Remaining Improvements as set forth below.

7. The Parties intend to reduce District Nos. 2 and 3's debt and to achieve Mill Levy Reduction and Equalization as set forth below.

8. This Plan and Agreement are contemplated by Part 7 of the Special District Act which permits dissolution of a special district where a majority of the members of the board of the special district deems it to be in the best interest of the district to be dissolved.

9. Part 7 of the Special District Act provides that a special district may dissolve and have its services continued by a succeeding entity.

10. The Parties have concluded that it is in the best interests of the current and future taxpayers and customers of the Town and District Nos. 2 and 3 to dissolve under Part 7 of the Special District Act and to have its services continued by the Town in the manner provided for in this Plan and Agreement.

ARTICLE I

PLAN OF DISSOLUTION

1.1 Plan of Dissolution. The Parties agree that this Plan and Agreement shall constitute a Plan of Dissolution as provided for under Section 32-1-702, C.R.S.

1.2 Petition for Dissolution.

1.2.1 District No. 2. Upon execution of this Plan and Agreement by the Parties, District No. 2 agrees to file a Petition for Dissolution of District No. 2 with the Boulder County District Court ("District Court"). District No. 2 agrees to prepare the Petition for Dissolution consistent with this Plan and Agreement. District No. 2 shall thereafter expeditiously seek a hearing by the District Court as provided in Section 32-1-704, C.R.S. Following District Court entry of an Order calling an election on the question of dissolution of District No. 2, District No. 2 will submit such a question to its electorate as set forth in Section 4.1.1 of this Plan and Agreement and, upon approval by the electorate, seek an Order of Dissolution of District No. 2 from the District Court.

1.2.2 District No. 3. Upon execution of this Plan and Agreement by the Parties, District No. 3 agrees to file a Petition for Dissolution of District No. 3 with the District Court. District No. 3 agrees to prepare the Petition for Dissolution, consistent with this Plan and Agreement. District No. 3 shall thereafter expeditiously seek a hearing by the District Court as provided in Section 32-1-704, C.R.S. Following District Court entry of an Order calling an election on the question of dissolution of District No. 3, District No. 3 will submit such a question to its electorate as set forth in Section 4.1.1 of this Plan and Agreement and, upon approval by the electorate, seek

an Order of Dissolution of District No. 3 from the District Court (collectively, with Order of Dissolution of District No. 2, the "Orders").

ARTICLE II

FINANCIAL OBLIGATIONS

2.1 Outstanding Debt. In June of 1998, District No. 2 issued $9,190,000 General Obligation Variable Rate Refunding Bonds, Series 1998 ("District No. 2 Bonds"). For purposes of this Plan and Agreement, use of the term "District No. 2 Bonds" shall include by reference any refundings or restructurings of the District No. 2 Bonds. In March of 2000, District No. 3 issued $6,500,000 General Obligation Variable Rate Refunding and Improvement Bonds (Limited Convertible to Unlimited Tax), Series 2000 ("District No. 3 Bonds"). For purposes of this Plan and Agreement, use of the term "District No. 3 Bonds" shall include by reference any refundings or restructurings of the District No. 3 Bonds. The principal amount outstanding on the District No. 2 Bonds is $7,990,000 and the principal amount outstanding on the District No. 3 Bonds is $5,940,000.

2.1.1 Repayment of Debt; Mill Levy Calculation. District Nos. 2 and 3 will continue to exist solely for the purpose of administering, refunding, and retiring the District No. 2 Bonds and the District No. 3 Bonds. As contemplated in Section 5.1 of this Plan and Agreement, upon dissolution, the Town Board will impose a debt service mill levy sufficient to retire the District No. 2 Bonds and the District No. 3 Bonds. A summary of current and anticipated debt service mill levies of District Nos. 2 and 3 is set forth in **Exhibit B** attached hereto and incorporated herein by this reference.

2.1.2 Mill Levy Reduction and Equalization. It is the intention of the Parties to use certain surplus revenues of each District to construct the Remaining Improvements. In addition, based upon an evaluation of the finances of District Nos. 2 and 3 in the context of the current national economic climate in existence at the time of execution of this Plan and Agreement, District Nos. 2 and 3 intend to utilize surplus revenues to reduce debt and re-amortize debt and thus reduce and equalize the respective debt service mill levies between District Nos. 2 and 3 to a projected 7 to 8 mills for tax collection years 2003-2018 or to a lower mill levy if additional revenues are available for such purpose as set forth in Sections 2.1.3, 2.1.4, or 3.2 or are otherwise available for such purpose ("Mill Levy Reduction and Equalization"). To achieve Mill Levy Reduction and Equalization and facilitate reduction in the principal of District No. 2 Bonds, District No. 2 is taking the following steps to restructure the District No. 2 Bonds culminating in a refunding of the District No. 2 Bonds in 2003: (a) approximately $570,000 will be transferred from the District No. 2 General Fund to the District No. 2 Debt Service Fund in 2003 for use in connection with paying, administering and refunding the District No. 2 Bonds; (b) the District No. 2 Bonds will be refunded in 2003 with an amortization schedule with a final payment date to be the same as the final payment date for the District No. 3 Bonds; and (c) after the proposed refunding, the amortization schedule of the District No. 2 Bonds may be changed so long as the debt service mill levy projected to be imposed for payment of the principal and interest on the District No. 2 Bonds and the final payment

date will be substantially the same as the debt service mill levy projected to be imposed for payment of the principal and interest on the District No. 3 Bonds and the final payment date for the District No. 3 Bonds outstanding at the time of the analysis or proposed for similar refunding at the time of the analysis.

To achieve Mill Levy Reduction and Equalization and to facilitate partial reduction in the principal of District No. 3 Bonds, District No. 3 intends to take the following steps to restructure the District No. 3 Bonds culminating in a refunding of the District No. 3 Bonds in 2003: (a) $500,000 was transferred to the District No. 3 Debt Service Fund to pre-pay principal on the District No. 3 Bonds in 2002; (b) approximately $1,980,000 will be transferred from the District No. 3 General Fund to the District No. 3 Debt Service Fund in 2003; (c) in 2003, the District No. 3 Bonds will be refunded, eliminating the $650,000 reserve fund requirement, which $650,000, with the $1,480,000 carry-over funds from the District No. 3 Debt Service Fund shall be used to pre-pay principal on the District No. 3 Bonds in 2003 by a total of $2,130,000; and (d) the District No. 3 Bonds will be refunded in 2003 with an amortization schedule with a final payment date to be the same as the final payment date for the District No. 2 Bonds. After the proposed refunding, the amortization schedule of the District No. 3 Bonds may be changed so long as the debt service mill levy projected to be imposed for payment of the District No. 3 Bonds and the final payment date will be substantially the same as the debt service mill levy projected to be imposed for payment of the principal and interest on the District No. 2 Bonds outstanding at the time of the analysis.

The foregoing refundings are currently planned to be accomplished prior to the Assumption Date, and represent a description of the current intent of the Parties for the District No. 2 Bonds and the District No. 3 Bonds, and the actual parameters of such refundings may be modified from the foregoing with the consent of the Parties.

It is intended that the Surviving Board (as defined below) will retain the authority to administer, pay, refund, and refinance all of the District No. 2 Bonds, District No. 3 Bonds, or other obligations of the Districts, in the same fashion and with the same authority as existed prior to the dissolution of the Districts; provided that any such refundings or refinancings shall be, to the maximum extent practicable, consistent with the objective of Mill Levy Reduction and Equalization, as may be determined in good faith by the Surviving Board. It is not the intention of the Parties, in expressing their desire to facilitate Mill Levy Reduction and Equalization, to eliminate opportunities for cost savings which may otherwise be achieved with unequal mill levies for District No. 2 and District No. 3 through refinancings or restructurings of the District No. 2 Bonds or the District No. 3 Bonds.

2.1.3 System Development Fees. The Town will continue to collect System Development Fees ("SDF") for development on those parcels for which SDFs have not been previously paid. Such parcels are generally described on **Exhibit F** attached hereto and incorporated herein by this reference. Rates for SDF are $40,000 per developed acre in District No. 2 and $22,500 per developed acre in District No. 3. At least 50% of the monies collected from the SDFs collected

in District No. 2 and 89% of the monies collected from the SDFs collected in District No. 3 shall be used for Mill Levy Reduction and Equalization.

2.1.4 McCaslin Cost Recovery Agreement. The Parties acknowledge that the Agreement dated April 9, 1990 by and between the Districts and the Town establishes that the formula through which District No. 2 will be reimbursed for costs associated with the construction of McCaslin Boulevard (the "McCaslin Agreement") shall remain in full effect and force and the Town Board of Trustees shall continue to impose, collect and deposit the McCaslin Cost Recovery Fees, as defined in the McCaslin Agreement, for the sole purpose of Mill Levy Reduction and Equalization.

2.1.5 Survival of Bond Authorization to Implement this Plan and Agreement. Nothing herein shall be construed as repealing, annulling, or otherwise affecting the existing voter-approved authorized but unissued indebtedness of the Districts, and such authorization shall survive the dissolution of the Districts; provided that such authorization shall not be used for the purpose of issuing new bonds for improvement purposes, but can be used in connection with a refunding or restructuring of the District's indebtedness existing as of the date of the dissolution.

ARTICLE III

CONTINUATION OF SERVICES

3.1 Assumption of Service Obligations of District Nos. 2 and 3. On the fifteenth (15th) business day after the issuance of the Order of Dissolution of District No. 2 or the Order of Dissolution of District No. 3, whichever is issued last by the District Court ("Assumption Date"), the Town will assume all existing service obligations of District Nos. 2 and 3, in accordance with Section 32-1-702(4)(b)(I), C.R.S., including responsibility for the provision of District services to the property within District Nos. 2 and 3 as set forth below.

3.1.1 Operation and Maintenance of the System or Facilities of District Nos. 2 and 3.

(a) Community-Wide Services. On the Assumption Date and thereafter the Town will provide street, safety protection, park and recreation, public transportation, water, sanitary sewer, storm drainage, television relay and translation, and mosquito control services, including but not limited to snow and ice control, street maintenance and park and recreation programs and services, including operation and maintenance of all parks identified as Class 2 Tracts on the map attached hereto as **Exhibit C**, swimming pools, recreation centers and the skate park within District Nos. 2 and 3, using revenues generated by the imposition of a mill levy authorized by the Town-Wide Mill Levy Question (as defined and discussed in Section 4.1.1 of this Plan and Agreement) and other revenue sources committed by the Town. Currently, the Town shares sales and use taxes with Superior Metropolitan District No. 1 ("District No. 1") and District Nos. 2 and 3 pursuant to that certain Intergovernmental Sales and Use Tax Agreement between and among the

Town and District Nos. 1, 2 and 3, dated January 28, 2000 ("Sales and Use Taxes"). It is the Parties' intention that the obligation to share the Sales and Use Taxes with District Nos. 2 and 3 will terminate for Sales and Use Taxes collected by the Town after the later to occur of the following dates: January 1, 2004 or the Assumption Date. The ending fund balance in District No. 2 and District No. 3's General Fund will be transferred to the Town's General Fund on the Assumption Date and will be available to the Town for provision of the services formerly provided by District Nos. 2 and 3 so that such services can continue to be provided without interruption.

(b) Landscaping Services Within District Nos. 2 and 3. The Parties acknowledge that there are certain landscaping features that are unique to the Rock Creek Ranch, Sagamore and The Ridge subdivisions, which subdivisions comprise the property within District Nos. 2 and 3. Upon dissolution, the Town will operate and maintain all landscaping of those areas depicted on the map set forth in **Exhibit C** attached hereto and incorporated herein by this reference (referred to individually as "Class 1 Tracts," "Class 2 Tracts," and "Class 3 Tracts," and collectively as the "Landscaping Tracts"), using certain revenue sources as set forth below.

(i) Standards for Landscape Maintenance. It is the agreement of the Parties to ensure continuity of service and quality in the level of service to be provided to the Landscaping Tracts. **Exhibit E**, attached hereto and incorporated herein by this reference, reflects the existing level of service being provided to the Landscaping Tracts ("Existing Level of Service") and provides a comprehensive list of the criteria or guidelines for the level of service to be provided to the Landscaping Tracts. It is the Parties' agreement that the Existing Level of Service will continue to be provided to the Landscaping Tracts or exceeded by the Town in the future.

(ii) Landscape Maintenance Fees. Operation and maintenance of the Class 1 Tracts will be funded by the Town's imposition of a landscape maintenance fee (a/k/a "park and recreation fee") upon those properties located within District Nos. 2 and 3. The Landscape Maintenance Fee is currently imposed by District Nos. 2 and 3 in the amount of $30 per month per single family unit and upon multi-family units pursuant to a policy consistently applied throughout District Nos. 2 and 3 in accordance with the schedule set forth in **Exhibit D** attached hereto and incorporated herein by this reference, which monthly fees may be adjusted by the District with the written consent of the Town prior to the Assumption Date ("Landscape Maintenance Fee"). Specifically, the Town's operation and maintenance of the Class 1 Tracts with funds generated by the Landscape Maintenance Fee will be funded through an enterprise formed for this purpose by the Town ("Enterprise"), and the requisite assets of District Nos. 2 and 3 will be conveyed to the Enterprise. It is projected, by the Town, that the Landscape Maintenance Fee will be $30 per month. However, the Landscape Maintenance Fee may increase or decrease based upon a rate study to be completed and presented for consideration by the Town at a public hearing prior to any increase or decrease becoming effective. The Landscape Maintenance Fee shall be set at a rate directly related to the reasonable costs of such maintenance and the need to maintain sufficient reserves for operation and maintenance purposes. The Class 2 Tracts will be operated and maintained using funds generated by the imposition of a mill levy authorized by the Town-Wide Mill Levy Question (as defined and discussed in Section 4.1.1. of this Plan and Agreement). The Class 3 Tracts will be

maintained using funds from District No. 1's storm drainage fund or other funding sources other than the funds of the Enterprise.

(iii) Enterprise Beginning Fund Balance. On the Assumption Date, the ending fund balance in District No. 2 and District No. 3's Park and Recreation Fund will be transferred to and included in the beginning fund balance for the Enterprise.

3.2 Remaining Improvements. District Nos. 2 and 3 will use the monies currently in each District's Capital Projects Fund to proceed with reasonable diligence to plan, design, construct and acquire items necessary to complete the Remaining Improvements planned for 2003. After the Assumption Date, it is expected the Town will use its reasonable diligence to complete those Remaining Improvements initiated or under contract by District Nos. 2 and 3. The Town will use $500,000 of the funds in the Capital Projects Fund to perform necessary repairs and maintenance to McCaslin Boulevard or any street within the debt service taxing boundaries of District Nos. 2 and 3 ("Street Reconstruction Allocation"). The remainder of the Capital Projects Fund shall be used by the Town to provide park and recreation improvements for 36 months after the Assumption Date. After the 36 month period has expired, any funds remaining in the Capital Projects Fund, minus any amounts remaining in the Street Reconstruction Allocation, shall be used to facilitate the Mill Levy Reduction and Equalization.

3.3 Town Acquisition of Assets of District Nos. 2 and 3. On the Assumption Date, the Town shall become the owner of and entitled to receive, hold, sue for, and collect, unless otherwise allocated by this Plan and Agreement, all monies, including remaining emergency reserve fund balances; taxes; levies; assessments; fees and charges, which shall be allocated and disbursed as set forth in this Plan and Agreement and all property of any kind or nature owned, leased, or claimed by or due to District Nos. 2 or 3, including, but not limited to, the facilities, all real and personal property and any interest therein, easements, licenses, permits, equipment, vehicles, furniture, plans, specifications, programs, systems, records, supplies, investments, securities, contracts, accounts, deposits, and all other tangible and intangible property (herein referred to as "Assets"). The Town shall succeed to all rights, title and interests in the Assets by operation of law. As of the Assumption Date, District Nos. 2 and 3 shall transfer title to the Assets owned by them to and into the name of the Town or the Enterprise, as appropriate, by quit claim deed, bill of sale, assignment or other instrument necessary to effect such transfer.

ARTICLE IV

COVENANTS OF DISTRICT NOS. 2 AND 3

4.1 Covenants. District Nos. 2 and 3 agree that pending the entering of the Orders:

4.1.1 Pursuit of Dissolution. District Nos. 2 and 3 will proceed in good faith pursuant to Section 32-1-701, et seq., C.R.S., to make application to the District Court for orders to hold an election on the question of whether to dissolve District No. 2 and to hold an election on the

question of whether to dissolve District No. 3. District Nos. 2 and 3 will then proceed in good faith to hold such election. The Parties agree and acknowledge that: (1) the Town will proceed in good faith to present to its electorate the question set forth in **Exhibit G** ("Town-Wide Mill Levy Question"), which Exhibit may be amended by mutual agreement of the Parties at any time prior to the District Court's entry of the Order calling the election on the question of whether to dissolve District No.2 and the Order calling the election on the question of whether to dissolve District No. 3; and (2) the actual amount to be imposed by the Town will be subject to the Town's discretion from year to year. Nothing in this Plan and Agreement shall prohibit the Town from presenting a question to its electorate, in an election subsequent to the dissolution, authorizing the imposition of a levy in excess of the maximum mill levy authorized by the Town-Wide Mill Levy Question. In the event any of the three preceding election questions of the Districts and the Town is not approved by the electorate, then this Plan and Agreement will terminate pursuant to Section 6.2 below. In the event all of the election questions are approved by the electorate, District Nos. 2 and 3 will, in good faith, petition the District Court to obtain an Order for Dissolution of District No. 2 and an Order for Dissolution of District No. 3.

4.1.2 No New District Contracts. District Nos. 2 and 3 will not enter into any contract, commitment, or obligation that would extend beyond June 1, 2004, for an expenditure exceeding $75,000, subject to the limitation set forth in Section 6.2, without the approval of the Town Board, excepting any contracts, commitment or obligation relating to the Inclusion Agreement for or the development of the property commonly known as the Smith property.

4.1.3 No New Encumbrance of District Assets. District Nos. 2 and 3 will not sell, lease, assign or encumber any of its Assets without the approval of the Town Board, other than in the ordinary course of business, subject to the limitation set forth in Section 6.2 of this Plan and Agreement.

ARTICLE V

SURVIVING BOARD OF DIRECTORS

5.1 Surviving Board. Pursuant to Section 32-1-707, C.R.S., the Orders shall provide that the Town Board of Trustees shall serve as the Board of Directors of District Nos. 2 and 3 to perform the duties specified in the Orders ("Surviving Board"), such duties to include any action(s) necessary to: implement the terms of this Plan and Agreement; complete the dissolution process; impose and collect taxes for the purposes of providing services and paying debt; manage payment of the District No. 2 Bonds and District No. 3 Bonds; and transition the provision of services from District Nos. 2 and 3 to the Town.

ARTICLE VI

GENERAL

6.1 Effective Date. The effective date of this Plan and Agreement shall be the execution date of this Plan and Agreement.

6.2 Termination of Agreement. This Plan and Agreement shall terminate if the election question regarding dissolution of District No. 2, the election question regarding dissolution of District No. 3 or the Town-Wide Mill Levy Question do not pass at the November 2003 election.

6.3 Assignment. This Plan and Agreement shall not be assignable without the written approval of the Parties hereto, which approval shall require that the assignee assume all obligations of the Assignor under this Plan and Agreement.

6.4 Approvals. This Plan and Agreement has been authorized by the Board of Directors of District Nos. 2 and 3 by resolution, as required, and said Boards have authorized the execution of this Plan and Agreement by the persons named and whose signatures appear below.

[SIGNATURE PAGE TO INTERGOVERNMENTAL AGREEMENT AND PLAN OF DISSOLUTION]

Executed this 12th day of June, 2003.

SUPERIOR METROPOLITAN DISTRICT NO. 2

By: _____

ATTEST:

By: _____

SUPERIOR METROPOLITAN DISTRICT NO. 3

By: _____

ATTEST:

By: _____

TOWN OF SUPERIOR

By: _____

ATTEST:

By: _____

W:\Clients\036 Superior 2\Agree\planfordissolV17.wpd

EXHIBIT A

REMAINING IMPROVEMENTS

A. Projects which will not be completed until after 2003, some of which may have planning and/or design initiated in 2003

	Description	Location	Planning Budget Allocation for 2003	Budget to Complete after 2003
1	Construct new multi-purpose field	TBD	$20,000	$450,000
2	Construct multi-purpose band shell	TBD	$20,000	$250,000
3	Construct expansion of Purple Park parking lot or construction of parking facilities attendant to 1 and/or 2 above	TBD	n/a	$55,000
4	Contribution to McCaslin reconstruction at slough location	SMD2	n/a	$500,000
			$40,000	$1,255,000

B. Projects slated for initiation and completion in 2003

	Description	Location	Budget to Complete in 2003
1	Construct add'l shade structure, east side of South Pool	SMD3	$28,000
2	Complete installation of interpretive signage	SMD2&3	$50,000
3	Construct bathroom facility in/near Purple Park	SMD2	$70,000
4	Expand playground in Community Park	SMD2	$35,000
5	Plant additional trees-SMD2	SMD2	$30,000
6	Plant additional trees/plant mat'l/entry features-SMD3	SMD3	$80,000
7	Fabricate and install staturary in Comm Pk	SMD2	$25,000
8	Additional benches/animal stations/trash enclosures	SMD2&3	$12,000
9	Acquire additional deck furniture for south pool	SMD3	$8,000
10	Construct landscape maintenance staging area at WWTP	SMD2	$40,000
11	Irrigate & seed Comm. Ponds East & West areas	SMD3	$45,000
12	Replaster north swimming pool and make other repairs	SMD2	$50,000
13	Resurface/repair tennis courts at north recreation center	SMD2	$15,000
14	Renovate playground structures at north recreation center	SMD2	$28,000
15	Replace/repair designated RC Pkwy. Median street lights	SMD2	$140,000
16	Replace/repair damaged concrete path sections in open space	SMD2&3	$50,000
17	Construct Snowmass Trail (BCYC project)	SMD3	$8,000
18	Construct Torrey's Peak Trail (BCYC project)	SMD3	$4,500
19	Renovate playground structures at Purple Park	SMD2	$2,000
20	Renovate ballfield fence, Comm Pk	SMD2	$5,000
21	Acquire soccer and baseball related equipment	SMD2	$4,000
22	Trail maintenance	SMD2&3	$5,000
23	Rework infields, ballfields in Comm Pk	SMD2&3	$5,000
24	Rebuild entry map	SMD2	$6,000
25	Renovate/xeriscape RC Pkwy entry median	SMD2	$50,000
26	Install solar powered speed indicator signs at several locations	SMD1&3	$15,000
			$810,500

EXHIBIT B

MILL LEVY SUMMARY

EXHIBIT B

SUPERIOR METROPOLITAN DISTRICTS No. 2 and No.3
PLAN OF DISSOLUTION
MILL LEVY SUMMARY

Tax Levy Year	Tax Collection Year	DISTRICT No. 2 Mills Levied			DISTRICT No. 3 Mills Levied		
		General Operating	Debt Service	Total	General Operating	Debt Service	Total
2000	2001 Actual	12.300	12.700	25.000	25.000	0.000	25.000
2001	2002 Actual	15.000	10.000	25.000	25.000	0.000	25.000
2002	2003 Actual	14.000	8.000	22.000	14.000	8.000	22.000
2003	2004 Anticipated	-	8.000	8.000	-	8.000	8.000
2004	2005 Anticipated	-	8.000	8.000	-	8.000	8.000
2005	2006 Anticipated	-	8.000	8.000	-	8.000	8.000
2006	2007 Anticipated	-	8.000	8.000	-	8.000	8.000
2007	2008 Anticipated	-	8.000	8.000	-	8.000	8.000
2008	2009 Anticipated	-	8.000	8.000	-	8.000	8.000
2009	2010 Anticipated	-	8.000	8.000	-	8.000	8.000
2010	2011 Anticipated	-	8.000	8.000	-	8.000	8.000
2011	2012 Anticipated	-	8.000	8.000	-	8.000	8.000
2012	2013 Anticipated	-	8.000	8.000	-	8.000	8.000
2013	2014 Anticipated	-	8.000	8.000	-	8.000	8.000
2014	2015 Anticipated	-	8.000	8.000	-	8.000	8.000
2015	2016 Anticipated	-	8.000	8.000	-	8.000	8.000
2016	2017 Anticipated	-	8.000	8.000	-	8.000	8.000
2017	2018 Anticipated	-	8.000	8.000	-	8.000	8.000

EXHIBIT C

TRACTS

Exhibit C Landscape Tracts

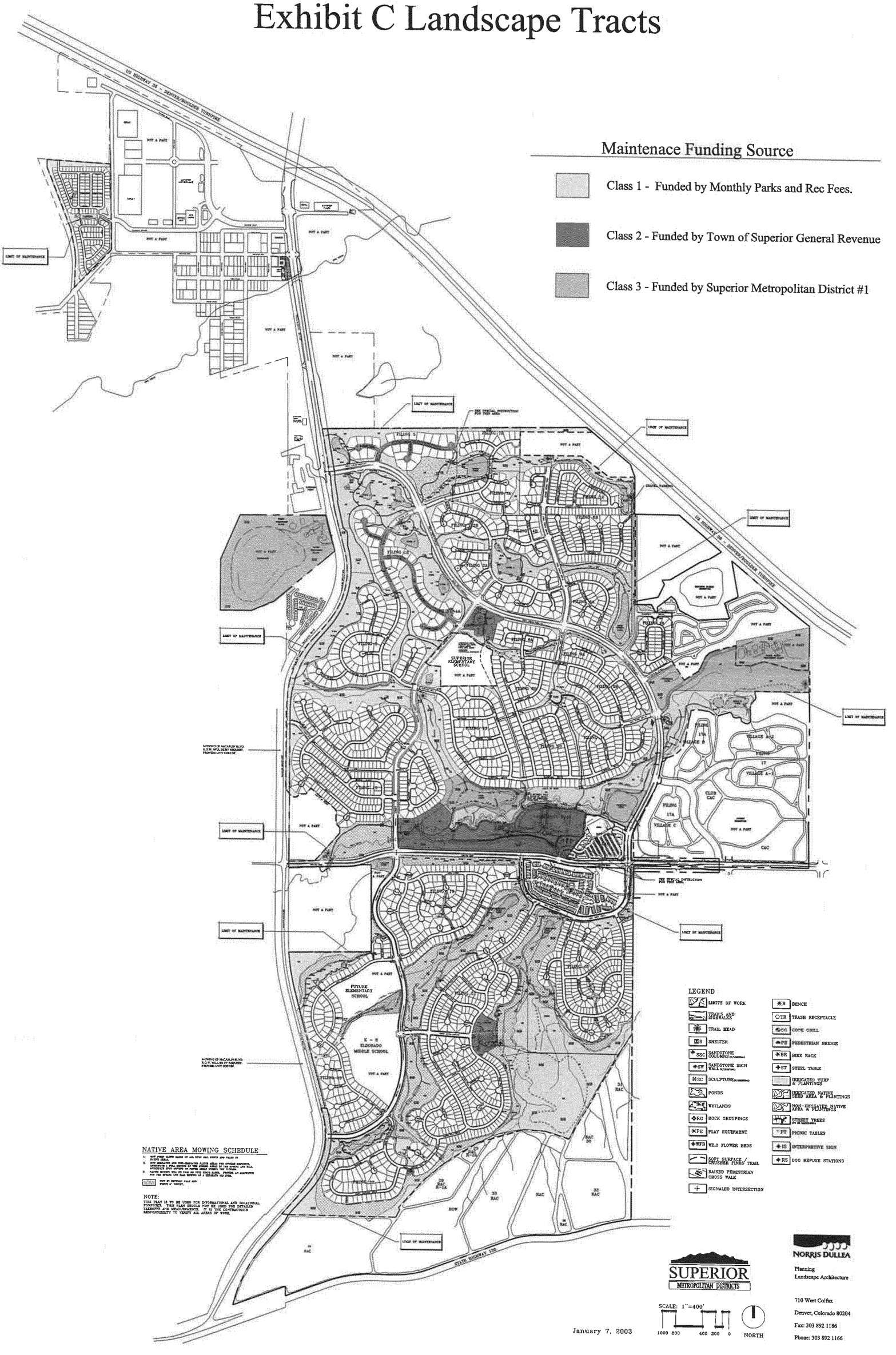


Exhibit C Landscape Tracts

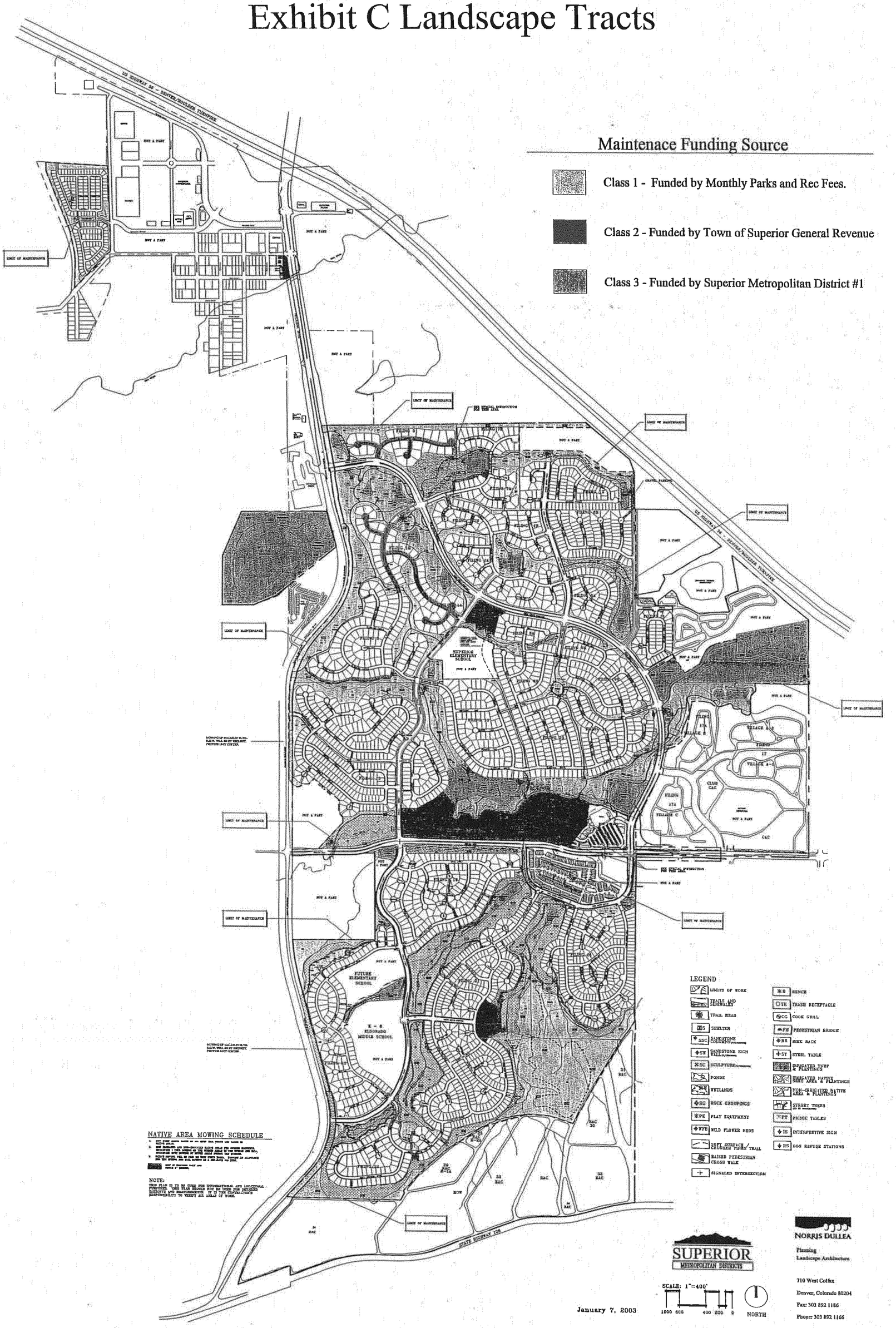


EXHIBIT D

Summary Landscape Maintenance Fees (a/k/a "Park and Recreation Fees")

By Resolution dated January 21, 1998, the Boards for District Nos. 2 and 3 were granted the discretion to reduce the Park and Recreation Fees paid by multi-family developments. The factors the Boards can use to determine whether or not to reduce the Park and Recreation Fees are:

(1) the type and extent of recreation facilities financed, built, maintained operated by the Projects with Recreation Facilities for the exclusive use of residents of the Projects with Recreation facilities.

(2) the extent and type of active use by residents of District Nos. 2 and 3 of recreation facilities provided by the Projects with Recreation Facilities.

(3) the extent and type of active use by residents of the Projects with recreation facilities of District financed recreation facilities.

(4) District costs of constructing, operating, and maintaining recreation facilities within or related to the Projects with recreation facilities.

(5) the amount of gross tax revenue and fee revenue generated to the District by the Projects with recreation facilities, in comparison to gross tax and fee revenue which are generated by single family residential land uses per unit of land area.

The Board has signed letter agreements with 3 multi-family development builders to reduce the Park and Recreation Fees paid by the residents of the multi-family development. Below is a list of the Park and Recreation Fees and the reduction per builder.

	Standard Rate for Single Family	**Reduced Rate for Horizons at Rock Creek**	**Reduced Rate for Saddlebrook Condominiums**	**Reduced Rate for the Summit at Rock Creek**
Fee	$360.00 or $30 per month	$216.00 or $18 per month	$288.80 or $23.40 per month	$324.00 or $26.40 per month

Exhibit F SDF Parcels

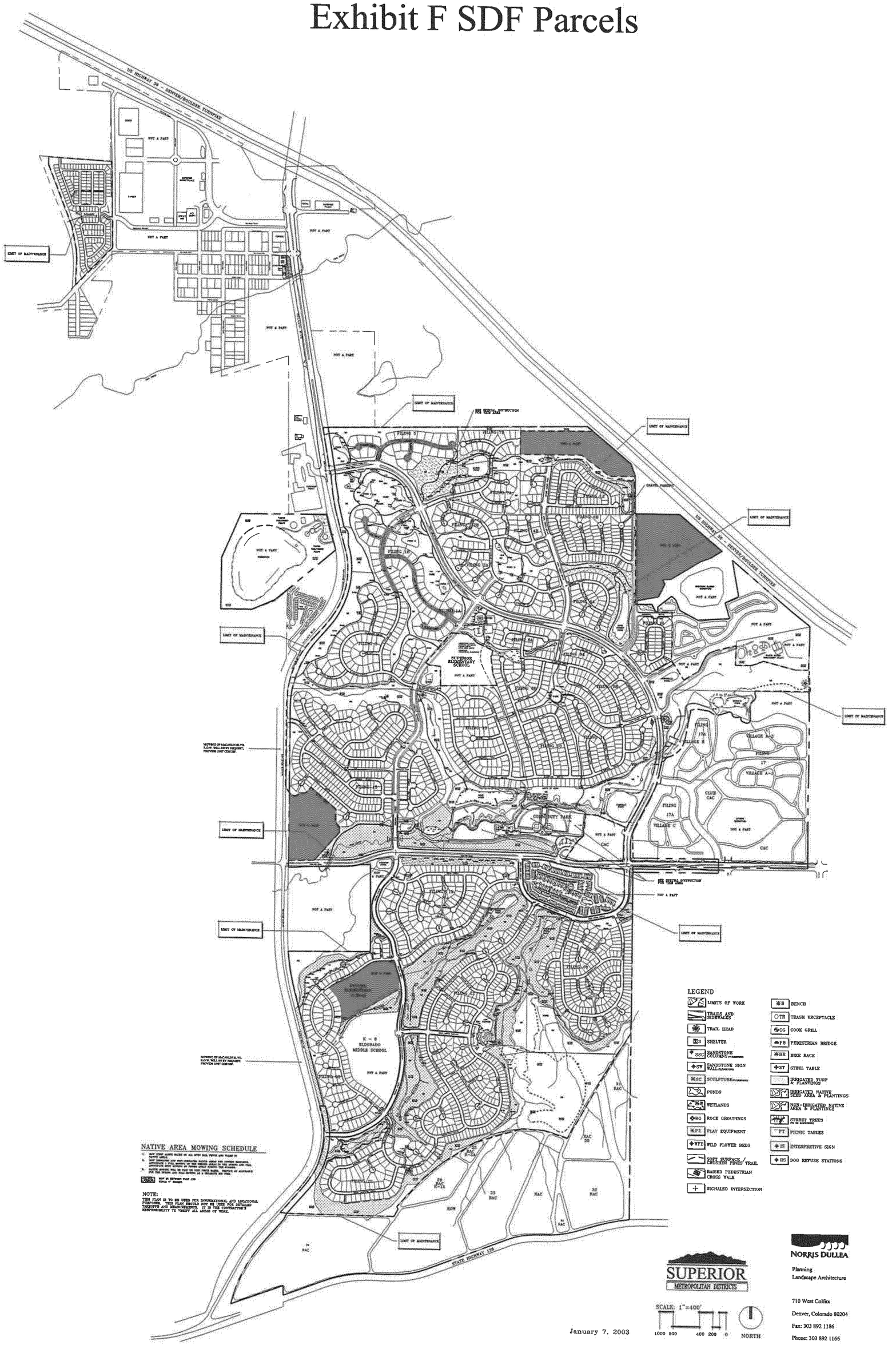


Exhibit F SDF Parcels

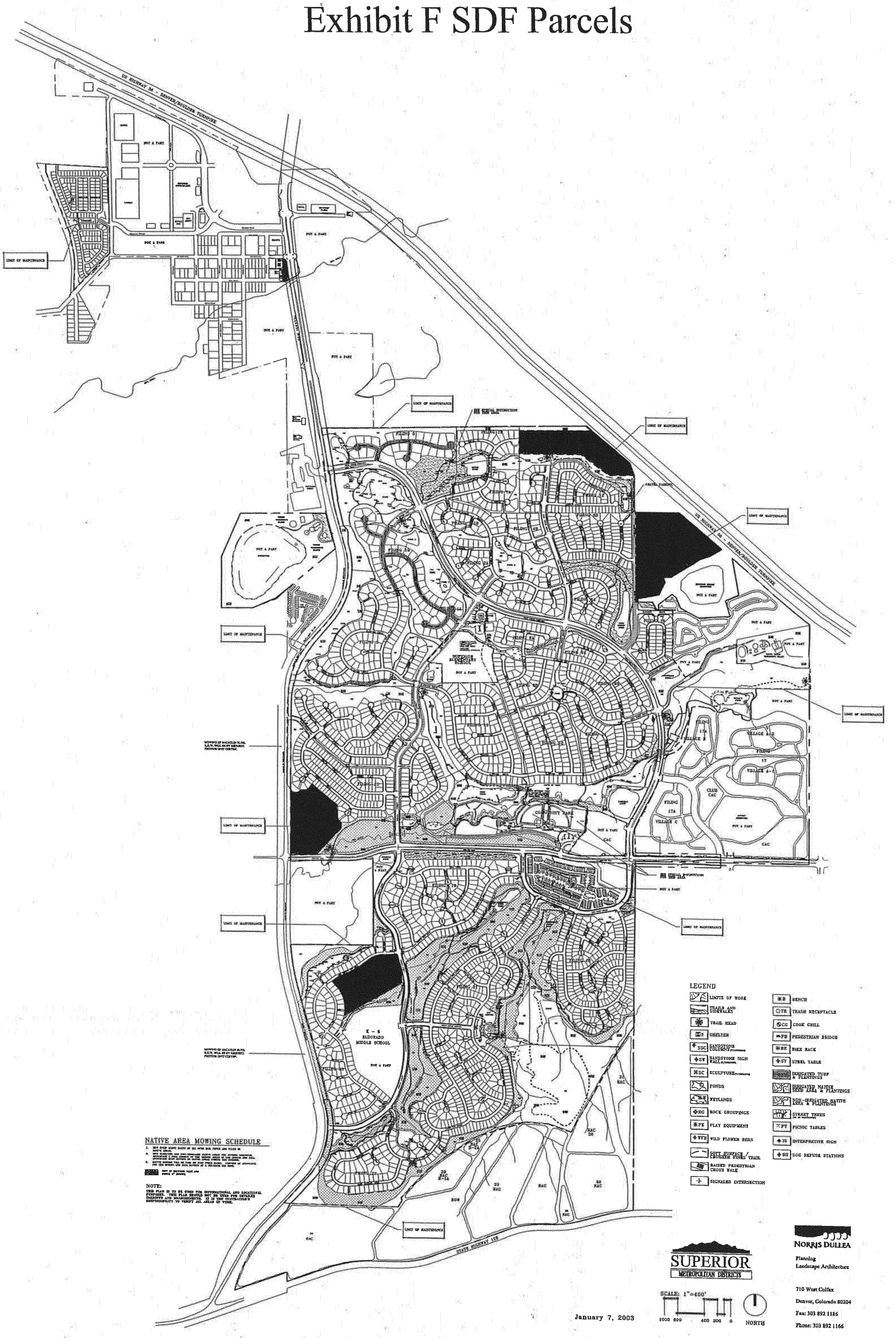


EXHIBIT E

LEVEL OF SERVICE

Level of Service Criteria

Open Space and Parks Maintenance

- Base landscape maintenance services. Continue scope of base services as defined in contract documents presently utilized by SMD2&3 and current maintenance contractor, CoCal Landscape Services.

- Responses to extra maintenance and service needs. Continue repairs and replacements as needed of irrigation system components to assure adequate water coverage; continue annual planting of flower beds at or about same locations and levels of plantings done historically; continue correction of drainage problems on as-identified, as-needed basis; continue replacement of trees as needed, to assure continuity and maturation of landscaping; seek and utilize professional guidance from qualified landscape professionals and technicians; repair and replace hardscape (concrete paths, parking lots, etc.), soft trails, playground equipment, signage and other improvements, periodically and as-needed, consistent with historic levels; monitor condition of open space perimeter fencing (wood and metal), and perform repairs as needed; continue re-staining wood and repainting metal fencing on scheduled 4-6 year maintenance interval.

- Enhancements. On an annual cycle, continue budgeting for needed improvements or improvements desired by the community (e.g., addition of soft trails, trash containers, interpretive signage, Boulder County Youth Corps-type improvements, etc.) and constructing such enhancements. Monitor current technology and service content and delivery methods utilized by other communities; remain open to considering adjustments as opportunities or needs are presented. Continue utilizing citizen and user input in formulating changes or improvements.

- Preventative Maintenance. Continue programs of replacing, painting, re-plastering, resurfacing, etc., of facilities to extend effective life, preserve appearance and ensure maximum safety.

- Project Management and Supervision.
  Monitor on an organized and daily basis performance of annual and seasonal contractors performing service within the community. Provide direction to contractors or employees performing work, and encourage and receive their suggestions for service improvements or savings.

- Service Requests and Citizen Response. Continue providing convenient and visible access for homeowners to register complaints and make requests for service, and continue procedures that assure timely response and follow-up by responsible contractor or employee.

Level of Service Criteria

Street Maintenance

- Reactive Maintenance. Monitor conditions of streets, sidewalks, curbs, gutters, traffic control devices and traffic signals; respond to maintenance needs by arranging for repairs or other appropriate maintenance (e.g., street sweeping, pothole repair, concrete repair, snow and ice control, etc.) on a schedule and with repair or maintenance measures warranted by conditions.

- Proactive Maintenance. On an annual cycle, conduct preventative maintenance on asphalt (e.g., overlays, slurry seals, patching, crack sealing, etc.) and concrete (e.g., crack sealing, removal and replacement) to extend useful life of street system; continue deployment of organized program to monitor preventative maintenance needs and formulate annual and multi-year program.

Recreation Services-Swimming Pools

- Facilities. Continue maintenance of physical facilities to maximize useful life of facilities and to optimize quality of service for users. Continue maintenance and operation of facilities to assure safe, clean and sanitary conditions for the users.

- Programs. Continue providing a high level of aquatic services, such as swimming instruction and lifeguard coverage, under supervision and employment of qualified instructors and other personnel. Continue coordination with general user population and user organizations (e.g., Rock Creek Flyers, Rock Creek Master Homeowners' Association), to assure reasonable and balanced access for all user groups.

- Staffing. Continue providing qualified and capable management, supervisory and line personnel, either by contract or by direct hire.

Recreation Services-General

- Program Management. Continue utilization of services of qualified personnel, either by contract or by direct hire, trained and experienced in recreation management and recreation programming, to schedule, organize, conduct and evaluate recreation programs needed and desired by the Superior community. Continue publishing and distribution of Superior Recreation Guide (3 issues/year) and web page to inform residents of recreation opportunities.

- Program Development and Growth. Continue utilization of services of qualified personnel, either by contract or by direct hire, trained and experienced in recreation management and recreation programming, in researching and introducing new and expanded recreation and life-enhancement opportunities for Superior residents.

Level of Service Criteria

Recreation Services-General (continued)

- School and Other Community Resources. Continue working closely with other parties and agencies, e.g., Boulder Valley Schools, Horizons Apartment Community, YMCA, neighboring municipalities and regional and state resources, such as Denver Museum of Natural History, to utilize available facilities for recreation programming. Do not let lack of facilities discourage pursuit of program growth opportunities.

- Resident and Community Guidance. Continue to utilize periodic surveys, community forums, suggestions boxes, and other available means, to receive ideas and suggestions relating to program improvement, expansion or other form of enhancement.

EXHIBIT F

SDF PARCEL MAP

EXHIBIT G

TOWN-WIDE MILL LEVY QUESTION

SHALL TOWN OF SUPERIOR TAXES BE INCREASED $1,672,000 ANNUALLY IN THE FIRST FULL FISCAL YEAR OF 2004, AND ANNUALLY THEREAFTER IN SUCH AMOUNTS AS ARE RECEIVED EACH YEAR FROM THE IMPOSITION OF AN AD VALOREM MILL LEVY ON ALL TAXABLE PROPERTY IN THE TOWN IN AN AMOUNT NOT IN EXCESS OF 9.4 MILLS (WHICH MILL LEVY MAY BE INCREASED OR DECREASED IN THE EVENT THE METHOD OF CALCULATING ASSESSED VALUATION IS CHANGED BY STATUTORY OR CONSTITUTIONAL CHANGES AFTER THE DATE OF THIS ELECTION, SO THAT TO THE EXTENT POSSIBLE, THE ACTUAL TAX REVENUES GENERATED BY THE MILL LEVY, AS ADJUSTED, ARE NEITHER DIMINISHED NOR ENHANCED AS A RESULT OF SUCH CHANGES), SUCH TAX INCREASE TO BE USED FOR THE PURPOSE OF PAYING THE TOWN'S OPERATIONS, MAINTENANCE, AND OTHER RELATED EXPENSES, SUCH TAX INCREASE TO BE CONTINGENT UPON THE DISSOLUTION OF SUPERIOR METROPOLITAN DISTRICTS NOS. 2 AND 3 AND THE CESSATION OF SUCH DISTRICTS' OPERATIONAL MILL LEVY; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE TOWN AS A VOTER-APPROVED REVENUE CHANGE IN 2004 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE TOWN?