



# BRINGING AFFORDABLE HOUSING TO THE SUPERIOR MARKETPLACE

Town of Superior Board Meeting Update

09/26/2022





# Today's Update

BCHA Introduction

Regional and Local Housing Goals  
and Needs

Site Opportunities

Project Goals

TOD Concepts and RTD Policy

Project Timeline

Community Engagement

Ideas for Implementation

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# Who is Boulder County Housing Authority?

- BCHA's mission: maintain existing **affordable housing stock** within the community while also **developing additional permanently affordable homes** for the Boulder County community
- BCHA is the **affordable housing provider for the Town of Superior**, Louisville, Lafayette, Lyons, Nederland, Niwot, Gunbarrel, and Erie
- **896** Housing Vouchers in the community managed by BCHA
- **908** permanently affordable rental homes owned and managed by BCHA
- All types of families, individuals, and seniors, with different income levels, served by BCHA





# What is Affordable Housing?

- Home that costs **less than one-third of a household's gross monthly income** , including utilities
- Often deed or covenant restricted
- Most of BCHA homes at the 30% - 80% Area Median Income (AMI) range

AMI	2022 Maximum Rents*				
	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
120%	\$ 2,634	\$ 2,823	\$ 3,387	\$ 3,913	\$ 4,365
100%	\$ 2,195	\$ 2,352	\$ 2,822	\$ 3,261	\$ 3,637
80%	\$ 1,756	\$ 1,882	\$ 2,258	\$ 2,609	\$ 2,910
60%	\$ 1,317	\$ 1,411	\$ 1,693	\$ 1,956	\$ 2,182
30%	\$ 658	\$ 705	\$ 846	\$ 978	\$ 1,091

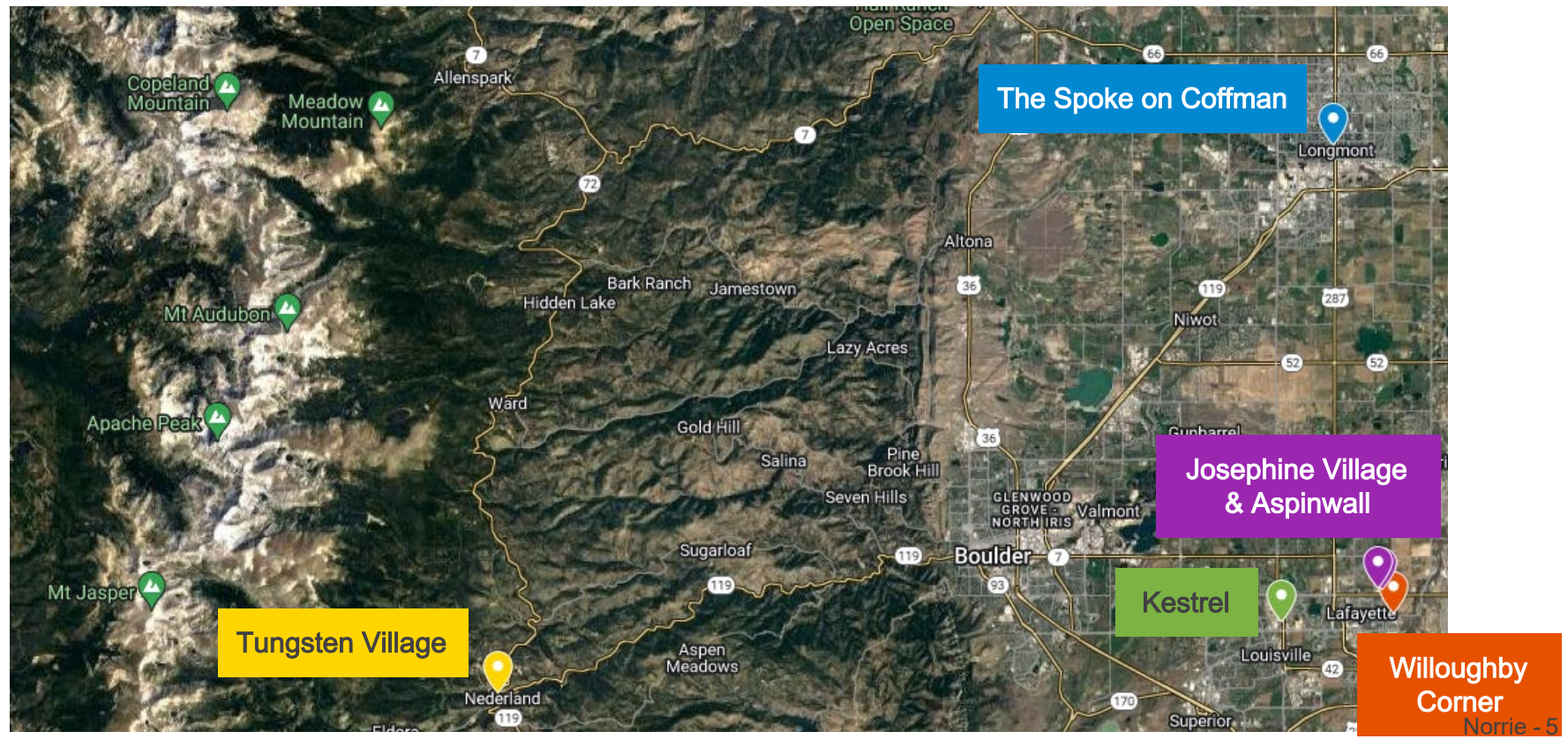
AMI	2022 Income Limits					
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120%	\$ 105,360	\$ 120,480	\$ 135,480	\$ 150,480	\$ 162,600	\$ 174,600
100%	\$ 87,800	\$ 100,400	\$ 112,900	\$ 125,400	\$ 135,500	\$ 145,500
80%	\$ 70,240	\$ 80,320	\$ 90,320	\$ 100,320	\$ 108,400	\$ 116,400
60%	\$ 52,680	\$ 60,240	\$ 67,740	\$ 75,240	\$ 81,300	\$ 87,300
30%	\$ 26,340	\$ 30,120	\$ 33,870	\$ 37,620	\$ 40,650	\$ 43,650

\*BCHA rents include utilities





# BCHA Developed Properties







# BCHA Properties







# BCHA Properties

Willoughby Corner



Kestrel



Aspinwall

# Boulder County Regional Housing Partnership

- **Regional goal** to address escalating housing costs across Boulder County: **18,000 affordable homes** – 12% of the housing stock – preserved or created **by 2035**
- Commitment by ten jurisdictions, including the **Town in Superior in 2018**, through the [Boulder County Regional Housing Partnership](#)

## Diverse Housing Goals

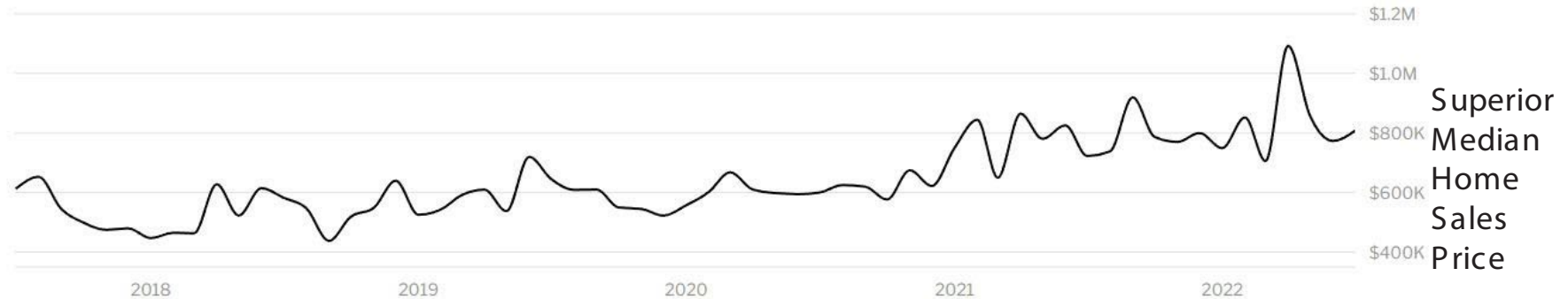






# Affordable Housing in Superior

- Currently **no permanently affordable rentals or deed restricted affordable for -sale homes** in the Town of Superior
- Median home cost in Superior rose 36.1% in one year (October 2020 to October 2021): median Value of \$786,000
- [Boulder County Housing Authority](#) exploring opportunities to bring the first affordable housing development to the Town of Superior



Based on Redfin calculations of home data from MLS and/or public records.

# Superior Comprehensive Plan

## Section 4.2.a

- No permanently affordable rental homes in Superior
- Committed to **increasing housing affordability**
- Housing shortage / unaffordability consequences:
  - Detrimental to **public health** and **safety** for low-income persons
  - Transportation and environmental consequences

Land Use Category	Range of Density/Size	Uses	Characteristics	Zone Districts
<b>Commercial (C)</b>	Varies from 5 acres to more than 40 acres. FARs range from 0.25 to 0.75	Supermarkets, restaurants, drycleaners, drugstores, gas stations, smaller specialty shops, retail and health services, and professional and business offices	<ul style="list-style-type: none"><li>• Mix of retail, commercial services, and limited employment uses in a concentrated and unified center</li><li>• Includes both regional and community-oriented centers</li><li>• High density residential uses may also be considered in Superior Marketplace, where transit access and changing market conditions may present targeted infill or redevelopment opportunities in the future</li></ul>	B-R, B-C, PD



## Town of Superior Affordable and Inclusionary Housing Policy

- 2018 - Town adopted Resolution No. R-10: Support BCRHP's regional goal of securing **12% of the housing inventory regionally as permanently affordable by 2035**.
- 2020 - Town passed Ordinance No. O-18, Inclusionary Housing : Residential with **10+ units** requires **15% affordable units** , serve up to **80% AMI**
- Deed restrictions and affordability must be **approved by the Town**



# Superior Marketplace Opportunities

## National Sierra Club policies on Urban Infill:

- Reduces urban sprawl
- Reduces car reliance
- Reduces carbon emissions and air pollution
- Conserves local habitat
- Create communities with:
  - Affordable housing
  - Transit, bike, and pedestrian accessibility
  - Living wages
  - Access to education, amenities, and services
  - Strategies to increase climate resistance

Source: Sierraclub.org



## Smart Growth and Urban Infill Guidance

Choosing smart growth over sprawl is one of the most powerful decisions city and other local governments can make to reduce climate emissions and air pollution, conserve local habitat, and improve the health of their communities. Urban infill, which involves increasing density through adding new housing, commercial, retail, and public facilities to already developed neighborhoods, is a key strategy for minimizing sprawl and vehicle miles traveled.

The Sierra Club's new **Smart Growth and Urban Infill Guidance** was created to help staff and volunteers at all levels of the organization implement the **Urban Infill Policy**, adopted by the Board of Directors in May 2019. It provides information about how to put the policy pieces together, and offers information about smart growth principles and practices. **To be clear, this guidance document is advisory only—it does not set any new policy for the Sierra Club.**

To provide comprehensive guidance for Sierra Club members who plan to apply the Urban Infill Policy at the local level, the guide includes an overview of how land use decisions get made; how to get involved in the planning process; what types of housing and transportation projects, plans, and policies we should support or oppose; and how to guarantee adequate and meaningful public participation, especially by communities historically underrepresented in urban planning. It provides context-sensitive solutions that range from missing middle solutions that should be allowed in nearly every single family neighborhood, to more intensive transit-oriented

development forms that can enhance transit oriented corridors and centers.

The document includes examples of good and bad infill development projects from around the country, as well as, recommendations for how community members can influence their local councils or boards to turn away from sprawling development and adopt progressive infill policies, plans, and programs.

### The new guidance covers:

- **Infill development:** Smart growth that is compact, walkable, and transit-supportive or transit-oriented. It also covers misconceptions around infill and how to address them.
- **Housing access for all:** This includes the creation of more housing across the full spectrum of affordability, with an emphasis on increasing the supply of deeply affordable housing. The Urban Infill Policy explicitly states that access to affordable housing is a human right and that every neighborhood needs to do its part.
- **Active transportation:** Any self-propelled, human-powered mode of transportation, such as walking, bicycling, or rolling. The guidance discusses how Sierra Club members can support active transit programs. Climate resilience: How we must adapt existing structures and push for land use policies that mitigate climate change impacts.
- **Labor:** A deep dive into supporting the right to organize and how environmentalists can work to promote quality union jobs and family-sustaining wages.



Bethesda Row, MD. Source: tod.org.

# Superior Marketplace Opportunities

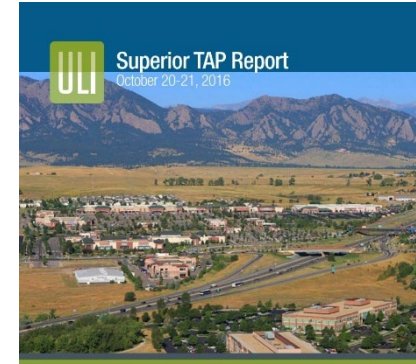
- 1998 - Original Superior Marketplace Planned Development (PD) some

**residential use included :**

5. Use by Special Review:

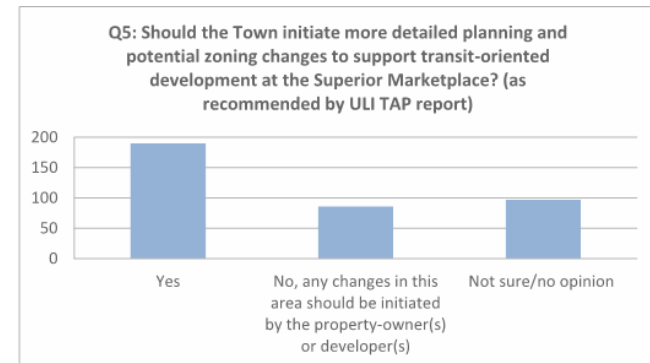
- a. Auto specialty stores (i.e., tire, muffler, parts, glass).
- b. Lofts or other residential units above commercial shops not to exceed 12 units per gross acre.

- 2016 - ULI Technical Advisory Panel (TAP) Report: **recommend TOD** at Superior Marketplace
- 2017 - Northwest Superior Community Engagement Outreach: community interest in **supporting transit-oriented development** at Superior Marketplace



Report from a Technical Advisory Panel (TAP) of ULI Colorado

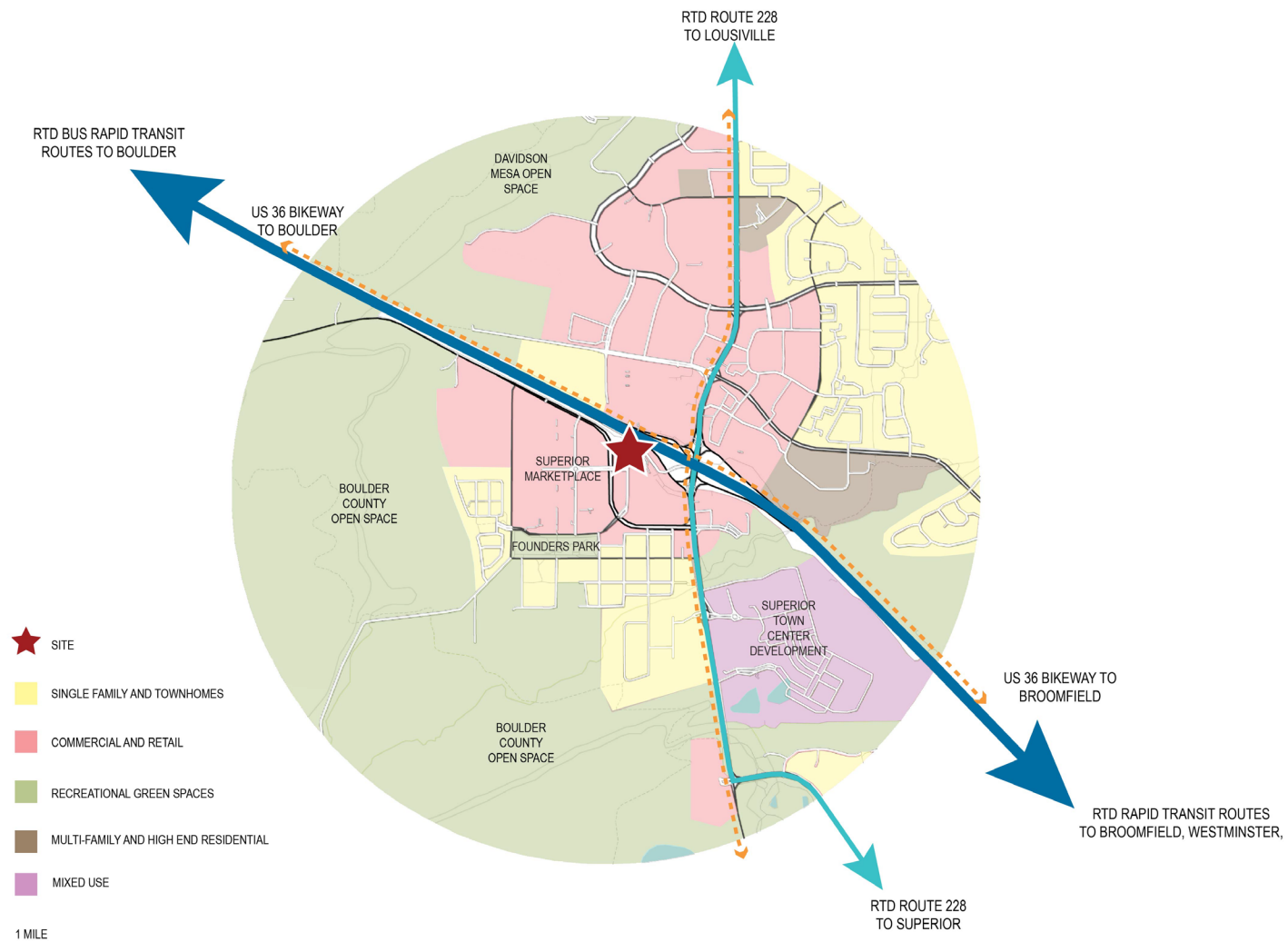
Supported by Denver Regional Council of Governments (DRCOG)



Source: Superior Outreach Summary, 2017



# Site Context



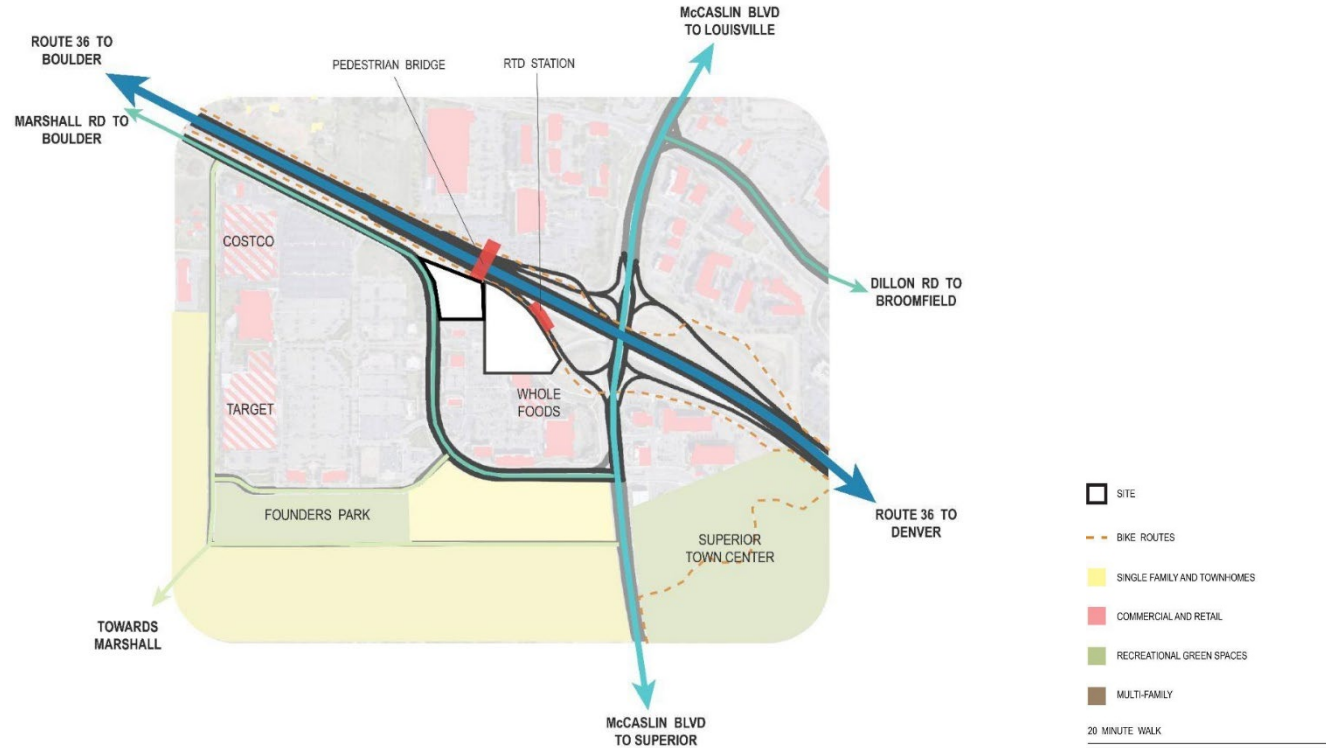




# Site Context

## Existing Neighborhood Amenities

- Local Public Transit
- Pedestrian Connectivity
- Bike Paths
- Green Space Nearby
- Local Retail





# Project Site: Location



Superior



Proposed Site





# Project Site: Existing Conditions



Existing: McCaslin Bridge



Existing: RTD Station



Existing: Undeveloped Parcel at Pad 8



Existing: Center Drive



Existing: RTD Station



Existing: Undeveloped Parcel at Pad 8



# Project Goals - Sustainability

## 2022 - Town of Superior Sustainability Action Plan

- Reduce **greenhouse gas emissions**: 25% below 2016 emissions by 2025, net zero by 2050
- 90% of residential **electric needs** from carbon-free sources by 2030
- Increase electric vehicles, divert residential waste, reduce water use
- Adopted 2021 IECC
  - Includes **solar-ready** amendments

Source: Superior Sustainability Action Plan

<http://www.superiorcolorado.gov/home/showpublisheddocument/20279/637828577155330000>

## Example Strategies BCHA implements:

- PV panels to offset energy use
- Reduce energy intensity of buildings
- Electric-only Energy Star rated appliances
- Using sustainable materials
- Recycling materials throughout construction
- Providing recycling and composting
- Various transportation options



# Project Goals - Equity

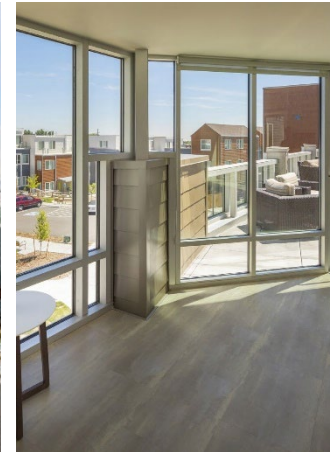
- Contribute to the **affordable housing supply** : BCRHP's regional goal of securing 12% of the housing inventory as permanently affordable by 2035.
- Alleviate stress of **housing insecurity** in the community: focus on homes for rent to households below 60% of Area Median Income (AMI)
- Provide connection to **transit** for access to **employment** opportunities and amenities.
- Provide a **variety of housing** and **building types**:
  - Deed-restricted for sale homes
  - Permanently affordable rental homes



Apartments



Townhomes



Townhomes

# Project Goals - Connectivity

- Create a **well-connected** neighborhood
- Residents can **live, work, shop and play** with a range of transportation options
- **Integrated community** within Superior
  - Public space
  - Pedestrian connection
  - Safe bikeway connections
- Eldo **Shuttle** to Eldorado Canyon State Park
  - Access to Marshall Mesa, Doudy Draw, and South Mesa Trailheads
- **Transportation Demand Management (TDM) Plan**
  - Neighborhood EcoPass program
  - Car Share Program
  - Bike Share Program
  - Bike Storage
  - Shared Parking
  - Limit Traffic Impact



Source: Denver Post





# Project Goals - Health

- Reduced car use thereby **reducing air pollution**
- **Shorten commutes** with more access to **public transit**
- Provide better **pedestrian connectivity** to increase activity and social interaction
- Potential for **outdoor green space**
  - Public Art
  - Community Gardens



# Project Goals - Efficiency & Economy

- Support region's **economic vitality**
  - Ensure current workforce can remain in the community
  - Create opportunities for workers to live near their jobs
  - Economic health of commercial center by bringing more shoppers to the area
- **Retail amenities**: potential for community-driven and/or nonprofit commercial spaces
- Supports **rapid bus transit** with more riders to improve service
- Use of undeveloped/**underutilized parcel**





# RTD - Equitable Transit-Oriented development (TOD) Policy

2021 - RTD Adopts Resolution No.002, Equitable Transit-Oriented Development

Purpose: “To encourage **affordable residential development** for low-income households at and along **high-frequency transit stations and corridors** .”



Source: RTD-Denver.com





# TOD Regionally

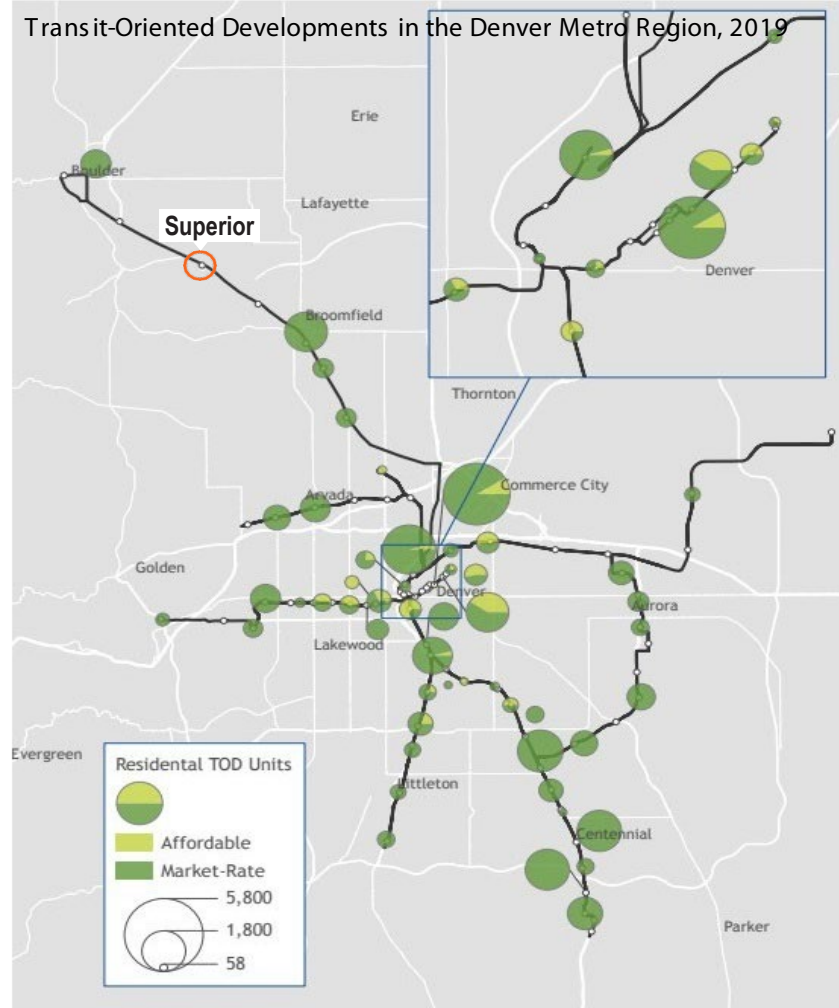
## Residential Units:

- 281 Existing TODs (over 40,000 residential units)
- 105 Planned TODs

## Affordability :

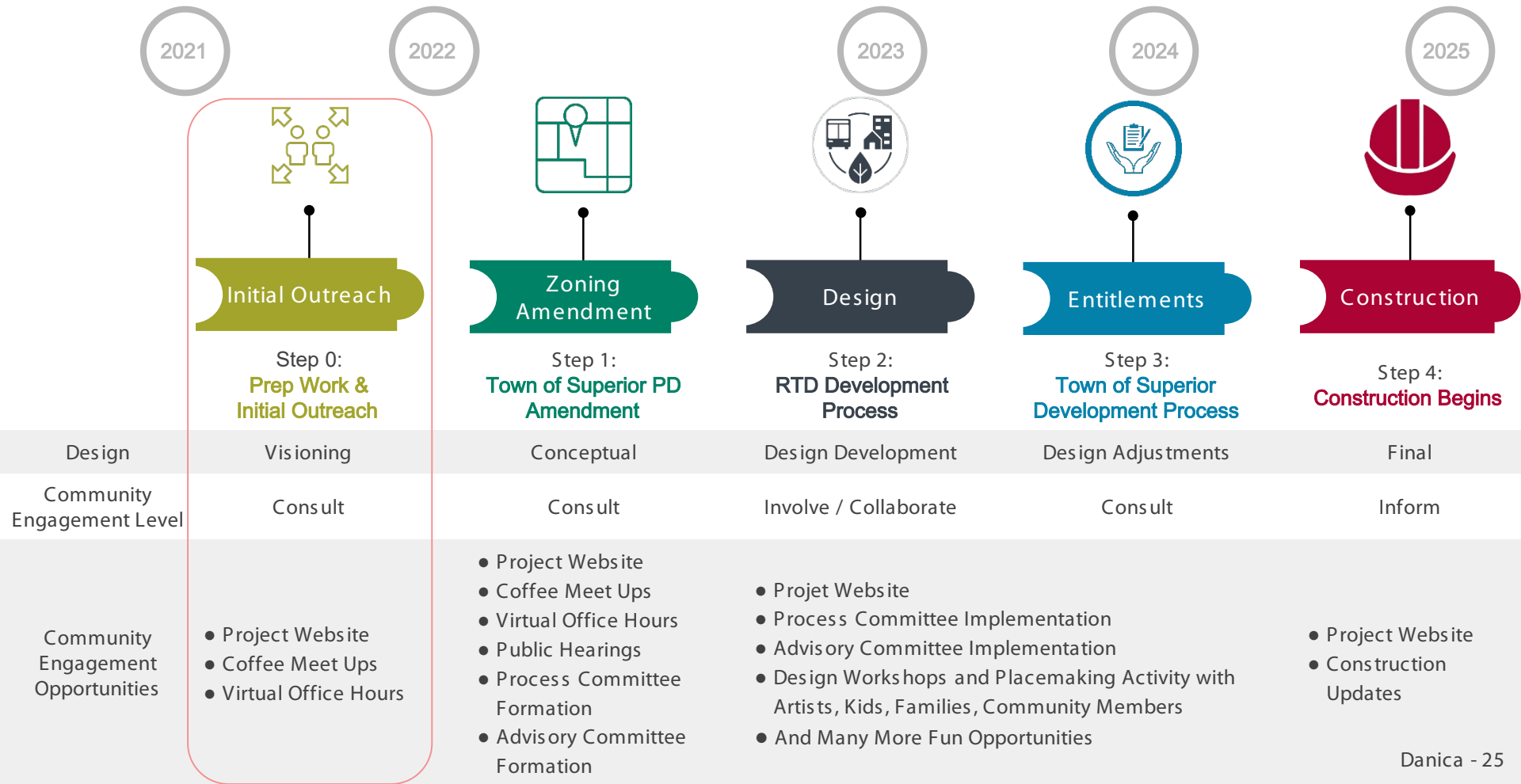
- 3,020 affordable existing residential units
- 2,979 mixed income existing residential units
- 909 affordable planned residential units

Transit-Oriented Developments in the Denver Metro Region, 2019



Source: [RTD TOD Database](#)

# Tentative, High -Level Timeline





# Initial Community Feedback

## Engagement Events Held:

- 3 Coffee hours at Serendipity Tap & Café, Superior Community Center
- 7 Weekly Virtual Office Hours held on Thursdays, 3-4pm, between July 26th and September 15, 2022.
- 20-25 active participants total







# What We Heard

- Desire for **reduced height** to maintain views
- Concern about additional **density** in the area
- General **support** for affordable housing in Superior
- Concerns about project **timing**
- Desire for **activated public space**
- Concerns about **traffic** impacts
- Concerns about this project enabling additional residential development in the **area**
- Support for affordable housing next to **transit**



# Future Engagement Opportunities

- Coffee meet ups and virtual office hours
- Formation of a **Process Committee** and an **Advisory Committee**
- **Design** workshops & **placemaking** activities with artists, kids, families, and community members
- Pop-ups and **micro** engagements
- **Meetings** with neighborhood, HOA's, businesses and other stakeholder groups
- **Site walks** (as permitted by RTD)
- Website updates and email newsletters



# Ideas for Implementation

- **Alternate Transportation** : car share, shared parking, transportation pass, reduced parking ratios
- **Bike Infrastructure** : Bike share, trail connections, bike storage, eBike charging
- **Sustainable Initiatives** : building certifications, solar panels, EV charging stations, best practices for net zero homes, all electric, native and drought-tolerant plants and trees
- **Retail Amenities**
- **Public Art**
- **Pedestrian Connectivity**

Kestrel



Pedestrian Connectivity



Outdoor Space



Community Space

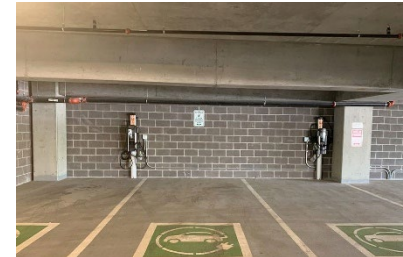
The Spoke on Coffman



Pedestrian Connectivity



Community Space



EV Charging Stations



# Thank You!

Project Website:

[boco.org/SuperiorTODHousing](https://boco.org/SuperiorTODHousing)

Contact the Project Team at:

[SuperiorTOD@bouldercounty.org](mailto:SuperiorTOD@bouldercounty.org)

