

Affordable Housing in Superior

PD Amendment Application

<p>Housing Need</p>	<p>There are currently no permanently affordable rental homes or deed restricted affordable homes in the Town of Superior. The Town has identified different Opportunity Areas for housing within the 2012 Town of Superior Comprehensive Plan, along with amending the Superior Marketplace Planned Development (PD) to include residential uses. As such, the Regional Transportation District's (RTD's) 36 & McCaslin Park-n-Ride (PnR) has been identified as a potential site for future affordable housing.</p>
<p>BCHA's Role</p>	<p>As the official housing authority for all areas of the county beyond the city limits of Longmont and Boulder, the Boulder County Housing Authority (BCHA) agrees that the RTD site is an ideal site for a permanently affordable Transit Oriented Development (TOD), where – in addition to the benefits of affordability – residents can take advantage of nearby shopping, businesses, and RTD's regional bus system to access services and employment along the U.S. Highway 36 corridor.</p>
<p>Proposal</p>	<div style="display: flex; align-items: flex-start;">  <div style="margin-left: 20px;"> <p>BCHA proposes to amend the Superior Marketplace PD to allow 100% affordable homes, serving a diverse mix of individuals and families earning up to 80% of the Area Median Income (AMI). If approved, BCHA, the Town, and RTD will partner to finalize the proposed design, and this would translate to the construction of a residential development owned and managed by BCHA with a maximum income of \$100,320 for a family of four or a maximum income of \$70,240 for a single-person household, the typical income for a nurse, firefighter, or bank teller.</p> </div> </div>
<p>Process</p>	<p>BCHA needs to obtain approval through both RTD's Unsolicited Proposal process as well as the Town of Superior's rezoning and entitlement processes. The entire process, having started in mid-2021, will likely take two to three years to complete before any construction could begin. In addition to the planning approval and entitlement processes, BCHA needs to obtain funding for the project, which will likely come from multiple sources.</p>

<p>Timeline</p>	<p>The first step of this long process is to obtain the rezoning of the Superior Marketplace PD to include residential uses. BCHA is on the following schedule to do so:</p> <ul style="list-style-type: none"> ● January 17, 2022: PD amendment submittal ● August 19, 2022: PD amendment resubmittal to include Pad 8 ● September 1, 2022: PD amendment application withdrawal to allow for more community dialogue ● September 26, 2022: Project update presentation to the Town Board ● PD Amendment and Rezoning resubmittal: Q1 2023 ● Town Planning Commission (PC) meeting: TBD ● Town Board meeting: TBD
<p>Community Engagement</p>	<p>The engagement opportunities will be tailored to each phase of the project and focused on meeting the community and stakeholders where they are. These opportunities have included or may include:</p> <ul style="list-style-type: none"> ● Coffee meet ups and virtual office hours, to meet the project team, learn about the project, and ask questions (<i>please note that we held 10 coffee or office hours in July, August, and September 2022; we are pausing on those at the moment and will be assessing when and how to hold additional ones in the near future; please sign up on the project website to stay up-to-date</i>); ● The formation and implementation of a Process Committee, made of City officials and project team members, to oversee the community and stakeholder engagement approach, plan and implementation, and provide input on who, when, and how to engage; ● The formation and implementation of an Advisory Committee, made of community members and stakeholders, to engage in shared learning about the issues and interests behind the planned community of affordable homes, as well as understand the needs of and impacts to the immediate and broader communities; ● Placemaking activities with artists, kids, families; ● And Many More Fun Opportunities.
<p>How You Can Help</p>	<p>We invite you to show your support for the project by writing letters to the Town Planning Commission and Board. If you are available, please consider attending the meetings and making public comments during the public hearings.</p>
<p>More Info</p>	<p>For additional information:</p> <ul style="list-style-type: none"> ● Please visit boco.org/SuperiorTODHousing ● Contact team members at SuperiorTOD@bouldercounty.org ● Sign up to receive the newsletter at https://lp.constantcontactpages.com/su/17YZz0S/SuperiorTODInformation