

Town Council & Planning Commission Joint Study Session Preparation

Andrew Sawusch, Chair

July 1, 2026



Proposed Study Session Topics

- Prop 123 – Fast Track
 - Overview
 - Fast Track Process
 - Funding
 - Feedback
- Comprehensive Plan Amendment Update
- 2026/2027 Planning & Development Work Plan Overview
- Planning Commission Roles & Responsibilities



Prop 123 – Fast Track

Erie's Affordable Housing Initiatives – Pre-Prop 123

1999: Town establishes the Erie Housing Authority (EHA)

2001: Builds Victor F. Smith Senior Housing Units, 12-unit senior housing complex

2005/2015: Comprehensive Plan "Action Plan" item included to "Consider Additional Strategies to Increase the Supply of Attainable Housing"

2020: Board of Trustees resolution, adopting the Boulder County Regional Housing Partnership's Priorities and Strategies for Expanding Access to Diverse Housing for Our Community

2021: Board of Trustees resolution, mirrors goal in Boulder County Regional Housing Partnerships

2022-2023: Develops Housing Needs Assessment and Affordable Housing Strategy



Prop 123 – Fast Track

Boulder County Regional Housing Partnership

Collaboration of 10 jurisdictions in Boulder County, sets a goal to establish 12% of the region's housing inventory as permanently affordable by 2035. "Permanently Affordable" defined as no more than 30% of monthly income on rent and utilities (or monthly mortgage payment and housing expenses for homeownership) with long-term restrictions in place.

Regional Housing Plan

- Establish a regional goal
- Bolster Financial Resources
- Secure Land & Development/Redevelopment Opportunities
- Preserve Affordability
- Consider Regulatory Processes



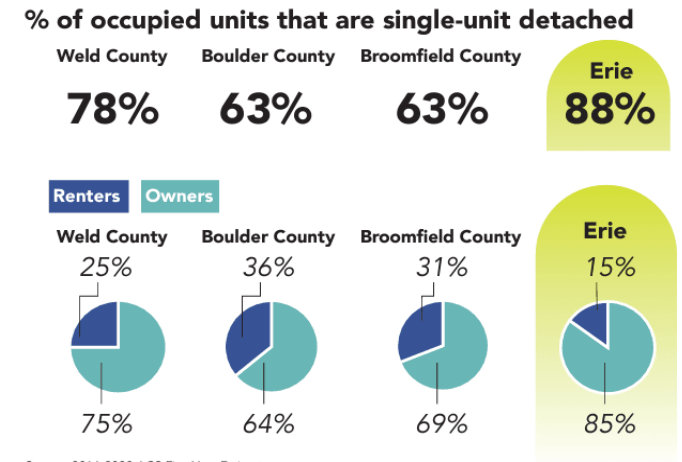
Prop 123 – Fast Track

Housing Needs Assessment

Report provides Erie with the information and analysis to firmly establish affordable housing goals and begin taking action.

Key Takeaways

- Lack of diversity in the Community's Housing Stock
- More housing choice for local workers and aging homeowners
- High development costs, density & public subsidies likely required
- Explore Connected Strategies





Prop 123 – Fast Track

Creation of Prop 123

Colorado voters approved Proposition 123 in November 2022 to create the State Affordable Housing Fund, a dedicated revenue stream for affordable housing development. Funded by 0.1% of state income tax revenue, this program aims to support a broad range of housing initiatives, including new construction, preservation, land banking, and rental assistance.

Fund Allocation

- Department of Local Affairs (DOLA): 40%
- Office of Economic Development and International Trade (OEDIT): 60%
Administered by Colorado Housing and Finance Authority (CHFA)
- Funding provided through grants and loans to nonprofit agencies, community land trusts, nonprofit and for-profit developers, and local governments.
- Each program has its own application process, program guidelines, and selection criteria



Prop 123 – Fast Track

Prop 123 Ballot Item

- Dedicated fund from existing tax of 1/10th of 1% on income
- Exempt from TABOR requirements
- 60% dedicated to affordable housing financing programs
- 40% dedicated to programs and support (including local govt.)
- Requires local governments to:
 - Expedite development approvals for affordable housing projects
 - Commit to increasing affordable housing units by 3% annually

Proposition 123 (STATUTORY)	
Shall there be a change to the Colorado Revised Statutes concerning statewide funding for additional affordable housing, and, in connection therewith, dedicating state revenues collected from an existing tax of one-tenth of one percent on federal taxable income of every individual, estate, trust, and corporation, as defined in law, for affordable housing and exempting the dedicated revenues from the constitutional limitation on state fiscal year spending; allocating 60% of the dedicated revenues to affordable housing financing programs that will reduce rents, purchase land for affordable housing development, and build assets for renters; allocating 40% of the dedicated revenues to programs that support affordable home ownership, serve persons experiencing homelessness, and support local planning capacity; requiring local governments that seek additional affordable housing funding to expedite development approvals for affordable housing projects and commit to increasing the number of affordable housing units by 3% annually; and specifying that the dedicated revenues shall not supplant existing appropriations for affordable housing programs?	
YES/FOR <input type="radio"/>	NO/AGAINST <input type="radio"/>



Prop 123 – Fast Track

Legislation

In June 2023, the Colorado legislature refined the original Proposition 123 measure through House Bill 23-1304, which clarified compliance requirements, strengthened provisions for regional partnerships, adjusted certain eligibility criteria. Since 2023, multiple bills have made additional changes to these requirements (now codified under C.R.S. Title 29, Article 32) - forming the legal foundation

Date Passed	Bill Item	Description
June 5, 2023	HB23-1304	Clarifies compliance requirements, strengthens provisions for regional partnerships, adjusts certain eligibility criteria
May 30, 2025	SB25-313	Amends the permissible expenditures regarding administrative costs and operating costs of supportive residential communities
May 26, 2026	HB26-1313	Changes how jurisdictions calculate their affordable housing unit goals and provides additional flexibility in meeting their goals through waivers and incentives
May 6, 2026	SB26-040	Impacts on Homeownership Funding Programs: Increases ownership funding assistance to 120% AMI. Creates a safety valve for unsold units by allowing them to be rented temporarily, and providing more flexibility for funds to be used for low-cost loans
April 16, 2026	HB26-1360	Transfers funding from the Affordable Housing Finance Fund (OEDIT Programs) to the general fund and reprioritizes funding programs



Prop 123 – Fast Track

Erie's Application

November 2022: Acquisition of 765 Cheeseman Street, 2.06 acre property ([link](#))

June 2023: Resolution approving the purchase of 3942 County Road 1.5, 49.123 acre property ([link](#))

July 2023: Ordinance 017-2023 - Alternative Standards for Affordable Housing Projects, Adopting Corresponding Definitions ([link](#))

March 2024: Resolution to approve the Pre-Development Agreement with HousePAD Erie, LLC for the Cheesman Street Residences ([link](#))

June 2024: 1. Resolution adopting the Updated Housing Needs Assessment and Affordable Housing Strategy, 2. Resolution adopting the Town of Erie Affordable Housing Policy ([link](#)); Resolution approving Development Agreement and Accepting Dedications for Cheeseman Street Residences ([link](#))

August 2025: Ordinance 023-2025, repealing Ordinance 017-2023, but keeping definition of affordable housing ([link](#))



Comprehensive Plan Amendment

Density Changes

2015

RESIDENTIAL			
LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS
Rural Residential	Typically between 0-2 dwelling units per acre. However, lots in many existing rural subdivisions in the Planning Area exceed 1-acre.	Primary Uses: Single-family residential Secondary Uses: Complimentary uses include parks, agriculture, and open space uses	<ul style="list-style-type: none"> Rural residential areas consist of very low density single-family detached homes. Location of units should be planned so as to minimize the need for additional infrastructure Developed areas should be well-integrated into the existing transportation and open space corridors. Access to these residences will be primarily along existing arterials.
Low Density	Typical gross density of 2-6 dwelling units/acre, average gross densities will not typically exceed 4 dwelling units/acre.	Primary Uses: Single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and apartments. Secondary Uses: Neighborhood scale uses such as churches, schools, parks, recreation, open space and civic uses, as well as retail, commercial, and office uses in a neighborhood setting.	<ul style="list-style-type: none"> Low density residential areas will be primarily suburban-style developments. Clustering of residential units is encouraged as a means of preserving open spaces and developments should be well-incorporated into the trails and open space system. Access to these developments will be principally through collector streets.
Medium Density	Typical gross density of 6-12 dwelling units/acre, average gross densities will typically not exceed 8 dwelling units/acre.	Primary Uses: Single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and apartments. Secondary Uses: Complimentary uses include parks and recreation amenities. Neighborhood-based commercial activity, places of worship, schools, senior housing facilities and other civic uses could also be located along nearby arterial and collector	<ul style="list-style-type: none"> Medium density residential neighborhoods should contain a mix of housing types and recognizable community centers such as park/recreation and community commercial areas in a neighborhood setting. Developments should contain connective green spaces that unify the development and provide transitions between other areas and uses. Site design should allow for and encourage the use of alternative travel modes.
High Density	Typical gross density of 12-20 dwelling units/acre, average gross densities will not typically exceed 16 dwelling units/acre.	Primary Uses: Single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and apartments. Secondary Uses: Complimentary uses include parks and recreation amenities, neighborhood-based commercial activity, business/employment centers, places of worship, schools, senior housing facilities and other civic uses.	<ul style="list-style-type: none"> High density residential neighborhoods are located in more urban/developed areas and allow for convenient access to work, service, and leisure destinations. Developments generally have shared parking and recreational facilities. Site design should encourage the use of alternative modes of travel.

<https://erie.legistar.com/LegislationDetail.aspx?ID=6701551&GUID=4E3445AD-5D06-42CE-8FC0-CF26B20B5E95>

2024

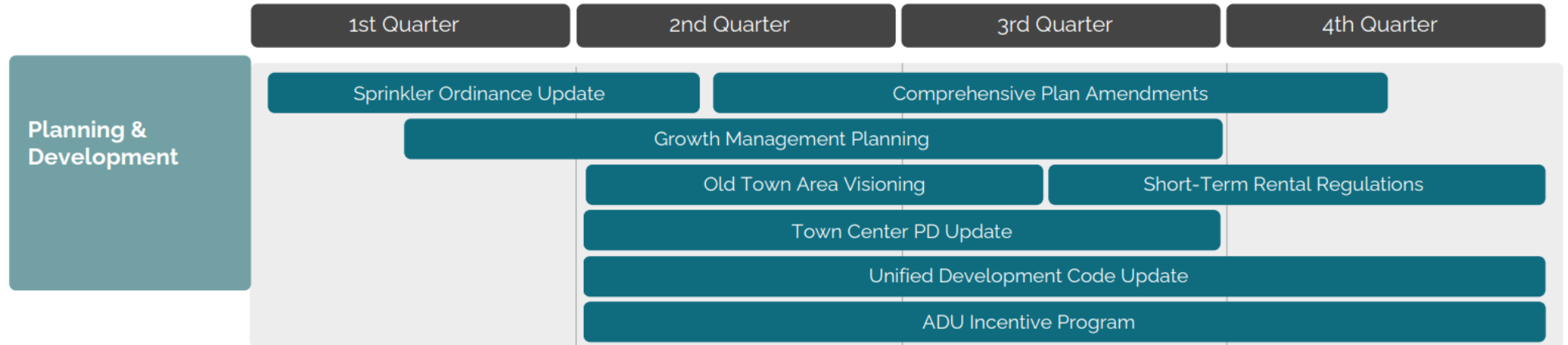
DESIGNATION	SUMMARY OF PRIMARY USE AND LOCATION	INTENSITY	SECONDARY LAND USES
RESIDENTIAL - RURAL	Residential – Rural designation provides a rural setting for larger lot housing. Typically seen as a transition between residential neighborhoods and natural features and/or existing rural or agricultural development.	Dwelling Units per Acre: 0 to 2 Minimum FAR: N/A	Agriculture
RESIDENTIAL - LOW	Residential - Low areas are primarily suburban-style developments with a range of single-family detached and attached homes, townhomes, and patio homes. Typically seen as a transition between lower density and higher density neighborhoods or commercial uses.	Dwelling Units per Acre: 2 to 8 Minimum FAR: 0.30	Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands
RESIDENTIAL - MEDIUM	Residential - Medium accommodates a mix of housing types, from small lot single family developments and duplexes to townhouses and garden apartments. Typically seen as a transition between lower density and higher density neighborhoods or commercial uses.	Dwelling Units per Acre: 8 to 18 Minimum FAR: 0.30	Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands
RESIDENTIAL - HIGH	Residential – High accommodates a mix of housing types including townhomes, condominiums, apartments, and stacked flats. Typically located along transit lines and arterial roads and near activity centers and Employment uses.	Dwelling Units per Acre: 18 to 30 Minimum FAR: .30	Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands
MIXED USE NEIGHBORHOOD	Mixed Use Neighborhood combines shopping, residences, entertainment, and services within a walkable block system. The housing within this designation can range from single-family detached to duplexes, townhomes, rowhomes, and condominiums. Typically located along or near major transportation corridors.	Dwelling Units per Acre: 6 to 12 Minimum FAR: 0.45	Parks, Open Space, and Protected Lands; Public/Quasi-Public
MIXED USE VILLAGE	Mixed Use Village accommodates a primarily vertical mix of residential, commercial, retail, and office uses in a compact, pedestrian-oriented environment. Typically located along or near major transportation corridors and transit opportunities.	Dwelling Units per Acre: 12 to 30 Minimum FAR: 0.45	Parks, Open Space, and Protected Lands; Public/Quasi-Public
NEIGHBORHOOD COMMERCIAL	Neighborhood Commercial consists of small-scale retail, office and services in locations that serve as neighborhood hubs, where residents can meet their daily needs. Vehicle-oriented uses are discouraged.	Dwelling Units per Acre: N/A Minimum FAR: 0.30	Parks, Open Space, and Protected Lands

https://www.erieco.gov/DocumentCenter/View/23172/TownofErie_ComprehensivePlan



2026/27 P&D Work Plan Overview

2026 Council Work Plan



<https://erieco.gov/DocumentCenter/View/24075/2026-Work-Plan>



PC Roles & Responsibilities

Colorado Revised Statutes

§ 31-23-202 Grant of power to municipality

Any municipality is authorized to make, adopt, amend, extend, add to, or carry out a plan as provided in this part 2 and to create by ordinance or resolution a planning commission with the powers and duties set forth in this part 2.

§ 31-23-306 Zoning commission

In order to avail itself of the powers conferred by this part 3, the governing body shall appoint a commission, known as the zoning commission, to recommend the boundaries of various original districts and appropriate regulations to be enforced therein. Such commission shall make a preliminary report and hold public hearings thereon before submitting its final report. The governing body shall not hold its public hearings or take action until it has received the final report of such commission. Where a municipal planning commission already exists, it shall be appointed as the zoning commission



PC Roles & Responsibilities

Town of Erie Home Rule Charter

10.03 - Planning Commission

The Town shall maintain a planning commission, which shall consist of the number of members that the Town Council specifies by ordinance. Eligibility to serve as a member shall be determined by ordinance, and members shall be appointed by the Town Council for overlapping terms of a length determined by ordinance. The planning commission shall exercise the functions and powers and perform the duties assigned to it by this Charter, state law, and the ordinances of the Town.

Town of Erie Municipal Code

3-2-1 – Planning Commission

B. Duties: The planning commission shall have the powers, duties and responsibilities set forth Title 10 of this Code. While the town council shall be responsible for the creation and adoption of the town's comprehensive plan, the planning commission shall advise the town council on the comprehensive plan as outlined in Title 10 of this Code.

<https://www.erieco.gov/1098/Municipal-Code>



PC Roles & Responsibilities

UDC Table 7.1-1 sets forth the review and decision-making responsibilities for the administration of the procedures described in this chapter. *Town of Erie Municipal Code, 10-7-1 B*

TABLE 7.1-1: SUMMARY OF ADMINISTRATION AND REVIEW ROLES											
NOTE: This table summarizes the general review and decision-making responsibilities for the procedures contained in Chapter 7.											
R = Review (Responsible for Review or Recommendation)			H = Hearing (Public Hearing Required)			D = Decision (Responsible for Final Decision)					
Procedure	Section	Pre-App Conf.	Neighborhood Meeting	Decision-Making Body			Town Staff	Referral Agencies/Consultants	Notice Required		
				Town Council	Planning Comm.	Board of Adj.			Mailed	Published	Posted
Annexation	7.3	Yes		D-H			R	R		X	X
Architectural Review	7.12						D				
Building Permits	7.13						D				
Development Agreement	7.15			D			R				
Fence Permit	6.4.H						D				
Floodplain Permit	2.7.C						D				
Improvement Guarantees	7.17						D				
Initial Zoning	7.4	Yes		D-H			R	R	X	X	X
Planned Development Zoning	7.20	Yes	Yes	D-H	R-H		R	R	X	X	X
PUD	7.6	Yes	Yes	D-H	R-H		R	R	X	X	X
Rezoning	7.5	Yes	Yes	D-H	R-H		R	R	X	X	X
Sign Permit	6.12						D				
Site Plan: Administrative Review	7.10.E	Yes					D	R			
Site Plan: Planning Commission Review	7.10.F	Yes	Yes		D-H		R	R	X	X	X
Site Plan Agreement	7.16			D			R				
Special Review Use	7.11	Yes	Yes	D-H	R-H		R	R	X	X	X
Subdivision: Annexation Subdivision	7.7.G	Yes					D				
Subdivision: Sketch Plan	7.7.C	Yes					R				
Subdivision: Preliminary Plat	7.7.D		Yes	D-H	R-H		R	R	X	X	X
Subdivision: Final Plat	7.7.E	Yes					D	R			
Subdivision: Minor Subdivision	7.7.F	Yes					D	R			
Temporary Use Permit	7.14						D	R			
Variance	7.9	Yes				D-H	R	R	X	X	X
Amendment to Text of this UDC	7.18			D-H	R		R			X	
Comprehensive Plan	7.21	Yes		D-H	R-H		R	R		X	

https://library.municode.com/co/erie/codes/code_of_ordinances?nodeId=TIT10UNDECO_CH7REAPPR_10-7-1SUORCH



PC Roles & Responsibilities

Historic Items for Informational Purposes Only

Feb 2021: Erie Planning Commission Training ([link](#))

Sept 2021: Planning Commission Study Session ([link](#))

April 2023: Ordinance amending Section 3-1-3 related to Comp Plan Responsibility ([link](#))

July 2023: Ordinance amending process for Creating, Adopting, Amending Comp Plan ([link](#))

October 2024: Joint Study Session between Board of Trustees and Planning Commission ([link](#))

Sept 2025: Planning Commission - Discussion of Planning Commission Roles & Responsibilities ([link](#))

Sept 2025: Town Council – Discussion of Planning Commission Roles & Responsibilities ([link](#))

June 2026: "Intro to Erie: Town Hall 101" Informational Presentation ([link](#))



Questions & Discussion