

Ordinance Amending Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects

Town Council

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August 12, 2025



Overview

- Background
- Proposal
- Decision

Background

- February 2023 consultant completed Housing Needs Assessment and Affordable Housing Strategy
- June 2023 Council signed commitment to meet requirements of Proposition 123
- July 2023 Council adopted changes to UDC to allow alternative standards and administrative approval for affordable housing projects
- April 2024 DOLA issued guidance on ‘fast track’ provisions of Proposition 123
- May 2024 Council had a study session on affordable housing policies
- June 2024 Council adopted the affordable housing policies

Background

March 4, 2025, Town Council Study Session on Comprehensive Plan & Affordable Housing

- Directed Town Management to remove all provisions of the alternative standards for affordable housing from UDC and preserve the definition of affordable housing
- Housing staff worked with legal counsel to draft ordinance, and with Administration to schedule hearings for UDC changes

Background

- To remain eligible for Proposition 123 funding, by December 31, 2026, the Town needs to
 - Adopt a ‘fast track’ review and approval process
 - Increase the number of affordable homes in Erie by 15 units
- Local Planning Capacity grant through Regional Housing Partnership
 - Recommendations this winter
 - Implementation support through April 2026

Background – Planning Commission

May 7

- Continued consideration of recommendation to July 2
- Asked for a joint study session with Council

June 18

- Two public comments
- Continued discussion

July 2

- Most not in favor of repealing the ordinance
- All in favor of a collaborative approach with Council to revise the code



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Proposal – Original Draft Ordinance

- Removal of the affordable housing administrative review process for plats and site plans
- Removal of the affordable housing alternative standards
 - maximum density may be increased up to 25%
 - no minimum lot size
 - required setbacks and lot width may be reduced by up to 25%
 - alternative equivalent compliance available for parks, open space and trails, transportation and access, and off-street parking and loading

Proposal

Planning Commission Recommendation (6-1 vote)

- Keep code as is
- Limit the expedited process to 100 or less units, of which 12% or more are affordable
- The Town Council tasks the Planning Commission to work with the Town Council and staff, including one or more study sessions to develop:
 - A UDC amendment that addresses the concerns identified,
 - an application process that is Prop123 compliant, and which
 - allows the Town Council the necessary time to receive and review the communitywide survey results, and which
 - allows staff time to work with the DOLA consultant



Notice

- Published in the Colorado Hometown Weekly on July 24, 2025
- No posting, mailing or neighborhood meetings required



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Approval Criteria – 10-7-18

- a. The proposed amendment will promote the public health, safety, and general welfare;
- b. The proposed amendment is generally consistent with the Town's Comprehensive Master Plan and the stated purposes of this UDC; and
- c. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Questions & Discussion