Planning Commission Agenda

Regular Meeting

Tuesday, October 14, 2025, at 1:15 PM

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
https://greeleygov.zoom.us/j/89407112544

NOTICE:

Planning Commission meetings are held on the 2nd and 4th Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

Members of the public may participate in Planning Commission meetings in the manner that works best for them.

Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.

Comment in Real Time:

Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.

Submit Written Comments:

Email comments about any item on the agenda to: cd_admin_team@greeleygov.com

Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.

Meeting agendas and minutes are available on the City's meeting portal at Greeleyco.municodemeetings.com/

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at: cd_admin_team@greeleygov.com.

Planning Commission

October 14, 2025, at 1:15 PM
City Council Chambers - City Center South
1001 11th Avenue, Greeley. CO. 80631

Agenda

1. Call to Order

2. Roll Call

3. Approval of the Agenda

4. Approval of September 23, 2025, Planning Commission Meeting Minutes

5. Approval to amend the Planning Commission Meeting Schedule for November and December 2025 by Canceling the Regular Meetings on November 25, 2025, and December 23, 2025, and Scheduling a Special Meeting for November 18, 2025.

6. Staff Report

7. Adjournment

Workshop

8. Development Code Text Amendment for Accessory Dwellings, Caleb Jackson

9. Greeley Housing for All Five-Year Strategic Plan 2025-2030, Deb Calles

City of Greeley Colorado | BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

September 23, 2025, at 1:15 pm.

1. **Call to Order**
   Chair Yeater called the meeting to order at 1:15 pm.

2. **Roll Call - Present**
   Chair Justin Yeater
   Vice Chair Louisa Andersen
   Commissioner Erik Briscoe
   Commissioner Brian Franzen
   Commissioner Larry Modlin
   Commissioner Christian Schulte
   Absent
   Commissioner Jeff Carlson

3. **Approval of the agenda**
   There were no changes to the agenda.
   Chair Yeater proceeded with the agenda as published.

4. **Approval of Minutes**
   Motion by Commissioner Franzen:
   He moved to accept the September 9, 2025, Planning Commission Meeting Minutes as presented.
   Second: Vice Chair Andersen
   Vote: 6-0
   Absent: Commissioner Carlson

5. **This is a request to continue an application for the Prairie Hawk Subdivision Preliminary Plat, No. SUB2025-0001 to October 28, 2025. The Subdivision proposes dividing a property 23.99 acres in size into 11 lots. The property is within a Planned Unit Development (Schneider Farm PUD No. 2022-0006).**

   Motion by Commissioner Briscoe:
   He moved to approve the request to continue the application for the Prairie Hawk Subdivision Preliminary Plat No. SUB2025-0001 to the October 28, 2025, Planning Commission Meeting.
   Second: Vice Chair Andersen
   Vote: 6-0
   Absent: Commissioner Carlson

6. **Staff Report:**
Don Threewitt (Deputy Director of Community Development) shared that Brian McBroom (Director of Community Development) will be temporarily overseeing the Economic Development Urban Revitalization Department. As he is handling dual responsibilities, his availability may be limited over the next couple of months. For timely assistance, Mr. Threewitt offered commissioners the option to contact him, as Mr. McBroom may not be able to respond promptly.

Mr. Threewitt invited the Commission to attend the West Greeley Catalyst groundbreaking on Wednesday, the 24th, from 10–11 a.m. The event will be held near Highway 34 and County Road 17, with the entrance off County Road 17, likely marked near the Cascadia Gate.

Mr. Threewitt informed the Commission that the Cascadia PUD went before City Council last Tuesday and was approved with a 6-1 vote. Public input was relatively limited compared to earlier stages of the project, and it will now move forward.

Mr. Threewitt asked the Commission to confirm their availability for the November and December Planning Commission meetings, given the upcoming holiday season. This is to ensure meetings can still be held during those months. If a quorum is not available, staff will schedule special meetings as needed and notify the Commission once dates are confirmed.

Chair Yeater requested that everyone respond within 24 hours and asked that a polite reminder be sent by staff the following day to anyone who has not yet replied.

7. **Adjournment:**
Chair Yeater adjourned the meeting and at 1:19 pm moved into the Workshop portion of the meeting.

<u>Workshop</u>

8. **Greeley Urban Forest Strategic Plan, Dana Karcher & Shiloh Hatcher**
Dana Karcher (Consultant from Native Resource Group) began their presentation by introducing herself and the presentation as published.

Vice Chair Andersen asked if there are incentives for planting more trees than required—both for developers and for existing homeowners, especially on the older east side, where many trees are maturing or dying due to lack of watering, likely from high water costs.

Ms. Karcher answered by saying; while the plan does not include specific incentives, the urban forester is aware of potential programs, such as 'Share the Shade,' which supports tree planting. Although water costs are a challenge, studies show that mature trees help manage stormwater. The key is educating property owners on the long-term benefits, which is why the plan emphasizes increased public education.

Chair Yeater asked what the current inventory of trees is in the City of Greeley, and how many still need to be addressed or managed. Ms. Karcher answered that that amount was 12,000.

Chair Yeater then asked out of the 12,000 trees mentioned, the slide indicated a plan to prune 2,000 and add 7,000 more. Given that, how many trees can the City of Greeley realistically prune each year with its current capacity. Shiloh Hatcher (City of Greeley Forestry Manager) acknowledged the complexity of the issue and the need for a long-term solution. Currently, the City can prune about 300–400 trees annually in parks, which are in good condition. Efforts are now shifting toward maintaining trees in public spaces, like parkways. For 2025, the goal was to prune 300 parkway trees, but they expect to reach 500, and believe more may be possible within the budget.

Discussion followed between Chair Yeater, Commissioner Schulte, Ms. Karcher & Mr. Hatcher regarding budget, equipment, maintenance plans, code requirements, and enforcement—both for existing trees and those included in recently approved developments. The discussion primarily centered on the forestry department's capacity to manage the maintenance and enforcement related to these trees. Specific emphasis was placed on what strategies are or have been considered to enforce tree planting that was required as part of an approved development and initially completed but later removed. Ms. Karcher shared the key takeaway is the need to involve the forestry team in planning. While Greeley's political landscape differs from other cities, the plan presents real opportunities. The City's urban forester is well-informed on both local and national trends. In time, the community may be more open to expanding urban forestry efforts, potentially through a supportive tree committee or commission.

Commissioner Schulte inquired about the presence of tree diseases and whether it is safe to proceed with planting more trees. Ms. Karcher said there will always be pests and challenges, regardless of location in the U.S. That said, the City of Greeley has done a commendable job educating the public about tree diseases, their appearance, and their impact.

Chair Yeater asked whether the current Forestry Department budget includes resources for addressing diseased trees. Mr. Hatcher answered by saying he believes they are as prepared as possible. While they have taken on responsibility for maintaining parkway trees through trimming, removal remains the homeowner's responsibility. This aligns with a longstanding policy: if a homeowner lets a tree die, they must bear the cost of its removal. Homeowners are therefore responsible for tree care. There is potential to explore incentives encouraging homeowners to replace removed trees, but removal costs will continue to fall on those whose trees die.

Commissioner Modlin asked for clarification on why trees planted in parkways are preferred over homeowner properties. He said parkway trees face challenges like poor watering, restricted root growth, increased vulnerability to fungus and disease due to heat from asphalt and concrete, and they often damage sidewalks. Ms. Karcher stated that, beyond knowing that it is a requirement, she wasn't familiar with further details.

Vice Chair Andersen inquired about the 50% living material requirement for front or corner side yards—asking whether a single tree would be sufficient, and if the canopy would count toward that percentage. They noted a trend of residents removing turf and replacing it with rocks, sometimes with just one tree, and expressed concern that enforcement seems inconsistent. They asked whether the city has clarified how the code is interpreted. Mr. Hatcher stated that he was unsure and would need to consult with other staff.

With no other questions regarding the presentation, Chair Yeater ended the meeting at 2:09 pm.

(Name) – Chair **(Name) – Staff Liaison or Dept Manager**

CITY OF GREELEY, COLORADO

ORDINANCE NO. __, 2025

AN ORDINANCE AMENDING TITLE 24 OF THE GREELEY MUNICIPAL CODE RELATING TO A TEXT AMENDMENT TO THE GREELEY DEVELOPMENT CODE REVISING STANDARDS AND ALLOWANCES FOR ACCESSORY DWELLING UNITS

WHEREAS, in exercising its home rule authority, the City of Greeley is empowered to govern itself on local matters through its Charter and Municipal Code; and

WHEREAS, state law is subordinate to home rule authority on matters addressed in this Ordinance; and

WHEREAS, this Ordinance is being adopted because the City's interests align with the State's interest; and

WHEREAS, pursuant to its home rule authority, the City reserves the right to make any modification to the Ordinance and subject matters addressed herein consistent with the needs of the City of Greeley, with regard to local land use controls regardless of any laws of the State of Colorado; and

WHEREAS, the City of Greeley has made the determination after thorough study of the alternatives, that allowing accessory dwellings on any property with a detached house or a multi-unit house expands housing opportunities throughout the City; and

WHEREAS, the City of Greeley has further determined that accessory dwellings provide a way to gently add housing to low density neighborhoods in a compatible manner; and

WHEREAS, to the extent stated above the City of Greeley seeks alignment with State direction outlined in HB24-1152;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. Section 24-403.b of the Greeley Municipal Code is amended to read as follows with additions in underlined text and deletions stricken through:

b. *Accessory dwelling.* One accessory dwelling is permitted on each property, including properties within a Planned Unit Development, that contains a detached house or a multi-unit house. The accessory dwelling may be detached, attached, or integrated into the primary building. The accessory dwelling is permitted to proceed to building permit without a land use process; however, historic preservation processes in Section 24-1003 are required where applicable. ~~Accessory dwellings are permitted as an accessory use to a principal dwelling as indicated in table 24-4-2, and subject to the following additional standards:~~

1. In the Holding Agriculture (H-A) zoning district, the Residential Estate (R-E) zoning district, the Residential Low Density (R-L) zoning district, and within Planned Unit Developments without more permissive standards, the accessory dwelling may not exceed 750 square feet of

enclosed living area. Additionally, the enclosed living area of the accessory dwelling may not exceed the enclosed living area of the primary building.

2. In all zoning districts except for the Holding Agriculture (H-A) zoning district, Residential Estate (R-E) zoning district, Residential Low Density (R-L) zoning district, and Planned Unit Developments:

a. If the primary building's enclosed living area is 1250 square feet or less then the accessory dwelling may have up to 750 square feet of enclosed living area provided that the enclosed living area of the accessory dwelling does not exceed the enclosed living area of the primary building.

b. If the primary building's enclosed living area exceeds 1250 square feet then the accessory dwelling may have up to 1200 square feet of enclosed living area provided that the enclosed living area of the accessory dwelling does not exceed 60 percent of the square footage of the enclosed living area of the primary building.

3. One new off-street parking space is required if existing on-site parking is not sufficient to accommodate the existing uses plus one off-street parking space for the accessory dwelling and no on-street parking is allowed on the block. For the purposes of this paragraph a block shall include all street space within 300 feet of the property's street frontage(s).

4. Other adopted criteria and codes of the City shall apply to accessory dwellings including but not limited to historic preservation, building code, fire code, utility criteria, infrastructure criteria, and engineering criteria.

5. A non-conforming structure may only be converted into an accessory dwelling or have an accessory dwelling added if the degree of non-conformity is not worsened by the proposed alterations and if the applicant demonstrates that the value of the alterations proposed are under 50 percent of the replacement value of the existing structure. If the value of the alterations proposed are 50 percent or more of the replacement value of the existing structure, then the structure must be brought into full compliance with current Development Code standards for a new structure. The applicant may demonstrate the values by providing construction bids that include materials and labor for the accessory dwelling and for the replacement of the existing structure. The applicant's construction bids may be rejected if the Community Development Department determines that the bid amounts are not accurate based on typical construction values.

6. When constructing a new detached structure for an accessory dwelling:

a. The accessory dwelling may not be located within nor extend into the front yard of the property by being closer to the fronted street than the primary building.

b. The accessory dwelling must provide at least the same interior side and corner side setbacks that would be required of the primary building on the property.

c. If the property has no rear alley access, a rear setback of at least five feet must be provided. If the property has rear alley access, the rear setback provided must either be zero to five feet or more than 20 feet. If the property has rear alley access, the provided rear setback may not be between five and 20 feet to avoid parking conflicts.

d. The accessory dwelling cannot exceed 25 feet in height and cannot exceed the height of the primary building.

e. The roof style (such as open gable, box gable, hip, gambrel, mansard, flat, Dutch gable, clipped gable, or other style), roof material, and roof color must be the same as the principal building. The roof pitch of the detached accessory dwelling may not deviate from the roof pitch of the principal building by more than ten percent. Designated historic properties and properties within a designated historic district are exempt from this paragraph and shall follow the procedures in Section 24-1003.

f. The exterior walls of the detached accessory dwelling must use the same materials and colors as the principal building on the corresponding walls. For example, if the front of the principal building uses wood lap siding with brick wainscoting, then the front of the detached accessory dwelling must use the same materials and use colors that match the principal building. Designated historic properties and properties within a designated historic district are exempt from this paragraph and shall follow the procedures in Section 24-1003.

7. When constructing an accessory dwelling that is integrated within or attached to the primary building:

a. The primary building's minimum setbacks and building height limits apply. However, the minimum rear setback for the accessory dwelling portion of the building shall be five feet.

b. The garage may only be converted into living space if the driveway leading to the living space is removed and adequate off-street parking for the primary building and the accessory dwelling, if required, is provided elsewhere on the site.

c. The residential design standards of Section 24-503 apply as determined by Table 24-5-6 of the Development Code.

~~1. One accessory dwelling may be permitted per lot only when associated with a detached house or duplex/multi-unit house.~~

~~2. Accessory dwelling units may be located in a detached accessory building or located within the principal building (such as an attic or basement apartment).~~

~~3. The accessory dwelling shall not exceed 60 percent of the living area of the principal dwelling or 1,200 square feet, whichever is less.~~

~~4. All parking necessary for the use shall meet the neighborhood design standards, and be confined to the garage, driveway or street directly in front of the dwelling.~~

~~5. A detached accessory structure shall meet all development and design standards for the building and lot in chapter 5, Residential development standards.~~

~~6. The accessory dwelling shall be compatible with principal building, and whether within the principal building or in a detached structure, be clearly subordinate to the principal dwelling through the location of parking, access, building entrances and other design features that accommodate the dwelling.~~

Section 2. The Zoning Districts and Uses Table 24-4-2 in Section 24-402 of the Greeley Municipal Code is amended by the deletion of the following entry:

Table 24-4-2: Zoning Districts and Uses														
P = Permitted Use S = Use by special review Blank = prohibited														
Districts / **Use**	**R-E**	**R-L**	**R-M**	**R-H**	**R-MH**	**C-L**	**C-H**	**MU-L**	**MU-H**	**I-L**	**I-M**	**I-H**	**H-A**	**C-D**
Residential Uses														
~~Accessory dwelling unit (see section 24-403.b)~~			~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~					

Section 3. The Required Parking Table 24-7-3 in Section 24-703 of the Greeley Municipal Code is amended by the deletion of the following entry:

Table 24-7-3: Required Parking	
Use Category/ Specific Use	**Minimum Parking Rate**
Residential	
~~*Secondary dwelling*~~	~~1/per bedroom~~

Section 4. Section 24-1301 of the Greeley Municipal Code is amended by the addition of the following definitions, which reads as follows:

Accessory dwelling. A permanent building, or a portion thereof, located on the same property as a detached house or multi-unit house that provides complete independent living facilities including space for living, sleeping, eating, cooking, and sanitation.

Section 5. Section 24-402.b.1 of the Greeley Municipal Code is amended to remove the following definition, which reads as follows:

~~*Dwelling, accessory unit.* A dwelling unit that is secondary and accessory to a principal dwelling unit and on the same lot. Accessory dwelling units may be in the same building as the principal dwelling unit (basement or attic apartments) or in a detached accessory structure (garage apartment or "granny flat".)~~

Section 6. This ordinance shall become effective five (5) days after its final publication.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ______ DAY OF ________________, 2025.

ATTEST:

CITY CLERK

THE CITY OF GREELEY, COLORADO

____

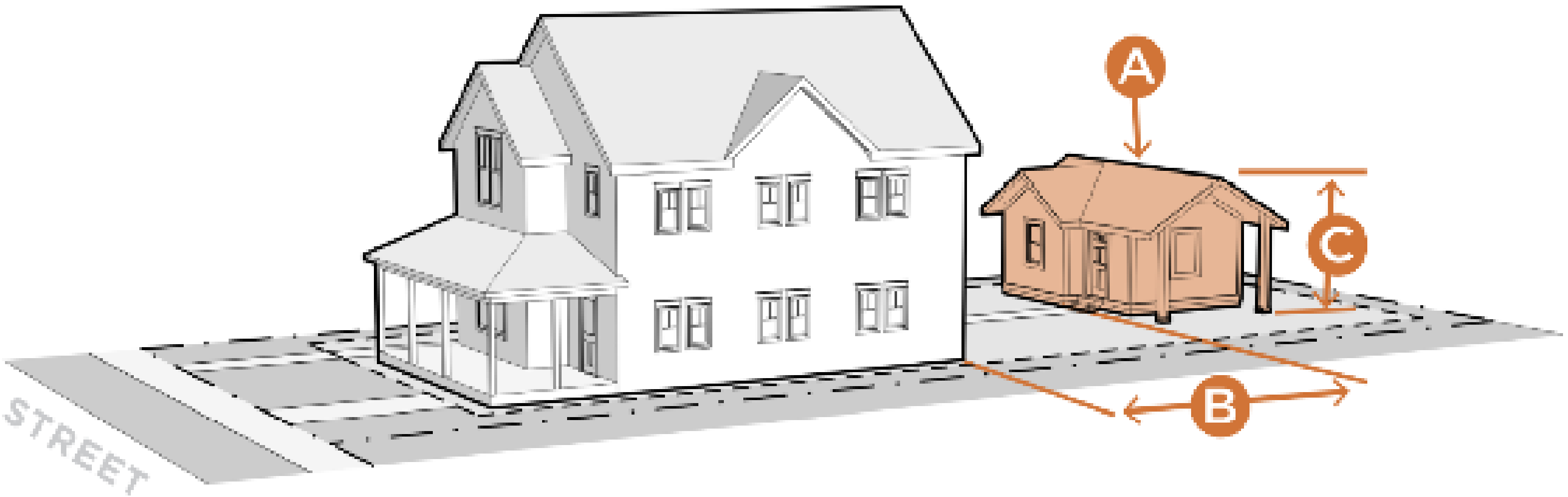
BY: ____________________________________
MAYOR

Accessory Dwellings

Caleb Jackson, AICP

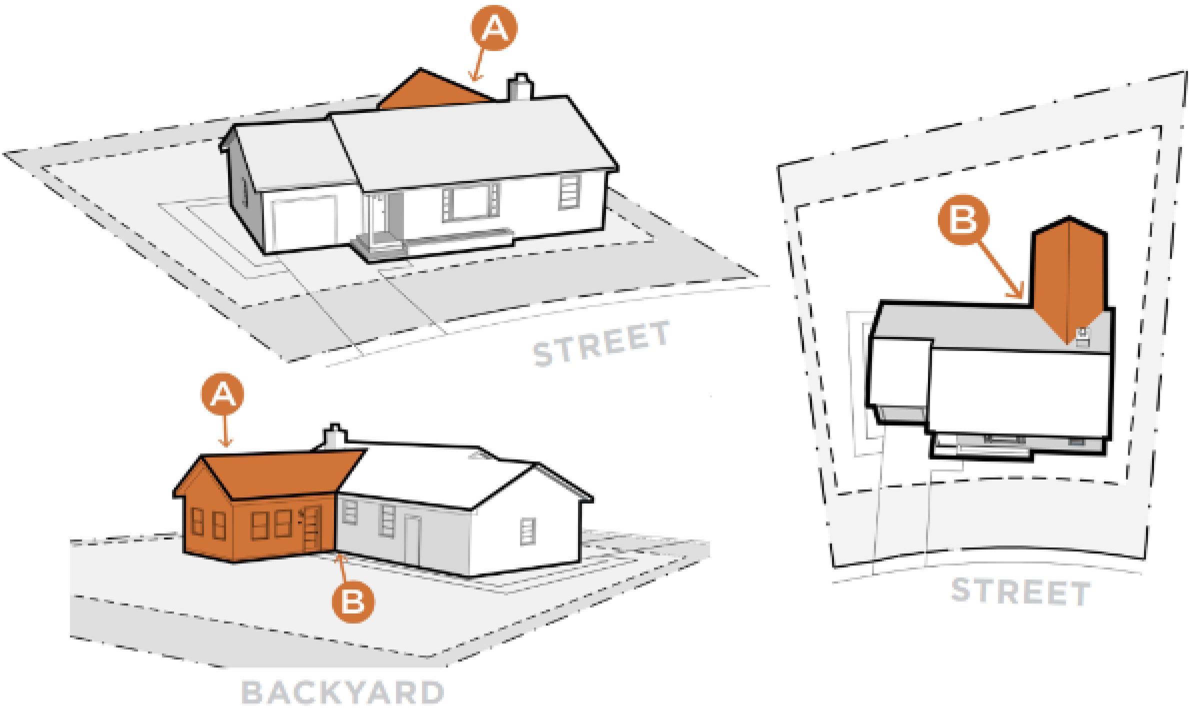
City Council Work Session - October 14, 2025

Agenda



- Current Accessory Dwelling Unit (ADU) Standards & Allowances
- Proposed ADU Standards & Allowances
- ADU-Supportive Jurisdictions
- Considerations
- Feedback

Current Standards & Allowances



- Allowed by building permit in the following zones:
  - R-M, R-H
  - C-L, C-H
  - MU-L, MU-H
- Must have an existing detached house or multi-unit house on the property
- Detached or attached/integrated into house
- Size | 60% of primary not to exceed 1200 sqft
- One parking space per bedroom required on-site or on-street
- Residential design standards apply

Proposed Standards & Allowances

- Allowed by building permit on any property in any zone with an existing detached house or multi-unit house on-site
- Detached or attached/integrated into house
- Max Size
  - 100% of primary up to 750 sqft in all zones
  - 750 sqft max in H-A, R-E, R-L
  - May exceed 750 sqft in all other zones, but limited to 60% of primary not to exceed 1200 sqft ADU
- One parking space required on-site or on-street
- Residential design standards apply for attached/integrated
- Similar roof style/pitch, materials, and colors to house for detached

ADU-Supportive Jurisdiction

Requirement (Must Meet 1)

1. Reduce ADU fees for low and mod-income households
2. Incentivize ADU affordability for housing the local workforce
3. Providing pre-approved plans for ADUs
4. Educational program and technical assistance to homeowners
5. Regulating the use of ADUs for short-term rentals
6. Incentivize ADA-accessible and visitable ADUs
7. Assist owners with ensuring that pre-existing ADUs conform
8. **Allow separate sale of an ADU (already allowed with condo plat)**
9. Adopt standards encouraging factory-built ADUs

Benefits

- Voluntary State Certification
- Makes City eligible for grants to offset costs for developing pre-approved ADU plans, providing technical assistance to homeowners, and reducing ADU fees
- CHFA financing for ADU construction

Considerations

- ADUs are already allowed in many zones and provide a gentle way to add small amounts of housing in existing neighborhoods
- ADUs are a ‘missing middle’ housing type that allow for housing alternatives in between detached single-family homes and apartment complexes
- Minimal Impact – Very few ADUs have been built and we expect that to continue
    - ADU construction is expensive and not typically profitable for rental purposes
    - Residents interested in ADUs tend to desire adding housing options for family members
- The proposed standards align with State direction and safeguard grant fund opportunities
- Becoming an ADU-supportive jurisdiction makes the City eligible for additional State grants and enables homeowners to get CHFA financing for construction

Feedback

1. Do you support moving forward with a code update to allow ADUs in all zones?
2. Do you have any suggestions for revisions to the proposed standards?
3. Should Greeley pursue becoming an ADU-supportive jurisdiction?

Thank you

Planning Commission Agenda Summary

August 5, 2025
Key Staff Contact: Deb Callies, Housing Director

Title:
Informational: Greeley Housing for All Five-Year Strategic Plan 2025-2030

Summary:
In 2024, the City of Greeley solicited support through its newly created Housing Solutions Department to execute its vision, specifically related to implementing the Housing for All City Council priority. The City's bold vision of prioritizing housing across all income levels simultaneously demonstrates a sincere commitment from City leadership to genuinely see its community thrive, along with a readiness to engage in a complex endeavor that will serve as a model for other growing communities.

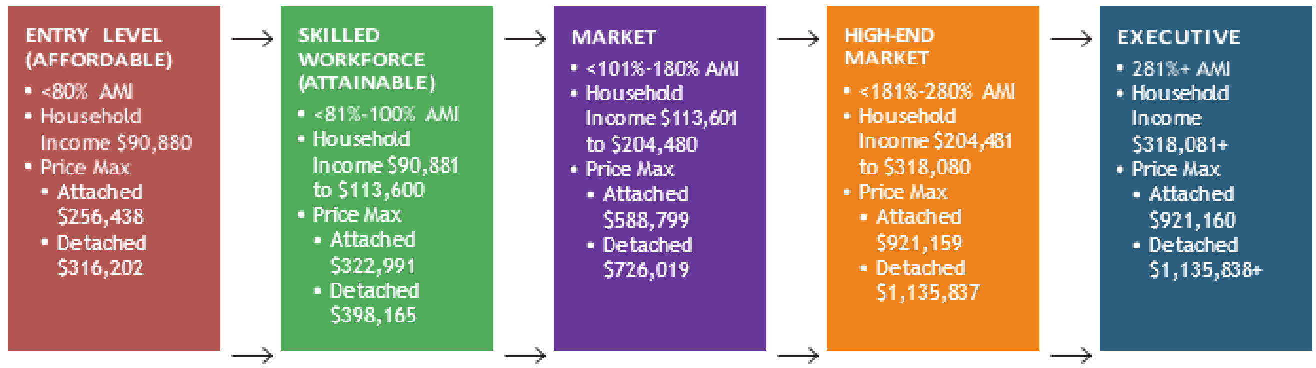
The City of Greeley's Housing Solutions Department is committed to ensuring access to safe, affordable, and fair housing for all residents. The Department plays a critical role in implementing housing policies, programs, and initiatives to address the housing needs of the community. The Department is responsible for the general oversight of housing initiatives for the City of Greeley. This includes housing-specific projects ranging from affordable housing to executive-level housing. The Department also manages entitlement allocations from the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG); Home Investment Partnership (HOME); private activity bonds and other applicable state and federal funding resources.

The Request for Proposal from the City of Greeley Housing Solutions Department sought a consultant to lead the city through a streamlined strategic planning process designed to:

- Define the future of the Housing Solutions Department by charting a clear path for the next five years. This includes outlining City of Greeley's vision, priorities, goals, and objectives for 2025-2030.
- Identify incentive programs to stimulate desired housing in community opportunity areas: affordable through executive.
- Position the department within the broader housing and economic development ecosystems. This includes understanding how the plan connects/intersects/has interplay with those on the local, regional, state, and federal levels (as applicable), as well as incorporating relevant sector and cross-sector-related policies, priorities, and strategic guidance.
- Support the City of Greeley in addressing Greeley's critical mixed-income housing needs and creating positive and equitable outcomes for Greeley's community members and economic development initiatives.

The planning process was to address housing strategy, including housing development, public/private partnerships, the housing relationship with economic development, and staffing/personnel needs. The planning process prioritized these areas while leaving space for other areas of need that arise from the stakeholder engagement process.

The strategic plan is rooted in the following affordability structure:



The proposed City of Greeley Housing Affordability Spectrum includes five categories of housing price points- "entry level" to "executive". Each category is defined by the area median income (AMI) range that can reasonably afford (30% of monthly income) the defined price range. Categories are updated annually based on market trends and pricing variables (e.g. interest rates, insurance costs, etc.) and developers and homebuilders can access incentives to create the entry level, skilled workforce, high end market, and executive housing**.

The Housing for All Strategic Plan can be implemented as either a requirement for developments to include multiple categories of housing, or just as an incentive for developments to receive financial benefits related to eligible housing products. Market trends are monitored to ensure incentives & assets are reserved for housing products that are not otherwise created in the natural market.

*2025 HUD household income; 4-person household AMI;
**Incentives are offered to developers and builders with qualifying housing products as defined by the City of Greeley
***Active "for sale" and "under contract" listings on IRES MLS on June 17, 2025

According to the 2023 housing needs assessment, the following units, related to the affordability spectrum, should be generated:

For Sale	Affordable	Attainable	Market	Upper Market	Executive	
<30% AMI	433					27%
31%-50% AMI	530					
50%-80% AMI	2072					
80%-120% AMI		2716				25%
120%-200% AMI			3495			32%
>200% AMI				1282		12%
>300% AMI					554	5%
Totals	3035	2716	3495	1282	554	11082

For Rent	Affordable	Attainable	Market	Upper Market	Executive	
<30% AMI	2456					68%
31%-50% AMI	1590					
50%-80% AMI	1628					
80%-120% AMI		1164				14%
120%-200% AMI			1165			14%
>200% AMI				324		4%
Totals	5674	1164	1165	324	0	8327

Housing Incentives Menu

Entry Level (or "Affordable"): For Sale and Rental Building incentives, assets & programs

- Fee waivers/offsets
- Local fund investment
- Density/height bonus consideration (downtown)
- Water/ land donation
- Land lease/land trust
- Condominium (for-sale) specific incentives
- Fast track review
- Developer liaison service
- Federal, state, and local funds (source/s TBD)
- Down payment assistance network development
- Water resources and land banking
- Forgivable or deferred loan: = to city investment
- CHFA mortgages or similar products

- Down payment assistance network
- Federal, state, and local fund eligible

Implementation considerations

- City sets price range for >80% AMI
- Income qualified buyers
- Deed restricted/recorded covenants for long-term affordability
- Proof of sale at "entry level" price

Skilled Workforce Housing (or attainable housing): For Sale Building incentives, assets & programs

- Fee discounts/offsets
- Density/height bonus consideration (downtown)
- Water/ land discounts
- Fast track review
- Developer liaison service
- CHFA mortgages or similar products
- Down payment assistance network
- State and local funds (source TBD)
- Down payment assistance network development
- Deed restricted = number of years in relation to investment

Implementation considerations

- City sets price range for 81% -100% AMI
- Forgivable or deferred loan: = to city investment
- Income qualified buyers
- Proof of sales at skilled workforce price

High End Market Housing (or upper market): For Sale Building incentives, assets & programs

- Low interest/deferred loan
- Density/height bonus consideration (downtown)
- Fast track review
- Developer liaison service

Executive Housing (or Luxury/Custom Homes): For Sale Building incentives

- Low interest/deferred loan
- Fast track review
- Developer liaison service
- Deferred fees/land sale
- Property tax resolutions/deferred for executive lots

City of Greeley Housing for All Strategy

Deb Callies, Housing Director

City of Greeley Colorado

Agenda

- Strategic Plan Assumptions
- Strategic Plan Approach
- Strategic Goals
- Case Studies
- Additional Opportunities to Explore
- Next Steps
- Purpose: Approval of Housing for All Strategic Plan

Assumptions

- Housing is necessary across all market segments in Greeley-from entry level homes to executive level housing.

- The implementation of a Housing for All Strategy will require coordination among various city departments and a broader ecosystem of developers, financial institutions, and both public and private sector stakeholders.

- A comprehensive housing strategy and economic development are inextricably linked.

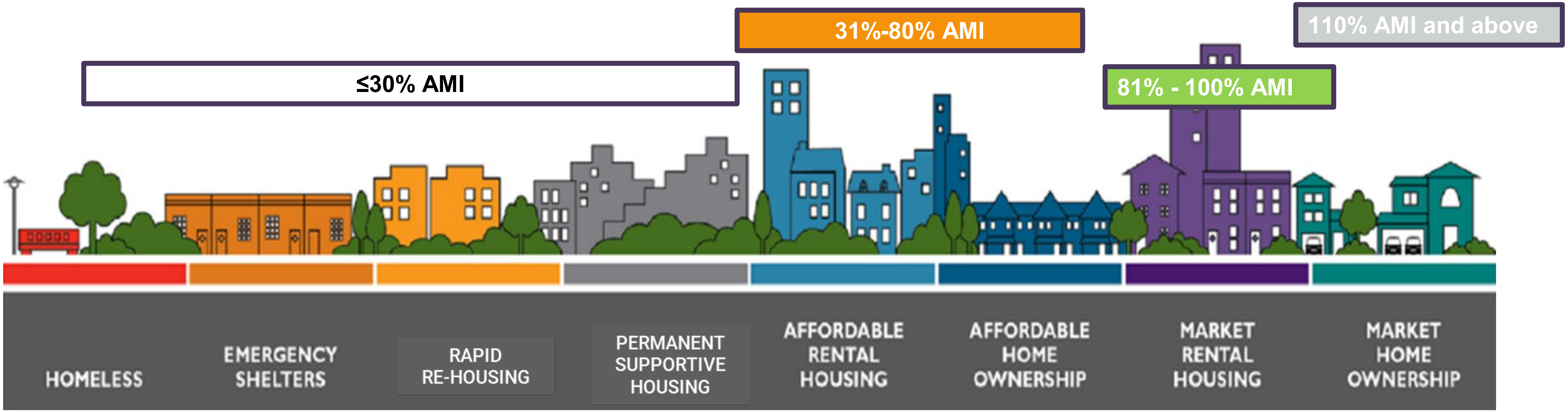
Housing for All: Affordability Fundamentals

- Housing is “affordable” when it is no more than 30% of your household income.
- 2025 HUD Area Median Income- (100% AMI for household of one- $79,600)

chfa	2025 Income Limits							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
120%	95,520	109,080	122,760	136,320	147,240	158,160	169,080	180,000
110%	87,560	99,990	112,530	124,960	134,970	144,980	154,990	165,000
100%	79,600	90,900	102,300	113,600	122,700	131,800	140,900	150,000
90%	71,640	81,810	92,070	102,240	110,430	118,620	126,810	135,000
80%	63,680	72,720	81,840	90,880	98,160	105,440	112,720	120,000
70%	55,720	63,630	71,610	79,520	85,890	92,260	98,630	105,000
60%	47,760	54,540	61,380	68,160	73,620	79,080	84,540	90,000
55%	43,780	49,995	56,265	62,480	67,485	72,490	77,495	82,500
50%	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
45%	35,820	40,905	46,035	51,120	55,215	59,310	63,405	67,500
40%	31,840	36,360	40,920	45,440	49,080	52,720	56,360	60,000
30%	23,880	27,270	30,690	34,080	36,810	39,540	42,270	45,000
20%	15,920	18,180	20,460	22,720	24,540	26,360	28,180	30,000

HUD Effective Date: April 1, 2025

Housing For All: Affordability Fundamentals



Executive Housing

Build to Rent

Approach to Housing for All Strategic Planning

Strategic Planning Timeline	Activities
September-October 2024 **Project Initiation**	Engaged Greeley City Council members in interviews to gather insights on housing. Initiated landscape analysis using expertise and case studies to identify housing and financing options. Conducted an equity assessment, with findings included in the SWOT analysis.
December 2024 **Analysis of Greeley Market**	Held in-person roundtables with stakeholders (funders, lenders, employers, developers) to discuss housing and economic development. Gained insights on strengths, weaknesses, opportunities, and threats for the housing-for-all vision. Conducted a tour of master-developed communities in North metro Denver for best practices.
January-March 2025 **Program Review & Community Engagement**	Ongoing program review of the housing department, collaborating with other City Departments. Analyzing data from U.S. Census Bureau, USDA, and HUD to enhance organizational design for housing solutions. Engaging community stakeholders to ensure diverse input in the planning process, which will inform the final SWOT analysis.
June 2025-August 2025 **HFA Strategic Planning Development**	Alignment with other City strategic plan efforts. Final comprehensive Housing for All Strategic Plan Delivered.

Board & Commission Reviews

July 10, 2025	Housing for All Advisory Board	Unanimous approval to support
July 23, 2025	Citizen Budget Advisory Committee	Informational Presentation
August 12, 2025	Planning Commission	Informational Presentation

Housing for All Strategic Goals

#1: Facilitate full-spectrum mixed-income development throughout the City

#2: Promote and provide the capacity for execution

#3: Connect “Housing for All” and economic development

#1: Mixed Income Development Model

Entry Level (Affordable)
- ≤80% AMI
- Household Income $90,880*
- Price Max
  - Attached $256,438
  - Detached $316,202

Skilled Workforce (Attainable)
- 81%-100% AMI
- Household Income $90,881 to $113,600*
- Price Max
  - Attached $322,991
  - Detached $398,165

Market
- 101%-180% AMI
- Household Income $113,601 to $204,480*
- Max Price
  - Attached $588,799
  - Detached $726,019

High End Market
- 181%-280% AMI
- Household Income $204,481 to $318,080*
- Max Price
  - Attached $921,159
  - Detached $1,135,837

Executive
- 281% + AMI
- Household Income $318,081* +
- Max Price
  - Attached $921,160
  - Detached $1,135,838+

Housing for All: For-Sale

≥ 60% AMI
Max Price: $211,885
Finance Gap: $219,847
Max Annual Income: $68,160

Case Manager
Wastewater Plant Operator A
Registered Nurse (starting salary)
Elementary Teacher (MA Level)
Journeyman Electrician/HVAC

= 81% - 100% AMI
Max Price: $360,909
Finance Gap: $70,823
Max Annual Income: $113,600

Police Officer- POST Certified
Water Resource Operations Mgr.
Physician Assistant
Nurse Practitioner
K-8 School Principal

Greeley
Median Home Price
$431,732

= 61% - 80% AMI
Max Price: $286,397
Finance Gap: $145,335
Max Annual Income: $90,880

Fire Fighter IV
Police Officer
City Budget Analyst
Occupational Therapist
High School Assistant Principal

=101% - 110% AMI
Max Price: $398,165
Finance Gap: $33,567
Max Annual Income: $124,960

Fire Fighter I (Master)
Deputy Chief Engineer
Deputy Director Risk & Safety
Middle School Principal
Registered Nurse (max salary range)

Incentives Menu & Financial Resources

Housing Incentives Menu

Entry Level (or "Affordable"): For Sale and Rental

Building incentives, assets & programs
- Fee waivers/offsets
- Local fund investment
- Density/height bonus consideration (downtown)
- Water/ land donation
- Land lease/land trust
- Condominium (for-sale) specific incentives
- Fast track review
- Developer liaison service
- Federal, state, and local funds (source/s TBD)
- Down payment assistance network development
- Water resources and land banking
- Forgivable or deferred loan: = to city investment
- CHFA mortgages or similar products
- Down payment assistance network
- Federal, state, and local fund eligible

Skilled Workforce Housing (or attainable housing): For Sale

Building incentives, assets & programs
- Fee discounts/offsets
- Density/height bonus consideration (downtown)
- Water/ land discounts
- Fast track review
- Developer liaison service
- CHFA mortgages or similar products
- Down payment assistance network
- State and local funds (source TBD)
- Down payment assistance network development
- Deed restricted = number of years in relation to investment

High End Market Housing (or upper market): For Sale

Building incentives, assets & programs
- Low interest/deferred loan
- Density/height bonus consideration (downtown)
- Fast track review
- Developer liaison service

Executive Housing (or Luxury/Custom Homes): For Sale

Building incentives
- Low interest/deferred loan
- Fast track review
- Developer liaison service
- Deferred fees/land sale
- Property tax resolutions/deferred for executive lots

- ❑ Financing the Work
  - ❑ The City will have to make investments and use creative financing to shepherd the desired development.

Financial Tools

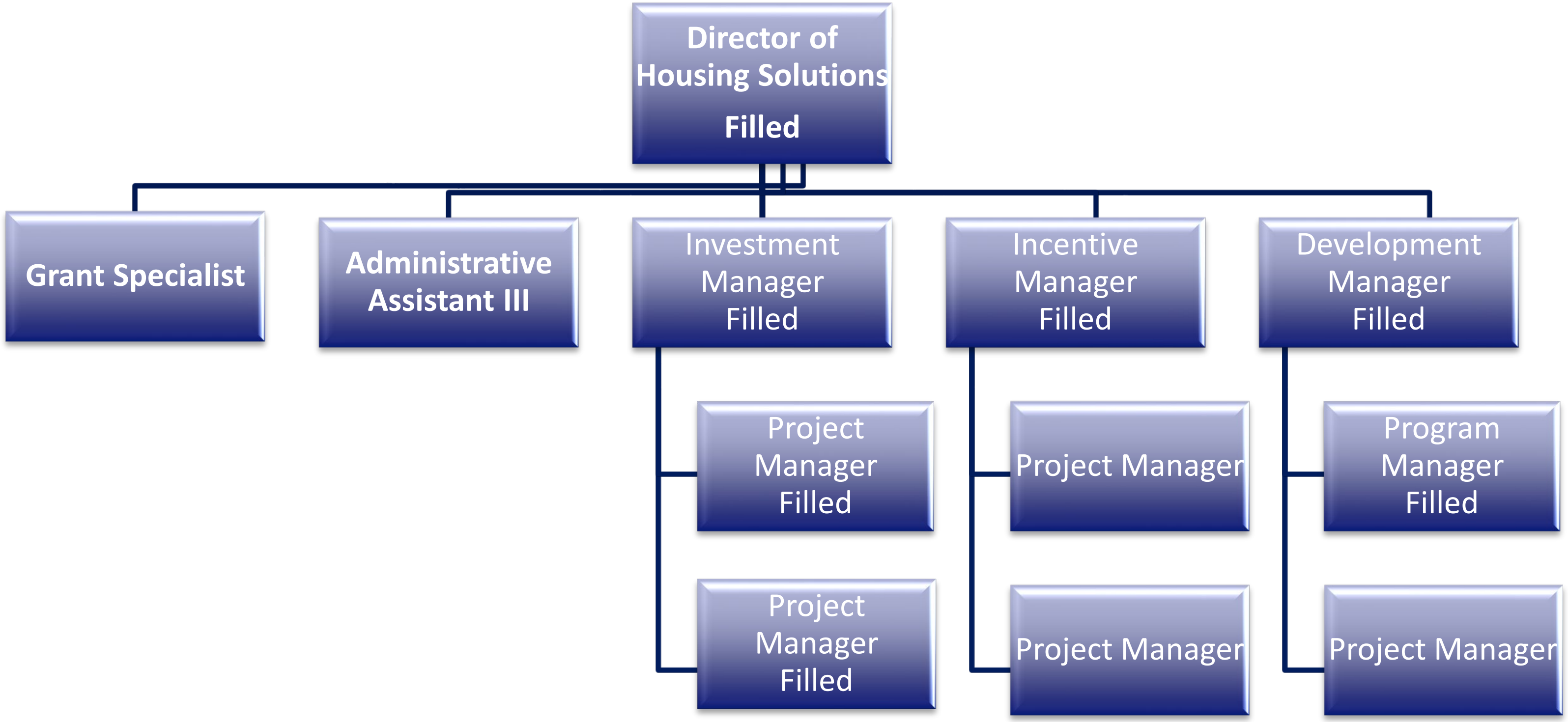
- Local fund exploration
  - Sales tax
  - Fee-in-lieu
  - Impact Fees
- Private Activity Bonds
- The Low-Income Housing Tax Credit (LIHTC) and Historic Tax Credits
- Tax Increment Financing (TIF)
- HUD Entitlement Programs as Development Finance Tools*
- HUD Section 108 Loan Guarantee Program as a Development Finance Tool*
- Prop 123 Funds- State Affordable Housing Fund
- Public Housing Redevelopment Programs*

*Federal funding at risk of termination in 2025 and beyond

#2: Capacity to Execute

- Cities must plan for growth, as Greeley is prepared to do, or risk disorganized and erratic development.

- State and federal funds are restricted to affordable housing efforts, and some are currently in threat of reduction or termination.



Implementation Plan

1. Establish Implmentation Plan — 2025-2026
2. Policy Execution — 2026-2027
3. Scaling and Transparency — Ongoing
4. Evaluation and Refinement — 2027-2030
5. Maintenance — 2030+

#3: Housing Strategy & Economic Development

- There are three projects that the City and developers both jointly agree would greatly enhance Greeley’s strategy for housing and economic development
    - Downtown
    - West Greeley
    - The Airport expansion

Case Study: Central Park & Beeler Park

Central Park Redevelopment

Key Takeaways for Greeley Stakeholders:

- Integration of rental and homeownership (market rate and workforce)
- Holistic re-development incorporating housing with commercial, retail, recreational facilities, open space, schools
- Incorporation of new urbanist, “walkable urbanity” elements
- Beneficiary of Inclusionary Zoning and Tax Increment Financing
- Utilization of the master developer approach to large-scale redevelopment

Case Study: Lowry Redevelopment

Lowry Redevelopment

Key Takeaways for Greeley Stakeholders:

- Large-scale infill project developed by a public entity (the "master developer") created by local governments.
- Integration of rental and homeownership (market rate and workforce)
- Holistic re-development incorporating housing with commercial, retail, recreational facilities, open space, schools
- Beneficiary of Tax Increment Financing and myriad other financing tools.

Case Study: Green Valley Ranch

Green Valley Ranch

Key Takeaways for Greeley Stakeholders:

- Large-scale mixed-income homeownership (market rate and workforce)
- Integration of robust K-12 education focus into residential complexes
- Beneficiary of Inclusionary Zoning

Explore Additional Opportunities

- In the Redevelopment or Master Development Authority approach to large-area real estate development, a single organization takes on several key responsibilities

- Obtain and review legal structures used in various master planned communities that produced mixed income housing areas

- Explore benefits of the role of Master Developer in relation to the City’s existing authorities including:
  - Greeley Urban Renewal Authority
  - Downtown Development Authority
  - Greeley Housing Authority

Next Steps - Concurrent

- Exploration of all funding opportunities
- Incentive program build out
- Strengthen existing developer partners & cultivate additional partnerships
- Create progress dashboard for quarterly and annual reporting and monitoring

Thank you

City of Greeley Colorado