

# Denver Regional Council of Governments Regional Housing Needs Assessment

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## Town Council Meeting

Eric Leveridge, Housing Management Analyst

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## Overview

- The Sustainable Affordable Housing Act (SB24-174) was passed by the State legislature in 2024
- Must conduct a housing needs assessment that conforms to State methodologies by December 31, 2026
  - Erie's 2023 Housing Needs Assessment does not conform
  - The Town can meet requirements by reviewing and providing comment on DRCOG Regional Housing Needs Assessment (RHNA)

# DRCOG Regional Housing Needs Assessment

- DRCOG Board of Directors initiated in 2023 to respond to regional housing challenges
  - Shared, data-driven foundation
  - How much housing the region needs, where, and at what price points
- Stakeholder engagement and advisory group
- 60-day review period by local governments: July 14 to Sept. 12

## Summary of Key Findings

- Despite periodic building booms, the **region has not produced enough housing to keep pace** with population and job growth
- **Low-income households** (below 50% Area Median Income) represent the **greatest need** for additional housing
- **Aging population and smaller household trends** will require more **diverse housing types**
- Housing types and affordability are **unevenly distributed** across the region

# 10-year Regional Housing Needs

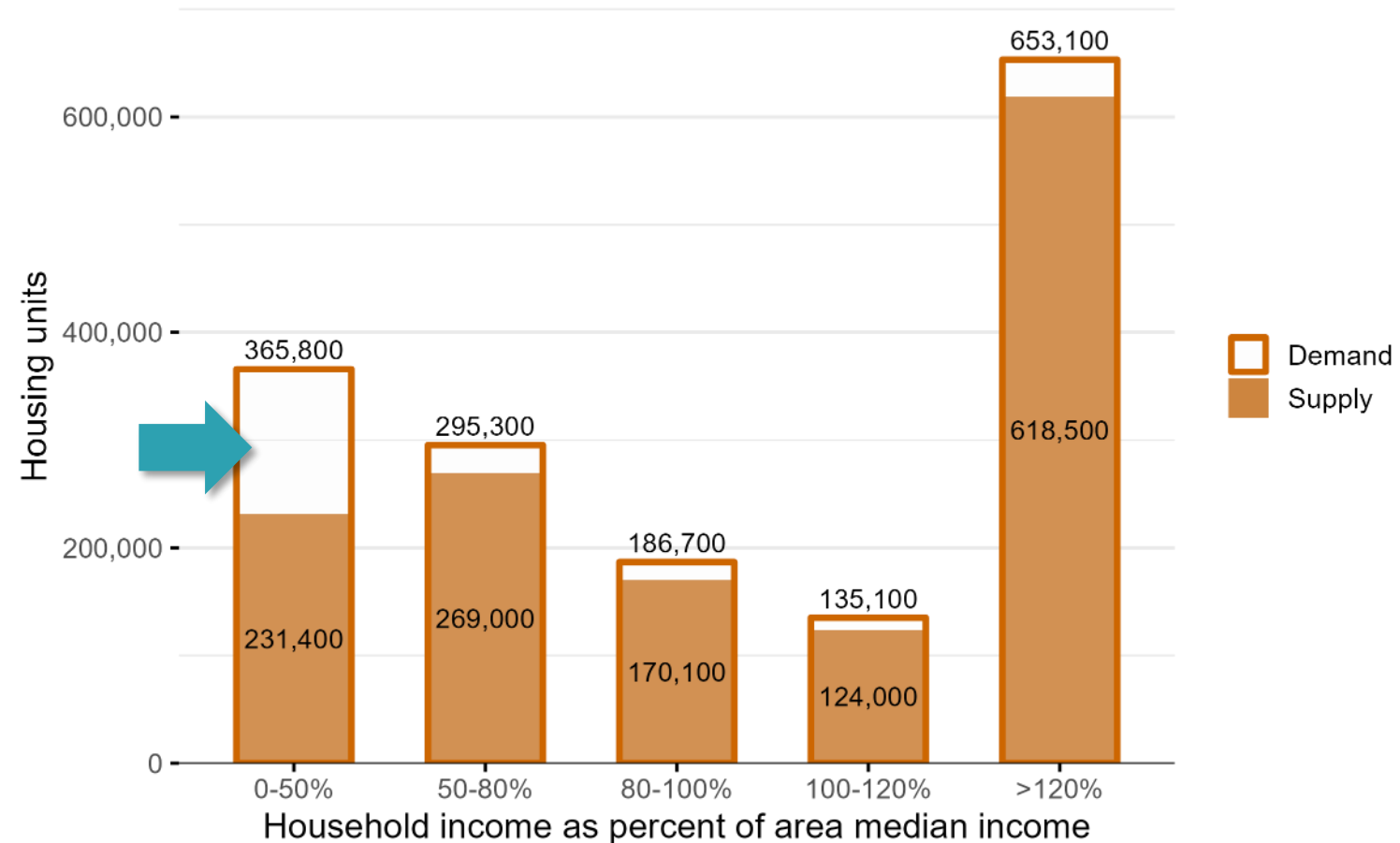
Component	Housing units
Current need	69,000
Future need	154,000
Total units	223,000

The Denver region will need to produce about **223,000 new housing units between 2023-2032** to meet current and future needs

Source: EConorthwest analysis; DRCOG small-area forecast, 2025; Metro Denver Homeless Initiative State of Homelessness Report, 2022–2023

# Distribution of Need through 2032

Almost **135,000** units for households earning 0 – 50% Area Median Income are **needed** regionally to meet current and future demand by 2032

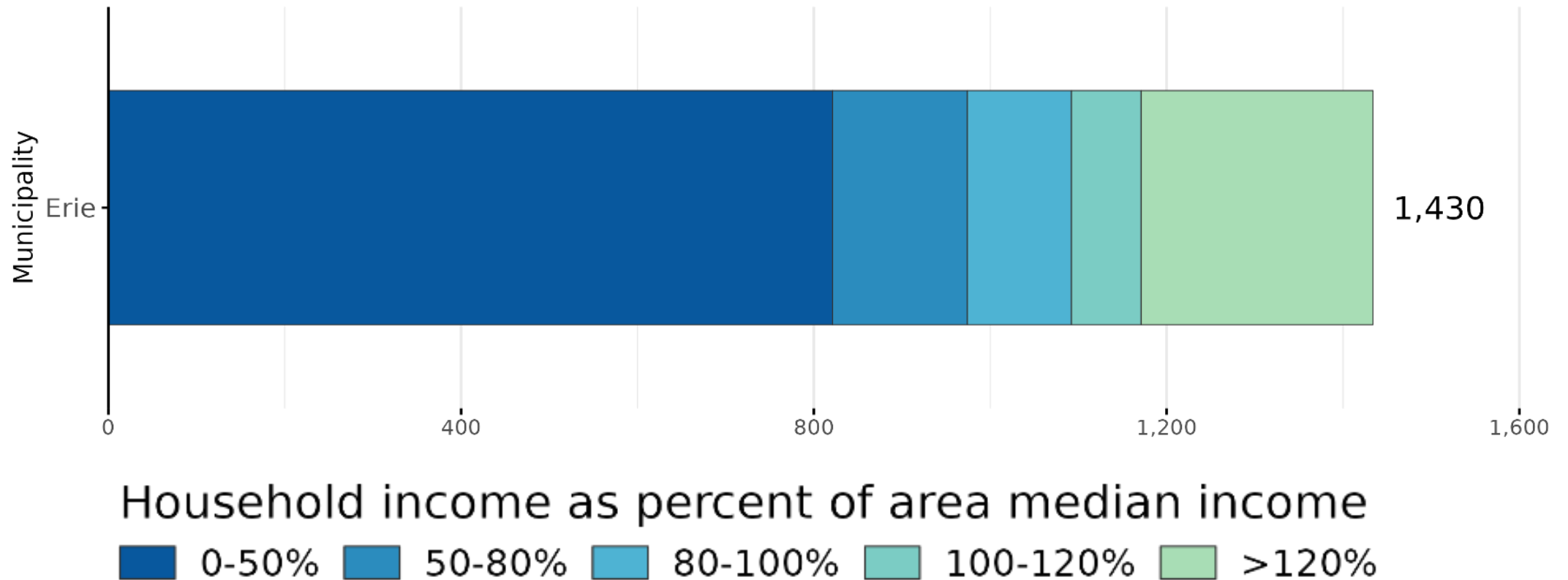


Source: ECONorthwest analysis; DRCOG small-area forecast, 2025; Metro Denver Homeless Initiative State of Homelessness Report, 2022–2023

# Identifying Local Housing Needs

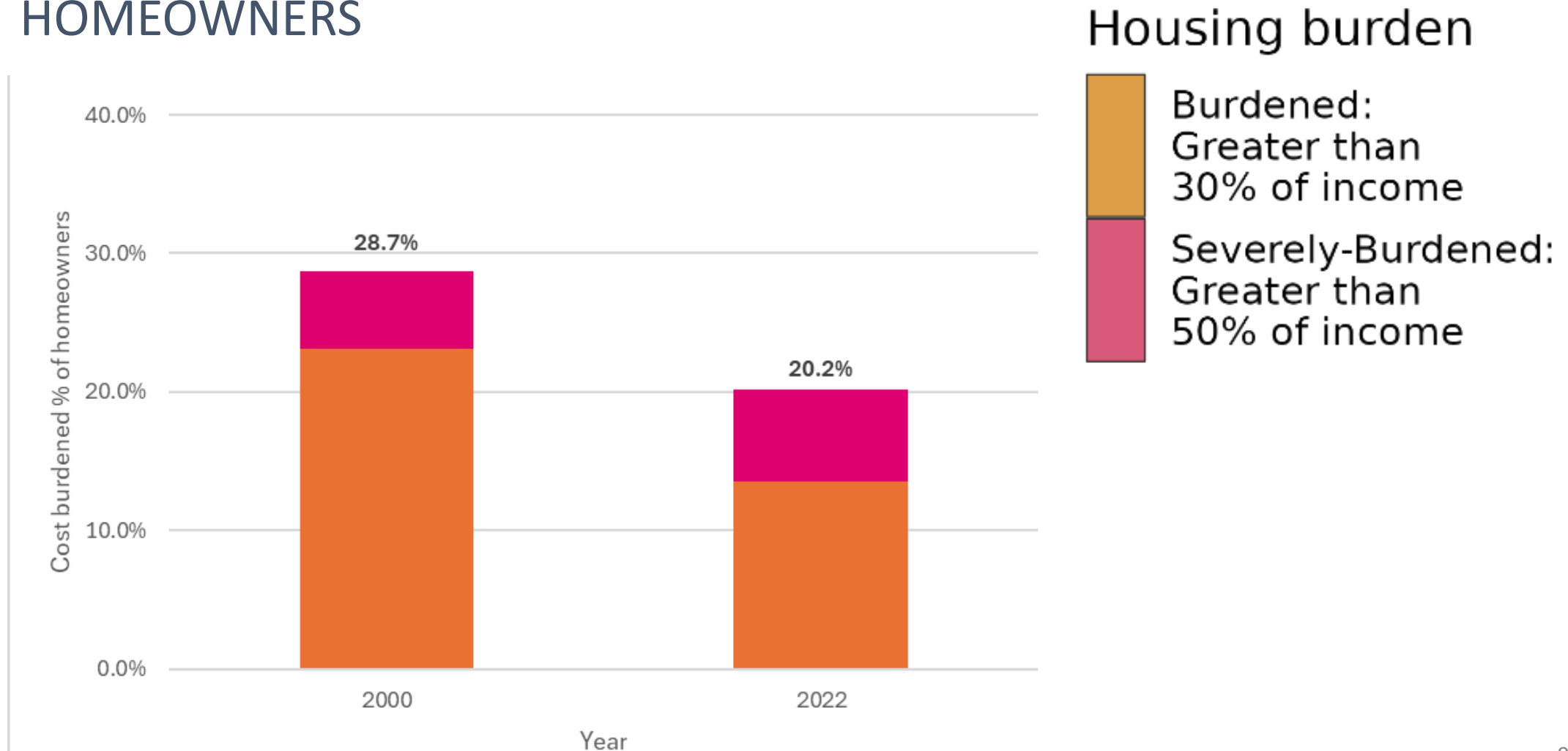


# 10-year Housing Need in Erie



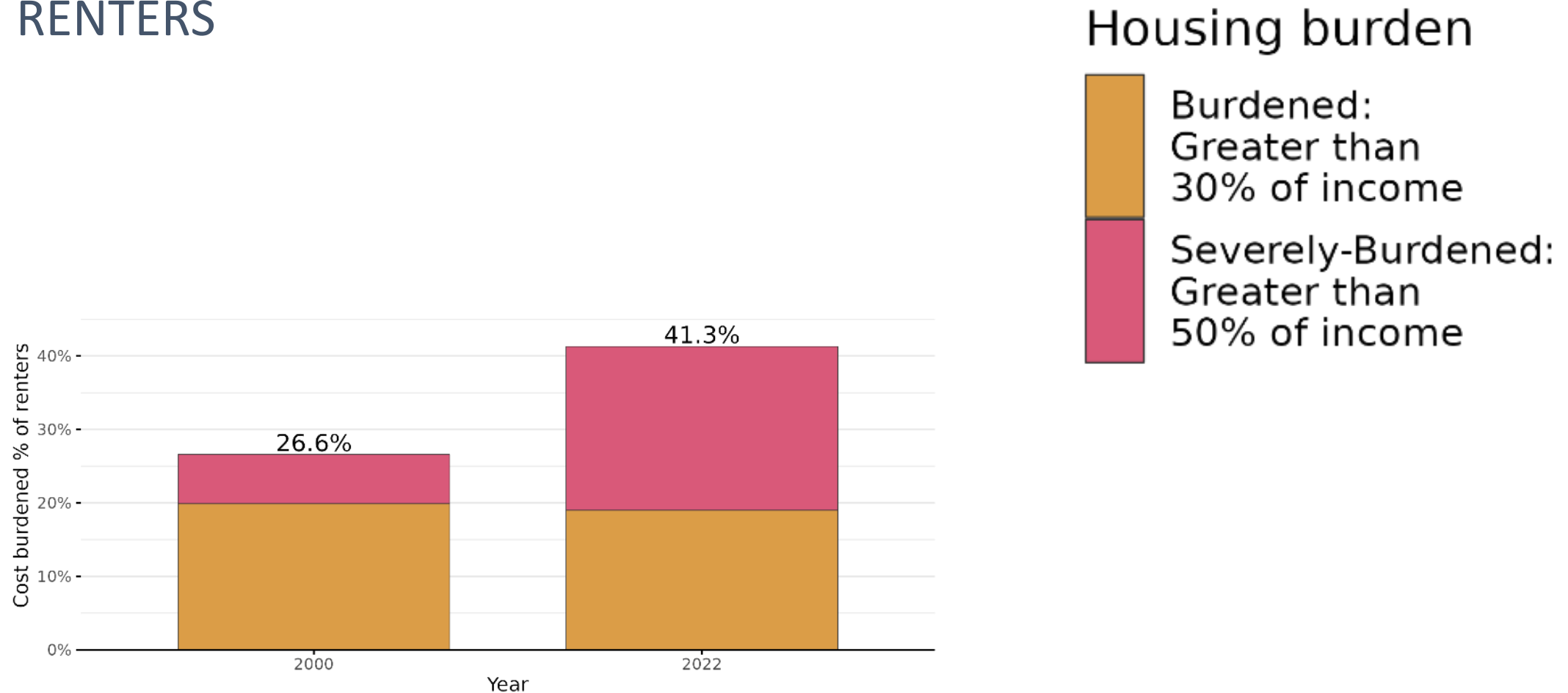
# Cost Burdened Households in Erie

## HOMEOWNERS



# Cost Burdened Households in Erie

## RENTERS



Source: Decennial Census 2000, ACS 2022 5-Year 2022

# Meeting Housing Needs Assessment Requirements and Next Steps

- If desired, Council should review and provide comment on DRCOG Regional Housing Needs Assessment
  - Staff provide comments and meeting details to DOLA by September 12, 2025
- Housing Action Plan due by January 2028

# Questions & Discussion