

**TOWN OF SUPERIOR
RESOLUTION NO. R-18
SERIES 2024**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
SUPERIOR OPPOSING HOUSE BILL 24-1313, CONCERNING
MEASURES TO INCREASE THE AFFORDABILITY OF HOUSING IN
TRANSIT-ORIENTED COMMUNITIES**

WHEREAS, for a century, the State of Colorado has committed local control of land use planning to local governments because local governments are closest to the land and to the people that occupy it;

WHEREAS, for nearly as long, the State of Colorado has dedicated various revenues collected with respect to the operation of motor vehicles and motor fuel "exclusively for the construction, maintenance, and supervision of the public highways of this State," as provided in Section 18 of Article X of the Colorado Constitution and referred to as the "Highway Users Tax Fund" (HUTF), that is shared with local governments who have a responsibility to maintain safe roads;

WHEREAS, House Bill 24-1313 would require the Town to commit Town funds and staff resources to rezone substantial areas near existing and planned rail and bus transit to accommodate a potential density set by the State, change local laws to meet State criteria, and establish programs to meet State goals related to affordability and the mitigation of displacement, all subject to State approval;

WHEREAS, House Bill 24-1313 would punish communities that do not satisfy the State's demands by withholding and reallocated HUTF monies for other purposes, and authorizes the Department of Local Affairs, a longtime partner of local governments, to sue municipalities to enforce the State's mandate;

WHEREAS, while House Bill 24-1313 would require the Town to commit to a specific housing goal, it creates no obligations for existing public transit service levels to be improved or even maintained, thus putting at risk any housing development given the historic uncertainty around bus and rail transit funding and development;

WHEREAS, Town staff estimates that House Bill 24-1313 would require the Town to increase its zoning capacity by approximately 6,650 dwelling units in the area near McCaslin Station;

WHEREAS, House Bill 24-1313 would undermine the work that the Town and its residents have done to promote responsible development and affordable housing, despite limited support and a lack of sufficient transit opportunities; and

WHEREAS, the Town believes that the State should partner with local governments and provide meaningful support to improve transit opportunities and promote affordable housing development instead of threatening local governments with punishment.

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


Section 1. The Board of Trustees OPPOSES House Bill 24-1313 and strongly urges elected state legislators to vote NO on this legislation, unless amended to remove State preemptions and the threat to HUTF funds, and instead promote a true partnership with municipalities.

ADOPTED this 8th day of April, 2024.



Mark Lacis, Mayor

ATTEST:



Lydia Yecke, Town Clerk

