

Memorandum

To: Erie Town Council

From: Eric Leveridge, Housing Management Analyst

Date: August 29, 2025

Re: Comments on the DRCOG Regional Housing Needs Assessment



On August 12, 2025, the Erie Town Council reviewed the Denver Regional Council of Governments (DRCOG) Regional Housing Needs Assessment (RHNA) at a Town Council meeting. Pursuant to the requirements of C.R.S. 24-32-3704, the Erie Town Council submits the following comments:

- DRCOG's RHNA should account for the impact of transit-oriented development requirements under HB24-1313 on different communities in the region.
- DRCOG should clarify the area median income used for communities that are in more than one county.
- DRCOG's RHNA differs significantly from the Town of Erie's most recent housing needs assessment in two areas: cost burden for renters (41.3% vs. 54.7%) and total housing units (8,912 vs. 10,300), though this disparity is attributable to the years of the datasets utilized (2020 vs. 2022).
- DRCOG's assessment should explore growth rates of communities in the region and which communities are already producing their share of new housing.
- Producing housing units affordable at 50% of the AMI and below is particularly challenging and DRCOG should examine it in more detail.
- DRCOG should analyze the balance between building subsidized housing and not burdening current residents, particularly older adults, as the region's demographics shift.
- Local jurisdictions will need time to develop comprehensive housing action plans and produce the necessary housing units by 2032.
- Economic factors like interest rates and the cost of construction materials could impact both demand and jurisdictions' ability to produce the housing units required by 2032.
- DRCOG should clarify how high-density development in one community impacts the region and the number of housing units required for each community.
- DRCOG should explain how countywide data impacts their analysis in places like Weld County, where the socioeconomic conditions of the entire county differ significantly from the area covered by the assessment.

These comments will be submitted to DRCOG by September 12, 2025.