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
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

<table>
<thead>
<tr>
<th>AMI</th>
<th>2022 Maximum Rents*</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 Bdrm</td>
<td>1 Bdrm</td>
</tr>
<tr>
<td>120%</td>
<td>$ 2,634</td>
</tr>
<tr>
<td>100%</td>
<td>$ 2,195</td>
</tr>
<tr>
<td>80%</td>
<td>$ 1,756</td>
</tr>
<tr>
<td>60%</td>
<td>$ 1,317</td>
</tr>
<tr>
<td>30%</td>
<td>$ 658</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>AMI</th>
<th>2022 Income Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>2 Person</td>
</tr>
<tr>
<td>120%</td>
<td>$ 105,360</td>
</tr>
<tr>
<td>100%</td>
<td>$ 87,800</td>
</tr>
<tr>
<td>80%</td>
<td>$ 70,240</td>
</tr>
<tr>
<td>60%</td>
<td>$ 52,680</td>
</tr>
<tr>
<td>30%</td>
<td>$ 26,340</td>
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</tbody>
</table>

*BCHA rents include utilities
BCHA Developed Properties

- Tungsten Village
- The Spoke on Coffman
- Josephine Village & Aspinwall
- Kestrel
- Willoughby Corner
- Norrie - 5
BCHA Properties

Tungsten Village

The Spoke on Coffman

Josephine Commons
BCHA Properties

Willoughby Corner

Aspinwall

Kestrel

The Spoke on Coffman
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**

- 6,000 Affordable Homes Currently
- 12,000 Additional Affordable Homes Supported by Regional Housing Partnership
- **18,000 Total Affordable Homes by 2035**
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
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

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Range of Density/Size</th>
<th>Uses</th>
<th>Characteristics</th>
<th>Zone Districts</th>
</tr>
</thead>
</table>
| Commercial (C)    | 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 | - Mix of retail, commercial services, and limited employment uses in a concentrated and unified center  
- Includes both regional and community-oriented centers  
- 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 | B-R, B-C, PD |

Source: Superior Comprehensive Plan Adopted December 2012
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
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

![Graph showing survey results on the question of initiating more detailed planning and potential zoning changes to support transit-oriented development at the Superior Marketplace.]

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: Center Drive
Existing: RTD Station
Existing: RTD Station
Existing: Undeveloped Parcel at Pad 8
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

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

Source: Superior Sustainability Action Plan
http://www.superiorcolorado.gov/home/showpublisheddocument/20279/637828577155330000
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
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

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

Source: RTD Development Database
Tentative, High-Level Timeline

Step 0: Prep Work & Initial Outreach

Step 1: Town of Superior PD Amendment

Step 2: RTD Development Process

Step 3: Town of Superior Development Process

Step 4: Construction Begins

Design Visioning Conceptual Design Development Design Adjustments Final

Community Engagement Level
- Consult
- Involve / Collaborate
- Consult
- Inform

Community Engagement Opportunities
- Project Website
- Coffee Meet Ups
- Virtual Office Hours
- Process Committee Formation
- Advisory Committee Formation
- Process Committee Implementation
- Advisory Committee Implementation
- Design Workshops and Placemaking Activity with Artists, Kids, Families, Community Members
- And Many More Fun Opportunities
- Construction Updates

Danica - 25
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**
Thank You!

Project Website:
boco.org/SuperiorTODHousing

Contact the Project Team at:
SuperiorTOD@bouldercounty.org