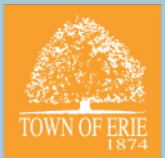




Erie, CO

Housing Needs Assessment and Affordable Housing Strategy



ERIE
COLORADO



**Board of Trustees
September 20, 2022**

AGENDA

-
- 1. Preliminary Data**
 - 2. 12% Goal Implications**
 - 3. Potential Tools**

TO NOTE

**Preliminary, not final analysis.
Do not have all the answers.**

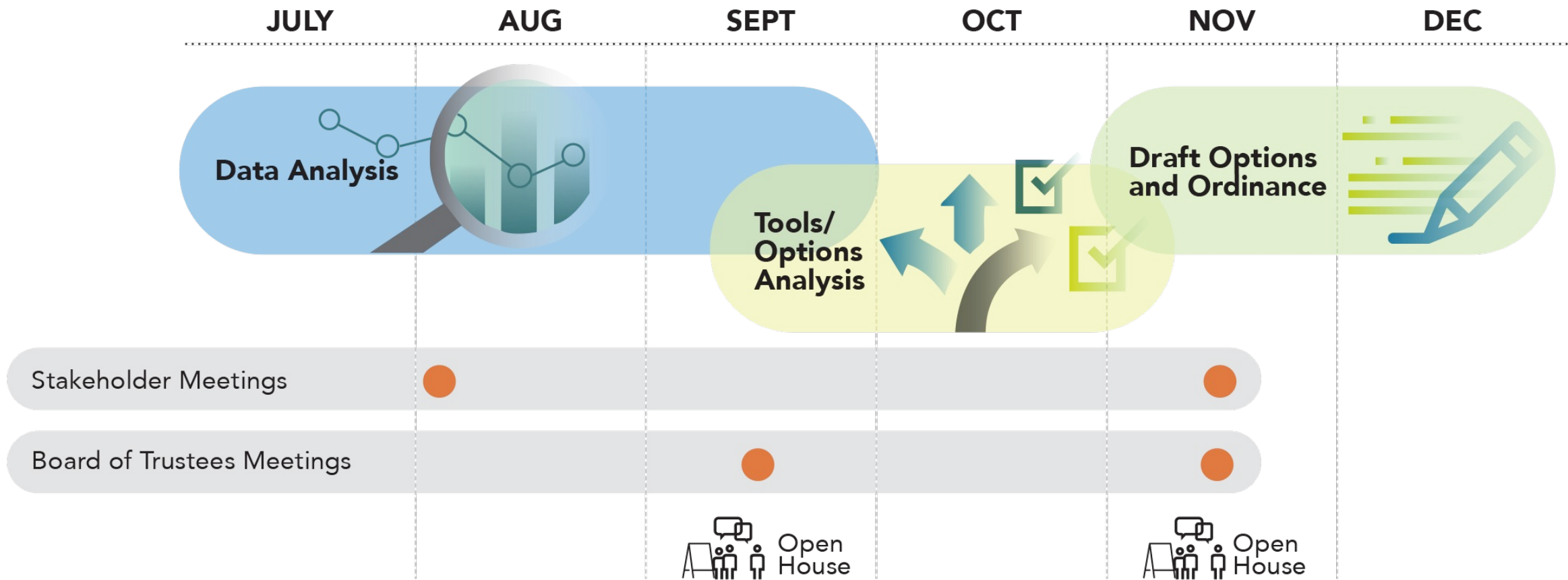
**First discussion, more to come.
Future strategic discussions
required.**

**Questions and feedback critical
for shaping next steps.**

QUESTIONS TO CONSIDER

-
- 1. Are there any questions or feedback on the preliminary analysis?**
 - 2. Which tools sound worthy of deeper exploration?**

SCHEDULE



Who are Erie households?

Disproportionately
homeowners

	Erie	Boulder Co.	Weld Co.	U.S.
Owner-Occupied	85%	64%	75%	64%
Renter-Occupied	15%	36%	25%	36%

Who are Erie households?

High Income

	Erie	Boulder Co.	Weld Co.	U.S.
Median Household Income	\$124,480	\$87,476	\$74,332	\$64,994
Median Family Income	\$138,348	\$118,307	\$85,167	\$80,069

Who are Erie households?

High Income Owners
and Renters

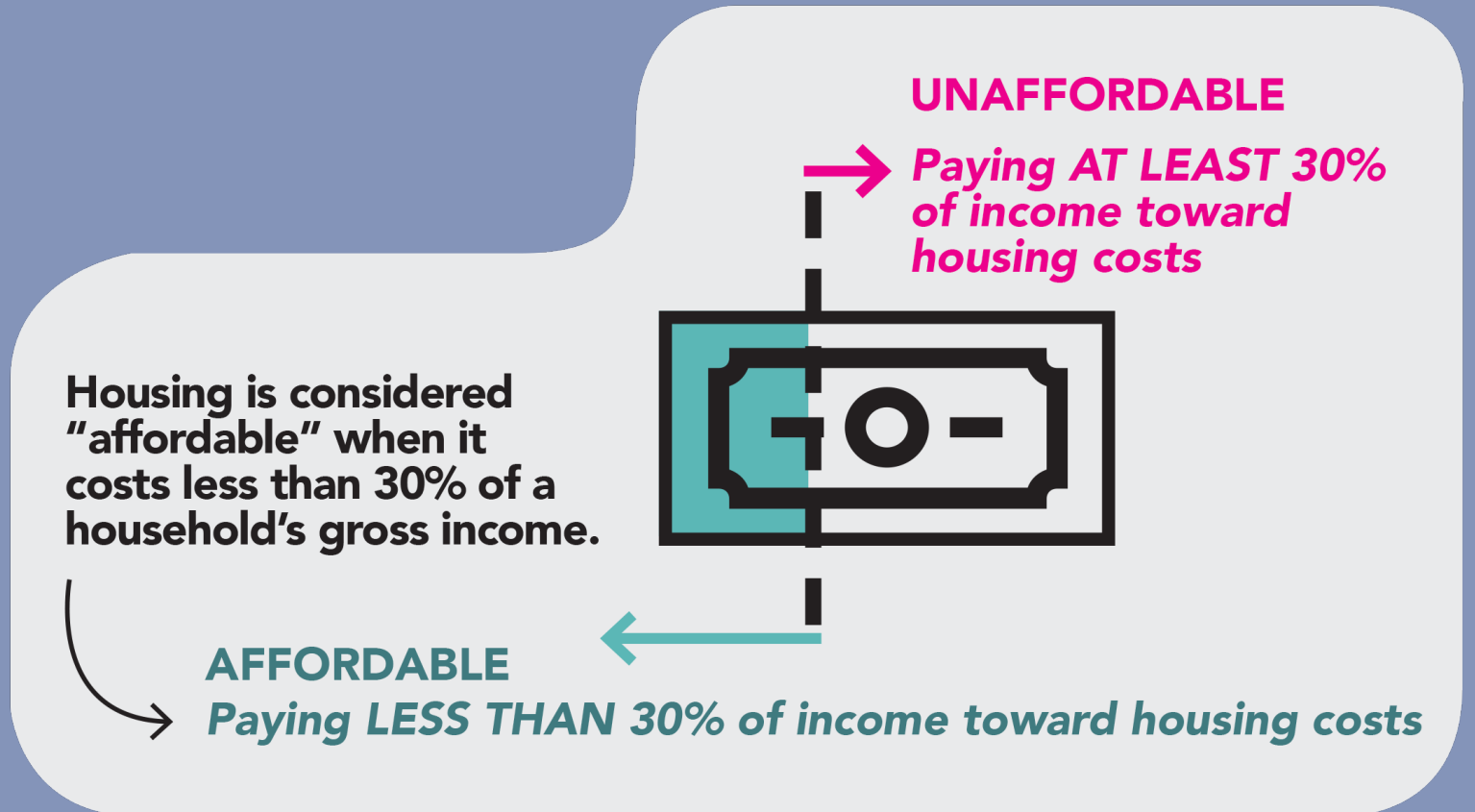
	Erie	Boulder Co.	Weld Co.	U.S.
Median Owner Income	\$138,346	\$115,235	\$86,818	\$81,389
Median Renter Income	\$73,424	\$51,005	\$44,329	\$42,147

Who are Erie households?

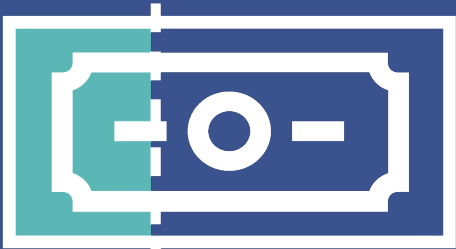
Highly Educated

	Erie	Boulder Co.	Weld Co.	U.S.
BA Attainment or More	64.1%	63.0%	27.6%	32.9%
Advanced Degree Attainment	27.9%	28.4%	9.3%	12.7%

What does it mean for housing to be "affordable"?



Because the metric is a percentage, and not just an absolute number, affordability is relative.



AFFORDABLE
Paying **LESS**
THAN 30% of
income toward
housing costs

Affordable housing costs for households by annual income

	\$50,000	\$75,000	\$100,000	\$150,000
	How much income goes towards housing to be considered affordable?			
	↓	↓	↓	↓
<i>per month</i>	Up to \$1,250	Up to \$1,875	Up to \$2,500	Up to \$3,750
<i>per year</i>	Up to \$15,000	Up to \$22,500	Up to \$30,000	Up to \$45,000

Erie is a single-unit detached ownership market.



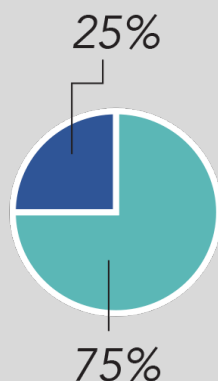
Source: 2016-2020 ACS Five Year Estimates

Renters

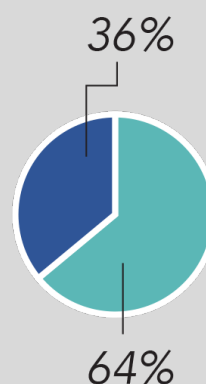
Owners

% of Renters and Owners in...

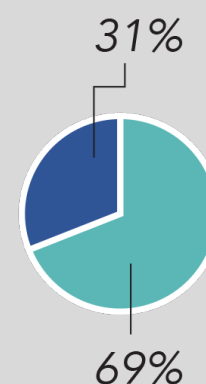
Weld County



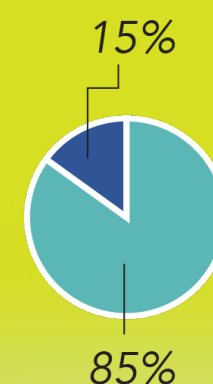
Boulder County



Broomfield County



Erie



% of all units that are single-unit detached

Weld County

76%

Boulder County

63%

Broomfield County

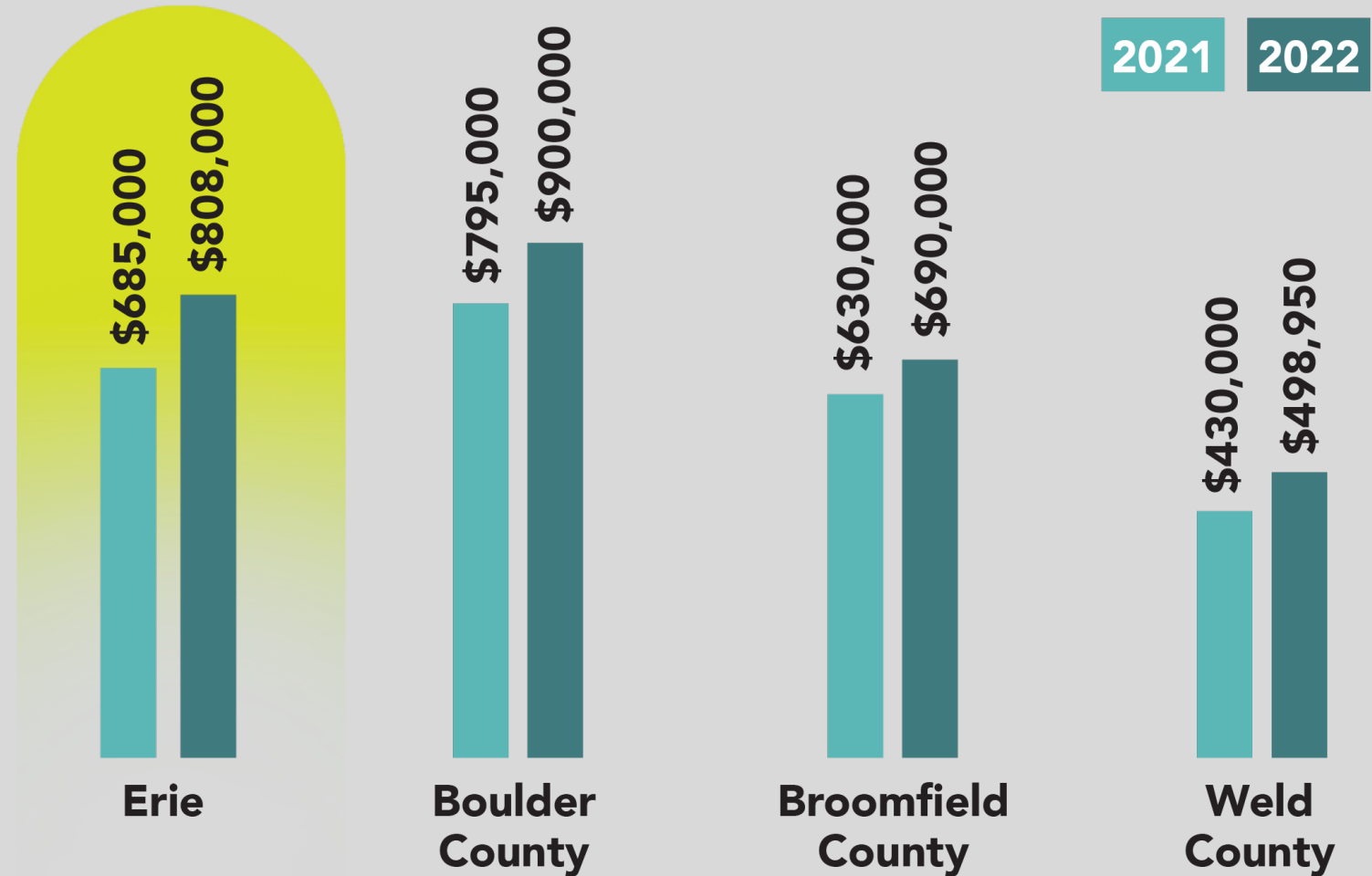
63%

Erie

88%

Buying in
Erie
requires at
least
\$150,000
annual
household
income.

Single-Unit Detached Median Sale Price, First Six Months of the Year



Source: MLS via Colorado Association of Realtors

Erie lags the region in affordable ownership opportunities.

% Ownership Units Affordable at or below \$150,000 Household Income
(Valued at \$500,000 or less)

Affordable at or below
\$150,000 household income



Weld County

84%

Boulder County

46%

Broomfield County

58%

Erie

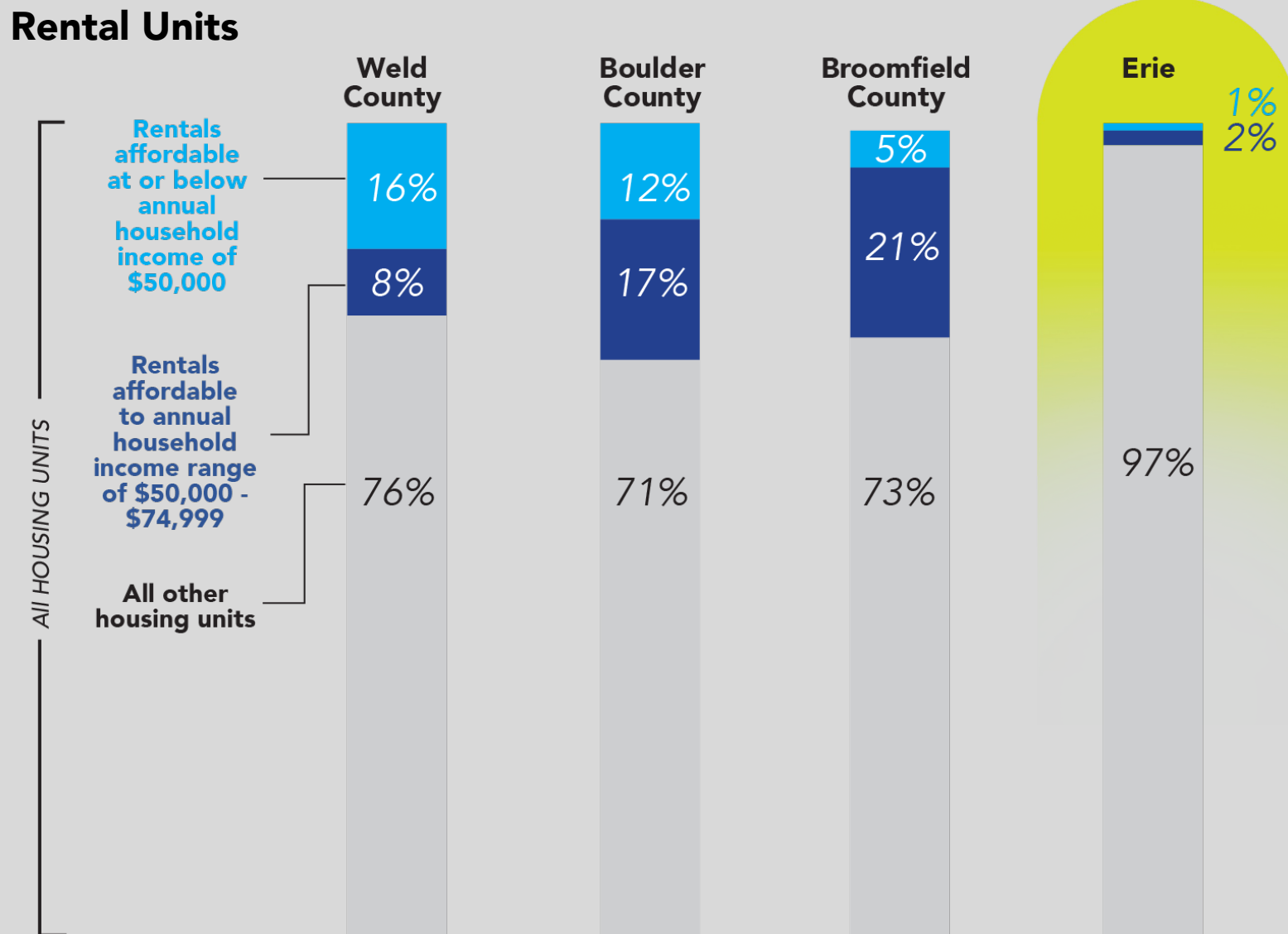
48%

Source: 2016-2020 ACS Five Year Estimates

Erie's general lack of rentals means a lack of affordable rentals.



Source: 2016-2020 ACS Five Year Estimates



Erie market currently hardest on existing households with incomes below \$75,000.

Cost Burdened Owners by Income, 2020



Cost Burdened Renters by Income, 2020



Source: 2016-2020 ACS Five Year Estimates

Ambitious goals require significant future affordability.

To reach 12% permanently affordable by 2035...

At the annual building pace of.....

300

500

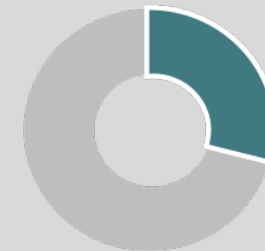
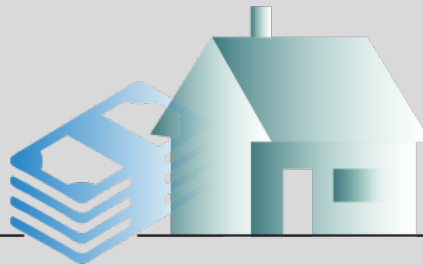
1,000

% of all new units 2020-2035 that must be income restricted

40%

29%

20%





Inclusionary Housing

- Local ordinance.
- Requires a share of new housing to be affordable.
- Income limits set locally.





Financial Incentives

Cash
assistance



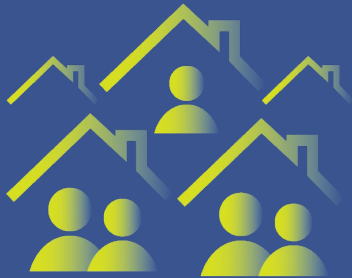
Fee
Reductions



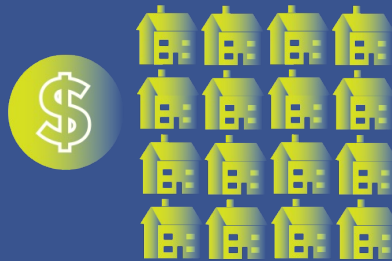


Regulatory Changes

Increased density



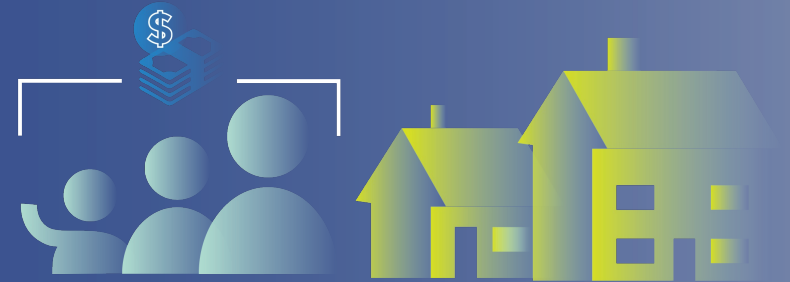
Creates economies of scale



Lowers development cost per unit



Supports functioning Inclusionary Housing program





Publicly Owned Land

**Sell or dispose of
below-market**



**Reduce land costs for affordable
housing**





Affordable Ownership

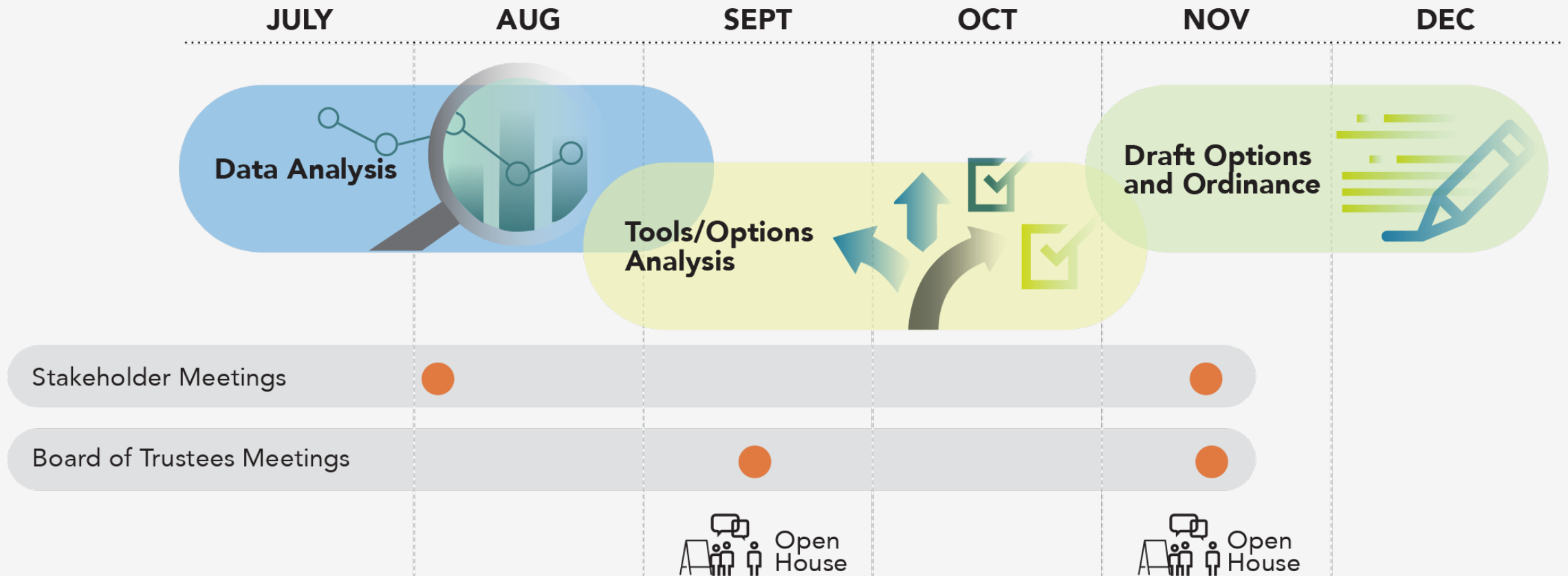
- Program to support purchase for those who otherwise could not.
- Various tools.
- Down payment assistance.
- Deed restrictions.
- Land trust.



Project Next Steps

Analysis will continue through the end of summer 2022.

Preliminary findings will be shared with the Town Board of Trustees and at a **public open house in September**. During the fall, work will continue on **strategic options** that the Town may consider adopting in the future to support affordable housing production.



Discussion

1. **Are there any questions or feedback on the preliminary analysis?**
2. **Which tools sound worthy of deeper exploration?**

