

NOTICE OF MEETING - TOWN OF KERSEY – BOARD OF TRUSTEES
KERSEY TOWN HALL
446 FIRST STREET, KERSEY, COLORADO
REGULAR MEETING
TUESDAY, FEBRUARY 10, 2026 AT 6:00 P.M.
AGENDA

Meeting Called To Order

- I. Pledge of Allegiance
- II. Roll Call
- III. Additions to the Agenda
- IV. Swear in New Officer, School Resource Officer, Zach Hahn
- V. FBLA Proclamation
- VI. Public Invited to be Heard
Citizens may make comments on items not scheduled on the agenda. Those wishing to speak on a non-agenda item must have signed the roster, state name and address for the record, and limit comments to three minutes.
- VII. Consent Agenda:
 1. Approval of the minutes of the January 11, 2026 regular meeting
 2. Approval of the paid bills
 3. Approval of bills to be paid
- VIII. New Business
 1. Senator Byron Pelton Presentation
 2. Cobblestone Liquor License Renewal (Haley Curtis)
 3. Approval of Resolution 2026-0004 (Stacy Brown, Town Manager)
 - a. Swear in Town Clerk/Human Resources Director
 - b. Swear in Deputy Town Clerk/Treasurer
 4. Approval of Resolution 2026-0005 Kersey Housing Needs Assessment (Danna Ortiz)
 5. Approval of Ordinance 2026-0003 Requesting AVIS Hearing Officer program to be a division of the Town Municipal Court and amending ordinance 2025-0012 (Rick Zier, Town Attorney)
- IX. Public Hearing
 1. Approval of Resolution 2026-0006 Amending the 2025 Budget (Stacy Brown, Julie Piper)
- X. Old Business
- XI. Staff Communication
 1. Chamber of Commerce
 2. Tree Board
 3. Town Manager
 4. Town Attorney
- XII. Board of Trustees Communication
- XIII. Consideration of a motion authorizing the Town Attorney to prepare any required resolutions, agreements, ordinances, policies, letters, and memoranda to reflect action taken by the Town Board at this meeting and at any previous meetings, and authorizing the Mayor and Town Clerk to sign all such resolutions, agreements, ordinances, policies, letters, and memoranda.
- XIV. Adjournment

**TOWN OF KERSEY
BOARD OF TRUSTEES REGULAR MEETING
TUESDAY, JANUARY 13, 2026 – MINUTES**

The Kersey Board of Trustees met in a regular meeting on Tuesday, January, 2026, at Kersey Town Hall, 446 1st Street. Mayor Nathan Roth at approximately 6:00 p.m. called the meeting to order. Trustees present were Cody Meeker, Gary Lagrimanta, Karen Dusin and Brad Joens.

Town Staff present: Stacy Brown, Town Manager; Julie Piper, Town Clerk; Haley Curtis, Deputy Town Clerk; Jonathan Langem, Chief of Police; and Rick Zier, Town Attorney.

Audience Present: Jeff Gross, Andy Hud, Tim Phippard, Regan B, Bill Cannon, Derek C., Jason Geib, Jeremy Burmeister.

Pledge of Allegiance

Additions to the Agenda

Town Manager Stacy Brown informs the Mayor of an addition to the agenda. Under *New Business – Continued*, a second item (technically Item 5) is added for discussion and possible action regarding the disposition of funds collected prior to November 18, 2025, from AVIS-detected motorists traveling 25 miles per hour or more over the reasonable and prudent speed limit.

Motion made by Trustee Joens, seconded by Trustee Lagrimanta to approve the addition to the agenda. The motion carries unanimously with a 5–0 vote.

Public Invited to be Heard

Jeff Gross 801 7th Street – Mr. Gross addresses the Board regarding the agenda, specifically expressing concern about the frequency of executive sessions. He states his belief that certain matters, including discussion related to the AVIS program and pending litigation, should be discussed in open session. Mr. Gross questions the necessity of executive session for these topics and expresses concern about transparency, the distinction between legal advice and other guidance provided during executive session, and the Board’s decision-making process. He requests greater openness and public discussion on these matters.

Tim Phippard 407 2nd Street – Mr. Phippard addresses the Board regarding First Amendment concerns related to current Town matters. He expresses frustration with the situation and references prior warnings that similar outcomes could occur. Mr. Phippard states that he has previously brought legal cases resulting in significant costs and questions why the Town should incur similar financial liability.

Reagan B, address not provided– Reagan addresses the Board regarding First Amendment rights and the public’s right to address government officials. The speaker states appreciation for being allowed to speak without providing an address and references constitutional obligations of elected officials. The speaker discusses an ongoing lawsuit involving the Town, references legal representation experienced in constitutional law, and expresses concern regarding restrictions on

public comment and the use of executive sessions. The speaker emphasizes the importance of protecting free speech and public participation in governmental proceedings and requests to be included in discussion related to the photo radar agenda item.

Bill Cannon 718 3rd Street Court – Mr. Cannon encourages the Board of Trustees to consider meeting with interested residents prior to taking action in executive session. He requests an opportunity for direct discussion with citizens regarding the matter and expresses concern about the frequency of executive sessions and the level of public engagement.

Consent Agenda

Approval of the minutes of the December 2, 2025 special meeting and the December 9, 2025 regular meeting minutes, approval of the paid bills, approval of bills to be paid. Motion made by Trustee Meeker and seconded by Trustee Lagrimanta to approve the consent agenda. Motion carried with a 5-0 vote.

New Business

1. Adoption of the Kersey Safety Action Plan (Stacy Brown/Danna Ortiz), Approval of Resolution 2026-0001 Adopting the Kersey Safety Action Plan.

Town Manager Stacy Brown provided an overview of the Town's Safety Action Plan, developed with consultant Next Phase Engineering through a federally funded Safe Streets for All grant. She explained that the plan is intended to serve as a foundational document for future safety-related grant applications and community improvements. Ms. Brown introduced representatives from Next Phase Engineering, Martina Wilkinson and Joe Wilson, who presented the plan.

Ms. Wilkinson explained that the Safety Action Plan is part of a national Vision Zero initiative aimed at reducing traffic fatalities and serious injuries. She outlined the federal requirements for the plan and emphasized its practical, actionable nature. She noted that adoption of the plan is required for eligibility for future federal safety implementation grants.

Mr. Wilson presented findings from a three-year crash data analysis (2022–2024) using data provided by CDOT, noting that the majority of serious and fatal crashes occurred along major corridors, including WCR 49 and US Highway 34. He explained that intersections accounted for a significant percentage of crashes and identified five locations with higher-than-expected crash rates. The analysis also noted trends related to crash types and driver demographics.

Ms. Wilkinson summarized the public engagement process, which included work sessions, stakeholder meetings, online and in-person feedback opportunities, and coordination with partner agencies. Approximately 110 public comments were received. She stated that community concerns closely aligned with the crash data analysis.

The consultants outlined the plan's recommendations, including prioritization of a high-risk roadway network, short- and long-term infrastructure improvements, coordination with CDOT, education and enforcement strategies, and use of grant funding. Additional plan components include a public crash data dashboard, GIS mapping, cost estimates, and a countermeasure toolbox. The plan is intended to be a living document, updated over time.

Public Comment:

Jeff Gross, 801 7th Street, commented on traffic safety concerns, suggested additional signage, questioned how crash data was contextualized relative to traffic volume, and expressed skepticism regarding the interpretation of statistics.

Tim Phippard, 407 2nd Street, asked whether a prior pedestrian fatality involving apparent suicide was included in the crash data.

Jason Geib, questioned the financial implications of the plan, expressed concerns about long-term costs, federal involvement, jurisdictional impacts, and the feasibility of Vision Zero goals.

Jeremy Burmeister, 107 Parkview Boulevard, representing the school district, thanked the Town and consultants, acknowledged differing viewpoints on the plan, cited safety concerns involving school transportation, and expressed appreciation for efforts to use data to improve safety and for the Board's service.

Motion made by Trustee Lagrimanta and seconded by Trustee Joens to approve Adoption of the Kersey Safety Action Plan, Approval of Resolution 2026-0001 Adopting the Kersey Safety Action Plan. Motion carried with a 5-0 vote.

2. Approval of Resolution 2026-0002 Designating Public Places for the Posting of Notices and Public Meetings and Designating a Newspaper for the Record of Publications

Haley Curtis presented a draft resolution and proposed Public Records Request Policy for the Town of Kersey. She explained that the policy was developed in response to increased public records requests and to formalize the Town's procedures, as the Town had previously operated without a standardized policy while still striving to comply with the Colorado Open Records Act (CORA). The purpose of the policy is to ensure consistency, transparency, and statutory compliance.

Ms. Curtis summarized key elements of the proposed policy, including the designation of the Town Clerk as the official records custodian, requirements that CORA requests be submitted in writing using the Town's official request form, and clarification that the first hour of research and retrieval is provided at no charge. Additional staff time is charged at the maximum rate permitted by state law, currently \$41.37 per hour, prorated in 15-minute increments. Copying fees are set at \$0.25 per page for printed copies, with no charge for electronic records. The policy also outlines procedures for deposits, inspection of records during normal business hours, handling multiple or abandoned requests, exemptions under CORA, and internal timelines for response.

Ms. Curtis emphasized that CORA does not require the creation of new records, compilation of data, or answering questions, but only the provision of existing records. Staff may also direct requesters to records already publicly available on the Town's website. She noted there is no financial impact to the Town, and staff recommended approval of Resolution 2026-0003 to adopt the policy.

Jeff Gross expressed concern that the policy's clarification regarding the Town's obligation to provide only existing records could be used to avoid fulfilling requests. He referenced a prior records request related to traffic enforcement data and

requested a refund for fees paid. He stated concern that the policy could reduce transparency over time.

Mayor Roth responded that the policy is intended to assist staff in managing the volume of requests while continuing to provide access to public records.

Jason Geib asked about the ability to request reports that are not already created, such as monthly or annual accident summaries, and questioned why fees beyond the first hour are charged for work that may be considered routine. He also asked where collected fees are deposited.

Ms. Curtis explained that fees are assessed to recover staff time associated with larger or more complex requests, while most requests are fulfilled within the free first hour. She stated that time is logged and may be provided if requested, and that collected fees are deposited into the Town's general fund.

Bill Cannon noted that a recent records request took approximately three weeks to fulfill and asked about typical response times. Mr. Cannon raised concerns about the use of estimated time for cost deposits, stating that estimates could be perceived as inaccurate or unfair. She suggested that charging based on actual time worked, rather than requiring payment based on estimates, may be more appropriate.

Motion made by Trustee Joens, seconded by Trustee Lagrimanta to approve Resolution 2026-0003 Adopting the Town of Kersey Public Records Request Policy. Motion carried with a 5-0 vote.

Public Hearing

1. Revisions to ADU, Mobile Home Park, and Community Development Regulations- Approval of Ordinance 2026-0002 Kersey Land Use Code Regarding Accessory Dwelling Units, Landscaping, Planning Commission Provisions, Mandatory Connection to Public Sanitary Sewer, and Mobile Home Park District Regulations

Stacy Brown, Town Manager introduced the agenda item for proposed amendments to the Town's Accessory Dwelling Unit (ADU) regulations, Mobile Home Park District standards, and related community development provisions. Stacy turned the presentation over to Danna Ortiz, Town Planner, she explained the amendments serve three purposes: (1) to bring ADU regulations into compliance with recently adopted state housing legislation following a state review, (2) to address administrative clean-up items identified during the first year of implementation of the new Land Use Code, and (3) to align regulations with the Town's Comprehensive Plan and community goals.

Danna Ortiz outlined state-requested ADU revisions, including the addition of an "exempt parcel" definition, removal of subjective approval criteria, clarification of parking requirements, and modification of rear-yard setback standards when ADUs are located within a primary structure. Additional updates include clarification that landscape plans must be prepared by a Colorado-registered landscape architect and a cap on tree replacement requirements.

Danna Ortiz also presented housekeeping amendments to Planning Commission provisions, adoption of mandatory sewer connection standards when public sewer is within 400 feet, and modernization of Mobile Home Park District regulations. The mobile home park amendments update intent statements, parking, landscaping, and review criteria, while clarifying nonconforming status provisions.

Staff stated the amendments advance Comprehensive Plan goals related to housing diversity, infrastructure efficiency, public health and safety, environmental protection, and equitable access to housing. Staff and the Planning Commission recommended adoption of Ordinance 2026-0002.

Public Comment:

Jason Geib questioned whether sewer connection requirements were state-mandated and expressed concern about impacts on private property owners and local control.

Jeff Gross objected to state ADU mandates, citing concerns regarding setbacks, property rights, and neighborhood impacts.

Tim Phippard asked for clarification regarding tree replacement requirements. Danna Ortiz explained the tree replacement amendment and clarified that ADU revisions were required by the state, with adoption deadlines.

Board of Trustees Discussion

Trustee Lagrimanta asked about potential penalties for noncompliance.

Mayor Roth discussed the Town's reliance on state grants and the challenges posed by state mandates.

Stacy Brown emphasized that the proposed changes are limited clean-up items required by the state and that noncompliance could affect grant eligibility and legal standing.

Additional discussion addressed grant funding implications, local control concerns, and enforcement considerations.

The Board acknowledged the concerns raised and noted the majority of ADU regulations had already been adopted pursuant to state requirements.

Motion made by Trustee Lagrimanta, seconded by Trustee Joens to approve Ordinance 2026-0002 Kersey Land Use Code Regarding Accessory Dwelling Units, Landscaping, Planning Commission Provisions, Mandatory Connection to Public Sanitary Sewer, and Mobile Home Park District Regulations. Motion carries with a 3-2 vote. Trustees Meeker and Dusin voted no.

Executive Session

For a Conference with Town counsel for the purpose of receiving legal advice on specific legal questions under CRS 24-6-402(4)(b) related to: the AVIS statute and the Town's implementation of it; the handling of AVIS-detected motorists traveling

25 miles per hour or more over the reasonable and prudent speed; and the Jered Morgan litigation currently pending in the U.S. District Court for the District of Colorado

At approximately 7:30pm, Motion made by Trustee Lagrimanta and seconded by Trustee Meeker to go into Executive Session for a Conference with Town counsel for the purpose of receiving legal advice on specific legal questions under CRS 24-6-402(4)(b) related to: the AVIS statute and the Town's implementation of it; the handling of AVIS-detected motorists traveling 25 miles per hour or more over the reasonable and prudent speed; and the Jered Morgan litigation currently pending in the U.S. District Court for the District of Colorado. Motion carried with a 5-0 vote.

Present in the Executive Session were Mayor Nathan Roth, Trustees Lagrimanta, Meeker, Dusin, and Joens, Town Manager Stacy Brown, Town Attorney Rick Zier, Chief of Police Jonathan Lange, Deputy Town Clerk Haley Curtis and Brandon Unruh, Community Development Director. Regular session resumed at approximately 8:43 pm. No concerns as to the content of the executive session were expressed.

New Business, continued

1. Discussion and Consideration of Approval of Ordinance 2026-0001 Providing Express Confirmation of Authority to Use the Automated Vehicle Identification System ("AVIS") and Associated Civil Process for Motorists Traveling Twenty-Five Miles Per Hour or More Over the Reasonable and Prudent Speed, Directing Resumption of Such Use, Providing for a Hearing Officer System as a Division of the Town Municipal Court, and Amending Ordinance 2025-0012.

Mayor Roth read Ordinance 2026-0001 aloud.

Public Comment:

Tim Phippard cited Article I, Section 9 of the U.S. Constitution and stated concerns that applying penalties for speeds of 25 mph or more should involve criminal due process. He asserted that state law is clear that AVIS violations for 20–24 mph over the limit are assessed at \$40 and stated the Town is not authorized to assess \$340 for those violations. He cautioned that adopting the ordinance could increase legal risk.

Regan B criticized the Town's AVIS program and stated concerns regarding statutory authority for citations involving speeds of 25 mph or more, asserting that a portion of the authorizing statute was repealed and that the Town lacks authority to enforce an ordinance addressing those violations. The speaker argued that state law caps certain assessments (including the \$40 amount for AVIS citations in the 20–24 mph range) and also referenced statewide limits for speeding fines. The speaker questioned the vendor's billing methodology and alleged the arrangement functioned as a per-ticket commission. The speaker urged the Board not to adopt the ordinance and recommended abolishing the program.

Andy Hud (address not provided) - stated opposition to the AVIS program and raised broad concerns regarding constitutionality, the structure of hearings, and potential conflicts of interest. The speaker asserted that civil processing and hearing procedures are unfair, questioned the Town's authority to operate the program, and criticized Town meeting procedures. The speaker urged discontinuation of the program and suggested additional evaluation of potential impacts.

Jeff Gross stated that prior Board action was intended to align the municipal fine schedule with state fines and questioned how an assessed amount of \$340 was applied. He referenced a recent court decision he stated limits local authority to assess fines higher than state fines for the same violation. He stated that AVIS citations should remain at \$40 and urged the Town to revise the municipal fee and penalty schedule accordingly. He recommended tabling the ordinance or treating the matter as a first reading to allow additional review and public input.

Jason Geib stated concerns regarding liability and urged the Board to consider delaying action. He requested evidence demonstrating the program's effectiveness and expressed concerns that the program may infringe on rights. Justin Chittenden stated the Town has received negative public attention regarding the AVIS program and urged the Board to follow state law. He stated that officer-led enforcement is more effective than automated enforcement and encouraged the Board to reconsider the proposed ordinance and fine structure.

Board of Trustees Discussion:

Mayor Roth thanked the public for comments and stated he has heard differing perspectives from residents, including support for slowing traffic. He stated the Board must determine whether to proceed with the ordinance, deny it, or table it for further consideration.

Trustee Lagrimanta commented that interpretations of the statute vary and noted the Board has discussed these concerns previously. He asked about options for Board action. Trustee Lagrimanta acknowledged receiving mixed feedback, stated she is "torn," and referenced information provided by staff indicating speeds have slowed and accidents have decreased since implementation. She stated the Town may need further interpretation or clarification from the state regarding 25 mph-and-over violations and suggested proceeding using the lesser-speed category in the interim.

Trustee Joens stated she appreciated the public comments and emphasized safety concerns. She noted that more time and data may be needed to evaluate effectiveness and expressed interest in officer-led enforcement at problem locations. She stated her focus was not revenue generation.

Trustee Meeker stated concerns regarding the \$340 amount and expressed interest in reviewing additional information and data.

Trustee Dusin stated the Town should hold off on the 25 mph-and-over category until clearer standards are established and noted concerns that speeds may have increased again after an initial slowdown.

Mayor Roth stated his primary concern is safety and described observed dangerous driving behavior. He noted challenges with staffing an officer at the location continuously and expressed concern about potential legal risk if the ordinance is adopted. He stated he would support the Board's decision and indicated his preference at that time was to discontinue the proposed ordinance rather than revisit it soon, while also seeking legislative clarification.

Ordinance 2026-0001 Providing Express Confirmation of Authority to Use the Automated Vehicle Identification System ("AVIS") and Associated Civil Process for Motorists Traveling Twenty-Five Miles Per Hour or More Over the Reasonable and Prudent Speed, Directing Resumption of Such Use, Providing for a Hearing Officer System as a Division of the Town Municipal Court, and Amending Ordinance 2025-0012. Motion failed with a 0-5 vote, all voted no.

2. Addition to the Agenda

Disposition of funds collected prior to November 18th, 2025 for Avis detected motorists traveling 25 miles per hour or more over the reasonable and prudent speed

Mayor Roth noted that, following the Board's denial of the ordinance related to the AVIS fine structure, the Town is holding funds previously collected under the higher penalty amount. Mayor Roth stated the purpose of the agenda item was to obtain Board direction on whether those amounts should be refunded, and noted that refunding would require a process and administrative logistics.

Trustee Meeker stated that because the Town is not moving forward with the higher fines, it would not be fair to retain funds already paid and supported issuing refunds.

Trustee Dusin stated that if the Town is not proceeding with the fines, the Town should refund the amounts paid, and acknowledged that logistics would need to be addressed.

Trustee Lagrimanta agreed that because the Town is moving in a different direction, individuals who paid the \$340 penalty should receive a refund.

Trustee Joens stated that amounts collected for violations of 25 mph and over should be refunded.

Mayor Roth asked staff for input regarding implementation and capacity. Town Manager Stacy Brown requested Board direction and stated staff would develop a process to ensure refunds are issued accurately. She noted there may be complicating circumstances (including rental car company payments later billed to individuals), but stated staff can track refunds and develop a form and web-based process. Mayor Roth suggested encouraging impacted individuals to contact the Town to assist with verification.

Stacy Brown stated staff can implement a process promptly using available tools (including online forms and tracking), and recommended beginning the refund process as soon as possible rather than delaying to a future meeting. She stated staff could post instructions on the Town website, direct the public to existing contact methods, and provide an update to the Board at a subsequent meeting. We will publish the refund process on the Town website and begin issuing refunds as soon as practicable, noting the refunds may not occur immediately but would be initiated promptly once the process is established.

Motion made by Trustee Joens, seconded by Trustee Meeker, to refund the Lidar tickets prior to November 18, 2025 traveling 25 miles per hour or more.

Jeff Gross brought up the point of \$340 rather than the speed because some have been amended.

Motion amended by Trustee Joens, seconded by Trustee Meeker to refund \$340 tickets prior to November 18, 2025, by the Lidar system. Motion carried with a 5-0 vote.

Old Business

none

Staff Communication

1. Chamber of Commerce – Trustee Dusin reported on the January 5 Kersey Chamber meeting. The Chamber is in the process of finalizing a contract for a Development Specialist position, with execution anticipated on January 15 during the FR8 Business After Hours event. Trustee Dusin also provided updates on planning for the Kersey Fall Jubilee and discussed the potential relocation of the Chamber brochure station currently located at Cobblestone, noting that the Community Center or Town Hall may be more suitable locations.
2. Tree Board – Trustee Dusin reported on the January 12 Tree Board meeting. The Board is developing a monthly worksheet to track work completed throughout the year. Updates included discussion of a new sign at Memorial Park and a request for Town assistance with repairing a park light. The Tree Board continues work on the comprehensive tree plan and discussed a potential donation of trees to Platte Valley School District, with details to be determined. An Arbor Day poster contest has been distributed to the schools, and the Board will coordinate further with the school district.
3. Town Manager
 - Grain Elevator Project: Construction is scheduled to begin next week. A temporary closure of Trumbull Avenue will be required; a notification letter has been sent.
 - SIPA Grant: The contract has been signed to support upgrades to the Chambers and accessibility improvements.
 - Attended regional water meetings.

Unapproved Minutes 1/30/2026

- Met with Cultivate representatives.
- Met with CDOT regarding the SS4A (Safe Streets and Roads for All) initiative. A presentation to Weld County is scheduled for February 3rd.
 - Note: The Town does not control County Road 49 or speed limits on it.
 - One proposed improvement includes a double left-turn lane onto Highway 34. The trigger for this project is approximately 400 vehicles per day; current counts show roughly 500 vehicles.
 - Ongoing concern that drivers are running red lights to avoid waiting.
- Attended the CML (Colorado Municipal League) policy meeting.
- Participated in Highway 34 transportation discussions.
- Attended CCC meeting.
- SB and Danna met with a referral company regarding easements for the trail project. The group does not wish to pursue annexation.
- The 208 boundary map has been updated (last revised in 2011); updates have been approved and new maps are now posted on the Town website.
- Community Experience Department Changes (effective tomorrow):
 - Increased hours at the Community Center, Jami will now be working a 3/4 time schedule.
 - Expanded programming and community outreach.
 - Jami: Community Program Specialist.
 - Kaylee: Communications Specialist.
 - Brandon: Community Development Director.
- Downtown Parking: Time-limited parking was previously recommended but not adopted. One business owner has expressed interest in revisiting the idea.

4. Town Attorney
none

Board of Trustees Communication

none

Motion made by Trustee Joens and seconded by Trustee Lagrimanta to authorize the Town Attorney to prepare any required resolutions, agreements, ordinances, policies, letters, and memoranda to reflect action taken by the Town Board at this meeting and at any previous meetings and authorizing the Mayor and Town Clerk

Unapproved Minutes 1/30/2026

to sign all such resolutions, agreements, ordinances, policies, letters, and memoranda. Motion carried with a unanimous vote.

Adjournment

Mayor Roth adjourned the meeting at approximately 10:05pm.

Respectfully Submitted,

Haley Curtis
Deputy Town Clerk

<u>CHECK # PAID TO:</u>	<u>BILLS PAID FOR JANUARY 2026 FOR TOWN OF KERSEY:</u>	<u>Check AMOUNT:</u>
5671 All Star Environmental Services	Elevator Tear Down and Services	\$ 850,345.00
5693 CIRSA	Prop Casualty/Workers Comp Ins Coverages	\$ 142,471.15
5694 CivicPlus	Municode Supplement	\$ 2,933.70
5695 Colorado Analytical Lab	Sewer Testing	\$ 27.00
5696 Colorado Municipal League	2026 Dues	\$ 1,246.00
5697 Commercial Electronics Systems	TH and KCC Monitoring	\$ 110.00
5698 Full Compass Systems LTD	Council Chambers Timer	\$ 1,157.42
5699 Lexipol LLC	Law Enforcement policy manual and training sub	\$ 6,416.99
5700 Pioneer Press	Envelopes	\$ 206.00
5701 Revize LLC	Webiste ADA remediation	\$ 4,950.00
5702 Peak Digital Office Solutions	Laserfische Program	\$ 5,350.00
5703 ESRI, Inc	GIS annual fee	\$ 700.00
5707 Adamson Police Products	PD uniform	\$ 603.85
5708 Bunting, Bryla	Basketball Official	\$ 275.00
5709 Cintas	First Aid Kits	\$ 118.93
5710 CIRSA	Comm Svc Workers Coverage	\$ 23.79
5711 City of Greeley	Victims Advocate Services	\$ 2,257.00
5712 Colorado Analytical Lab	Water/Wastewater Testing	\$ 390.00
5713 Damrell, Kaylee	Basketball Gym Supervisor	\$ 200.00
5714 Gentry, Jackson	Basketball Official	\$ 175.00
5715 Glover, Lavern	Museum Utilities and Rent	\$ 762.93
5716 Gonzalez, Sofia	Basketball Official	\$ 68.00
5717 Grossnickle, Addy	Basketball Official	\$ 125.00
5718 Harrington Seren	Basketball Official	\$ 119.00
5719 Hunt, Masen	Basketball Official	\$ 275.00
5720 Maldonado, Pacia	Basketball Official	\$ 136.00
5721 Meyer, Sydney	Basketball Official	\$ 150.00
5722 Moffat, Cooper	Basketball Official	\$ 100.00
5723 Mountain Mobile	Generator R&M WWTP and TH	\$ 1,547.95
5724 Next Phase Engineering	SS4A grant engineering	\$ 7,859.75
5725 Pioneer Press	Envelopes	\$ 198.00
5726 PVS DX Inc	WWTP Chemicals	\$ 2,188.42
5727 Rodriguez, Lily	Basketball Official	\$ 187.00
5728 Weld Co Chief's of Police Assoc	2026 Dues	\$ 350.00
5729 Weld County Garage	Volt and Maroon Truck R&M	\$ 1,099.09
5730 VOID		\$ -
5731 All Star Environmental Services	Elevator Tear Down and Services	\$ 305,539.21
5732 Anser Advisor/Accenture	QEP Brownfield CleanUp Elevator	\$ 40,971.37
online Atmos Energy	Utilities	\$ 195.60
Online Xcel Energy	Utilities	\$ 9,959.88
Online Caselle	Accounting Software	\$ 1,675.00
Online Xpress Bill Pay	Online bill pay and credit card processing	\$ 4,080.73
Online Republic Services	Trash Services	\$ 7,014.00
Online Zier Law Offices	Legal Services	\$ 4,500.00
online Ablao Law LLC	Municipal Court Judge	\$ 700.00
online Valkyries Information Services	IT Services	\$ 3,500.00
Online RH Water & Wastewater	WWTP ORC Services	\$ 1,600.00
Online Nextiva	TH and KCC Phone Service VOIP	\$ 668.67
Online Century Link	WWTP Phone Service	\$ 101.63
online UNCC	Line Locates	\$ 12.40
online First Bankcard - K Damrell	Tablet Subscription, FB boosted post Holiday Fest	\$ 19.65
Online Lohr dba Country Johns	Park Porta-Potties	\$ 434.00
Online Wex Bank	Fuel and Vehicle Washes and Oil Changes	\$ 873.72
Online Iron Mountain	Records Shredding and Storage	\$ 306.54
online All Copy Products	Copier R&M	\$ 450.20
Online Staples	Supplies	\$ 138.08
Online Mountain West Production Group	Deposit Kersey Days Stage	\$ 5,000.00
Online Flatland Repair	1997 Caterpillar R&M	\$ 6,160.73
Online GLM Design Group	Engineering Services	\$ 4,977.50
	REPORT TOTAL FOR January 2026	\$ 1,434,001.88
	Submitted by: Julie Piper	



OFFICIAL PROCLAMATION



Whereas Future Business Leaders of America (FBLA) is a nonprofit education association representing the largest business career student organization in the world, with a quarter-million students preparing for careers in business and business related fields; and

Whereas FBLA functions as an integral part of the instructional program of the business education curriculum at Platte Valley High School to help students develop skills and knowledge necessary for college and career success through career and technical education, which fosters productivity in business and industry contributing to our leadership in the national and international marketplace; and

Whereas FBLA members, advisers, state officers, alumni, and sponsors are commended for their dedication to developing leaders for the future by preparing students to become community-minded business leaders in a global society through relevant career preparation and leadership experiences; and

Whereas FBLA theme of Make Your Mark for the 2025-2026 school year celebrates the integral role this career and technical student organization provides to middle school, high school, and collegiate members, the opportunities for members to embrace the motto *Service, Education, and Progress* in their daily lives by making connections between school and careers while understanding the realities of the contemporary business world;

NOW, THEREFORE, I Nathan Roth, Mayor for the Town of Kersey do hereby proclaim February 8-14, 2026
as:

Future Business Leaders of America Week

in the Town of Kersey, and I urge all citizens to celebrate FBLA Week and to support efforts and to prepare students to become community-minded business leaders in a global society through relevant career preparation and leadership experiences.

Dated this _____ day of _____ in the year _____ .

Mayor: _____

MEMORANDUM

Date: February 10, 2026
To: Mayor and Town Board
Via: Stacy Brown, Town Manager
From: Julie Piper
Re: Cobblestone Liquor License Renewal
Item #: VIII. 2.

Background

Cobblestone Inn is requesting renewal of liquor license (beer and wine). There license expires 4/14/2026.

Recommendation from Staff or Commission

Approval

Financial Impact

Liquor License Fees

Attachments

Application and inspection

Recommended Motion: I move to approve/deny the liquor license renewal for Cobblestone Inn.

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

COBBLESTONE INN AND SUITES
 309 HILL STREET
 Kersey CO 80644

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	801.25
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 1015.55

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

Paid by check
 Paid Online

Uploaded to Movelt on Date

Licensee Name
 KERSEY HOTEL GROUP LLC

Doing Business As Name (DBA)
 COBBLESTONE INN AND SUITES

Liquor License Number: 03-04147 License Type: Beer & Wine (city)

Sales Tax License Number: 27903692 Expiration Date: 04/14/2026 Due Date: 02/28/2026

Business Address

Street Address: 309 HILL STREET Phone Number: 9703519411

City, State, ZIP Code: Kersey CO 80644

Mailing Address

Street Address: 309 HILL STREET

City, State, ZIP Code: Kersey CO 80644

Email: gm.co9411@staycobblestone.com

Operating Manager: Ulices Ramirez Date of Birth: 12/29/2001

Home Address

Street Address		Phone Number
2105 22nd Avenue APT 203		303-264-8479
City	State	ZIP Code
Greeley	Colorado	80631-6711

1. Do you have legal possession of the premises at the street address? Yes No

Are the premises owned or rented? Owned Rented*
 *If rented, expiration date of lease

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?

Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?

Yes No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?

Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Ulices Ramirez

Title

General Manager

Signature

Ulices Ramirez

Date (MM/DD/YY)

01/13/2026

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

[Empty box for Local Licensing Authority For]

Title

[Empty box for Title]

Attest

[Empty box for Attest]

Signature

[Empty box for Signature]

Date (MM/DD/YY)

[Empty box for Date]



LIQUOR INSPECTION REPORT

Licensee Name: Cobblestone Inn	Contact/Manager Name: Ulices Ramirez
License #: 03-04147	Contact Number: 970-351-9411
Address: 309 Hill Street	Contact Email: gm.co9411@staycobblestone.com
City, State, Zip: Kersey, CO 80644	Date of Report: 020626

ITEM	YES	NO	NA
State Liquor License Posted	X		
Local Liquor License Posted	X		
Sales Tax License Posted		X (See Below)	
Food Service License Posted	X		
Minor Warning Sign Posted	X		
Meals/Snacks Available	X		
Cleanliness is Adequate	X		
Books and Invoices Available	X		X
Alcohol Purchased from Permitted Source			X
Beer, Wine and Liquor Stock Acceptable	X		
Manager Registered with Authorities	X		
Licensee in Possession/Control of Premise	X		
Premise Diagram Accurate	X		
Acceptable Dispensing Systems			X
Kersey Police Department Office Violation Report:			

LIQUOR LICENSE INSPECTION NOTES: Sales Tax License expired at the end of 2025.

Inspection Representative(s):

Yovani Ramirez, GM.
Chad Harding, Sgt. 841

MEMORANDUM

Date: February 10, 2026
To: Mayor and Town Board
From: Stacy Brown, Town Manager
Re: Appointing Town Clerk & Town Treasurer
Item #: VIII - 3

Background

The positions of Town Clerk and Town Treasurer are statutory offices essential to the effective administration and governance of the Town of Kersey. These roles are responsible for maintaining official records, ensuring compliance with state law, supporting the Town Board and municipal court, overseeing financial operations, and safeguarding the Town's fiscal integrity.

Pursuant to the Colorado Revised Statutes governing statutory towns and the Town of Kersey's municipal code, the Town Board is authorized to appoint the Town Clerk and Town Treasurer. Making formal appointments provides clarity of authority, continuity of operations, and accountability in these critical functions.

The proposed appointments are intended to ensure the Town remains compliant with statutory requirements, maintains sound financial and record-keeping practices, and continues to operate efficiently in support of the Board, staff, and residents.

Recommended Motion: I move to approve/deny Resolution 2026-0004 A resolution appointing the Town Clerk and Town Treasurer.

RESOLUTION NO. 2026-0004

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF KERSEY, COLORADO, APPOINTING THE TOWN CLERK AND THE TOWN TREASURER

WHEREAS, pursuant to Chapter 2, Article IV, Section 2-71 of the Kersey Municipal Code, certain officers of the Town shall be appointed by the Board of Trustees; and

WHEREAS, the Town Manager periodically reviews and recommends updates to the Town's staffing structure to ensure alignment with current operational needs, evolving responsibilities, and anticipated priorities for the upcoming year; and

WHEREAS, this reorganization, as recommended by the Town Manager, enhances administrative efficiency and supports the Town's continued success;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Kersey, Colorado, as follows:

Section 1. The Board of Trustees hereby appoints the following individuals to serve as officers of the Town:

- Town Clerk: Haley Curtis
- Town Treasurer: Julie Piper

Section 2. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED this 10th day of February 2026.

TOWN OF KERSEY, COLORADO

By: _____

Nathan Roth, Mayor

ATTEST:

Haley Curtis, Town Clerk

MEMORANDUM

Date: February 10, 2026
To: Mayor and Town Board
Via: Stacy Brown, Town Manager
From: Danna Ortiz, Town Planner
Re: Housing Needs Assessment
Item #: VIII. 4

Background

Adequate and affordable housing is essential to supporting Kersey's residents, workforce, and long-term community sustainability. In 2024, the State of Colorado adopted Senate Bill 24-174, which requires local governments to complete and publish a Housing Needs Assessment (HNA) using methodologies established by the Department of Local Affairs.

In response, the Town of Kersey completed a comprehensive Housing Needs Assessment evaluating existing housing conditions, projected demand, and housing needs across income levels and household types. The HNA was developed using state-required methodologies, informed by community engagement, and incorporates relevant regional and statewide data.

Although the Town is not currently required to prepare a Housing Action Plan due to statutory exemptions related to population and community classification, adoption of the Housing Needs Assessment satisfies applicable requirements of SB 24-174 and positions the Town for future planning efforts. The Board of Trustees has reviewed the Housing Needs Assessment at a public meeting and is being asked to adopt it by resolution, direct its submission to the State, and affirm its use as a guiding planning document.

Recommendation from Staff or Commission

Approval

Attachments

Housing Needs Assessment

Recommended Motion: I move to approve/deny Resolution 2026-0005 adopting the Kersey Housing Needs Assessment and establishing compliance with Senate Bill 24-174.



TOWN OF KERSEY
Rural Colorado Since 1908

KERSEY HOUSING ASSESSMENT



AYRES
PLANNING+DEVELOPMENT
UPDATED 2025

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ACKNOWLEDGMENTS

The Town of Kersey and the Project Team wish to extend our heartfelt gratitude to the residents and stakeholders of the Town of Kersey for your invaluable contributions, input, and guidance throughout the development of the housing assessment report. Your involvement played a pivotal role in shaping a thorough and well-informed analysis. We are grateful for your commitment to this collaborative, community-led effort to provide housing opportunities to all current and future Kersey residents.

Key Stakeholders

- Town of Kersey
- Platte Valley Fire Protection District
- Platte Valley School District RE-7
- Alan and Kathy Berryman, Property Owner
- Luke Gardner, Milton's
- Mario Gomez, High Desert Irrigation
- Greg Michalik, Kersey Insurance
- Roberta Smith, Property Owner
- Weld County

Ayres

- Josh Olhava, Western Planning Lead
- Michael Scholl, Economic and Housing Specialist
- Mark Christensen, Community Planner
- Jay Molokwu, Community Planner and Graphics
- Aaron O'Keefe, GIS Specialist
- Jennifer Power, Graphics Specialist
- Nathan Randall, Community Planner
- Lily Sider, Planning Intern

Project Team

- Town of Kersey Staff
- Christian Morgan, Town Manager
- Barb Brunk, Project Manager and Planner
- Kaylee Damrell, Recreation Specialist
- Danna Ortiz, Planner
- Julie Piper, Town Clerk/Treasurer

A special thank you to the staff at the Department of Local Affairs and funding for this assessment effort made possible by the Innovative Housing Opportunities Planning grant program.

CHAPTER 1 - EXECUTIVE SUMMARY

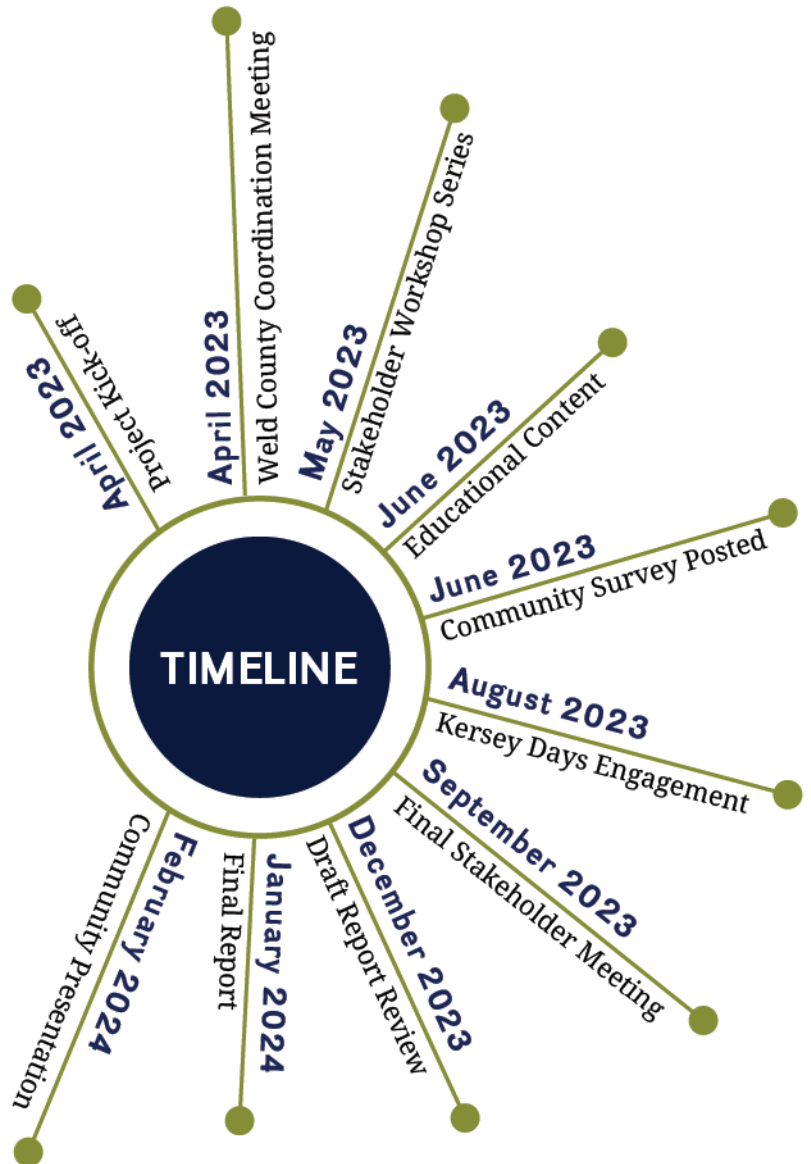
In 2022, the Town of Kersey was awarded an Innovative Housing Planning Grant (IHOP) from the Department of Local Affairs (DOLA) to complete a housing needs assessment that would help guide the community as they work to provide housing opportunities for all current and future residents.

The project's major milestones are captured in the project timeline illustrated on this page.

This report will assist the community by achieving the following objectives.

- 1. Provide insights into the current housing market for informed decision-making in future land use planning and infrastructure investments.**
- 2. Identify gaps and unmet needs in the market.**
- 3. Outline housing policy considerations to guide actions over the next five to ten years.**

While the Kersey Housing Assessment is focused exclusively on the housing needs of the Town, the local housing market is heavily influenced by trends occurring at the federal, state, and the regional levels that must be taken into consideration. To the greatest extent possible, the assessment seeks to localize the data where necessary and incorporate regional trends as needed. For instance, as a small town, Kersey has very few multi-family rentals with which to infer market trends or assess demand. In this instance, regional trends are used to support the analysis.



Throughout this report the terms ‘affordable’, ‘attainable’, and ‘workforce’ will be used to describe households with incomes between 80% and 120% of the Area Median Income (AMI) as defined by the Department of Housing and Urban Development (HUD) for Weld County. These three terms can be used interchangeably and do not mean low-income housing which is defined as households with incomes at 40% to 60% of the AMI. This information is discussed in greater detail in Chapter 4 of this report.

2025 Kersey Assessment Update and Compliance with SB24-174 State Requirements

SB24-174 requires jurisdictions with more than 1,000 residents to complete local housing needs assessments. The intent of the legislation is to address challenges in developing housing for Coloradans of all budgets by allowing local governments and regions to identify and analyze their unique housing needs, take action based on those needs, and implement flexible strategies for growth over time.

Housing needs assessments must conform to requirements in statute and DOLA's methodology, which was released in December 2024, after the completion of Kersey's original Housing Needs Assessment. Some of the required elements include housing problems and affordability, affordability and displacement mitigation strategies, housing resources, projected housing needs, and policy recommendations. Jurisdictions must complete a housing needs assessment and submit the plan to Colorado's Department of Local Affairs by December 31, 2026, and at least every 6 years thereafter.

The original assessment was updated in late 2025 by Ayres Associates to ensure compliance with SB24-174. This updated assessment was reviewed by DOLA and is in full compliance with the requirements.



This assessment considered the housing needs at each stage of life to include young professionals, families, retirees, and the senior populations, as residents housing needs evolve over time. Each group presents new expectations and opportunities for the local economy, services, and the overall community culture. For example, a family with young children may seek active recreational opportunities, childcare, and restaurants; whereas retirees and seniors may desire passive recreational opportunities and readily available access to health care services.

To guide the report and recommendations, input was gathered from current residents and local stakeholders to better understand current circumstances, concerns, and future housing preferences. The raw survey data is appended to the report and is both summarized and referenced throughout.

Assessment Process

The assessment process began with a kick-off meeting in March of 2023, with local staff and the consultant team. The discussion focused on identifying project goals, understanding community impressions of housing, identifying engagement opportunities and strategies, organizing a stakeholder list, and discussing implementation strategies. The meeting provided further insights into the community and established a roadmap for completing the assessment effort.

After the kick-off meeting the project team proceeded with a multi-faceted approach that included background research and data gathering, community engagement, and recurring discussions with Town staff. This approach provided an opportunity to understand the story behind the data and fact check the quantitative data against critically important qualitative information from the community. The perceptions of housing were compared to census, county, and state data to paint a holistic picture of the current state of housing within the community. Following the three-month outreach efforts spanning May to August 2023, the project team began drafting the final assessment report in the Fall of 2023. This report highlights the trends and characteristics shaping the community, a community snapshot, housing market projections, housing policies, regulations, and programs, and implementation strategies. This report and its' findings were presented to the community in Winter of 2024.



Housing Handouts - Ayres

Community Outreach

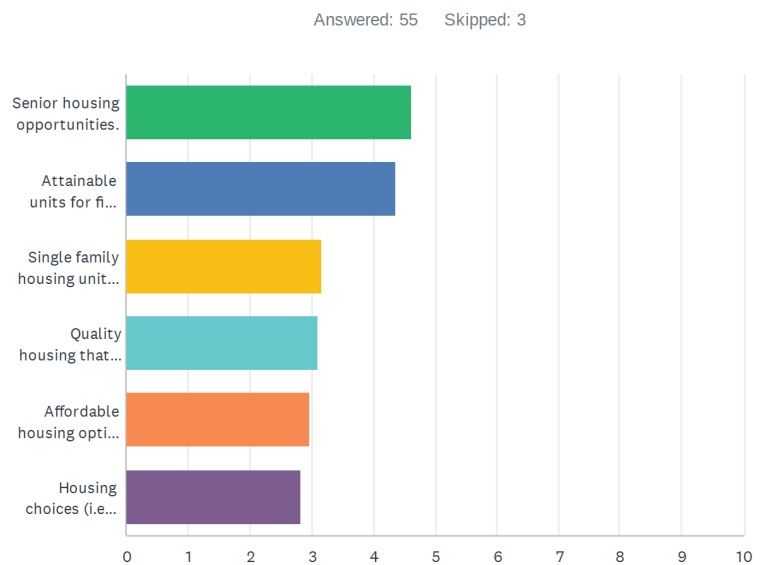
Community outreach was completed as part of the multi-faceted approach to undertaking this assessment. Outreach efforts included targeted stakeholder meetings, conversations with local residents, a community survey, and a booth at Kersey Days in August 2023.

The stakeholder meetings were formatted as one and one-half hour discussions spanning four separate meetings. Meetings included representatives from the business community, local property owners and developers, non-profit and special interest groups, and public agencies. In instances where specific representatives were unavailable, the project team completed phone conversations to gather further information. In addition to conversations on the current state of housing, housing availability, and need based on the stakeholder's institutional knowledge, the project team facilitated our signature 5-Minute Master Plan exercise that allowed stakeholders to identify potential housing project sites and note potential barriers to housing in the community. This exercise informed the framework map which summarizes the big ideas gathered from community members included in Chapter 5 of this report. In general, these plans illustrated opportunities for infill housing in strategic locations within the existing built environment and new areas for growth on the periphery along major roadway corridors. In addition, the stakeholder group interaction informed the creation of the community survey that was distributed in late Spring 2023.

Following the stakeholder workshop meetings, the project team developed an online community survey that was released and made available through links and information provided via the Town's website, social media channels, water bill mailers, and email notifications. The community survey contained sixteen questions to gauge current community perceptions of housing, challenges, and opportunities for the future. In general, survey respondents noted the following key takeaways.

- **The overall community character, including the school district, is the reason people live in Kersey.**
- **Opportunities for retiree and senior housing, other housing options, and rentals are desired.**
- **Respondents felt it is important to provide workforce housing for essential public servants.**
- **There are serious concerns over housing affordability.**
- **Many do not believe their children will be able to afford to live in Kersey in the future.**


Q13 I believe Kersey needs more... (please rank)



Kersey Survey Results Question 13 - Ayres

Residents acknowledge that providing retiree and senior housing and a variety of housing product types may be strategies to promote more housing opportunities for all. The complete results of the community survey are appended at the end of this report.

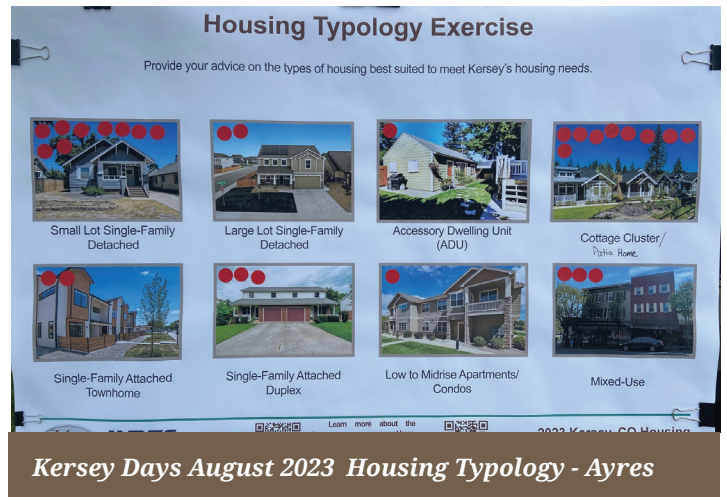
Kersey Days, in August 2023, concluded the public engagement efforts as part of the assessment process. The project team actively participated in this event, utilizing activity boards to visually depict diverse trends impacting the community. Residents provided feedback related to housing types, visual preferences, and overall community need. The feedback received indicated a strong desire for additional Senior and Workforce Housing options in the community, with a preference for Small Lot Single-Family Detached and Attached, and Cottage Cluster development styles.

 The feedback received indicated a strong desire for additional Senior and Workforce Housing options in the community, with a preference for Small Lot Single-Family Detached and Attached, and Cottage Cluster development styles.

The public input gathered throughout the duration of the project offered valuable insights into community perceptions. The insights obtained through the public lens guided the project team in formulating implementation strategies found within this report.



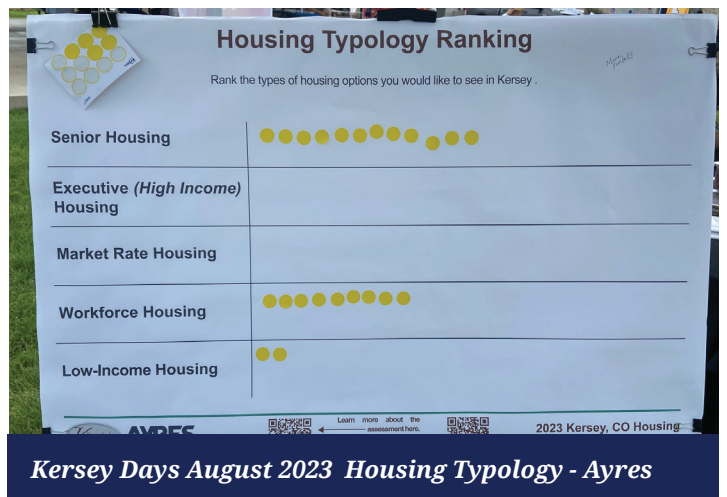
Kersey Days August 2023 public engagement - Ayres



Kersey Days August 2023 Housing Typology - Ayres



Kersey Days August 2023 public engagement - Ayres



Kersey Days August 2023 Housing Typology - Ayres

Cultivating Conversations: Insights From the Community

“The housing market in Kersey and Colorado in general has rose to intolerable prices.”

“Our company/organization could support additional staff, if there were reasonably priced and available housing as not everyone can afford what is available today.”

“There are existing homes in town and blocks that are starting to deteriorate. We need to help clean-up our existing inventory as well.”

“Don’t build for a lot of low-income housing as that can cause problems.”

“Senior housing and patio homes would be a great addition for aging Kersey residents which would then free up older homes for young families to purchase.”

“Let’s keep our small town quaint and quiet.”

“Just need more options, affordability, whether buying or renting.”

“Need to grow and develop more affordable housing or Kersey will shrink over time.”

“There is a need for primary employment/industries to support residents.”

“I’d like to see a variety of housing options such as senior housing, patio homes, and smaller lots offered.”

“If additional attainable/affordable housing was available, it would fill up fast based on the existing demand in our community.”

“We need more amenities to serve the senior population.”

“Existing rentals are not being maintained as they were by previous owners who lived there. These purchased homes for rental investment take away opportunities for children to buy in the Town they grew up in.”

“I would prefer that Kersey doesn’t grow to be a big town; I like the smaller community that we have now.”

“I would like to see a mix of housing such as starter homes, smaller lots, homes for families, and for retirees.”

“It would be great to have more opportunities for condos / apartments and rentals for families that need housing that is affordable yet still nice and fits big and small families.”

“I hope to see some change in opportunities for low-income families and more rental options. Not everyone can afford to buy a home even if they wanted to. I grew up here in the Town of Kersey and I am hoping I can raise my son here too!”

Key Takeaways and Summary of Recommendations

During this effort, the community and stakeholders provided invaluable insights into the current state of housing and the challenges they see and/or experience when it comes to housing opportunities and affordability now and into the future. These insights are reflective of the challenges and needs that many communities throughout the region and state are experiencing and reinforce the baseline data that can be used to help guide decisions. The following themes present the key takeaways that help inform the detailed Implementation Strategies found in Chapter 5 of this report. Chapter 5 provides a deep dive into the project team's analysis of policy and regulation considerations, grant and other funding sources, and development opportunities. Additionally, a detailed zoning code audit with recommendations is provided as Appendix B to this report to help guide opportunities to expand housing development opportunities to promote affordability and attainability within the community. Many of these strategies are just one approach to aid in the development of attainable housing in Kersey.

1

Key Takeaway #1: Expand Opportunities for Retiree and Senior Housing Options

- The community and stakeholders reiterated time and time again they wish there were more housing options for retirees and seniors to “age in place” and be able to stay within Kersey. We heard that many ranchers and farmers are retiring or nearing retirement and want to remain a part of the community. Unfortunately, many of these individuals have little to no options for downsizing into patio, single-level, and low-maintenance homes.
- Many individuals nearing retirement fear they may have to move out of Kersey to find the type of housing they need. Others are interested in transitioning into rental housing or smaller homes.
- There is a growing need for retiree and senior housing to meet current and future needs as our region's overall population continues to age.
- Providing additional housing choice and utilizing vacant or underutilized property near the town core for retiree and senior housing along with necessary services is vital in creating lifespan housing for all current and future residents.

2

Key Takeaway #2: Promote Housing for Essential Employees Including Teachers, Police, and Fire

- The community indicated a desire to promote attainable workforce housing for teachers to maintain the lofty standards and positive reputation of the school district.
- There is also community sentiment to ensure that housing is available for local police and fire and other public employees to live in the community that they serve.
- With increased housing costs, recruiting and retaining qualified teachers for the Platte Valley School district and other essential community workers can be and has proven to be more challenging every year.
- Housing types vary based on demographic being served, but a variety of entry and family housing to rent and own would help meet the needs of providing housing for essential employees.

3

Key Takeaway #3: Prepare for Future Growth

- Based on the community's location along major regional roadways and its' proximity to Greeley and other front range communities, Kersey has the potential to experience significant growth with the next housing boom cycle. It is important for the Town to prepare now, by aligning policies and regulations with the goals and vision for the community.
- The main factors controlling growth pressures in Kersey are:
 - Increasing interest rates;
 - The cost of construction and infrastructure installation;
 - Lack of available inventory to purchase; and
 - A shift in housing needs and demand in terms of housing product types.
- As the Town wraps up their update of the 2016 Comprehensive Plan, it is recommended that policies and regulations are updated to align with the goals and vision established. Additionally, the Town should provide guidance to future developers on the types and variety of housing in new neighborhoods to create inclusive and diverse neighborhoods with a mix of housing types and opportunities for all current and future residents. Kersey is an attractive community for builders and people to live in. The community has the opportunity to be in the drivers' seat during these conversations to guide future growth and development to meet the community's interests first and foremost.
- Knowing that a small-town feel and preservation of current community characteristics are a strong interest and goal of the community, the Town should evaluate existing design guidelines for alignment and consider corridor or subarea guidelines for new development areas along US34, Weld County Parkway, 1st Street and Freedom Parkway, and for the downtown area.
- The Town completed a water and sewer capacity study that identified sufficient capacity to serve the current community. However, recent annexations and development considerations have pushed capacity to the upper limits. The Town does plan to extend services out west along US34 to accommodate future growth in this area, aligned with the Town's Comprehensive Plan. To accommodate future growth, the Town will need to complete Waste Water Treatment Plan improvements and identify and acquire alternative water resources. The Town should also evaluate how water is used within the community and consider revising landscaping standards to include low-water and drought tolerant landscaping practices.

Recommendations Snapshot

As we navigate through the various implementation strategies, it becomes evident that addressing housing affordability is a nuanced challenge. The strategies, forming a versatile toolkit, offer diverse options for positive transformation. Recognizing their collective significance, each strategy contributes to the goal of fostering attainable housing in Kersey by creating opportunities and removing barriers. Full details can be found in Chapter 5 of this report. Specific recommendation categories are as follows below.

Policy and Regulation Considerations

1

- A. **Comprehensive Plan and Future Growth** – Aligning Kersey’s capital improvement plan and policies with the vision, goals, and growth framework of this report and the Comprehensive Plan update effort will help promote opportunities for attainable housing development and targeted development partnerships that preserve the community’s small-town rural character.
- B. **Annexation Strategies** – Developing supporting documents that align with the growth vision for the community such as a US-34 corridor or subarea plans will help ensure future development activity aligns with the community’s aspirations and maximize existing and future public infrastructure and service expenses.
- C. **Review and Update Local Regulations** – The attached code audit within Appendix B highlights areas where the community could consider targeted code updates that would remove barriers to attainable housing and housing choice for the community. There are a few state grant programs that can be pursued to help fund the code update effort by implementing specific qualifying strategies, which are noted in the code audit report but aligned with Kersey’s context and local community interests from this assessment effort.

Special Programs and Funding Sources

2

- A. **Local Programs** – There are a variety of local programs and partnership opportunities Kersey could consider as part of a holistic program to promote and help develop attainable housing. Examples include permit fee waivers, infrastructure assistance, utilization of surplus public property, and collaboration with other public entities such as the school district. Each approach should be carefully evaluated and for those strategies that require financial incentives, the Town should establish a clear framework and policy first. Similarly, collaboration with the local housing authority could be an invaluable resource and partner that has access to different funding and development strategies, separate from the Town or a private developer. An example provided in Chapter 5 is the Loveland Housing Authority and their purchase and resale program.
- B. **Grants and Technical Assistance** – Currently, there are a few different funding and grant programs that could be tapped into by the Town to assist in implementing many of the proposed strategies in this report. These range from the Proposition 123 and Strong Communities programs through the Colorado Department of Local Affairs (DOLA), to technical assistance funding through the Colorado Housing Finance Authority (CHFA). The state continues to provide funding sources to help local communities implement strategies to address local attainable and affordable housing needs. These programs and legislative initiatives should continue to be reviewed and considered by the Town.

Development Opportunities

3

- A. Infill development and redevelopment remain an important strategy for the Town to consider when promoting and partnering on attainable and affordable housing projects. These locations are adjacent to existing infrastructure and integrate with existing neighborhoods and community services. Opportunities exist on the western edge of the town core area, but land is privately owned. Existing residential lots and homes within the community provide opportunities for creative and adaptive infill or redevelopment, if the opportunity arises. Lastly, Town owned property south of the schools on the east side of town provides an excellent opportunity for the Town and school to work collaboratively to minimize development costs and provide a variety of housing options for the community.



Park in Kersey, Co - Ayres

CHAPTER 2 – PROJECT AREA

Regional Context

Kersey is situated along US-34, marking the boundary where the urban and suburban communities of the Front Range give way to the vast rural plains of eastern Colorado. Located within Weld County, the community is a short 10-mile drive east of Greeley and around 60-miles north of Denver. Renowned for its' rich agricultural heritage, Kersey, much like Weld County, continues to play a pivotal role in the state's agriculture industry and the local economy. The region is known for its' diverse crop production, including corn, wheat, and sugar beets.

US-34 serves as a crucial east-west transportation artery within the community, offering direct connectivity to Greeley and Interstate 25 to the west, as well as Interstate 76 to the east. Weld County Road 49 has emerged as a significant thoroughfare in the region, offering an additional southern route to Denver and Denver International Airport. The town's strategic placement is seamlessly integrated into the regional transportation network, enabling the efficient flow of agricultural products, services, and for commuters.



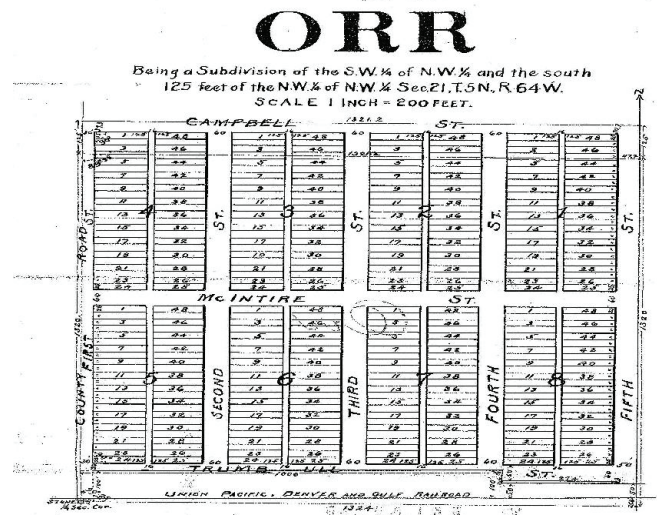
REGIONAL CONTEXT MAP

Evolution of the Community

The Town of Kersey began as a tight-knit agricultural community that served as a livestock station destination for the Union Pacific railroad between Julesburg and La Salle. In the early 20th century, dry land farming techniques took shape across Colorado as there was a high demand for farm-grown commodities, thus creating an agricultural boom that contributed significantly to the local economy and growth of the community.

Elbridge Gerry established Orr (original name for Kersey) in the 1830s as a fur trading post called Fort Gerry, stationed on the South Platte River at Crow Creek. It was an early settlement of commerce between natives, trappers, and traders. The fur trade was difficult as the local labor force was overworked and underpaid. In the early 1840s, the fur trade collapsed due to overharvesting and competition from various European nations. Subsequently, Fort Gerry was abandoned and later rebuilt on the south side of the river.

In the late 1800's, Orr became a railroad stop—the introduction of the Union Pacific Railroad in the late 1800's significantly impacted many agricultural communities throughout the west. The railroad made it easier for farmers to travel and ship their goods throughout the country to various markets; this yielded successful economic growth and development. The railroad connected Weld County to the rest of the world, making travel faster and more comfortable than by wagon. The Union Pacific Railroad was crucial in developing Weld County's transportation infrastructure. It facilitated trade and commerce brought about by the agriculture boom, provided faster transportation options, and contributed to the growth of small rural communities throughout the region. While the population in more rural areas continued to grow in the late 1800s, the promise of free land under the Homestead Act drew many individuals and families from the East to the West, sparking rapid growth in Kersey and neighboring cities like Greeley in the period of major mechanization and innovation brought on by the Industrial Revolution.



Vintage Planning Map - Sourced from Town of Kersey



Image sourced from the History of Colorado Online Collection



Kersey Railroad Station: Image sourced from the History of Colorado Online Collection

When the community became an incorporated town on December 3rd, 1908, the name changed from Orr to Kersey, promptly named after a railroad official's mother. The Latham Ditch, a canal stretching 20 miles throughout the region, is located parallel to what is known today as US-34 and south of the Union Pacific Railroad and served as the agricultural lifeline of Kersey. The agriculture boom of the 1900s brought a dramatic expansion in farming, driven by factors such as rail transportation and an increased demand for agricultural products. New machinery aided farmers in producing cash crops such as beef, corn, sugar beets, dairy, hay, beans, and grains. Lucrative for many agricultural workers, people were drawn to rural areas such as Kersey due to extreme economic hardships and the opportunity to work in nearby developing cities such as Greeley.



Image sourced from the History of Weld County



Image sourced from the Kersey Historical Museum

Kersey's population declined between the 1930s and the 1940s as the national economy took a substantial hit from the Great Depression. During this period, rural agricultural communities suffered due to declining agricultural employment and a lack of available jobs in other industries. Farmers endured falling crop prices due to food rationing during WWII, resulting in farmers suffering financially and losing their farms to foreclosure. Many farmers were forced to migrate to other states for better opportunities.

With farming no longer anchoring the rural economy, Kersey's incremental economic growth was dominated by manufacturing from larger neighboring cities such as Greeley, Fort Collins, and Denver. This appealed to many people as the promise of employment and higher wages attracted more people to cities. A new class of workers was created, and the emerging middle class benefited from growing incomes and increased leisure time. Cities offered many advantages, and with it came shopping centers expanding to meet the growing demands for material goods.

Following WWII, Kersey experienced a steady upward climb in its population in the 1950's. With the introduction of the federal highway system in 1956, it improved transportation and connectivity by making travel to and from major cities such as Greeley, Fort Collins, and Denver more accessible to Kersey. US-34 made less expensive land more accessible in rural areas. This encouraged development in Kersey which had otherwise experienced limited economic growth.

By 1980, Kersey saw dramatic population growth as people were leaving urban city centers for less dense residential areas. Kersey became a bedroom community consisting of residential areas sought after for their affordability and accessibility to urban city centers.

Over a three-decade period, Kersey grew from a population of 980 people in 1990 to 1,400 plus in 2020. In times of economic instability, Kersey benefited from a downturn prompting economic expansion, resulting in a recession, high unemployment rates, and slow job growth. The influx of people migrating to Kersey for affordable options prompted developers to construct more homes. Eventually, with the influx of people came businesses that contribute to the local economy and as with the rest of the state, are experiencing ever increasing costs related to housing, construction, and with goods and services. The residents of Kersey continue to adapt and look for opportunities to grow the community in a meaningful way while not losing track of their agricultural roots and small-town charm.

CHAPTER 3 – COMMUNITY SNAPSHOT

This chapter contains the demographic, economic, and housing snapshots for the Town of Kersey, reflective of the time this report was developed. Each snapshot highlights key characteristics and statistics while breaking down the data into digestible elements. Understanding the current local demographic trends helps inform current and future housing needs. It should be noted that due to Kersey’s small population size, the data may reflect more pronounced extremes or fluctuations than would be typical in larger communities.

Demographics Profile

Demographic trends tell us about characteristics of the community: population size and growth, age, household size and income levels. This information is needed to understand and project the mix, size and type of housing that is needed for Kersey.

Population Trends

According to the State Demographers Office (SDO), Kersey’s population was 1,482 residents in 2023. Overall, the Town’s population has remained relatively stable, contrasted by population growth in Weld County and the north Front Range region. Neighboring communities like Greeley offer a broader range of housing options, employment opportunities, and amenities that can draw potential residents away from smaller communities like Kersey. At the same time, rising housing costs in larger cities in the region may redirect some households



KERSEY BY THE NUMBERS 2023



POPULATION:
1,482



MEDIAN AGE:
40.5 years old



MEDIAN HOUSEHOLD INCOME:
\$61,136

MEDIAN HOUSE VALUE
\$317,900



MEDIAN YEAR HOME BUILT
1979

Source: ACS 2023

Data Sources and Methodology:

To the greatest extent possible, the most current data was used for this Housing Assessment. Some data sources may be more current than others and careful analysis was conducted to align “like” data and to avoid discrepancies. It is best practice to use the most up to date data which is why data from different years may be noted. The project team extrapolated data from multiple sources including U.S. Census, American Community Survey, State Demography Office, CoStar, Social Explorer, Data USA, Weld County, Zillow, Realtor.com, and other locally available data to create the analysis and overview on the accompanying charts, tables, and graphics.

Note: Due to Kersey’s small population size, some data sources, particularly Census estimates based on sampling models, have large margins of error and may not fully reflect local conditions. To supplement this, the analysis also drew on direct input from Town staff, stakeholders, and local knowledge to ensure a more accurate and complete picture.

toward communities like Kersey, which offer more affordable and quieter living options compared to the areas with higher population growth and housing demand. As Weld County continues to grow, Kersey may see population increases driven by regional housing demand.

POPULATION BY JURISDICTION	
Jurisdiction	2023
Kersey	1,482
Weld County	340,711
Colorado	5,810,774

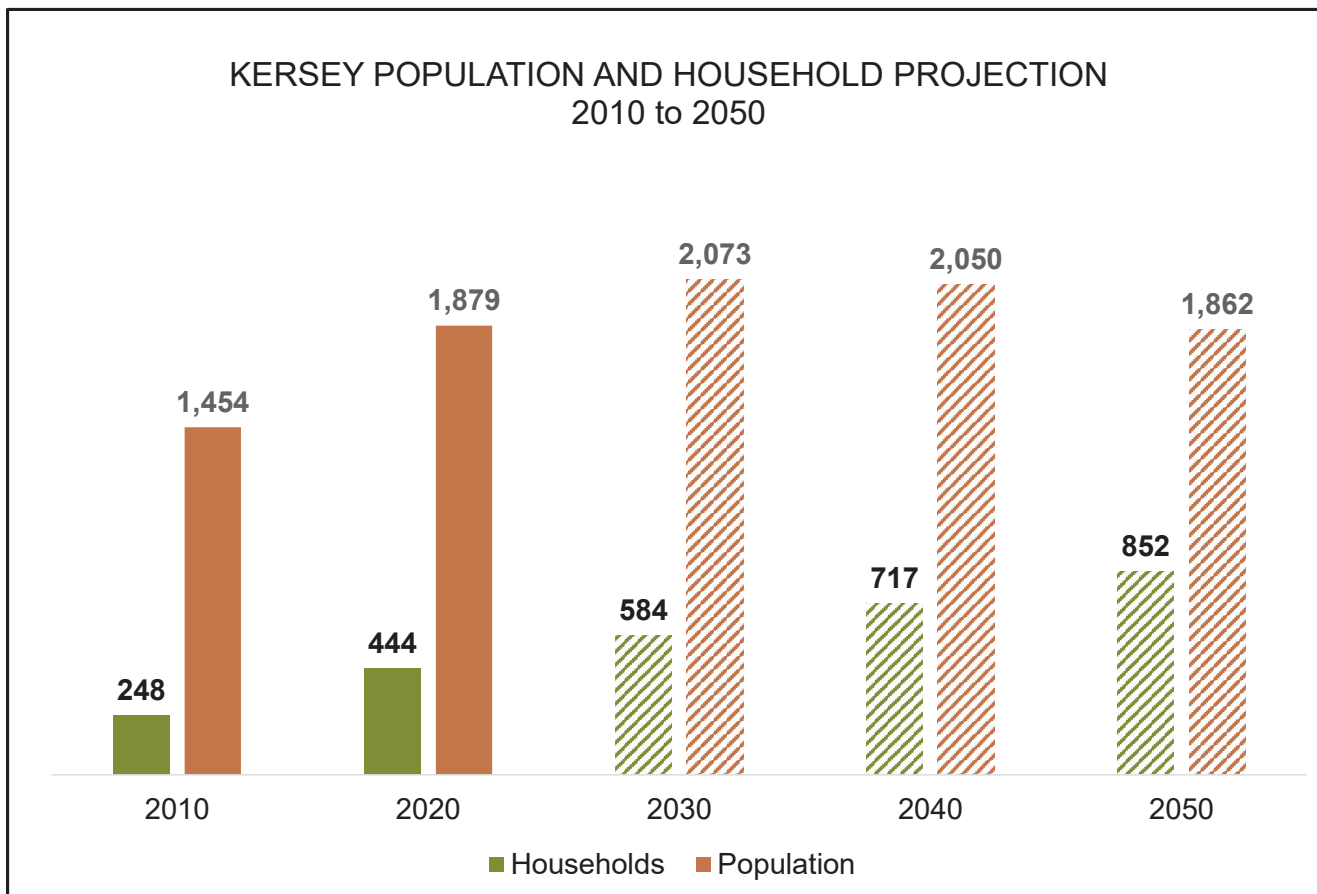
Population projections are developed using the Cohort Component Method, which incorporates births, deaths, and migration. Due to limitations in SDO’s age and gender breakdowns and the scarcity of municipal level data, the population projection relies on Census data as well as county and state level estimates from the SDO.

Kersey’s population is projected to grow by 10% between 2020 and 2030. After 2030, however, this trend is expected to reverse, with a slight 1% decline from 2030 and 2040 and a larger 9% decrease from 2040 and 2050. In contrast, Weld County and the broader Front Range are projected to continue growing, which may partially offset the projected declines in Kersey. Without targeted housing interventions, especially for senior and workforce housing, Kersey’s limited housing supply could constrain growth, drive up home values, and contribute to longer-term population decline.

It is important to note projections do not fully account for certain factors like recent and future Town annexations. Kersey’s recent annexations have been primarily industrial and commercial, which do not directly increase residential capacity but strengthen the Town’s economic base and enhance its ability to attract future residents. Projections also do not capture Kersey’s strategic location, adjacent to the regional hub of Greeley and about 45 minutes from the Denver International Airport, which positions the community for potential commuter and residential growth amid ongoing Front Range demand. While Kersey’s growth has been slower than the surrounding region due to its smaller housing market, Weld County’s continued expansion and strong regional demand suggest the Town could still see future growth if development opportunities and strategic planning are leveraged.

Community feedback and data analysis indicate that Kersey’s limited growth is driven by a shortage of senior and workforce housing and affordability challenges, which have priced some residents out and contributed to a stagnant population. If housing constraints are not addressed, Kersey may have difficulty retaining and attracting residents, even amid strong regional growth. The following sections explore these issues in more detail to show how housing conditions are influencing the town’s long-term demographic trends.

KERSEY POPULATION AND HOUSEHOLD PROJECTION
2010 to 2050



Age

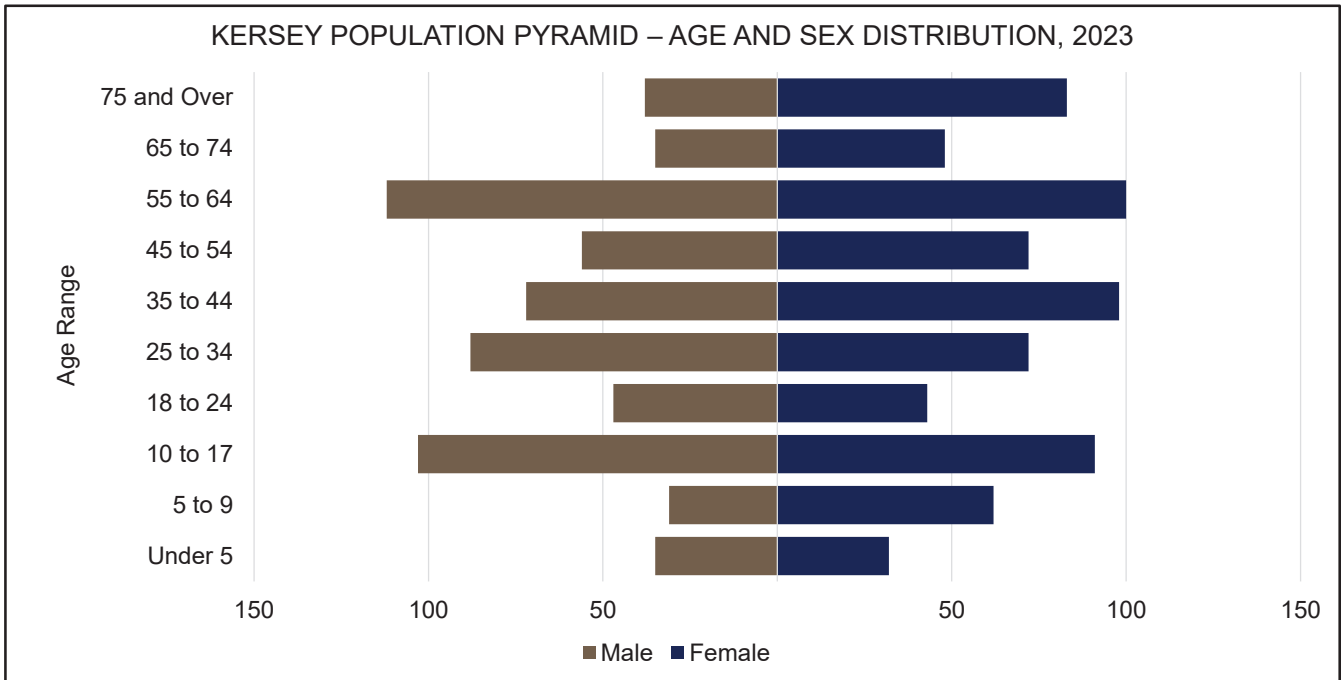
In 2023, school aged children (aged 5 to 17) made up 21.8% of the population, with an additional 5.1% under age 5. While this represents a modest share of the community, it reflects a stable base of youth population. Kersey schools also serve students from unincorporated Weld County and attract families from Greeley who value smaller class sizes and a more personalized learning environment, factors that may support future enrollment as the surrounding areas continue to grow. However, the relatively limited number of children under the age of 10 signals potential long-term challenges for the future workforce, as this age group represents the next generation of working-age residents. If birth rates do not keep up or young families locate elsewhere, Kersey may face a narrowing labor pool in the decades ahead.

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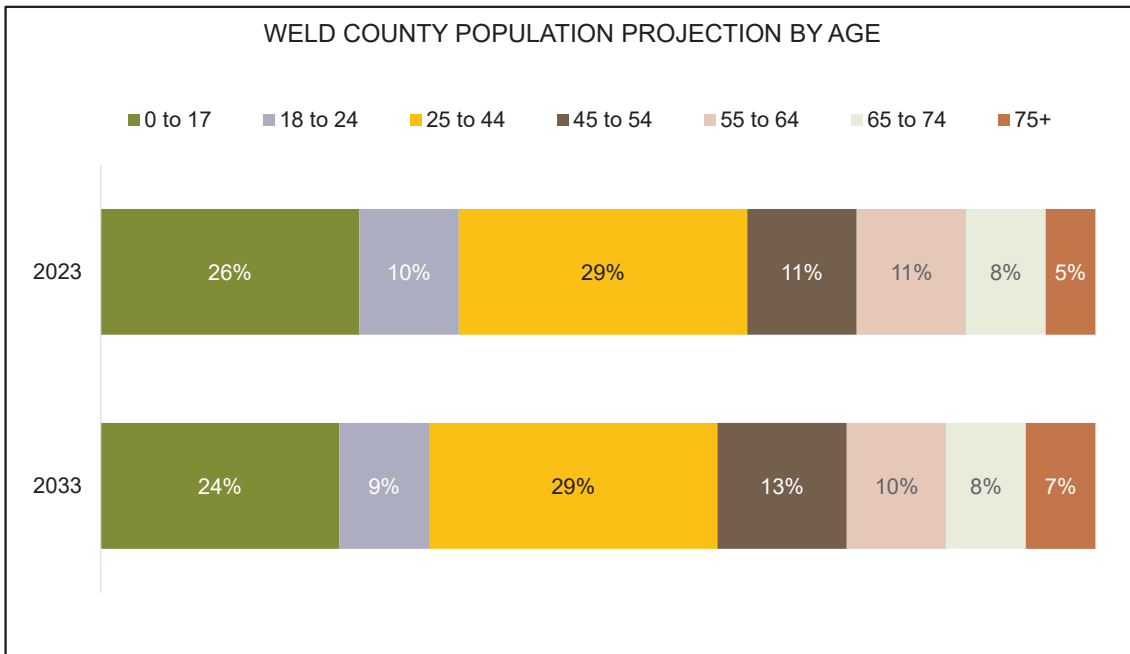
40.5 Median Age
26.8% Under 18
15.5% Aged 65+

At the same time, adults ages 35 to 64 make up the largest share of the population at 38.7% and this group will transition into the senior population over the coming decades, significantly increasing demand for senior services and healthcare. Residents aged 65 and older already account for 15.5% of the population, with women outnumbering men. This trend is typical, as women often outlive men, resulting in a higher proportion of female residents in the oldest age groups. Together, these trends underscore the importance of attracting younger families to maintain school enrollment, support the future workforce, and ensure a balanced age structure as Kersey’s population continues to age.

It is important to note that SDO data does not provide detailed age breakdowns are not available at the municipal level. Therefore, Census data was used in the population pyramid, and as a result, the total population by age and gender may not align exactly with the total population reported above.



Projections from the State Demography Office (SDO) show Weld County’s population growing significantly over the next decade, surpassing 450,000 residents by 2033. While all age groups are expected to grow, the fastest growth will occur among older adults, signaling an aging population. The number of residents aged 75 and over is projected to increase by 77%, raising their share of the population from 5% to 7%. Adults aged 45 to 54 will also see notable growth of 43%. In contrast, the proportion of children and young adults is expected to decline slightly between 2023 and 2033. These demographic shifts underscore the rising need for senior services, healthcare infrastructure, and workforce planning to support a changing age distribution in Kersey and across Weld County.



Household Composition

Between 2018 and 2023, the share of one-person households rose sharply from 18% to 30%, reflecting broader demographic shifts toward independent living. This trend may be influenced by limited senior housing options within Kersey and senior residents’ reluctance to relocate to larger nearby communities such as Greeley.



2.7 Average Household Size
35.9% Households with children under 18
8.3% Aged 65+ Live Alone

At the same time, the share of family households dropped from 77% to 69% during the same period, underscoring the shift toward smaller households. Large households are becoming less common in Kersey, with those of five or more members accounting for just 7% of all households and four-person households representing 15%. These changes align with the population trends, showing significant decreases in children under 18 and young adults, indicating that families with children are becoming less common in Kersey. Overall, household composition is shifting toward older adults and individuals living alone, reinforcing the need to adapt housing and community services to meet evolving demographic realities.

What is a household?

U.S. Census Bureau defines a household as all people who occupy a single housing unit, regardless of their relationship to one another. A person living alone in a housing unit is also considered a household.

What is a family household?

U.S. Census Bureau defines a family household as a group of people who live together in the same dwelling and share meals, including a householder and at least one other person related to the householder by birth, marriage, or adoption.

Housing trends and household compositions in Kersey diverge from broader regional and national patterns, underscoring the Town’s unique local needs. These shifts highlight the importance of expanding housing options, particularly smaller, low maintenance homes that can meet the needs of seniors and as well as younger households seeking attainable entry points into the market. At the same time, strengthening workforce development and ensuring housing availability across a range of income levels will be essential to retaining residents and supporting long-term community stability.

KERSEY HOUSEHOLDS BY SIZE AND FAMILY STATUS					
	2018		2023		% Change 2018 -2023
	Number	Percent	Number	Percent	
Total Households	606	100%	506	100%	-16.5%
Total Occupied Households	577	95.2%	496	98%	-14%
1-person	105	18%	150	30%	43%
2-person	155	27%	123	25%	-21%
3-person	108	19%	113	23%	5%
4-person	95	16%	73	15%	-23%
5+ persons	114	20%	37	7%	-68%
Family Households	445	77%	343	69%	-23%
Non-family Households	132	23%	153	31%	16%

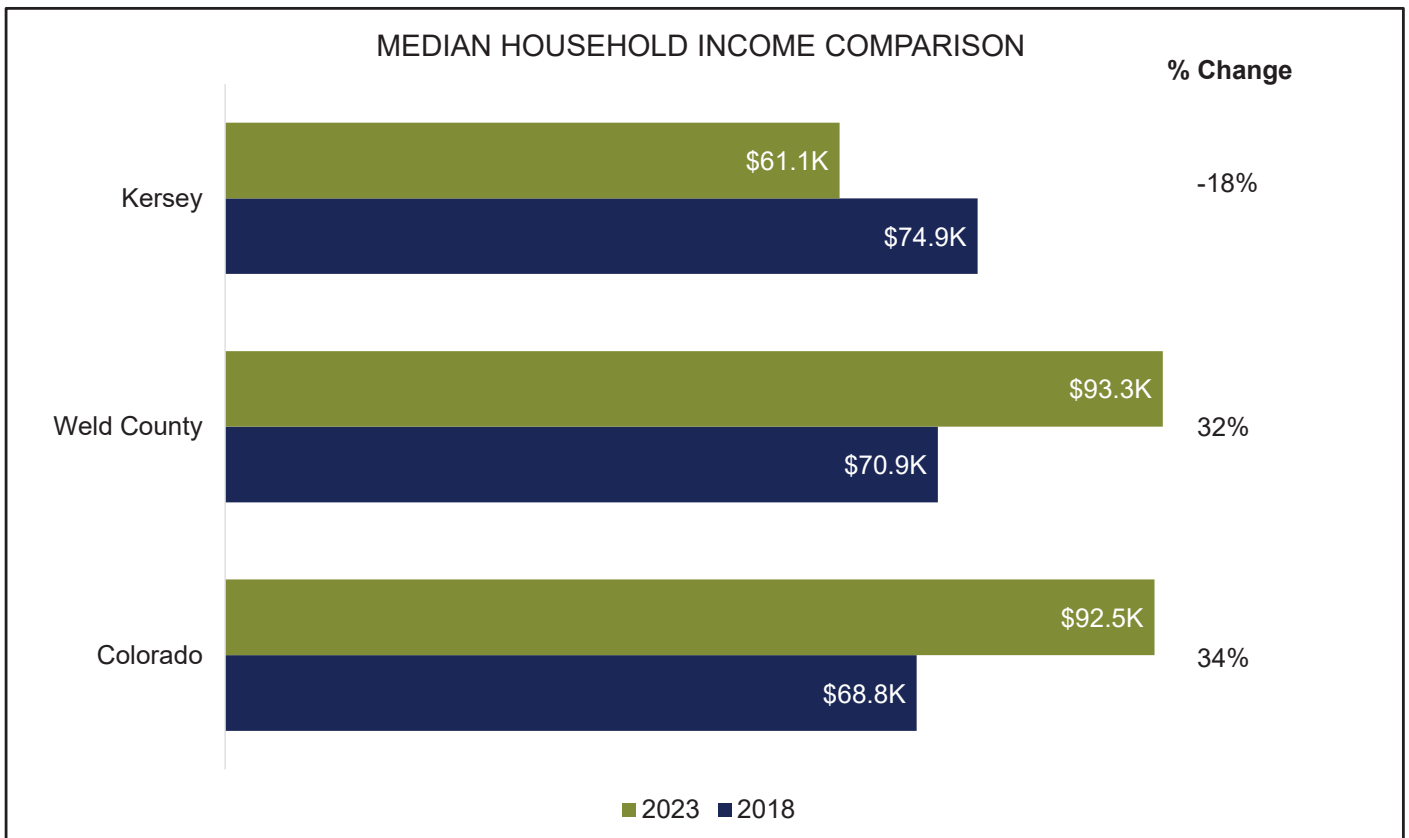
Household Income

Kersey's median household income declined by 18% between 2018 and 2023, dropping to \$61,136. This stands in sharp contrast to regional and state trends, where Weld County and Colorado experienced income growth of more than 30% during the same period. Several factors likely contributed to Kersey's decline, including reduced employment in higher-paying industries, a shift toward lower-wage service jobs, outmigration of higher-income households, and an aging population reliant on fixed incomes.



\$61,136 Median Household Income
42% Households earn < \$50K
13% Households earn \$150K+

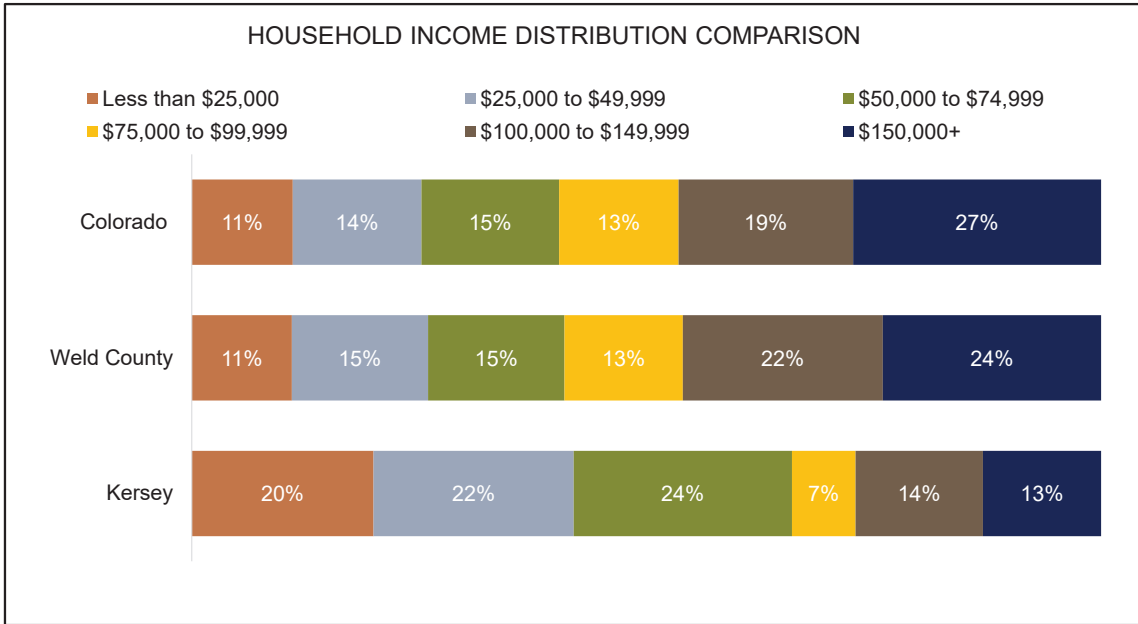
These dynamics point to increasing economic vulnerability and highlight the importance of housing strategies that align with current income realities. It will be important to expand affordable options and ensure access across income levels and age groups.



Household Income Distribution

Kersey's income distribution shifted significantly between 2018 and 2023, marked by an increase in lower-income households and a contraction of the middle- and upper-income brackets. The share of households earning less than \$50,000 rose from 28% to 42%, while those earning between \$75,000 and \$149,999 declined from 36% to 21%. In contrast, both Weld County and Colorado experienced declines in lower-income households and growth among those earning \$100,000 or more.

The shrinking middle- and upper-income base points to rising financial strain and fewer households able to sustain market-rate housing. This underscores the urgency of expanding housing options across income levels and ensuring affordability for both long-term residents and new households.



The table below shows Kersey’s household income distribution at each Area Median Income (AMI) level. AMI is covered in more detail in Chapter 4. According to 2023 Census data and Colorado Housing and Finance Authority (CHFA) AMI trends, about 23% of households have extremely low income, earning below 30% of AMI and facing the highest risk of housing instability. Another 19% fall between 31% and 50% of the AMI and may struggle with rising housing costs. Additionally, 24% of households are low-income, earning between 51% and 80% AMI. With nearly two-thirds of households earning below 80% of the AMI, the community faces ongoing pressure to preserve and expand affordable housing options.

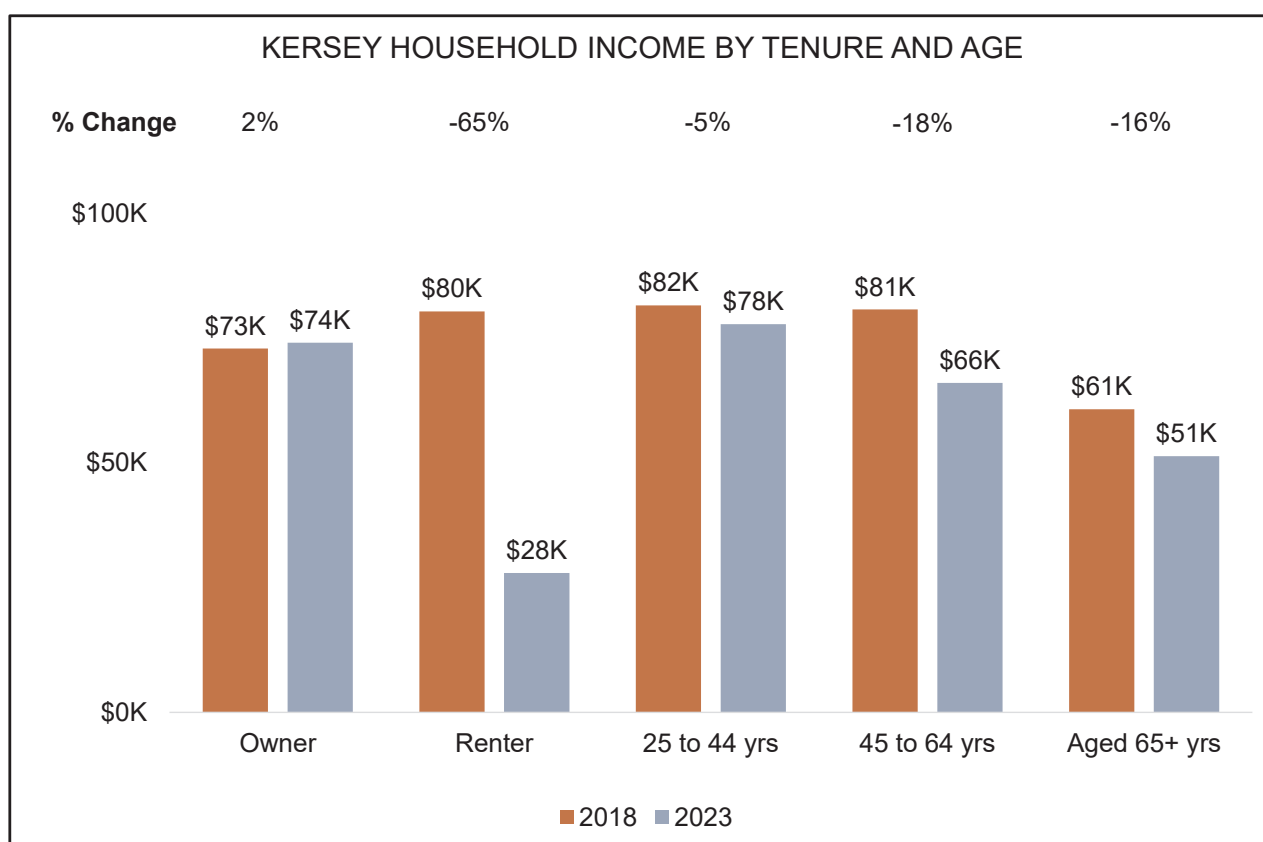
About 14% have moderate incomes, earning between 81% and 120% of the AMI. On the higher end, 20% of households earn above 120% of the AMI. The relatively small proportion of middle- and upper-income households in Kersey indicates limited market demand for higher-priced housing. This reinforces the need for targeted strategies that address affordability gaps and safeguard lower-income residents from displacement. Together, these trends reveal Kersey’s diverse income landscape, underscoring the vulnerability of many households to housing instability and the importance of aligning housing policy with local economic realities.

KERSEY HOUSEHOLDS BY AREA MEDIAN INCOME (AMI) 2023				
AMI Category	Owner Households	Renter Households	Total Households	% of Total
Extremely Low Income (≤30% AMI)	22	90	112	23%
Very Low Income (31-50% AMI)	30	63	93	19%
Low Income (51-80% AMI)	118	3	121	24%
Moderate Income (81-120% AMI)	66	3	69	14%
Middle Income (121-140% AMI)	33	3	36	7%
Upper Income (141+ AMI)	51	14	65	13%

Household Income by Tenure and Age

In 2023, Kersey’s median homeowner income was \$74,074, more than double the median renter income, highlighting a very significant gap between owners and renters. From 2018 to 2023, homeowner incomes rose by 2%, while renter incomes declined by 65% from \$80,375 to \$27,955. This sharp decline suggests growing economic instability among renter households, potentially influenced by job losses, reduced wages, or demographic shifts such as younger or lower-income residents remaining in rental housing for longer periods. This disparity underscores broader tenure-based inequities in housing affordability and financial resilience, highlighting the need for targeted rental assistance and housing options aligned with local income levels.

Across all age groups, households experienced declining incomes between 2018 and 2023, with the largest drops among residents aged 45 to 64 (-18%) and those over 65 (-16%). These trends highlight growing financial strain, reduced purchasing power, and heightened affordability challenges, all of which may increase the risk of instability among vulnerable households.



Race and Educational Attainment

Kersey’s population is primarily White (63%) and Hispanic or Latino (28%), reflecting proportions similar to those in Weld County and Colorado overall. Educational attainment, however, falls behind county and state averages. While 86% of residents aged 25 and older hold at least a high school diploma, only 21% have earned a bachelor’s degree or higher, less than half the statewide rate of 45%. These trends point to potential barriers to accessing higher-wage employment and emphasize the need for workforce development and expanded post-secondary education opportunities to strengthen long-term economic and housing stability.

Economic Profile

The local and regional economic and job market trends strongly shape Kersey’s housing needs. Unlike surrounding Weld County and Colorado, Kersey has faced population decline and sharp workforce losses across key industries, reducing household buying power and driving outmigration. These shifts highlight the importance of stable, diverse housing options to support employers, retain younger families, and meet the growing needs of seniors. Without expanded housing choices, affordability challenges and limited inventory may continue to constrain Kersey’s growth and long-term stability.

Labor Force

Kersey’s labor force has contracted sharply in recent years, mirroring the town’s overall population decline. Between 2018 and 2023, the number of employed residents fell by nearly 38%, driven by outmigration and limited local job opportunities. Today, Kersey accounts for just 0.39% of Weld County’s employment base, with 1,029 employed residents. This small share reflects Kersey’s modest role within the regional economy and points to its sensitivity to changes in employment trends.

Looking ahead, job growth is projected to remain modest, increasing from 605 jobs in 2022 to 746 by 2050. While this reflects broader countywide growth, Kersey’s slow growth signals ongoing challenges in retaining and growing its workforce. The town’s employment base is concentrated in lower-wage industries with fewer opportunities for postsecondary graduates, limiting career pathways for younger residents. Without diversification into higher paying sectors, Kersey risks continued outmigration of working age adults and a shrinking pool of households able to sustain long-term economic stability. To ensure regional growth translates into local resilience, Kersey must strengthen its employment base and expand opportunities to stabilize its job market.

Industries and Occupations

Kersey’s employment base is concentrated in a few key industries which account for most local jobs: education and health care, retail, professional services, manufacturing, and transportation/utilities. While this mix provides some diversity, many of these sectors offer modest wages compared to regional averages, limiting household income growth. Higher paying opportunities in professional services and transportation exist but represent a smaller share of the workforce.

Retail stands out as a particularly large presence in Kersey relative to other rural towns, with major employers including grocery stores, convenience outlets, and regional chains providing a significant share of jobs. While these positions are accessible and important for household stability, they typically offer lower wages and limited advancement opportunities, reinforcing Kersey’s challenges in sustaining a strong middle class.

Kersey’s industry mix is broadly similar to Weld County, with education, health care, manufacturing, and retail at the top. However, its smaller job base, with only 571 jobs in town compared to 1,029 residents employed, means many residents commute for higher paying opportunities. The absence of major sectors like construction further limits local options. Without expanding into higher wage or post-secondary career pathways, Kersey risks continued outmigration of younger workers and families, reinforcing long-term economic and demographic challenges.



FIVE INDUSTRIES EMPLOY 71.5% OF KERSEY’S RESIDENTS:

**19.1% Educational services,
and health care and social
assistance**

16.5% Retail trade

**15.1% Professional, scientific,
and management**

11.0% Manufacturing

**9.8% Transportation and
warehousing, and utilities**

KERSEY JOBS BY SECTOR AND AVERAGE ANNUAL WAGE, 2023

Sector	Number of Jobs	% of Total Jobs	Average Annual Wage
Agriculture, forestry, fishing and hunting, and mining	49	8.6%	\$95,576
Construction	48	8.4%	\$76,908
Manufacturing	63	11%	\$69,420
Wholesale trade	5	0.9%	\$90,376
Retail trade	94	16.5%	\$44,928
Transportation and warehousing, and utilities	56	9.8%	\$108,160
Information	0	0%	\$75,660
Finance and insurance	9	1.6%	\$116,584
Professional, scientific, and management	86	15.1%	\$109,876
Educational services, and health care and social assistance	109	19.1%	\$57,252
Arts, entertainment, and recreation, and accommodation and food services	17	3%	\$26,520
Other services, except public administration	22	3.9%	\$52,312
Public administration	13	2.3%	\$76,544
Total	571		

According to the State Demography Office, job growth in Weld County is projected to continue at a rate of 5% per decade through 2050. The table provides an estimate of job growth in Kersey based on these county projections. Continued local and regional job growth will further increase the demand for housing.

JOB PROJECTIONS THROUGH 2050

Jurisdiction	2022	2030	2040	2050
Kersey	605	668	711	746
Weld County	154,449	170,373	181,562	190,484

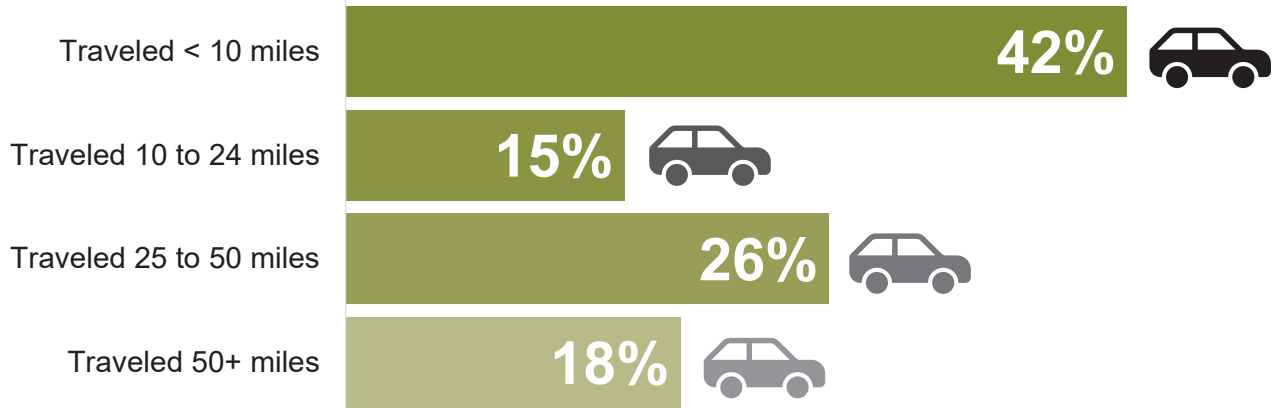
Commute Patterns

Kersey’s workforce is highly interconnected with the broader Front Range economy, relying on nearby cities for employment opportunities. A majority of residents commute to larger job centers such as Greeley, Denver, and Fort Collins, reflecting the limited number of positions available within the town itself. The average commute time of 27 minutes highlights the distance many residents travel daily, underscoring the importance of regional transportation networks in sustaining household incomes. At the same time, 58 residents, 10.4% of the workforce, now work from home, a notable shift given that no residents reported working remotely in 2018. This change reflects the broader impacts of the COVID19 pandemic, which accelerated remote employment options and introduced new flexibility for households.



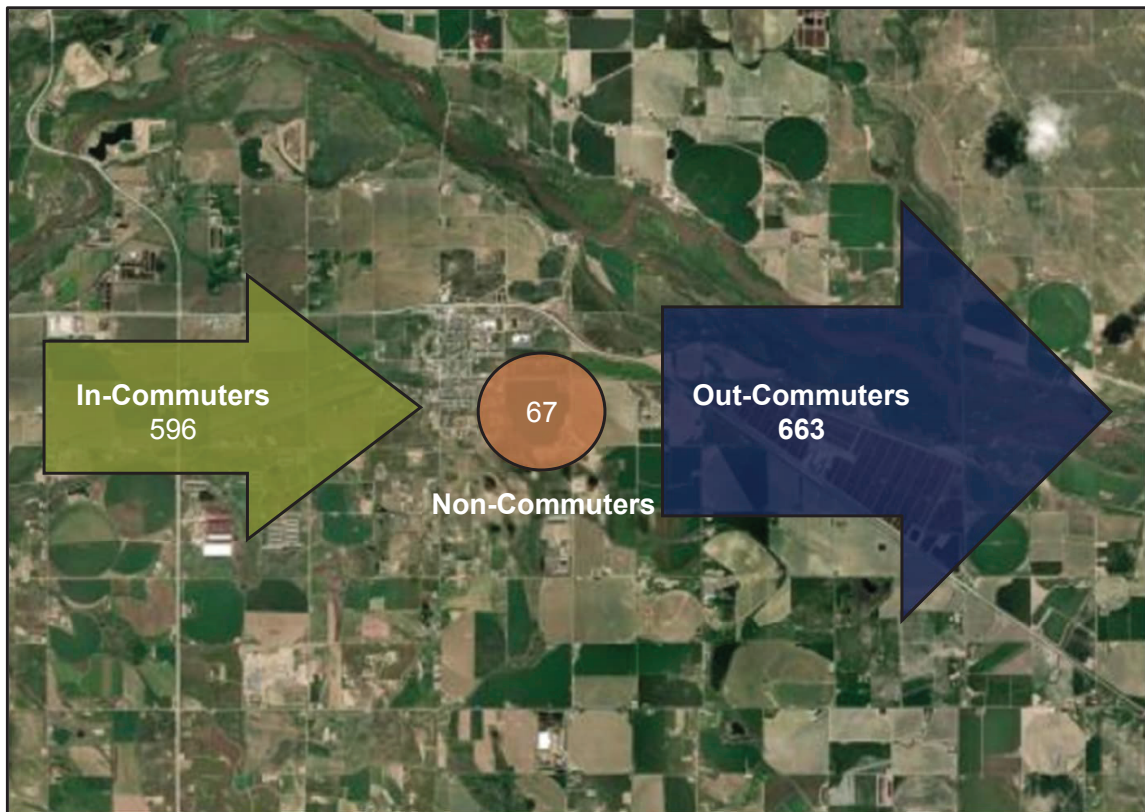
27 minutes average commute time
82% commute to work alone in vehicle

HOW FAR DID KERSEY RESIDENTS COMMUTE IN 2022?



Kersey also serves as a major employment destination, with nearly 596 workers commuting into town compared to only 663 commuting out. The in-commuters are largely driven by the energy companies based in Kersey, which employ a sizable workforce even though many employees spend much of their time working out in the field.

Labor force participation declined, from 977 residents (72.8%) in 2018 to 623 (60.5%) in 2023. Indicating that fewer residents are either working or actively seeking work, leaving employers dependent on surrounding communities to meet staffing needs. This is evident with Greeley as Kersey residents tend to commute to Greeley for work, while a large share of the Kersey’s workforce commutes from Greeley. This two way connection highlights the town’s dependence on regional labor markets and reinforces the importance of housing affordability and transportation access in shaping Kersey’s ability to retain workers and attract new residents.



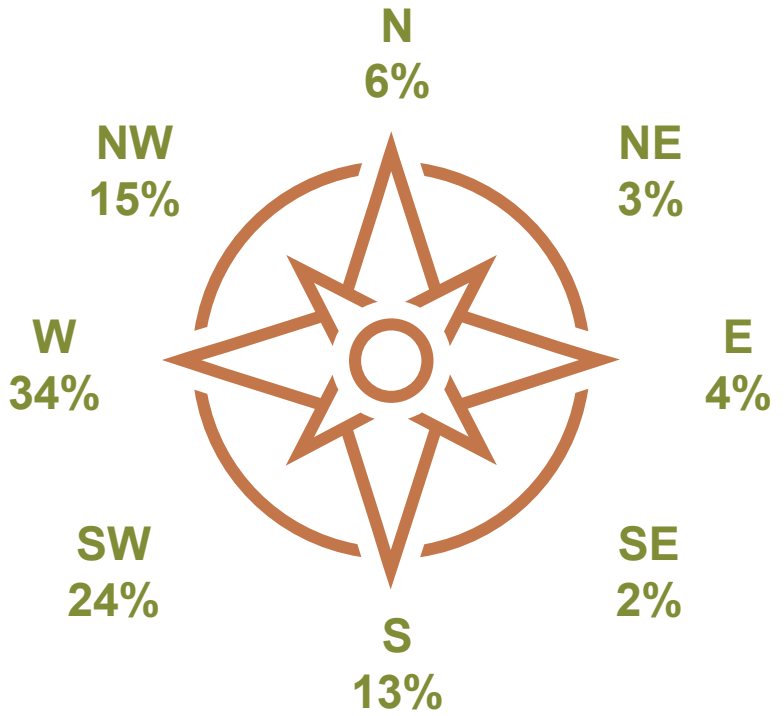
TOP LOCATIONS WHERE KERSEY RESIDENTS WORK:

- 21.4% Greeley
- 9.2% Kersey
- 8.5% Denver
- 3.7% Fort Collins
- 3.6% Loveland

TOP LOCATIONS WHERE KERSEY WORKERS LIVE:

- 23.8% Greeley
- 10.1% Kersey
- 6.2% Evans
- 2.6% Windsor
- 2.3% Milliken

*As a % of approximate total jobs held by Kersey residents and total jobs in Kersey in 2023



COMMUTE DIRECTION FROM KERSEY (2022)

Housing Profile

Analyzing Kersey’s existing housing inventory, including unit types, age, value, and size, offers insight into how well the current supply meets community needs. Population decline, a shrinking labor force, and modest household incomes add pressure to the market, leaving limited options for young families, seniors, and commuters. Combined with demographic and economic trends, this analysis identifies gaps in the housing stock and informs future needs. This data supports the broader market analysis in Chapter 5 and informs planning strategies to strengthen Kersey’s long-term stability.

Housing Units, Vacancy, and Tenure

Kersey’s housing stock remains tight, with 518 total units and a 96% occupancy rate. Of the 10 vacant units, all are listed as rentals, underscoring the limited turnover and high utilization of existing homes. The tight market suggests that affordability and housing choice are key challenges for residents.

 **518 Total Housing Units**
10 Total Vacant Units

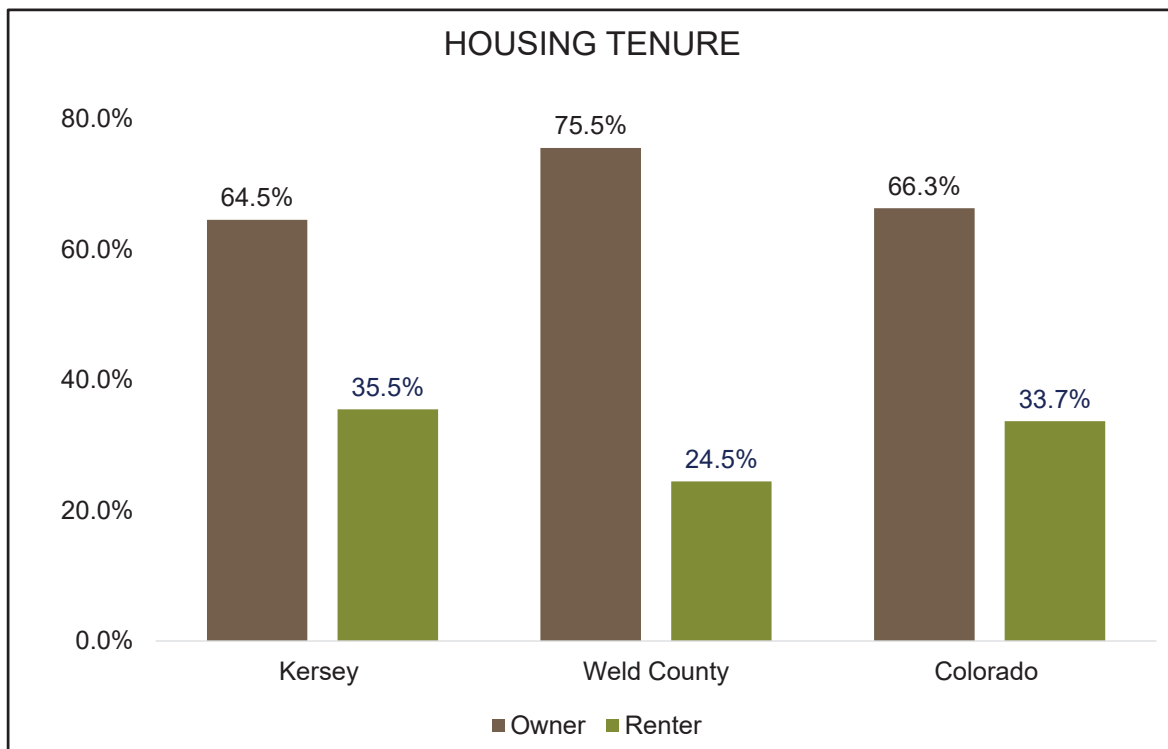
SDO data indicates a decline of housing units since 2018. A reported decline does not necessarily imply demolition and more often reflects conditions such as long-term vacancies, uninhabitable units, or changes in how certain structures are counted over time. Notably, the number of vacant units has decreased even as Kersey’s population experienced only a slight population decline since 2018, indicating that existing units are being absorbed rather than remaining empty.

Between 2018 and 2023, data provided by the Town show that only 15 building permits were issued, while 4 new water taps are expected to be added to the mobile home park. These small additions indicate that some housing growth is occurring, but at a pace too gradual to offset the factors contributing to SDO's reported decline or to meaningfully expand options for residents.

KERSEY CURRENT HOUSING UNITS AND VACANCY		
	Number	Percent
Total Housing Units	518	100%
Occupied Housing Units	496	98%
Vacant Housing Units	10	2%
For Rent	10	100%
For Sale	0	0%

Total housing units derived from the Town of Kersey's 2025 Water Tap records. All remaining data sourced from the Colorado State Demography Office (latest available estimates)

Of Kersey's total occupied housing units, 64.5% are owner-occupied and 35.5% are rentals, a higher share of rental units than both Weld County and Colorado overall. This higher proportion of rentals may reflect limited homeownership opportunities, affordability constraints, or a more transient population. The housing mix highlights the need for diverse housing options that can accommodate families, young adults, seniors, and workforce households. Expanding homeownership opportunities while maintaining safe, affordable rental units could help strengthen community stability and support long-term population growth.

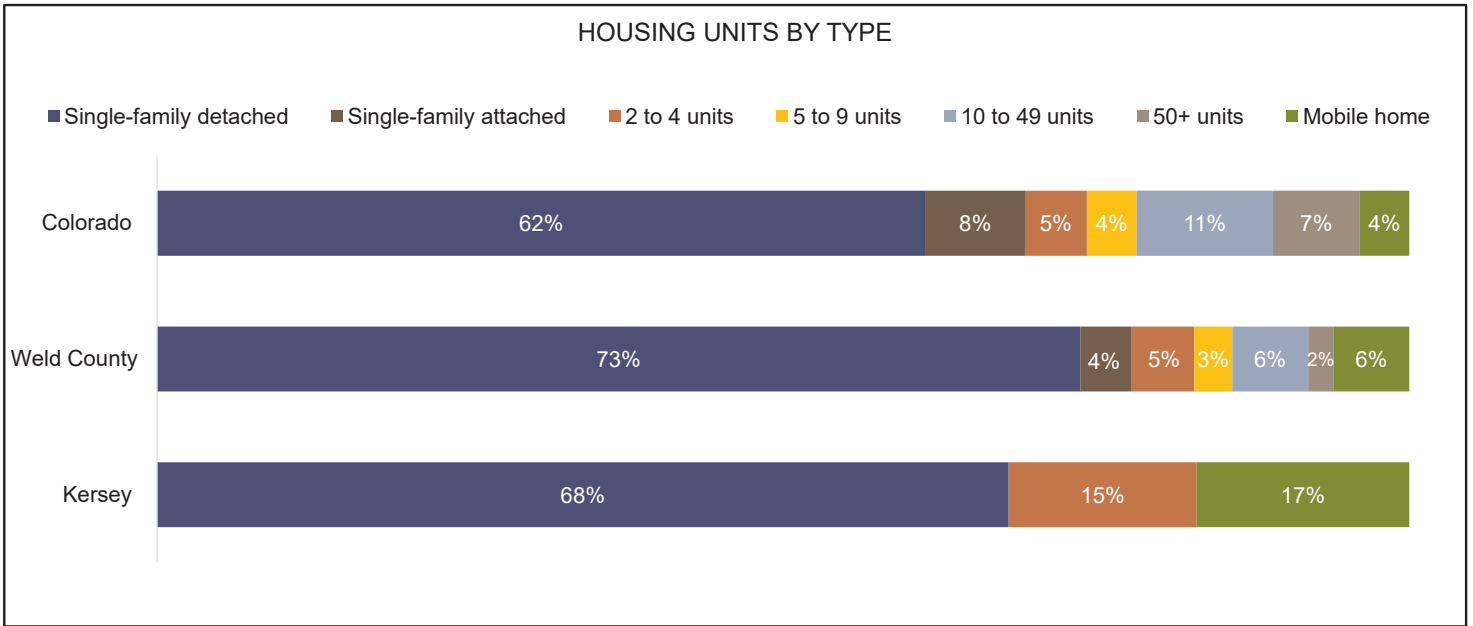


Housing Types and Sizes

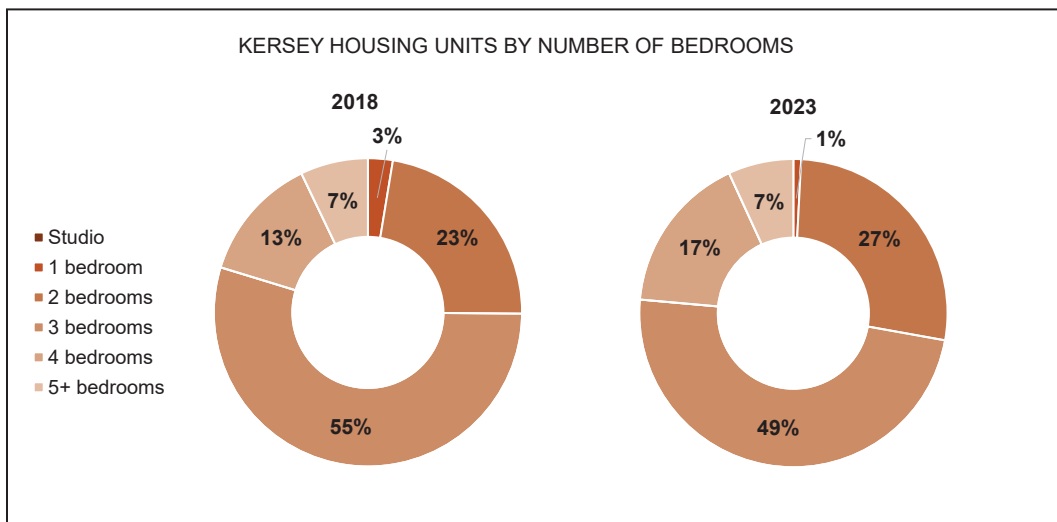
Single-family detached homes make up nearly two thirds of Kersey’s housing stock, complemented by smaller shares of mobile homes (17%) and multi-unit structures (15%). This pattern reflects the town’s traditional focus on larger, family-oriented housing. Over 70% of homes have three or more bedrooms, reinforcing Kersey’s orientation toward households with children or multi-generational living. While this provides stability for families, it limits adaptability to changing demographics, particularly as the population ages or younger adults seek entry-level housing.



68% Single-family detached
72% 3+ bedrooms



A lack of smaller units creates a notable gap within Kersey’s overall housing supply. The town has only a handful of one-bedroom homes and no studio units, leaving few options for singles, seniors, or young adults. A decline in three-bedroom homes between 2018 and 2023 further reduces mid-sized choices, while growth in four-bedroom homes suggests a shift toward larger households. Compared to Weld County, Kersey’s housing mix is narrower and less balanced, offering fewer options for residents at different stages of life. This imbalance underscores the need for more diverse housing types to attract and retain a broader range of residents, from young professionals to retirees.



Housing Unit Age and Move in Year

Kersey's housing stock is predominantly older, with over 60% of homes built before 1990 and no new units added since 2020. The median construction year remains 1979, and only 6.5% of homes were built in the last decade. This aging stock reflects limited development activity and a reliance on housing that is now several

decades old. Because SDO data carries higher margin of error in smaller communities, local permitting records offer a more reliable view of recent trends. Between 2003 and 2023, only 42 residential building permits were issued, with long stretches of inactivity and just 15 permits since 2018. Only 5 permits have been issued since 2020, underscoring the slow pace of new construction and the absence of sustained development momentum. Compared to Weld County, where the median year built is 2000 and new housing continues to be added regularly, Kersey offers fewer modern options for residents.

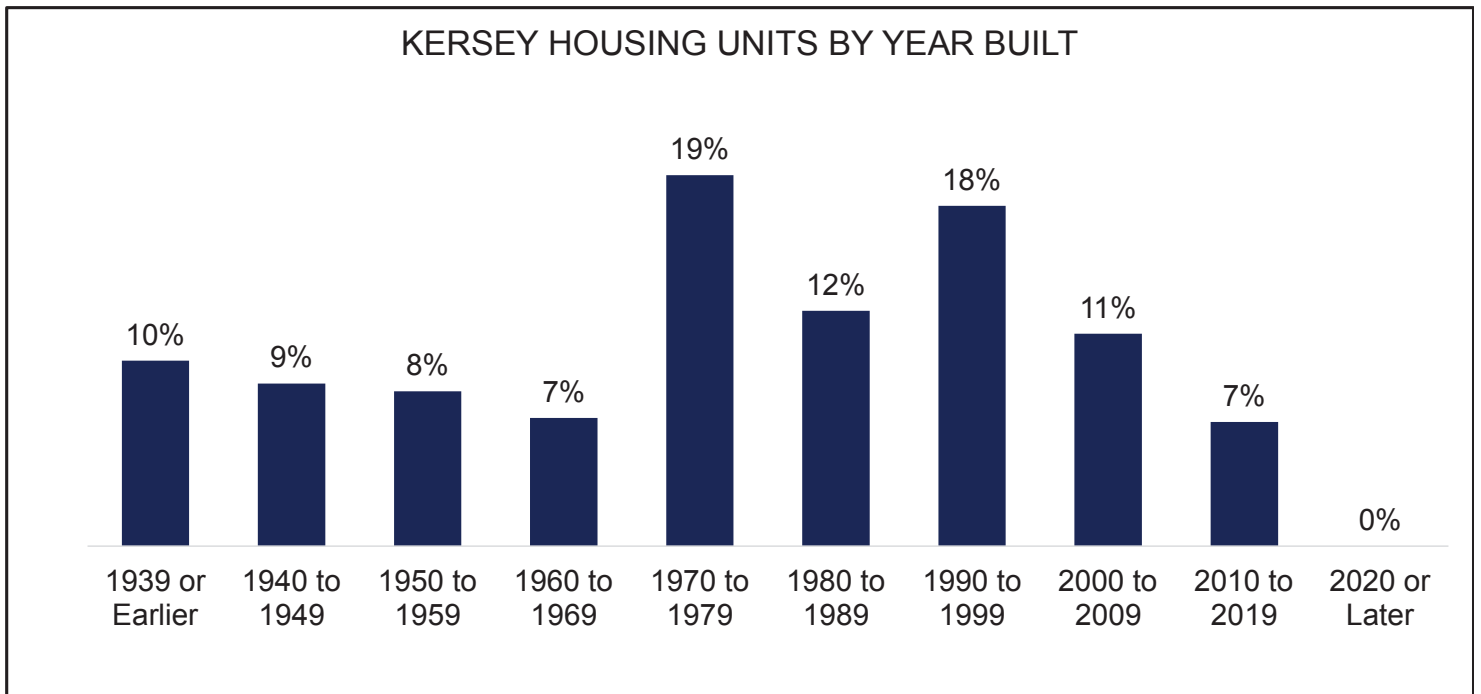


1979 Median year built

82% of units built before 2000

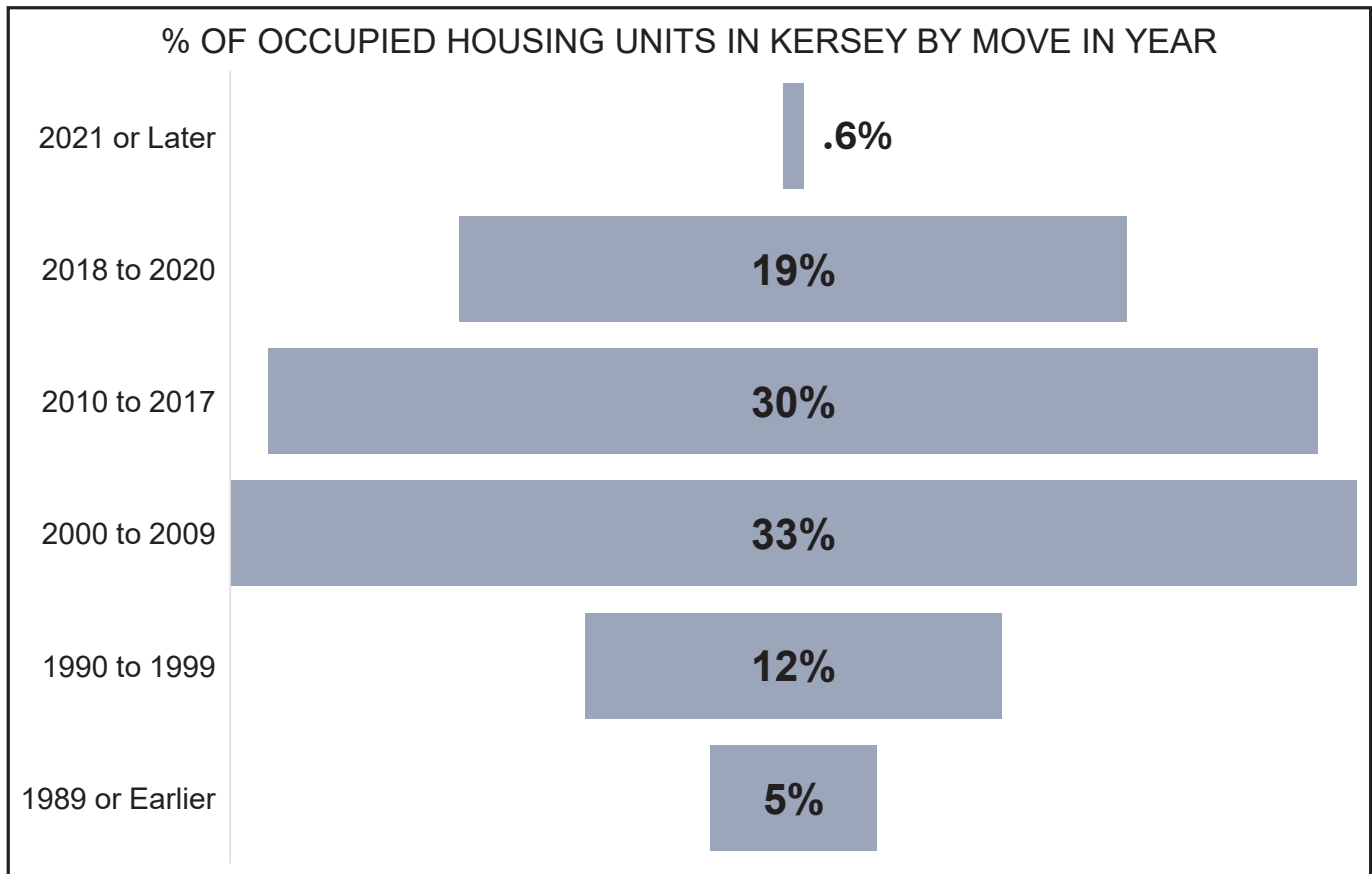
50% of residents moved to Kersey after 2010

While older homes can contribute to a community's unique character, they can also present challenges for maintenance, modernization, and attainability. In many rural communities, generational homes may not receive consistent upkeep, making them less accessible or livable for new buyers. As a result, lower median home prices in rural markets like Kersey often reflect the significant reinvestment costs required to bring these properties up to modern standards, which in turn affects their market value. The predominance of older homes signals a need for reinvestment, rehabilitation, and modernization, particularly as households seek energy efficiency, accessibility, and updated amenities.



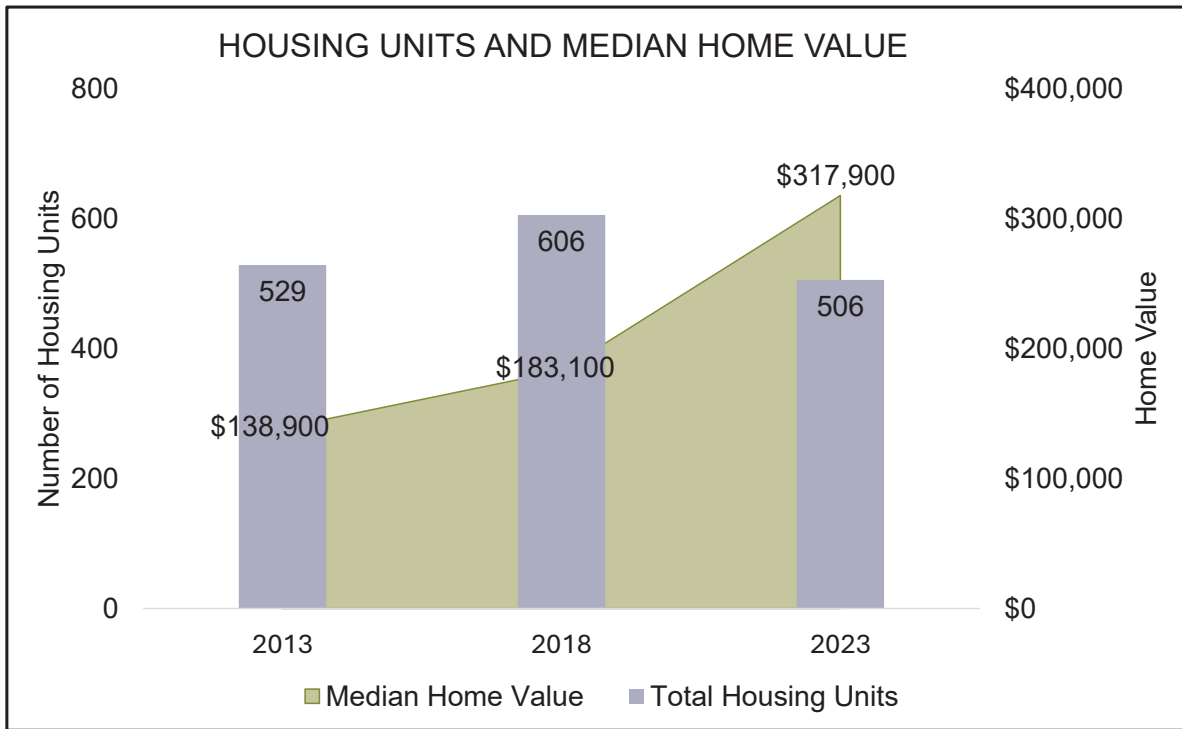
Despite limited new construction and population challenges, Kersey continues to attract residents, demonstrating that affordability and location remain strong draws. Half of households moved to Kersey or purchased a different home locally after 2010, and another 33% between 2000 and 2009, suggesting that older homes still serve as entry points for families and commuters. This pattern highlights both the resilience and limitations of the current housing stock. While it offers affordability, it does not meet

evolving preferences for newer, more efficient, or smaller units. Without investment in new housing development, Kersey risks lagging behind regional trends, making it harder to retain younger households and meet the needs of an aging population.



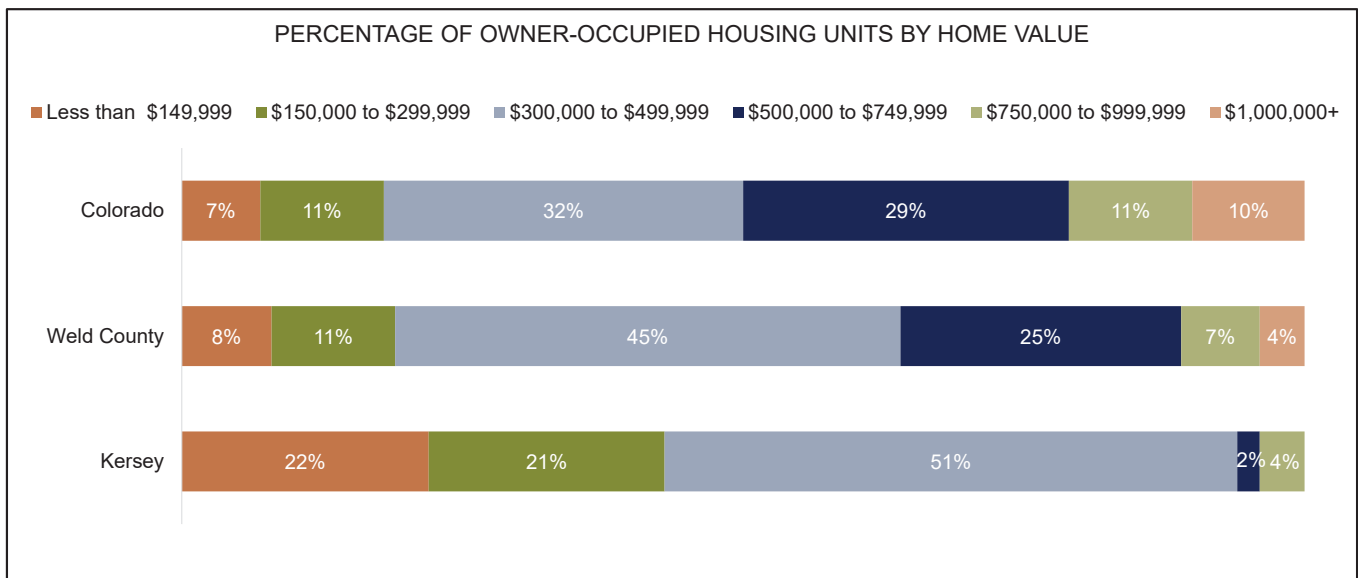
Home Values

Between 2013 and 2023, Kersey’s median home value more than doubled, from \$138,900 to \$317,900, reflecting regional appreciation trends but widening the gap between housing costs and local incomes. At the same time, the total housing units declined between 2018 and 2023, reversing earlier growth and signaling potential constraints in new development or loss of older homes. Given that many units were built before 1980, some may have become uninhabitable due to age, disrepair, or lack of reinvestment. The shrinking supply pushes home values higher, creating mounting pressure on affordability and access, particularly for first-time buyers and workforce households. Without reinvestment in existing homes or investment in new construction, Kersey risks deepening its housing supply challenges even if demand remains steady.



Owner-occupied homes in Kersey remain valued below those in Weld County and Colorado overall. In 2023, 22% of Kersey’s owner-occupied units were valued under \$149,999, compared to 8% countywide and 7% statewide. The town also has a larger share of homes valued between \$150,000 and \$299,999 (21% versus 11% in the county). This concentration of lower-valued homes reflects the age of Kersey’s housing stock and its role as a more attainable market within the region. While this positions Kersey as an entry-level ownership option, it also signals limited appreciation potential compared to county and state averages.

The pattern is further illustrated by trends in higher-valued homes. At the state level, properties above \$500,000 account for 50% of all homes, compared to just 6% in Kersey and 37% in Weld County. Instead, 51% of Kersey’s homes fall between \$300,000 and \$499,999, positioning the town as a mid-range market. While this supports affordability for households priced out of higher-cost areas, it limits long-term equity growth and competitiveness. Without diversifying housing types and investing in newer homes, Kersey risks remaining locked into a narrower value band, preserving affordability but constraining upward mobility for existing owners.



Rental Housing

Kersey's rental market has shifted modestly in recent years. Rental-occupied units decreased by 8%, from 192 in 2018 to 176 in 2023, while Weld County saw a 5% increase. Despite this decline, rentals still accounted for 35.5% of Kersey's occupied housing in 2023, well above the county average of 24%. This reflects demographic and economic changes, including an aging population, fewer younger adults, and a shrinking labor force with limited access to homeownership.

As rental units declined, Kersey's median rent fell slightly (-2.8%), from \$950 in 2018 to \$923 in 2023, while Weld County's rose nearly 45 to \$1,469. The relative stability in Kersey's rental market reflects older, lower-cost homes rather than weak demand. The rental market leans toward modest family-sized homes, mostly two-bedroom units with steady shares of three- and four-bedroom homes, while smaller units have declined, creating gaps for seniors and single renters. Structurally, Kersey relies on single-family homes, small multifamily, and mobile homes, with no large apartment complexes to provide density or diversity. This keeps rents affordable but raises long-term concerns whether aging units aren't maintained or new construction fails to expand housing options. Chapter 5 quantifies these challenges and projects future rental needs.

Affordable Housing Inventory

Kersey has its own Housing Authority, which oversees public housing and voucher programs and manages one facility totaling 20 units within the community. As Kersey explores future development opportunities, the Town may still benefit from coordinating with nearby housing authorities in Greeley and Loveland, which have extensive experience leveraging state and federal funding and supporting the development of attainable housing.

Beyond formal affordable housing, the Kersey Mobile Home Park provides 80 manufactured homes that in some cases function as naturally occurring affordable housing. Limited information about the park is available online, and recent increases in rents have placed growing pressure on one of the community's most affordable housing options.

CHAPTER 4 – HOUSING AFFORDABILITY

The previous chapter evaluated Kersey’s current and projected demographic, economic, and housing characteristics which serve as the foundation for understanding housing affordability and housing needs. These conditions not only help determine the housing demand but also help identify where there may be housing gaps based on the demographic and economic needs. This chapter will introduce common terms and concepts related to housing affordability and how it applies to the unique Kersey context which informs the market analysis.



Neighborhood in Kersey, Co - Ayres

Defining “Affordable Housing”

The term “affordable housing” is not very well defined and can vary depending on one’s perspective. When forming local housing policy, it is important to have a clear definition of “affordable,” “attainable” and other housing terms.

Housing affordability is determined by two main factors, housing size and household income. Household income is set by the Federal Department of Housing and Urban Development (“HUD”) and updated every year. HUD published “Area Median Income” (“AMI”) tables which are used by the State of Colorado and the Colorado Housing Finance Authority (“CHFA”) to determine affordability criteria. Kersey is subject to the AMI limitations in Weld County.

WELD COUNTY AREA MEDIAN INCOME LIMITS 2025								
		Household Size						
		1	2	3	4	5	6	
2025 Income Limits by AMI	140%	\$114,624.01	\$109,080.01	\$147,312.01	\$163,584.01	\$176,688.01	\$189,792.01	Middle Income
	120%	\$114,624.00	\$109,080.00	\$147,312.00	\$163,584.00	\$176,688.00	\$189,792.00	Moderate Income
	100%	\$95,520.00	\$90,900.00	\$122,760.00	\$136,320.00	\$147,240.00	\$158,160.00	
	80%	\$63,680.00	\$72,720.00	\$81,840.00	\$90,880.00	\$98,160.00	\$105,440.00	Very Low Income
	50%	\$39,800.00	\$45,450.00	\$51,150.00	\$56,800.00	\$61,350.00	\$65,900.00	
	< 30%	\$23,880.00	\$27,270.00	\$30,690.00	\$34,080.00	\$36,810.00	\$39,540.00	Extremely Low Income

The State of Colorado offers grant funding to communities that have opted into Proposition 123 and committed to developing affordable housing. Proposition 123 defines affordable housing as housing that is attainable for households earning up to 100% of the AMI for for-sale units and 60% of the AMI for the for-rent units. While Kersey is currently not committed to Proposition 123, it is a recommendation to consider in the future to be able to access significant funding sources to help improve housing development and affordability and implement new housing policies.

According to the U.S. Department of Housing and Urban Development (HUD), housing is considered “affordable” when total housing costs, including rent or mortgage, basic utilities, property taxes, HOA fees, and mortgage insurance, do not exceed 30% of a household’s gross income. Households that spend more than this threshold are classified as cost burdened. When housing costs exceed 50% of gross income, households are considered severely cost burdened, often facing significant financial strain and instability.

As an example, a household of four earning 100% of the AMI (\$113,600) could afford a home priced around \$334,000, assuming they spend no more than 30% of income on housing costs and make a 3% down payment at current mortgage rates. However, Kersey’s average home sale price over the last 12 months was \$371,408, beyond this family’s affordable range.

Rate:	6.5%		
Term:	30		
		Sale Price	\$334,136
		Down Payment Amount:	\$9,732
		Net mortgage	\$324,404
		Monthly mortgage payment:	\$2,158
		Est. property taxes	\$265
		Est. homeowners insurance	\$217
		Utilities	\$200
		Monthly Payment:	\$2,840
		Annualized housing cost	\$34,080
30%		Minimum annual income required	\$113,600

Housing Problems and Vulnerability

Several housing problems can make housing access and stability more challenging for individuals and families. These conditions increase the risk of housing insecurity, affordability, or displacement. This analysis helps to identify where housing programs and support systems may be needed to improve outcomes for low- and moderate-income residents, particularly vulnerable populations.

Poverty

According to the 2023 American Community Survey, 14% of Kersey’s population aged 18 to 64 and 18.4% of families with children under 18 live below the poverty line. That same year, 33.9% of Kersey households received cash

public assistance or food stamps (SNAP). In comparison, Weld County reported a lower family poverty rate of 6.1%, while statewide rate in Colorado was even lower at 5.9%. Reliance on public assistance was significantly lower across the broader region with 17.4% of households in Weld County and 17.9% of households statewide receiving cash assistance or SNAP benefits.



FEDERAL POVERTY LEVEL THRESHOLDS, 2025

\$15,650 Individual

\$26,650 Single-parent household (one adult, one child)

\$32,150 Family household of 4 (two adults, two children)

These elevated poverty and assistance rates in Kersey point to deeper economic vulnerabilities that distinguish the town from broader regional and state trends. The sharp decline in renter income, limited access to higher-wage employment, and lower levels of educational attainment likely contribute to this disparity. With nearly one in five families with children living below the poverty line and over a third of households relying on public assistance, many residents face challenges in meeting basic needs. These conditions suggest that targeted strategies, such as expanding workforce training, increasing access to affordable childcare, and supporting income-aligned housing, will be essential to improving economic stability and reducing reliance on assistance programs.

Disabilities

The U.S. Census collects data on six disability types: hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties. Respondents who report any one of the six disability types are considered to have a disability. According to the 2023 American Community Survey estimates, approximately 21.4% (282) of Kersey residents report having one or more disabilities, compared to 15% in Weld County. Seniors are disproportionately affected by disabilities, with about 8.1% (107) of Kersey residents aged 65 and older reporting a disability.

Homelessness and Housing Instability

The Northern Colorado Continuum of Care (NoCO CoC) oversees the coordination of housing resources and support services for individuals experiencing homelessness across Weld and Larimer Counties. As part of its work, NoCO CoC conducts an annual Point-in-Time (PIT) count to track the number and living situations of unhoused individuals in the region. According to the 2025 PIT and Housing Inventory Count Report, there were 960 people experiencing homelessness, with 59% in shelters, 30% unsheltered, and 11% in transitional housing. The vast majority, 96%, were located in Fort Collins (41%), Greeley/Evans (38), and Loveland (19%). While NoCO CoC is working to expand its data collection to smaller communities, that process is still ongoing. Kersey is encouraged to monitor these annual reports to stay informed about regional trends and anticipate potential needs for local supportive services.

Displacement Risk

Recognizing areas in Kersey with a higher risk of displacement can help guide strategies, both locally and regionally, to improve housing affordability, accessibility, and stability. The Social Vulnerability Index (SVI) outlines eleven key indicators related to displacement risk that can help identify the most vulnerable populations. These measures can inform policy decisions and program development aimed at supporting residents most at risk.

The following table presents Kersey’s displacement indicators for 2023, derived from U.S. Census data at the census tract level. Kersey spans two census tracts, 7.05 and 16. Because the majority of the community lies within tract 16, this tract was used as the basis for analysis. The portion of Kersey that falls within tract 7.05 is primarily occupied by commercial businesses. Since tract 16 has more than double the population of Kersey, the data has been adjusted to reflect that Kersey represents approximately 36% of tract 16.

As of 2023, many of Kersey’s displacement indicators reflect long-standing structural conditions shaped by its housing stock, workforce composition, and regional development patterns. Over half of the homes (53%) were built before 1970, pointing to limited new construction and aging infrastructure that will require more investment when purchasing an older home. This can restrict housing options and contribute to overcrowding, which affects more than one in five households. Nearly 100 households earning less than \$75,000 are cost-burdened, spending more than 30% of their income on housing. These pressures are especially critical for older adults and residents living with a disability who may face barriers in homes that lack modern accessibility features.

Demographic trends also reveal a community navigating gradual change. Hispanic residents make up 27.9% of the population, underscoring the need for culturally responsive services and inclusive engagement strategies. Educational attainment gaps persist, with 124 adults lacking a high school diploma, likely tied to generational workforce patterns and limited access to post-secondary opportunities. These indicators suggest that Kersey’s displacement risk stems from cumulative pressures, such as aging housing, decreased wages, and under-investment in support systems that quietly decrease housing stability over time.

KERSEY DISPLACEMENT INDICATORS, 2023		
Populations	Indicator Measure	How is this related to displacement?
Households at or below 80% AMI	≤30% AMI 23% 31-50% AMI 19% 51-80% AMI 24%	These incomes are lower than what is needed to afford market rate housing in many places. These households are more likely to be living in housing or areas that face greater redevelopment pressures.
Renter Occupied Households	176	Renters are at greater risk of displacement by not owning their homes.
Cost-burdened households with annual income (< \$75K spending 30%+ of income on housing costs)	98	Cost-burdened households are more likely to live paycheck to paycheck and are more sensitive to being outpriced due to housing cost increases.
Persons (age 25+) without a high school diploma	124	People with limited access to higher paying jobs may experience income and job insecurity and may be more likely to miss housing payments and face eviction.
Persons (age 5+) who speak English “less than well”	47	Populations with limited English proficiency may have trouble accessing housing and a range of jobs due to language barriers and discrimination.
Single-parent households with children under 18	20	These households on average have lower incomes and higher childcare costs. They are more vulnerable to rising housing cost, loss of income.
Housing stock built prior to 1970	53%	Older housing is less likely to be suitable for an aging population and population with disabilities.
Overcrowded (more people than rooms)	21.2%	Overcrowded households may have people doubling up who might otherwise choose to live in larger housing if they could afford it.
Population with a disability	21.4%	These households may have fewer employment and housing options due to disability and be at higher risk of displacement.
Persons aged 65 and older	204	These households may be more vulnerable to displacement if they have fixed incomes or specialized housing needs.
Households headed by a person identifying as a race/ethnicity other than white	27.9% Hispanic 6.8% 2+ Races 0.5% Other	These populations have faced ongoing, racialized employment and housing discrimination, which increases the risk of displacement.

Housing Resources

This section identifies and evaluates resources available to support the development, maintenance, and accessibility of housing that is attainable and affordable, as well as supportive housing services in Kersey and the surrounding area. These resources can help address the housing needs identified in this housing assessment. Weld County has a network of service providers and housing-focused nonprofits, though resources are primarily concentrated in nearby Greeley. Kersey residents can benefit from this network, but as the Town grows, additional resources and programs tailored to Kersey may be necessary.

To ensure Kersey remains livable and accessible community for its residents, it is essential to proactively expand local resources, strengthen partnerships and advocate for targeted housing solutions. Stakeholders, policymakers, and community members must collaborate to develop strategies that support sustainable growth and improve access to these essential services.

Housing Development

- **Loveland Housing Authority** owns and manages properties (approx. 1,000 units) that serve low to moderate income individuals and families, including senior housing. Housing programs include Choice Voucher (Section 8), tax credit properties, Larimer home improvement programs (LGIP), grant assistance programs, and other affordable housing programs and services.
- **Greeley-Weld Housing Authority** is the main public housing authority in Weld County. It provides low-income residents with housing assistance through programs like Low Rent Public Housing and the Housing Choice Voucher Program (formerly Section 8). The authority is a collaboration between the City of Greeley and Weld County. They receive state and federal funds through programs like Community Development Block Grants, HOME Investment Partnership funds, and State Private Activity Bonds to support housing and community development. Currently, all its public housing properties are located in Greeley.
- **Dedicated funding sources:** While Kersey does not currently have dedicated funding to support the development of affordable housing, some Front Range communities have created dedicated funding streams in recent years to support affordable housing initiatives, and this may be a strategy that Kersey could consider in the future.
 - **Fort Collins:** Passed by voters in 2023, Fort Collins has a 3-mill property tax that could raise up to \$16 million per year to fund the land bank, grants and incentives for developers and nonprofits, and permanent supportive housing with wraparound services.
 - **Loveland:** In 2016, the City Council approved using 1.25% of the city's sales tax revenue to create an affordable housing fund and approved Loveland Habitat for Humanity and Loveland Housing Authority as the preferred providers for the city to work with.
 - **Longmont:** Approved by voters in 2023, the Boulder County Affordable and Attainable Housing Tax is 0.185% county wide sales and use tax. The funds are divided by population across the county, with 30% going to Longmont for housing development, housing supportive services, and grant funding.

Supportive Services and Resources

County services and local non-profits provide supportive services and resources for low- and moderate-income Weld County residents, including rental assistance, homebuyer support, homeowner assistance, senior services, and support for individuals experiencing homelessness. Most of the resources are in Greeley and may be less accessible or familiar to Kersey residents.

- **Weld County Human Services** manages the Emergency Rental Assistance (ERA) program which assists eligible households with incomes below 80% of AMI with rental payments. It also has programs that are focused on long-term housing solutions.
- **Almost Home Inc.** provides emergency rental and mortgage assistance and utility assistance to residents of Weld and Adams counties.
- **The Catholic Charities Emergency Assistance Center** in Greeley has a homeless prevention program and helps low-income families and individuals pay their housing and utility bills.
- **The Greeley Family House** provides temporary housing and support services to families experiencing temporary homelessness.
- **Neighbor to Neighbor's Rent Assistance Program** helps prevent homelessness by providing emergency assistance to individuals and families facing an unexpected financial challenge.

Gaps and Other Considerations

The housing development and support services assessment highlighted several gaps affecting Kersey residents and underscored the importance of a coordinated strategy to align resources with the Town's growth and changing demographics.

- **Limited Access to Resources:** Most housing-related programs are located in Greeley, which makes them difficult for Kersey residents, especially seniors, low-income households, and those without dependable transportation. As the population increases, creating locally focused programs will be critical to address this need. Kersey could work with nearby providers to bring services into the community through satellite office hours, mobile events, or shared space in Town facilities. Key offerings might include housing counseling, rental assistance guidance, first-time homebuyer education, foreclosure prevention, and referrals to rehabilitation or weatherization programs.
- **Lack of Dedicated Funding for Housing:** Because Kersey does not receive federal housing funds and lacks a designated funding source, the Town has limited capacity to pursue housing projects on its own. Establishing a dedicated housing fund would provide a consistent way to support priority initiatives. Such funding could be directed toward land acquisition, rehabilitation programs, or gap financing for affordable and attainable housing. A local fund would also strengthen Kersey's ability to partner regionally and secure state-level grants.
- **Insufficient Affordable and Attainable Housing Development:** Partnering with the Greeley-Weld Housing Authority or Loveland Housing Authority could help Kersey expand both subsidized and attainable housing options. Collaboration could include identifying suitable sites for new housing, with the authority managing financing, design, and long-term operations. The Town could contribute by reducing fees, offering land, or coordinating infrastructure to improve project feasibility. Joint efforts on grant applications, such as LIHTC, CDBG, or state affordable housing programs, would allow Kersey to leverage the housing authorities' expertise while advancing local priorities.

CHAPTER 5 – HOUSING MARKET ASSESSMENT

This chapter examines Kersey’s housing and rental needs by analyzing trends over the last decade, the most recent 12 months, and current housing market conditions. It considers factors such as housing supply, values, and demand, which may shift over time. The demand was broken into three groups for the two types of needs as existing, five-year, and ten-year ranges. While the projected needs aim to guide Kersey’s growth in the coming years, they are based on the best available data, which may evolve as the market conditions change, or the town expands into its urban growth area. The analysis aligns with state standards from DOLA and is designed to support long-term planning.



DATA SOURCES

The analysis draws on data from a variety of sources, including the U.S. American Community Survey, Multiple Listing Service (MLS.com), the State Demography Office, Redfin.com, Realtor.com, Zillow.com, and others.

Key Takeaways

Despite Kersey’s small size, the limited number of homes on the market indicates an immediate need for rental and for-sale housing. This shortage affects prospective buyers as well as long-term residents. To address these challenges, the report analyzes current market conditions and estimates future housing needs to guide planning efforts.

- **Existing Needs:** For-Sale 2 to 4 units | For-Rent 7 to 11 units
- **Five-Year Demand:** For-Sale 15 to 25 units | For-Rent 16 to 27 units
- **Ten-Year Demand:** For-Sale 16 to 27 units | For-Rent 16 to 26 units

To build a balanced and sustainable housing market, proactive efforts are needed to support new development and reinvestment in existing homes. Projected growth in Weld County will continue to drive local demand, making it essential to understand demographic and economic trends. This insight will guide strategies to create a diverse, adaptable housing supply that meets the needs of current and future residents.

If housing needs remain unmet, supply will stay limited and highly competitive, making homes increasingly inaccessible for both new and existing residents. Strategic action is essential to prevent residents from being priced out of homeownership and to reduce reliance on rentals. Proactive efforts will help maintain affordability, support growth, and ensure long-term market stability.

Range	EXISTING NEEDS					
	For Sale			For Rent		
	Existing Needs	Five Year	Ten Year	Existing Needs	Five Year	Ten Year
Low Range	2	15	16	7	16	16
Hi Range	4	25	27	11	27	26

Ownership Market Analysis

The following section evaluates the existing needs for ownership units in Meeker, also referred to as “housing shortage” or “catch-up needs.” It also includes projected needs, also referred to as “keep-up needs”, over the next five and ten years.

Recent Home Sales: Last 12 Months

When assessing the demand for for-sale housing units, it is important to analyze market trends, such as sale value, property age and size, among other relevant factors. Between November 2024 and October 2025, only 12 home sales occurred in Kersey, representing a 3.75% turnover rate for owner-occupied housing. This rate is below the typical healthy rate of 7%, and even the 5% benchmark for smaller, rural communities like Kersey. Consistent sales throughout the year suggest steady demand, but the low turnover indicates homeowners are holding onto properties due to limited market options.

Low turnover has driven home values higher, with the average sale price reaching \$371,408, a 17% increase from the 2023 median home value of \$317,900. While notable, this \$50,000 gain is modest compared to the 74% surge between 2018 and 2023, when values climbed from \$183,100 to \$317,900. This shift reflects earlier rapid growth aligned with county trends, followed by recent slowing due to affordability constraints, limited supply, and demand pressures. Current sale prices exceed what households earning 100% of AMI can afford without being cost-burdened, suggesting price growth may continue to moderate as more buyers are priced out and the market moves toward balance.

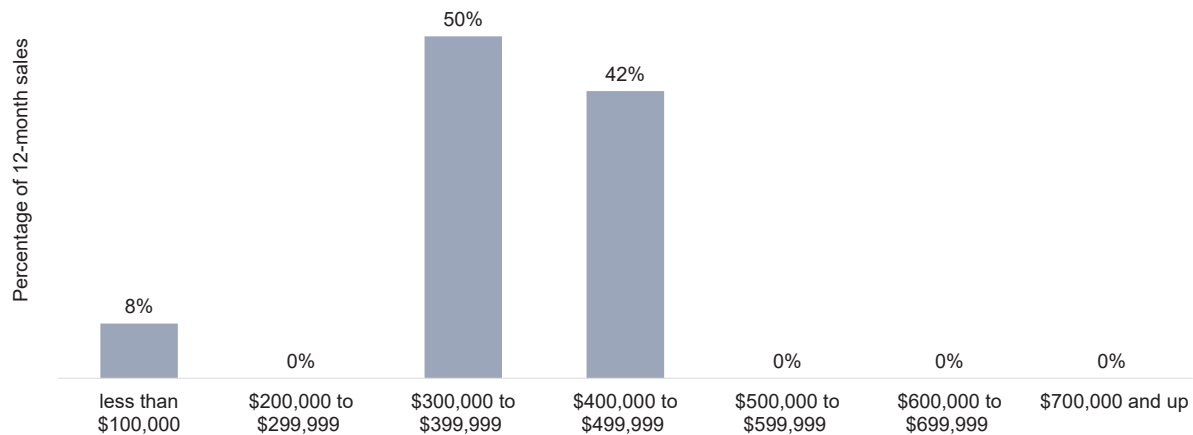
The average year built for homes sold was 1956, meaning most homes were over 70 years old. These older homes often require significant updates and ongoing maintenance, which are costs that can strain affordability in an already limited housing market. This lack of modern, move-in-ready options further reduces housing diversity and can discourage both current and prospective residents seeking homes that meet their needs.

For Kersey’s aging population, the challenge is even greater. The prevalence of older, outdated homes limits the availability of senior-accessible housing with modern amenities. As a result, “aging in place” becomes difficult, leaving many older residents without feasible options to remain in the community as their needs change.

Recent sales data show that homes in Kersey averaged 1,632 square feet and sold for about \$245 per square foot. In comparison, nearby Greeley offered larger homes—averaging 1,928 square feet—at a lower cost of \$196 per square foot. This means Kersey buyers are paying more for less space, making homeownership increasingly less attainable for many residents.

These patterns raise concerns about both the value and quality of Kersey’s housing stock. They also underscore the need to expand supply through new construction and rehabilitation to provide more competitive, affordable, and appropriately sized housing options for the community. The following chart shows the distribution of home sales over the past 12 months, highlighting the limited range of price points in Kersey’s housing market.

PERCENTAGE OF KERSEY HOMES SALES BY SALE PRICE, OCTOBER 2024 TO OCTOBER 2025



Current Market Trends

Only three for-sale listings were identified during report development, underscoring an immediate need for additional housing options. These listings averaged \$462,300, about 25% higher than the 12-month average, though this may be influenced by the small sample size. The listed homes were also larger, averaging 2,128 square feet, roughly 30% bigger than recent sales.

Price per square foot averaged \$219, about 10% lower than the recent sales average of \$245, reflecting the typical pattern of larger homes costing less per square foot. However, the listings were older, with an average year built of 1946, ten years earlier than recently sold units, raising added concerns about habitability and quality.

Overall, the characteristics of available listings highlight ongoing challenges in housing diversity and availability. Addressing these issues will require targeting new development and rehabilitation to support community growth and better meet residents' needs.

CALCULATING MAXIMUM PURCHASE PRICE AND RENT

Maximum purchase prices identified in the assessment are provided to illustrate what households in the community can afford. Household income at each AMI range is applied to break down levels of affordability. The model follows standard finance structures such as but not limited to a 6.5% interest rate, 30-year loan term, local property tax estimates, standard insurance, utilities, and maintenance costs when identifying max purchase price. In addition, both maximum purchase price and rent calculations are based on housing costs not exceeding 30% of household income.

It is important to note that individual circumstances, such as existing debt, credit scores, and down payment amounts impact how much a household can afford.

Existing Housing Needs

The following analysis outlines recommendations to address Kersey’s for-sale housing needs. It uses state requirements, established best practices, and an assessment of current market conditions to estimate demand. As communities evolve, housing needs will continue to shift. Therefore, the ranges presented here reflect conditions at the time of this report and should be revisited periodically. These estimates are intended to guide decision-makers and support future housing strategies and investments.

A healthy housing market typically maintains a three- to six-month supply of homes for sale. With only 12 sales over the past year, Kersey’s six-month demand equates to roughly six homes. After factoring in the current active listings, the community still faces a shortfall of two to four for-sale units. New construction or redevelopment at this scale would help close the gap and move Kersey toward a balanced homeowner vacancy rate of 1% to 2%, which is consistent with standard market benchmarks.

The following chart provides a breakdown of the existing for-sale needs by Area Median Income (AMI) to determine recommendations that promote diverse housing development. The approach aims to meet the needs of all income levels by calculating maximum purchase prices using AMI ranges as well as standard interest rates, fees, and taxes. The maximum price for each category uses models that prevents households from becoming “housing burdened”, defined as households spending more than 30% of income or more on housing costs. The model uses the Weld County AMI breakdown, comparing it with Census-based income data to develop recommendations that align with Kersey’s income distribution.

EXISTING HOUSING NEEDS: OWNERSHIP				
AMI Category	Max Purchase Price	Estimate (low)	Estimate (high)	% of Total
Extremely Low Income (≤30% AMI)	\$41,932	1	1	23%
Very Low Income (31-50% AMI)	\$111,638	0	1	19%
Low Income (51-80% AMI)	\$216,198	1	1	24%
Moderate Income (81-120% AMI)	\$355,612	0	1	14%
Middle Income (121-140% AMI)	\$439,260	0	0	7%
Upper Income (140+ AMI)	varies	0	0	13%
Total For Sale Units		2	4	

The breakdown highlights how housing needs vary across income levels. For example, a household earning 100% of AMI can afford a home of around \$285,905 far below Kersey’s 12-month average sale price of \$371,408 and current active listing average of \$462,300. Addressing these gaps is essential to support Kersey’s future growth and ensure housing options for all residents.

This breakdown shows Kersey’s current ownership housing shortage by AMI level:

- **Very to extremely low-income (0-50% AMI):** 1 to 2 units
- **Low to moderate income (50-120%):** 1 to 2 units
- **Middle to upper income (above 120% AMI):** 0 units

Projected Housing Needs

Long-term projected housing demand is calculated using a different method than existing demand. Following state standards, five- and ten-year demand accounts for factors such as ideal vacancy rates, population growth projections, potential housing loss, and other market dynamics.

Despite recent population declines, projections show modest near-term growth in Kersey over the next five years, driven in part by county-level trends. With the current limited housing supply, the community will need an estimated 15 to 25 for-sale units within five years and 16 to 27 units within ten years to meet demand. The similarity between five- and ten-year needs reflects projected long-term population declines, which offset the short-term growth expected in the near-term.

Although ten-year projections suggest that overall housing needs will remain similar to the five-year range, other factors influence demand, most notably the loss of aging housing. In Kersey, 27% of owner-occupied homes were built before 1959. Following best practices, it is estimated that 10% of these homes will require full replacement (1 unit per year), 30% will need major renovation (3 units per year), and 60% will require general maintenance (5 units per year). Even with stable demographic projections, the annual needs for replacement and renovation create additional demand to maintain an adequate and safe housing stock.

The table summarizes projected ownership housing needs over the next five and ten years by AMI category. Supporting the development or revitalization of these units will help ensure healthy, balanced growth that meets the needs of all residents.

PROJECTED HOUSING NEEDS: OWNERSHIP						
AMI Category	Max Purchase Price	Five Year		Ten Year		% of Total
		Estimate (low)	Estimate (high)	Estimate (low)	Estimate (high)	
Extremely Low Income (≤30% AMI)	\$41,932	3	6	4	6	23%
Very Low Income (31-50% AMI)	\$111,638	3	5	3	5	19%
Low Income (51-80% AMI)	\$216,198	4	6	4	6	24%
Moderate Income (81-120% AMI)	\$355,612	2	4	2	4	14%
Middle Income (121-140% AMI)	\$439,260	1	2	1	2	7%
Upper Income (140+ AMI)	varies	2	3	2	3	13%
Total For Sale Units		15	25	16	27	

Rental Market Analysis

When assessing rental demand, Census data helps identify market trends, but Kersey's small size can limit the accuracy of data modeling. Smaller sample sizes increase the chance of outliers and margins of error, making Census-based models less reliable. To better capture current market conditions and estimate needs, MLS data is used where possible.

Current Rental Market

Analyzing the rental market requires a different approach than for-sale housing due to data limitations. Rental statistics are typically incomplete and only reflect active listings. During the development of this report, no rental listings were available on the MLS, indicating a clear need for rental options and creating gaps in the available data. In addition, historical rental market activity is not available, since the MLS does not publish previously leased units in the same way that it shows previously sold homes.

Although platforms like Redfin and Zillow show no rental listings, rentals in rural communities like Kersey are often advertised on social media or through word of mouth, making it challenging for prospective renters to find housing. During report development, Facebook Marketplace showed three rental listings available, which included very limited information regarding unit size, time on the market, and unit age.

Based on the three listings, the average offering rent was \$1,067 per month and three bedrooms. This amounts to a 16% increase from the 2023 average of \$923. The increase is driven by limited rental supply, strong local demand, and rising homeownership costs. As purchasing a home becomes less attainable, more residents will turn to the rental market, further increasing demand for rental housing.

Existing Rental Needs

To ensure rental opportunities remain available, Kersey will need to take proactive steps to increase available housing. A balanced rental market typically has a 5% to 7% vacancy rate. The Census shows a 5.5% rate in Kersey, toward the lower end of the range. While this suggests a healthy rental market, the lack of available units indicates the data may be outdated or the vacant units are listed elsewhere. Alternatively, there may be many units that remain vacant due to repairs, renovations, poor marketing, or tenant turnover. All these factors limit rental accessibility and obscure true rental market availability.

To achieve a healthy rental market, Kersey needs 7 to 11 rental units. To meet these needs, new units could be developed, or existing properties could be redeveloped to relieve pressure on the limited supply and increase options for residents.

EXISTING HOUSING NEEDS: RENTALS				
AMI Category	Max Rent	Estimate (low)	Estimate (high)	% of Total
Extremely Low Income (\leq 30% AMI)	\$279	2	3	23%
Very Low Income (31-50% AMI)	\$743	1	2	19%
Low Income (51-80% AMI)	\$1,438	2	3	24%
Moderate Income (81-120% AMI)	\$2,366	1	2	14%
Middle Income (121-140% AMI)	\$2,922	0	1	7%
Upper Income (140+ AMI)	varies	1	1	13%
Total Rental Units		7	11	

Projected Rental Housing Needs

The five- and ten-year projections estimate future rental housing needs in Kersey based on factors such as population growth, housing loss due to aging, and target vacancy rates. Rental demand over the next five to ten years follows trends similar to for-sale housing, considering population projections, housing loss, and target vacancy rates. With projected population growth of 3% over the next five years, Kersey will need approximately 16 to 27 rental units. Ten-year demand remains similar, at 16 to 26 units, as longer-term population projections offset near-term growth.

It is estimated that one rental unit will be lost each year, slightly reducing projected growth to 2% by 2035 compared to the 3% growth projected between 2025 and 2030. It is important to note that by increasing housing availability, Kersey may attract new residents. By addressing current and near-term needs, Kersey may experience positive growth trends that align more closely to county-level projections.

PROJECTED HOUSING NEEDS: RENTALS						
AMI Category	Max Rent	Five Year		Ten Year		% of Total
		Estimate (low)	Estimate (high)	Estimate (low)	Estimate (high)	
Extremely Low Income (\leq 30% AMI)	\$279	4	6	4	6	23%
Very Low Income (31-50% AMI)	\$743	3	5	3	5	19%
Low Income (51-80% AMI)	\$1,438	4	6	4	6	24%
Moderate Income (81-120% AMI)	\$2,366	2	4	2	4	14%
Middle Income (121-140% AMI)	\$2,922	1	2	1	2	7%
Upper Income (140+ AMI)	varies	2	4	2	3	13%
Total Rental Units		16	27	16	26	

Housing for Vulnerable Populations

Ensuring a portion of housing developments are accessible friendly is important for the community a its growth. Accessible and visitable units are housing units that are designed and constructed to be safe and accessible for any individual regardless of age or abilities. For example, these are homes that can accommodate seniors and residents with disabilities. These units may not always be new construction. In many cases, this may involve renovating existing housing units.

This estimate can be an indication of the number of existing households that could use some assistance renovating current homes. The needs are found using Census data that shows the percentage of residents with a disability, which in Kersey is 21%. This estimate is a subset of the total housing units indicated previously, and these may be a mix of for-sale or rental units.

ACCESSIBLE AND VISITABLE HOUSING NEEDS				
	Range	Existing Needs	Five Year	Ten Year
For Sale	Low	0	3	3
	High	1	5	6
For Rent	Low	1	3	3
	High	2	6	6

Supportive housing units are intended to help people experiencing homelessness or housing instability. This housing typically combines affordable housing with intensive wrap-around services to help people maintain stable housing and receive appropriate health care. As noted in Chapter 4, the most recent Weld County PIT survey through the Northern Colorado Continuum of Care reported no homelessness in Kersey. While the immediate need appears to be zero, estimated demand for supportive units ranges from 0 to 5, reflecting the possibility that some residents may be at risk of displacement. To better understand these dynamics, the Town should collaborate with local service organizations to gather more detailed information on vulnerable populations on an annual basis.

SUPPORTIVE HOUSING NEEDS		
	Estimate (low)	Estimate (high)
Units Needed	0	5

CHAPTER 6 – IMPLEMENTATION

In addressing the critical issue of housing affordability in Kersey, it is imperative to recognize the broader context in which this challenge unfolds. Housing affordability is not merely a local challenge but echoes as a shared problem on regional and national scales. As we delve into the implementation strategies designed to tackle this multifaceted issue, it is essential to acknowledge the complexity of the problem. The list of strategies does not purport to be a panacea or a magic bullet; instead, it serves as a comprehensive toolkit, offering a variety of options to spur positive change. Each strategy is a critical step toward fostering attainable housing in Kersey by working to create opportunities and eliminate barriers.

Policy and Regulation Considerations

Comprehensive Plan and Future Growth

The Town is currently working on a Comprehensive Plan update to reflect the community's vision and goals for the next 20 years. Through an extensive outreach effort by the Town, the community identified five core themes as their vision for Kersey in 20 years. Of those five themes, three areas align closely with the discussions and feedback received during this assessment effort, including the following:

- **Maintaining the small-town charm. Residents are passionate about preserving the friendly, close-knit community feel that exists today.**
- **Revitalizing downtown. Residents envision a more vibrant and attractive downtown.**
- **Enhanced amenities and services. In addition to infrastructure improvements, amenities for all residents are an important need to enhance their quality of life in Kersey.**

These themes and the discussions during the update effort echo several goals, policies, and actions from the 2016 Comprehensive Plan related to future growth and housing and align with the feedback received during this assessment effort including the following takeaways.

- **Future growth should strive to maintain the small-town atmosphere and sense of community.**
- **New growth and development should complement the existing character of the town.**
- **Encourage growth patterns that make the most efficient use of existing and new infrastructure.**

Building from the discussions that occurred during this housing assessment effort, the community should seek additional opportunities for mixed-use development and multi-family residential product types along major corridors and near existing services while transitioning into existing and future single-family neighborhoods. Providing housing choice and opportunities to accommodate all age groups and family sizes will help achieve resident's desire to "age in place" in the Kersey community they call home.

The proposed future land use map, shown above, provides opportunities for the Town to maximize current and future investments in infrastructure along the US-34 corridor west of the town core and areas south and on top of the existing hill along CR 53 within the community's long-range growth area. During stakeholder discussions, many attendees highlighted these areas for future growth with a combination of

expand water and sewer services in this direction and to other properties with suitable investment and partnership from private developers.

To protect the small-town feel and community character, the Town should consider the following efforts.

- **Develop corridor/subarea plans for areas along US34, downtown, around 1st Street and the railroad tracks going west towards Weld County Parkway, and along Weld County Parkway.**
- **Develop a policy for annexations and development projects to require a variety of housing types and price points for all current and future residents.**
- **Continue to evaluate and update existing design criteria to adapt to changing trends and interests of the community.**
- **Establish the town core area as a walkable mixed-use node with a variety of housing options, using the creation of an urban renewal area as a funding and incentive tool.**

Currently, the Town shares a Coordinated Planning Agreement (CPA) with Weld County that provides a mechanism for the Town and County to work together on land use activities occurring around municipal boundaries and within the Town’s long-range planning area. Additionally, the Town maintains a Cooperative Planning Agreement, known as the “KEG” agreement, with Evans and Greeley that provides a cooperative approach to annexations and land use development within each community’s growth management/long-range planning areas. These two agreements do not create barriers to the development of affordable and attainable housing within the community or associated planning areas. However, these agreements and the commitments to notifications and cooperative discussions are important to consider as the Town grows and annexes new lands west of CR 49 and if the Town proceeds forward with a subarea or corridor planning effort to promote diverse housing and mixed-use development activity.

Updating Local Regulations

An important strategy for Kersey to consider is updating its’ current zoning and development regulations in a way that reflects the values of our small, rural community, while also encouraging housing development that is attainable for all generations of Kersey residents. As a first step, the project team conducted a code audit looking at opportunities that would enable additional housing choices and opportunities to promote attainable housing. This audit can be found in Appendix B at the end of this report. The audit and recommendations take into account the local context and ongoing funding sources such as state, federal, and non-profit grant programs.

The State of Colorado has three current programs that offer grant money and other forms of assistance to communities willing to implement innovative strategies for developing affordable housing. There are a number of strategies the Department of Labor Affairs has identified to help local governments access these funds. Not all of the strategies listed are necessarily designed for small-rural communities like Kersey, but the following list has been identified as those that take into account the local context and aspirations of the residents, while promoting new housing opportunities and modernizing code elements. The detailed recommendations found in Appendix B are divided into four category topic areas as follows.

- 1. Explore Changes to Zone Districts and Permitted Uses**
- 2. Update Dimensional Requirements for Increased Buildable Area**
- 3. Partnership in Attainable Housing Construction**
- 4. Explore Administrative Decision Making**

Special Programs and Funding Sources

The Town has several options when considering methods to promote investment in new housing. However, prior to considering any programs or policies that involve public investment or direct participation, there needs to be a broader discussion and policy established that sets forth the conditions by which the Town would participate in any development project. This should include discussions about what defines affordability in Kersey, unit targets for both sale and rental units, as well as potential locations and impacts on the community. The community also needs to consider the term of the affordable requirement and how that would be enforced. These are key discussion points particularly when applying for state grant funding.

Below are approaches for the community to consider when thinking about funding and/or supporting affordable housing projects.

Proposition 123 Commitment

Kersey can expand its housing resources by leveraging Proposition 123, a state program that provides funding for planning, housing action plans, affordable housing development, preservation, and homeowner assistance. To participate, municipalities must commit to increasing affordable housing by at least 3%, including both naturally occurring and income-restricted units. Affordability is defined as up to 100% AMI for for-sale units and 60% AMI for rentals. The program also requires an expedited review process for developments with at least 50% affordable units, allowing projects to move forward more quickly.

Participating in Proposition 123 would provide access to funding to support this assessment's recommendations and demonstrate a commitment to housing affordability. Aligning with the program could help the Town attract developers, preserve affordability for current residents, and create housing opportunities for seniors, young adults, and workforce households who are currently underserved. A new 3-year commitment cycle is expected in late summer 2026.

Permit Fee Waivers

A waiver of permit fees for certain projects provides a small financial incentive for a project and demonstrates a local commitment to affordable housing. Rarely are permit fee waivers significant enough to impact the finances of a project but they can be a bonus for developers willing to commit to setting aside some units for affordable housing. The community should be mindful of the potential lost revenue and have clear guidelines for consideration.

Infrastructure Assistance

Infrastructure is often one of the most expensive front-end costs for any development project. Extending water, sewer and road infrastructure is expensive to build and maintain. However, the community can leverage State housing grant opportunities to offset the cost of infrastructure. State grants including the Innovative Housing Opportunity Incentive were specifically targeted at supporting infrastructure costs. As is DOLA's Strong Communities initiative.

Surplus Public Property

Property is a tangible asset, not a liability. Any surplus property should be carefully considered for the opportunity to build new housing. In this instance, the land can be used as the incentive to attract development. However, any sale agreement should require performance by the developer, a demonstration of financing, and completion of permitting.

Community Collaboration

The Town should collaborate closely with the Platte Valley RE7 School District and Platte Valley Fire Protection District on housing needs and look for opportunities to submit joint grant applications. As housing costs have increased, districts are taking larger roles in the housing discussion. Schools often have a surplus of land. Also, grant funders encourage these types of collaborations, and it helps to improve the competitiveness of grant applications. Collaboration may include funding and partnerships with private developers that set aside a certain number of units for district employees.

State and Federal Programs for Funding

The state has and continues to identify funding opportunities for affordable housing projects and strategies to promote the development of additional affordable and attainable housing throughout the state. As these programs become available, the Town should evaluate opportunities that align with its goals and needs.

The Colorado Housing Finance Authority (“CHFA”) has a technical assistance grant program available to help communities assess housing development opportunities. The program brings in a consultant team at no cost to the community to provide much of the pre-development work. CHFA can also provide project financing for affordable projects and provide mortgage assistance to individual buyers.

Other Housing Development Models

The Loveland Housing Authority (“LHA”) has taken a unique approach to affordable housing. The LHA has acquired land and completed entitlements and infrastructure using state housing grants. Once that is completed, they sell the lots to Habitat for Humanity or other affordable housing developers at below market rates. The LHA has partnered with a couple churches that have sold land and reduced rates to promote affordable housing.

Loveland and Greeley’s Housing Authorities are two nearby examples Kersey should connect with for guidance and possible support on development efforts as potential projects move forward. These authorities are actively involved in the development of attainable housing units and help leverage state and federal funding opportunities to support their community’s needs.

Development Opportunities

As part of our review, the Town is seeking to assess the potential for surplus public property located south of the school and adjacent to the recently completed solar field.

The site is ideal for an attainable housing development since the Town owns the property and infrastructure exists adjacent to the site. This preliminary concept sketch demonstrates a design that compliments the adjacent residential neighborhood by following the street pattern and general lot size. The site is also near existing utility and road infrastructure, as well as the school and other local retail amenities.

The concept sketch shows approximately 50 housing units with a mix of row homes or townhomes and duplexes.

We recommend the Town consider a CHFA Technical Assistance grant to investigate the site's potential and prepare to market the property for development. The grant is at no cost to the Town and provides valuable information on the development potential and any limiting factors. This should be done before seeking a private sector development partner.

Before marketing the project as a development opportunity, the Town should first develop a community vision for the site and consider collaboration with the School District for teacher housing. When engaging in any negotiation, it is important to clearly define what it is you are seeking from the project and what you are willing to contribute to make it a reality. Also, having a public partner like the School District greatly increases the competitiveness of housing grant applications.

DEVELOPMENT CONCEPT SKETCH



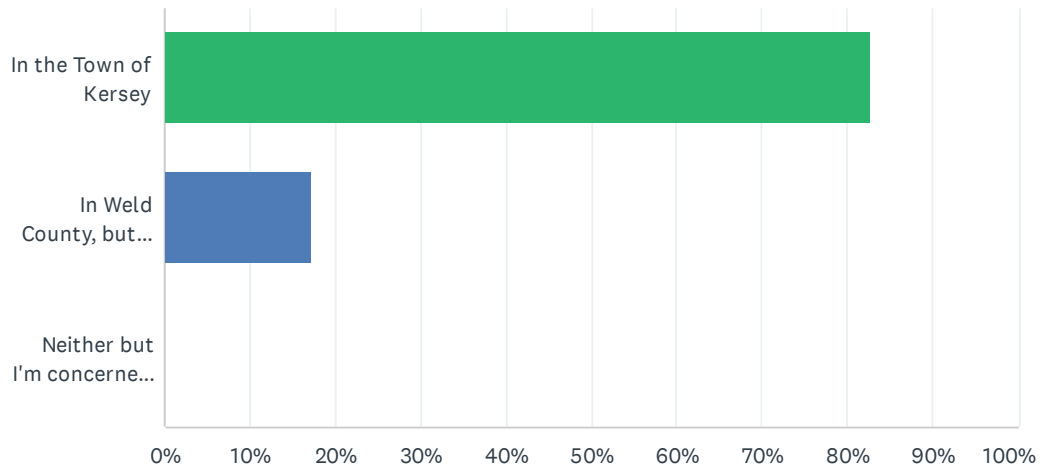


APPENDIX A
COMMUNITY SURVEY RESPONSES



Q1 Where do you currently live?

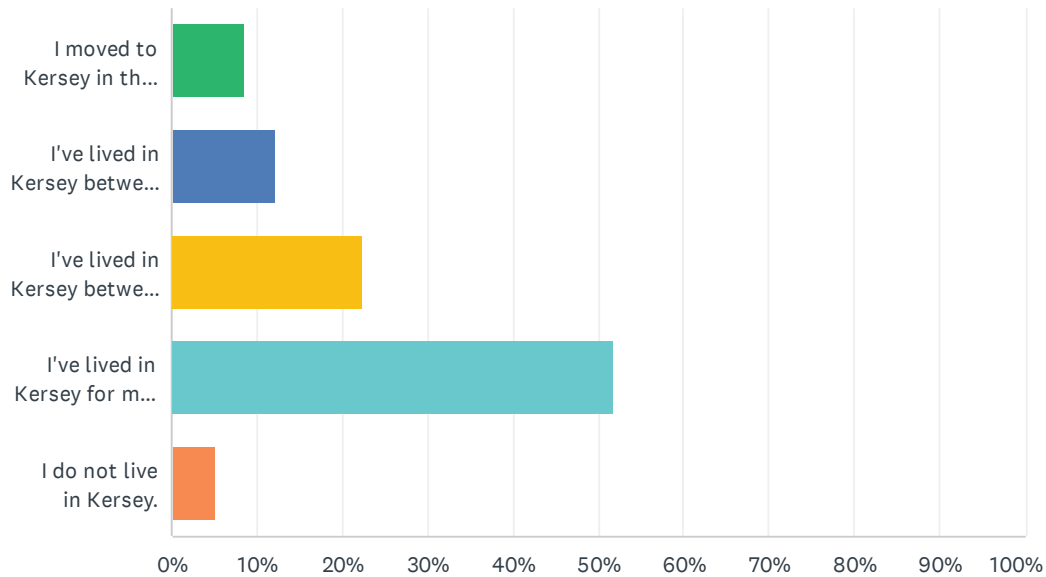
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ANSWER CHOICES	RESPONSES	
In the Town of Kersey	82.76%	48
In Weld County, but near Kersey	17.24%	10
Neither but I'm concerned about housing in Kersey because....(please explain)	0.00%	0
TOTAL		58

Q2 How long have you lived in Kersey?

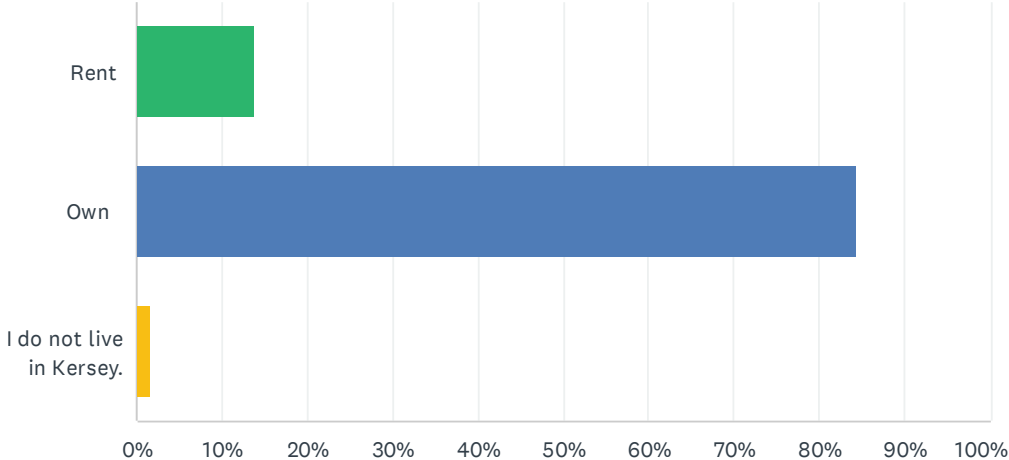
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ANSWER CHOICES	RESPONSES	
I moved to Kersey in the last 12 months.	8.62%	5
I've lived in Kersey between one and four years.	12.07%	7
I've lived in Kersey between five and 10 years.	22.41%	13
I've lived in Kersey for more than 10 years.	51.72%	30
I do not live in Kersey.	5.17%	3
TOTAL		58

Q3 Do you rent or own your current home? (please check one)

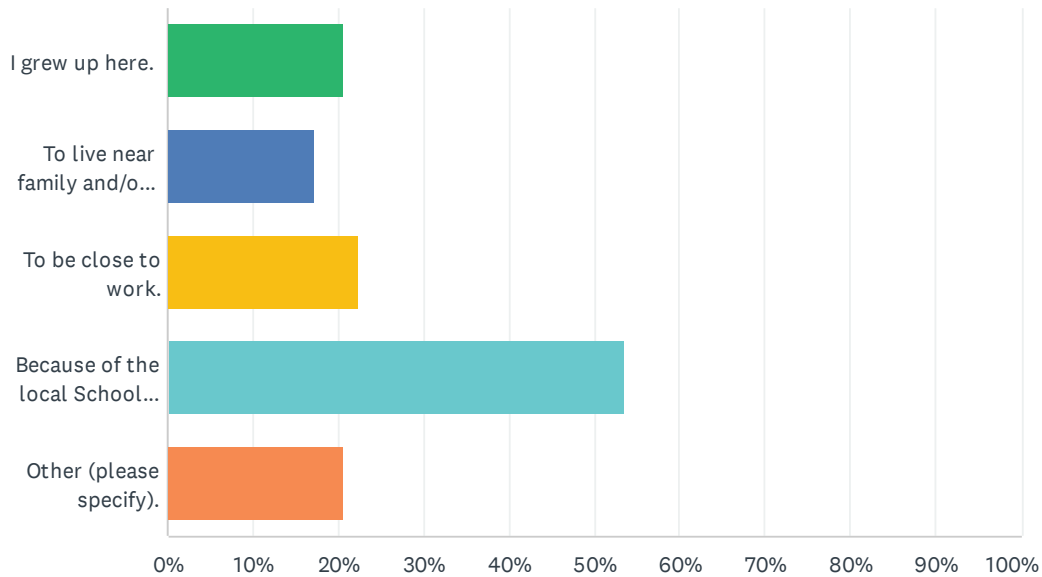
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ANSWER CHOICES	RESPONSES
Rent	13.79% 8
Own	84.48% 49
I do not live in Kersey.	1.72% 1
TOTAL	58

Q4 What is the major reason that you live/want to live in Kersey?

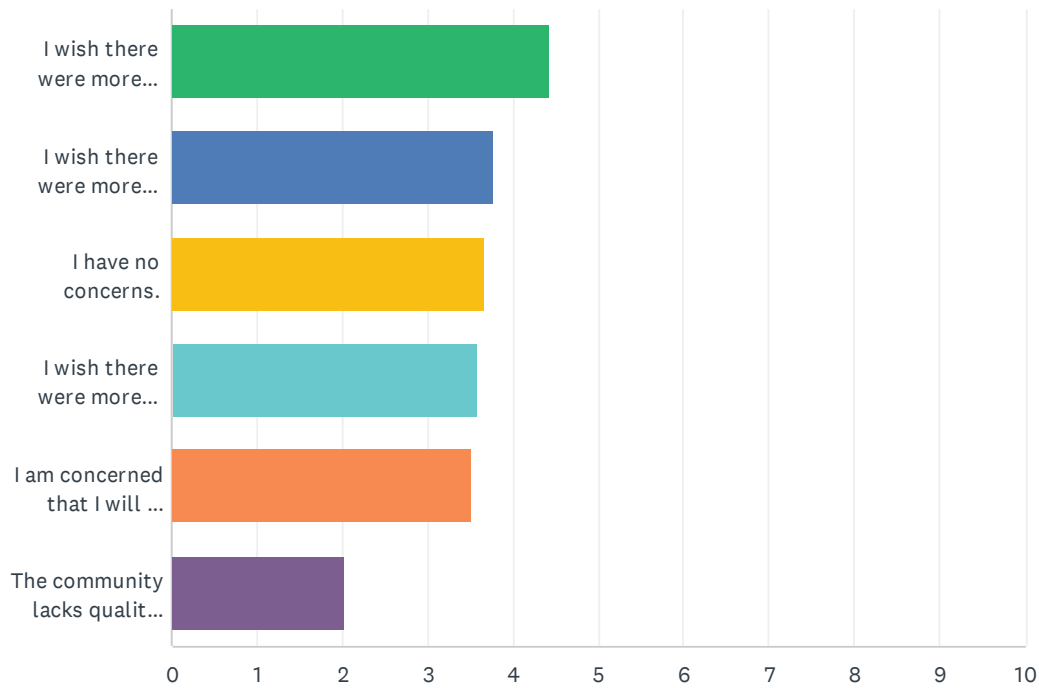
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ANSWER CHOICES	RESPONSES	
I grew up here.	20.69%	12
To live near family and/or friends.	17.24%	10
To be close to work.	22.41%	13
Because of the local School District and overall community characteristics.	53.45%	31
Other (please specify).	20.69%	12
Total Respondents: 58		

Q5 What do you think of the current state of housing in Kersey? (please rank)

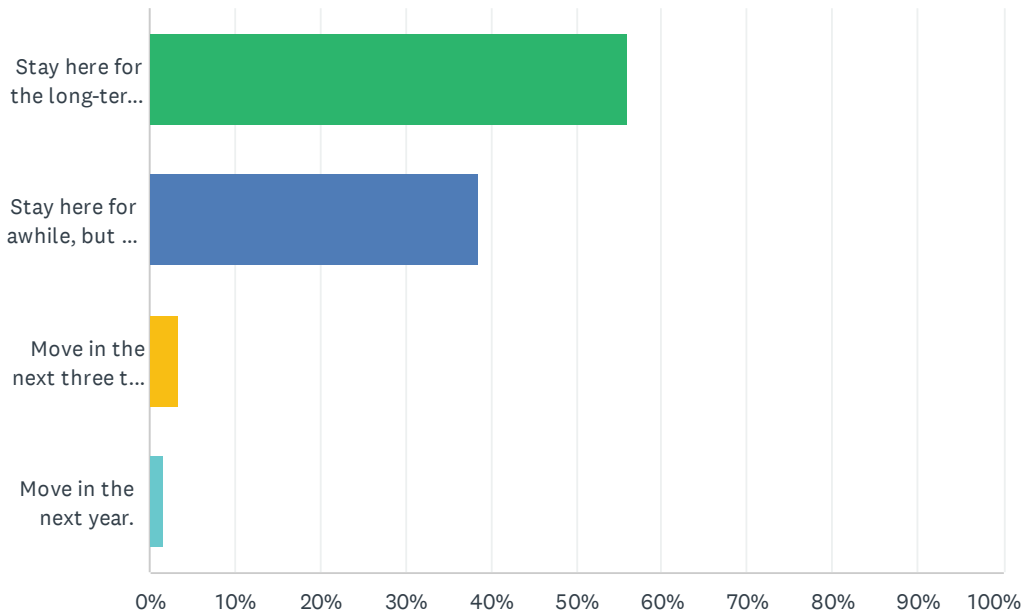
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	1	2	3	4	5	6	TOTAL	SCORE
I wish there were more opportunities for senior and/or workforce housing.	18.97% 11	32.76% 19	29.31% 17	12.07% 7	5.17% 3	1.72% 1	58	4.43
I wish there were more options overall (i.e. patio homes, duplexes, townhomes, smaller units, etc.).	12.07% 7	22.41% 13	17.24% 10	34.48% 20	6.90% 4	6.90% 4	58	3.78
I have no concerns.	39.66% 23	8.62% 5	3.45% 2	5.17% 3	12.07% 7	31.03% 18	58	3.66
I wish there were more rentals available (i.e. houses/apartments).	10.34% 6	15.52% 9	25.86% 15	25.86% 15	15.52% 9	6.90% 4	58	3.59
I am concerned that I will be priced out of the Kersey housing market.	13.79% 8	17.24% 10	18.97% 11	13.79% 8	29.31% 17	6.90% 4	58	3.52
The community lacks quality housing.	5.17% 3	3.45% 2	5.17% 3	8.62% 5	31.03% 18	46.55% 27	58	2.03

Q6 When thinking about my housing situation in Kersey, I plan to...

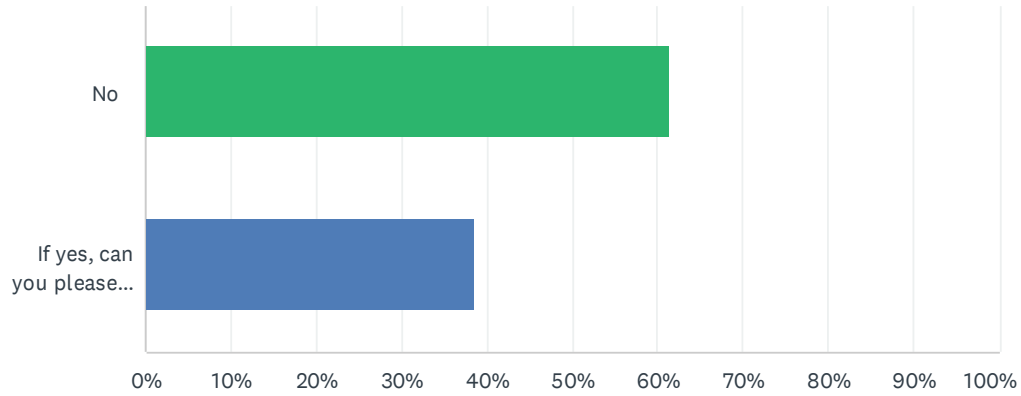
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ANSWER CHOICES	RESPONSES	
Stay here for the long-term (through retirement).	56.14%	32
Stay here for awhile, but I may retire elsewhere.	38.60%	22
Move in the next three to five years.	3.51%	2
Move in the next year.	1.75%	1
TOTAL		57

Q7 Do you know someone who is struggling to find housing or is living in an overcrowded living situation?

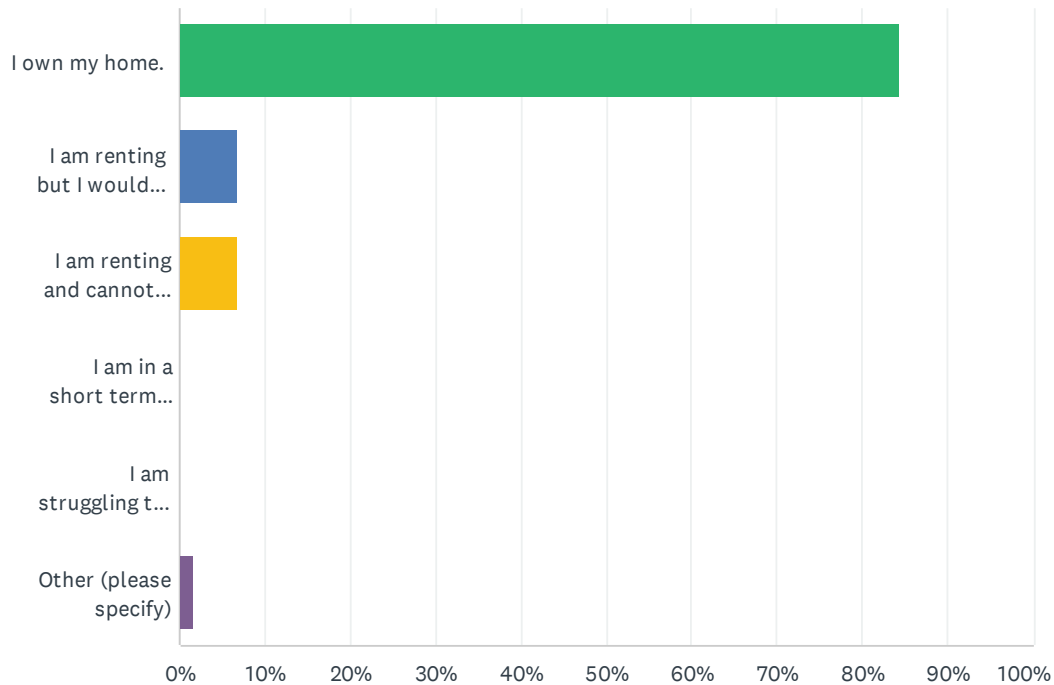
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ANSWER CHOICES	RESPONSES	
No	61.40%	35
If yes, can you please share additional information (i.e. housing affordability, rental options, senior housing needs, etc.)?	38.60%	22
TOTAL		57

Q8 With regard to my housing situation, currently....

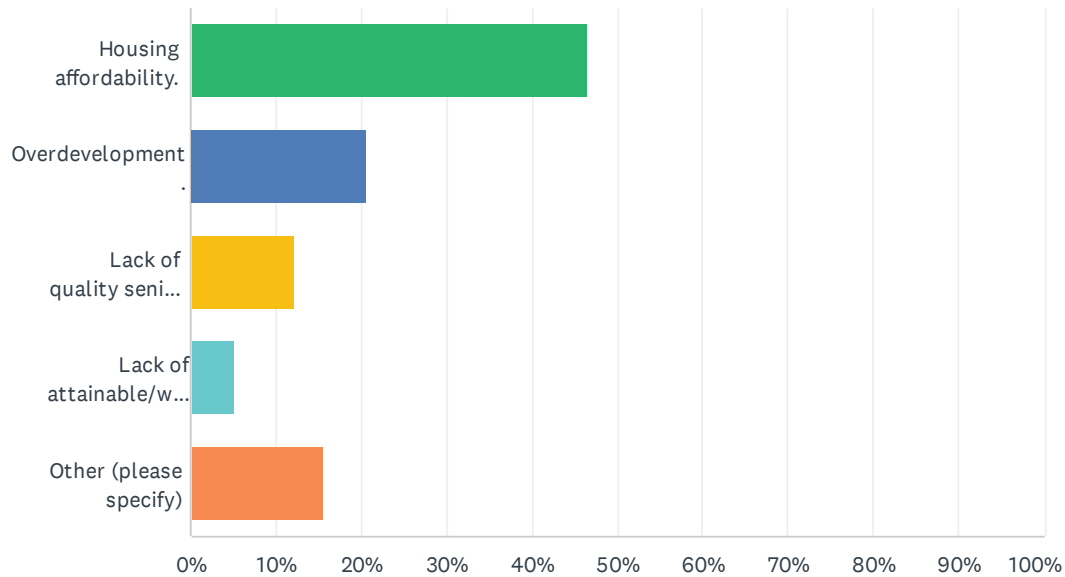
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ANSWER CHOICES	RESPONSES	
I own my home.	84.48%	49
I am renting but I would like to buy a house someday.	6.90%	4
I am renting and cannot afford to buy a house even if I wanted to.	6.90%	4
I am in a short term rental at the moment.	0.00%	0
I am struggling to find consistent (attainable and/or quality) housing.	0.00%	0
Other (please specify)	1.72%	1
TOTAL		58

Q9 My biggest concern regarding housing in the Town of Kersey is...

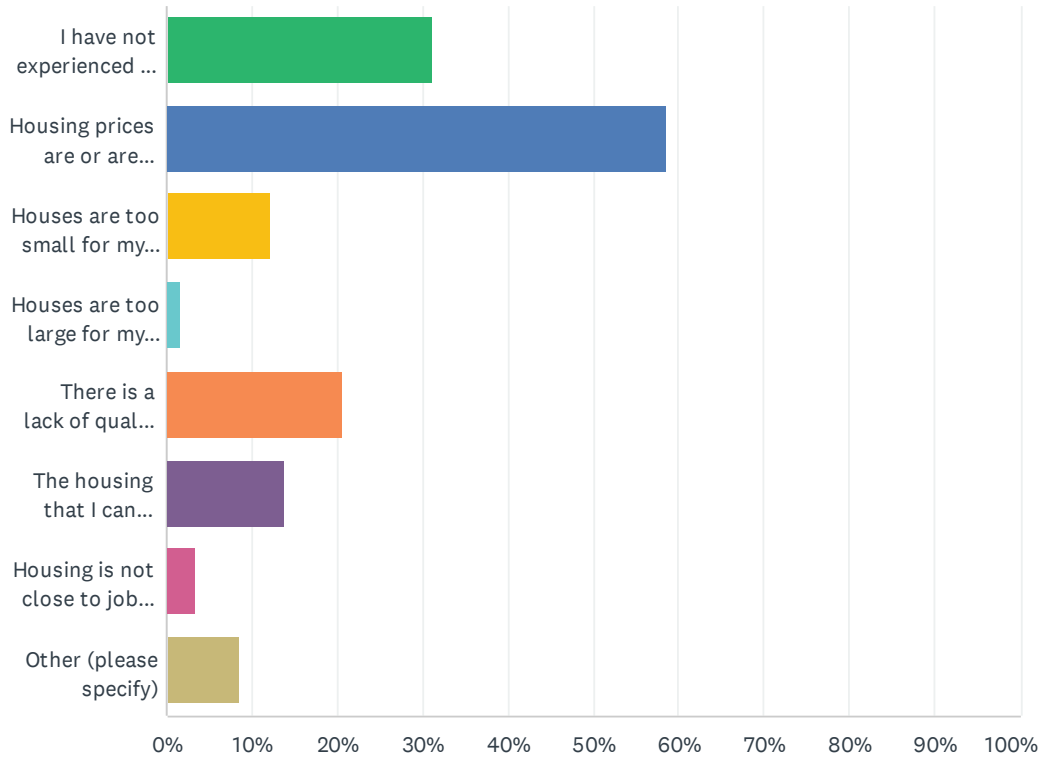
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ANSWER CHOICES	RESPONSES	
Housing affordability.	46.55%	27
Overdevelopment.	20.69%	12
Lack of quality senior housing.	12.07%	7
Lack of attainable/workforce housing.	5.17%	3
Other (please specify)	15.52%	9
TOTAL		58

Q10 In your experience, what has been the biggest obstacle to finding adequate housing? (please check all that may apply)

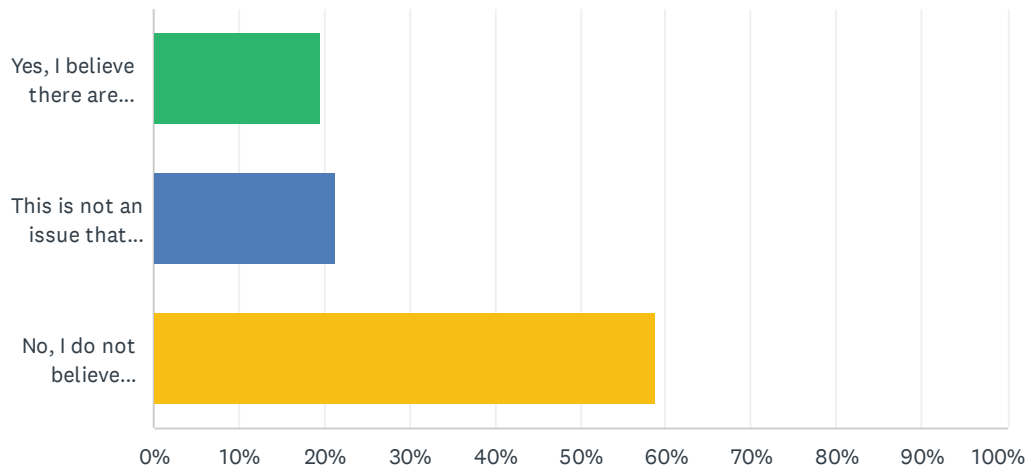
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ANSWER CHOICES	RESPONSES	
I have not experienced any obstacles.	31.03%	18
Housing prices are or are becoming too high.	58.62%	34
Houses are too small for my families' needs.	12.07%	7
Houses are too large for my families' needs.	1.72%	1
There is a lack of quality housing available to suit my families' needs.	20.69%	12
The housing that I can afford lacks quality amenities or access to amenities (i.e. schools, retail, recreation, and health services).	13.79%	8
Housing is not close to job opportunities.	3.45%	2
Other (please specify)	8.62%	5
Total Respondents: 58		

Q11 Will children who grow up in the Town of Kersey be able to remain in, or return to, the community as they start their own households?

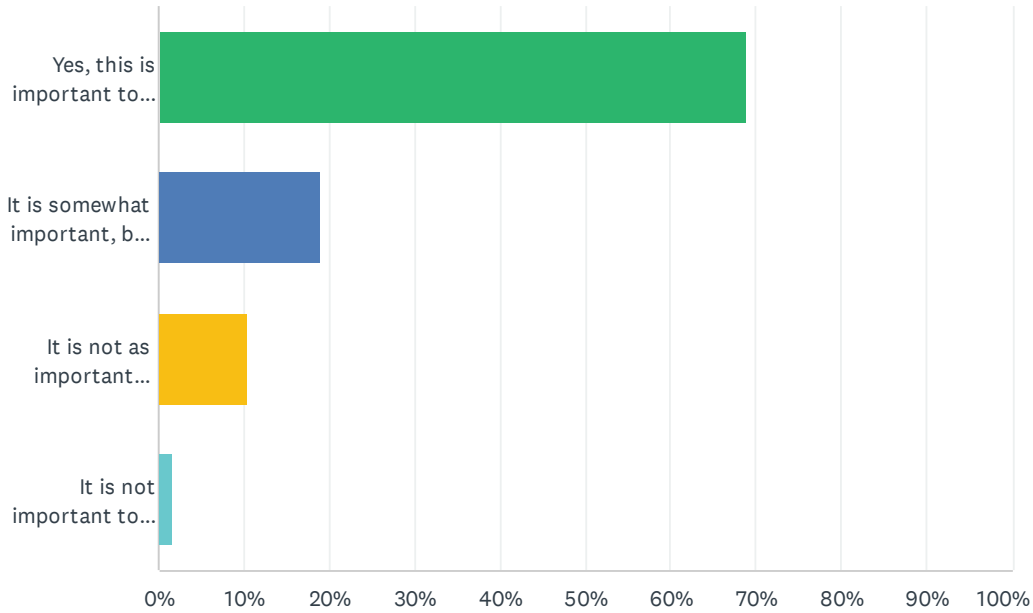
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ANSWER CHOICES	RESPONSES	
Yes, I believe there are opportunities for first time homebuyers and young families.	19.64%	11
This is not an issue that concerns me.	21.43%	12
No, I do not believe children will be able to afford to live here in the future.	58.93%	33
TOTAL		56

Q12 Do you believe it is important for those who provide essential public services (i.e. police, fire, health care, and education) to be able to afford to live in the Town of Kersey?

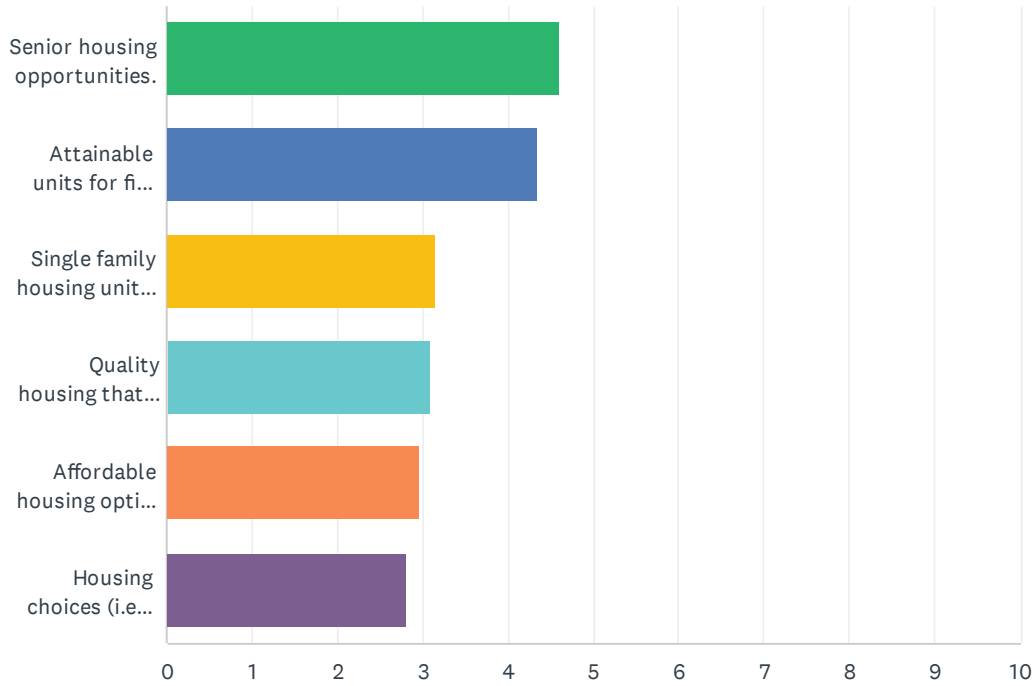
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ANSWER CHOICES	RESPONSES	
Yes, this is important to me.	68.97%	40
It is somewhat important, but I have greater concerns.	18.97%	11
It is not as important locally, I think its a regional issue.	10.34%	6
It is not important to me.	1.72%	1
TOTAL		58

Q13 I believe Kersey needs more... (please rank)

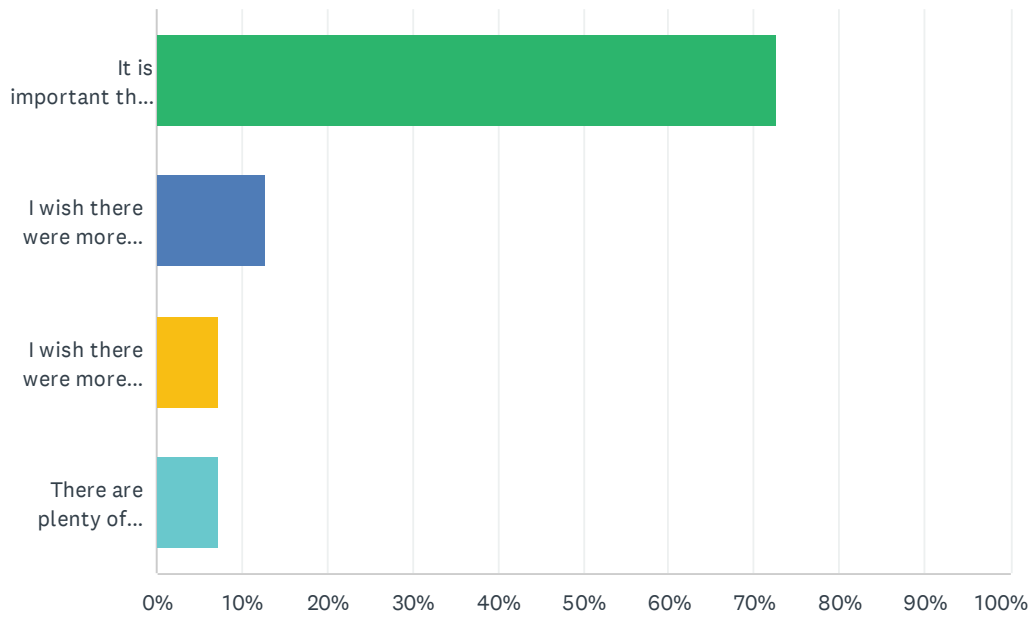
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	1	2	3	4	5	6	TOTAL	SCORE
Senior housing opportunities.	45.45% 25	12.73% 7	20.00% 11	7.27% 4	7.27% 4	7.27% 4	55	4.60
Attainable units for first time homebuyers.	29.09% 16	18.18% 10	27.27% 15	14.55% 8	7.27% 4	3.64% 2	55	4.36
Single family housing units regardless of income.	7.27% 4	16.36% 9	14.55% 8	20.00% 11	30.91% 17	10.91% 6	55	3.16
Quality housing that I can rent.	3.64% 2	27.27% 15	10.91% 6	16.36% 9	16.36% 9	25.45% 14	55	3.09
Affordable housing options for lower income families.	1.82% 1	12.73% 7	16.36% 9	32.73% 18	21.82% 12	14.55% 8	55	2.96
Housing choices (i.e. patio homes, duplexes, condos, apartments, and/or a general mix of housing).	12.73% 7	12.73% 7	10.91% 6	9.09% 5	16.36% 9	38.18% 21	55	2.82

Q14 What are your thoughts on opportunities for senior housing in the Town of Kersey?

Answered: 55 Skipped: 3



ANSWER CHOICES	RESPONSES	
It is important that Kersey have senior housing available to those who need it.	72.73%	40
I wish there were more senior housing opportunities locally for my aging parent/relative.	12.73%	7
I wish there were more senior housing opportunities locally for myself, I'd like to stay in Kersey as I get older.	7.27%	4
There are plenty of senior housing option available locally, we do not need more.	7.27%	4
TOTAL		55



APPENDIX B
CODE AUDIT AND RECOMMENDATIONS



KERSEY, CO – HOUSING STRATEGIES CODE AUDIT

Introduction

The Town of Kersey, Colorado lies just ten miles east of Greeley, Colorado. Kersey has long been known as an agricultural community and valued for its small-town character with great schools. However, like many small communities on the outskirts or in close proximity of larger cities, Kersey has experienced significant pressure in its' housing market in recent years. Many people feel like there are not enough options available. Simultaneously, there is a fear that with any new housing development, Kersey may begin to lose its small-town charm. The challenge is to update zoning regulations in a way that reflects the values of a small, rural community, while also encouraging housing development that is attainable for all generations of Kersey residents.

The State of Colorado has invested significant resources and developed new programs over the past few years that offer grant funding and other forms of assistance to communities willing to implement innovative strategies for developing affordable housing. There are a number of qualifying strategies that the Department of Labor Affairs has identified to help local governments access these funds. Not all of the qualifying strategies listed are necessarily designed for small communities like Kersey, so we have selected the most appropriate for the Town that we feel would be the simplest to implement and have the greatest impact on housing affordability. We have also made additional recommendations to improve housing attainability overall, regardless of whether or not such recommendations fit within the qualifying strategies. The recommendations listed below are divided into four categories, with specific code adjustments described in each section.

Explore Changes to Zone Districts and Permitted Uses

The Town currently has six (6) zone districts that permit residential dwellings as a use by right. Those districts are: A Residence District, A1 Residence District, B Residence District, E Estates District, MHP Mobile Home Park District, and S Shopping Center District.

District	Permitted Housing Types
A	Single-family dwelling
A1	Single-family dwelling
B	Single-family dwelling Multi-family dwelling
E	Single-family dwelling
MHP	Single-family dwelling Mobile home parks
S	Single-family dwelling Multi-family dwelling

As part of a holistic update to the regulations, the zoning district regulations should be carefully evaluated based on what districts align with the community's goals and uses allowed. The criteria should also take into account greenfield development versus infill development strategies and allowances.

Missing Middle as a Use by Right

Offering a diversity of housing types in different zone districts can help communities achieve more attainable housing units while also creating more vibrant neighborhoods. Oftentimes, multifamily housing projects get stalled in the permitting process by lengthy review times and/or neighborhood opposition. Allowing multifamily housing options that are appropriate for neighborhood context as a use by right would help introduce different scales of housing, both in terms of size and price.

For these reasons, we recommend that the Town of Kersey revise the allowable uses in each zone district mentioned above to include various types of Missing Middle housing as a use by right and to be more specific in what those uses include. For example, right now multi-family housing is only permitted in the B or S zone districts, however there is no indication as to what types of multi-family housing is allowed (duplexes, townhouses, condos, etc.). These housing types should be separated out with specific lot criteria established to better align how these can be incorporated within existing and new neighborhoods. This approach would encourage adjustments to the existing zone district categories that are context specific.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are a simple way for communities like Kersey to incorporate smaller, more affordable housing units into the existing fabric of the built environment. Examples of ADUs include basement apartment units, converted garages or carriage houses, in-law suites, or other small buildings tucked behind the primary residence on the property. Based on discussions with staff and the community, there may already be instances of existing nonconforming ADUs. While ADUs may not be appropriate or practical on all lots within the community, creating a framework to guide ADU uses would create additional housing units and choice, as well as a source of revenue to existing homeowners.

We recommend that the Town of Kersey allow ADUs as a use by right within current and future neighborhoods and adopt general ADU guidelines to help ensure the appropriate development of such units. These regulations could include the following:

- ADUs shall be associated with a primary residence that is owner-occupied
- ADUs are limited to 800 square feet or less
- Only one ADU shall be allowed per lot
- Designated parking for an ADU
- All design and land use requirements associated with the zoning district in which the ADU is situated apply, and the ADU shall be considered an accessory use for the purposes of determining setback requirements
- ADUs shall be designed to match the existing homes architecture, building materials, and colors
- ADUs shall be tied into the existing homes public utilities

Support Senior Housing Development

The availability of senior housing options came up frequently as a priority during the community engagement portion of the Kersey Housing Needs Assessment. Interestingly, the Town of Kersey currently only allows senior group housing in the Agricultural District as a use by right. This means that it would require a conditional use permit in all other zone districts. While there are many ways to support aging in place and/or senior housing through other revisions to the zoning code, we recommend that **Kersey expand the areas in which senior group housing can be constructed as a use by right**. Similar to Missing Middle housing types, making senior group housing a use by right would streamline the process for getting such projects approved and demonstrate Kersey’s commitment to supporting the aging population. Note: the Agricultural Zone district and associated requirements appears on MuniCode but does not appear in the PDF version of the Land Use Regulations. Code language should be consistent across all media types and platforms.

Modify Zone Districts

The current zone district structure is overly complicated with an emphasis on large lot developments. This contradicts with the vision and goals shared by the community to encourage more attainable housing options and low maintenance housing options for retirees and seniors. Zone districts should be sensitive to the local community context and reflect the vision and goals of the community. As currently structured, the base zone districts may hinder new and creative housing solutions or require an owner or developer to go through a lengthier planned unit development process. This also adds cost to the development which is passed on to future homebuyers.

As part of the overall review of zone districts, the Town should look for areas where individual residential zone districts could be combined or modified to accommodate a variety of housing opportunities.

- For example, the primary difference between the A and A1 zone district is the minimum lot size of 9,000 square feet compared to 7,500 square feet. These districts could be combined into one residential district that differentiates minimum lot size by residential product type, more on that in the next section.
- The E - Estates District should also be reviewed with lot dimensional criteria revised to accommodate additional housing types and serve as an appropriate transition to the rural areas surrounding the community.

After incorporating the above recommendations, the allowable housing types in each zone district may look something like the table below. This table has been reformatted for legibility to observe which housing types are permitted in a specific zone district. For the fields that mention “up to a specific unit count,” those are to reflect on a particular lot.

		ZONE DISTRICT			
		A/A1	B	S	E
HOUSING TYPE	Single Family Home	P	P	P	P
	Duplex	P	P	P	P
	Triplex	P	P	P	P
	Townhome	Up to 6 Units	Up to 12 Units	Up to 12 Units	C
	Apartment	C	Up to 48 Units	Up to 48 Units	C
	Group Housing, Senior	C	Up to 48 Units	Up to 48 Units	P
	Accessory Dwelling Unit	P	P	P	P

P = Permitted as Use by Right C = Conditional

Update Dimensional Requirements to Increased Buildable Area

Each zone district comes with a unique set of regulations that govern the use of property within the district. Dimensional standards, like minimum lot size or setback requirements, influence the type of housing that can be built on a piece of land, and factor greatly into the affordability of housing units. Dimensional requirements that are too strict can also take away the things that people love about being in a small town. For example, the benefits of living in a rural community are often things like knowing your neighbors and being able to walk your kids to school. However, many rural zoning regulations have large lot size requirements, strict use requirements, and setbacks that seem to encourage development that is contrary to these values. Below is a table that summarizes the current dimensional requirements set forth in the Town of Kersey Zoning Regulations for residential zone districts:

District	Minimum Lot Size	Minimum Dwelling Floor Area	Setbacks
A	9,000 sq. ft.	900 sq. ft.	F = 25' R = 30' S = 15'
A1	7,500 sq. ft.	900 sq. ft.	F = 25' R = 25' S = 2 side yards totaling at least 15' with 10' min. on each side
B	Single Family: 7,500 sq. ft. Multi-family: 3x the total floor area of the building, minimum 9,000 sq. ft.	800 sq. ft.	F = 25' R = 30' S = 2 side yards totaling at least 15' with 5' min. on each side
E	1 acre	1,400 sq. ft.	F = 40' R = 30' S = 30'
MHP	Special requirements regarding mobile home parks in Article XVII of the Zoning Code		

Reduce Minimum Lot Size Requirements

Lot size requirements strongly influence the density of a neighborhood and can be a deterrent to development if they are too large. Reducing minimum lot size requirements can help increase the number of units that can be built on a given piece of property and increase the efficiency of infrastructure and municipal services, thus driving the cost-per user/lot down. The current minimum lot size requirements in Kersey, as shown above, range anywhere from 7,500 square feet to 1-acre, depending on the zone district. We recommend that Kersey **reduce minimum lot sizes across all zone districts and for each specific type of housing**, so as to encourage levels of density that are both compatible with existing neighborhood character and allow some flexibility in the type of housing that can be built. Our recommended minimums are compiled in the table below.

Allow for Small Residential Units

As it currently stands, the minimum size for a dwelling of any kind in Kersey is 800 square feet. Reducing the minimum dwelling floor area would encourage the development of smaller scale Missing Middle housing types that add to the small-town character of Kersey. This could encourage creative solutions to housing development and allow for a greater variety of housing options for both prospective home buyers and renters in the community. For example, reducing the minimum floor area required for ADUs would allow someone to build a small garage with a 400 square foot studio apartment above. For these reasons, we recommend that Kersey **reduce the minimum dwelling floor area to 600 square feet** in most districts and develop ADU specific minimum square footage appropriate to the context and scale.

Reduce Setback Requirements

Updating set back requirements is another way to increase the useable space on a lot, freeing up area for an accessory dwelling unit, reducing water-intensive lawn space, and/or creating and maintaining a neighborhood-like feel with human-scale housing as seen in areas throughout Kersey’s town core neighborhood. As shown in the table above, the Town of Kersey currently has front setbacks of at least 25 feet in all residential zoning districts, and 30’ rear setback requirements in all but the A1 district, which is 25 feet.

In the example above, a 90’x100’ lot in the A zone district has 2,700 square feet of buildable area once the setback requirements are met. This is less than 1/3 of the lot being available for a dwelling, leaving a significant amount of open area. We recommend that Kersey **reduce setback requirements, particularly front and rear requirements**, to encourage a more efficient use of space and allow for a variety of housing types that may include front or rear loaded garages. Specific recommendations can be found in the table below.

If the Town of Kersey chooses to review and consider the above recommendations, the dimensional requirements for each residential zone district could look like the following.

District	Minimum Lot Size	Minimum Dwelling Floor Area	Setbacks
A/A1	Single-family: 5,000 sq. ft. Duplex: 3,500sq. ft. per unit Triplex: 2,500 sq. ft. per unit Townhouse & Apartment: 1,500 to 2,000 sq. ft. per unit	600 sq. ft.	F = 15’ primary dwelling F = 20’ to a garage face R = 5’ S = 5’, excluding attached products with a common wall
B	Single-family: 4,000 sq. ft. Duplex: 3,000sq. ft. per unit Triplex: 2,000 sq. ft. per unit Townhouse & Apartment: 1,000 to 2,000 sq. ft per unit	600 sq. ft.	F = 15’ primary dwelling F = 20’ to a garage face R = 5’ S = 5’, excluding attached products with a common wall
E	1/2 acre	1,200 sq. ft..	F = 35’ R = 30’ S = 20’
MHP	Special requirements regarding mobile home parks in Article XVII of the Zoning Code		
S	Single-family: 3,500 sq. ft. Duplex: 2,000sq. ft. per unit Triplex: 1,500 sq. ft. per unit Townhouse & Condo: 1,000 sq. ft per unit; minimum 2,000 sq. ft.	350 sq. ft.	See B District

Partnerships in Attainable Housing Construction

Reduce Parking Requirements for Housing Projects

An easy way to prioritize the construction of more affordable housing units is to reduce the number of parking spaces required for these units. Parking can occupy a large percentage of valuable land that could be used for more housing units and community services or amenities. In many situations, the parking requirements exceed the actual number of parking spaces needed for a given housing project. Currently, the Town requires the following:

- one parking space per bedroom, up to two units, for all apartments, townhouses, and duplexes.
- two off-street parking spaces for each single-family housing unit.

We recommend **modifying the minimum parking requirements in-line with the updates discussed earlier in this analysis to the multifamily definition and align the minimum parking requirements with actual housing product types**. Additionally, we recommend the Town consider **adjacent on-street parking credits for affordable/attainable housing projects and senior housing projects which can range from 25 percent up to 100 percent credit**. Lastly, **shared, or off-site parking programs could be considered for mixed-use and downtown areas** to promote development of attainable housing within these areas.

Offer Density Bonuses

Another way to encourage affordable housing construction is to offer density bonuses to developers who are willing to build affordable housing units as part of their development. For example, the Town could offer an additional number of units beyond the maximum allowable, if a certain percentage of those units are reserved for individuals making a certain percentage of the area median income.

Kersey currently offers a conservation density bonus for rural subdivisions. According to the Land Use Regulations, rural subdivisions typically require at least 1-acre minimum lot size. This density minimum can be reduced if the developer designates at least 75% of the property as a conservation area. While we do not recommend Kersey incentivize rural subdivisions within town limits, a density bonus offering like this could be adapted to encourage more multi-family housing. One option would be to offer density bonuses for townhomes or apartments if the developer reserves space for and/or installs public amenities, like a playground, parklet, or community seating area along with their attainable/affordable program.

Explore Administrative Decision Making

Accelerate Review Process for Multi-family Housing Projects

While there is a clear need for more affordable multi-family housing options in Kersey, there is a perception that these types of units are not built in part because the review and approval process can be onerous and time consuming. Currently, the Town requires a site plan process for all commercial and multi-family housing projects. The process is the same for all site plans, regardless of whether a use is permitted or not (if it is not, it must go through a separate conditional use permitting process), and involves internal staff review and a final review and action by the Planning Commission.

In order to expedite the process and maintain the use by right status, we encourage the Town to look into opportunities to run concurrent applications and projects such as a subdivision and site plan application for multifamily projects. Similarly, minor modifications and adjustments should be setup as an administrative function where the director or Town Administrator has the authority to refer such modifications and adjustments to the Planning Commission for further review.

Bonus Consideration: Modernize Manufactured Housing Regulations

- Manufactured housing is a key feature of rural living, especially affordable rural living
- HUD no longer uses term “mobile home” → rather, “manufactured housing”
- Manufactured housing today can look like many different things, and it’s an area where a lot of innovation is happening in terms of creating affordable housing
- Need to destigmatize manufactured housing as being “poor”
- Definitions for manufactured housing versus modular housing should be updated and incorporated as part of the zoning update process.
- Building code and HUD code for manufactured housing would still apply

RESOLUTION NO. 2026-0005

A RESOLUTION ADOPTING THE KERSEY HOUSING NEEDS ASSESSMENT AND ESTABLISHING COMPLIANCE WITH SENATE BILL 24-174

WHEREAS, the Town of Kersey recognizes the need for adequate and affordable housing to support current and future residents and workforce development within the community; and

WHEREAS, Senate Bill 24-174 (SB24-174), which became law in 2024, establishes statewide requirements for housing needs planning, including the requirement that local governments conduct and publish housing needs assessments consistent with methodologies established by the Department of Local Affairs; and

WHEREAS, the Town of Kersey has completed a thorough Housing Needs Assessment (HNA) that analyzes existing housing stock, identifies current and projected housing needs across various income levels and household types, and provides recommendations for addressing those needs; and

WHEREAS, the HNA was developed through an inclusive public process with community engagement and considers applicable regional and statewide plans and data; and

WHEREAS, the Housing Needs Assessment meets the requirements established in Colorado Revised Statutes § 24-32-3702 and § 24-32-3703, as amended by SB24-174; and

WHEREAS, the Town at present is not required to prepare a Housing Action Plan under C.R.S. § 24-32-3705 because its population is under 5,000, it has not participated in a regional housing needs assessment, and it is not deemed a rural resort community, but the Board recognizes that the Housing Needs Assessment will aid the Town if at some point in the future the Town does prepare a Housing Action Plan; and

WHEREAS, the Kersey Board of Trustees has reviewed the Housing Needs Assessment at a public meeting and considered the findings and recommendations presented therein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KERSEY, COLORADO:

Section 1. Adoption of Housing Needs Assessment. The Town of Kersey Housing Needs Assessment is hereby adopted as a guiding document for housing policy, land use planning, and related implementation measures within the Town's jurisdiction. A copy of the HNA shall be available for public inspection in the office of the Town Clerk and shall be posted on the Town's official website.

Section 2. Compliance with State Law. The Board of Trustees finds and declares that the Housing Needs Assessment has been prepared in a manner consistent with the methodology and minimum content requirements set forth in Senate Bill 24-174 and C.R.S. § 24-32-3702 and § 24-32-3703, and that adoption of the Housing Needs Assessment brings the Town into compliance with the applicable provisions of SB 24-174.

Section 3. Submit HNA to State. Town Staff is directed to submit the adopted Housing Needs Assessment to the Department of Local Affairs, Division of Local Government, for review and acceptance in accordance with C.R.S. § 24-32-3703(3).

Section 4. Implementation. The Housing Needs Assessment shall be used to inform subsequent Town planning efforts, including but not limited to updates to the Town’s master plan and the potential future preparation of a Housing Action Plan pursuant to C.R.S. § 24-32-3705, to the extent the Town becomes subject to or elects to follow those provisions.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the Board of Trustees this 10th day of February 2026.

TOWN OF KERSEY, COLORADO

By: _____
Nathan Roth, Mayor

ATTEST:

Haley Curtis, Town Clerk

MEMORANDUM

Date: February 10, 2026
To: Mayor and Town Board
Via: Stacy Brown, Town Manager
From: Rick Zier, Town Attorney
Re: AVIS Hearing Division
Item #: VIII - 5

Background

In 2025, the Board of Trustees adopted Ordinance No. 2025-0012 establishing a hearing officer system for protests of Notices of Violation issued under the Town's Automated Vehicle Identification System (AVIS). The ordinance was intended to provide a fair and efficient process for adjudicating AVIS violations.

Following review by legal counsel, it has been determined that formally designating the AVIS hearing officer system as a division of the Kersey Municipal Court is appropriate and consistent with applicable law and municipal practice. This designation clarifies the relationship between the hearing officer and the Municipal Court while maintaining the hearing officer's independence.

Additionally, a typographical error was identified in Ordinance No. 2025-0012 referencing an incorrect code subsection. The proposed ordinance corrects this error and provides that the changes relate back to the effective date of Ordinance No. 2025-0002 to the fullest extent permitted by law.

Recommended Motion: I move to approve/deny Ordinance 2026-0003 providing the AVIS Hearing Officer System be a division of the Town Municipal Court and amending Ordinance 2025-0012.

TOWN OF KERSEY

Ordinance No. 2026-0003

AN ORDINANCE PROVIDING THE AVIS HEARING OFFICER SYSTEM BE A DIVISION OF THE TOWN MUNICIPAL COURT, AND AMENDING ORDINANCE NO. 2025-0012

WHEREAS, by Ordinance No. 2025-0012 the Kersey Board of Trustees provided for a hearing officer system and process concerning protests of Notices of Violation issued under the Town’s Automated Vehicle Identification System (“AVIS”); and

WHEREAS, it is appropriate that the AVIS hearing officer system constitute a division of the Kersey Municipal Court; and

WHEREAS, a typographical error in Ordinance No. 2025-0012 is in need of correction, as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF KERSEY, COLORADO:

1. In its undertakings pursuant to Ordinance No. 2025-0002 and Ordinance No. 2025-0012, the Kersey AVIS hearing officer system shall constitute a division of Kersey Municipal Court, with the AVIS hearing officer aiding the Municipal Court in the nature of a magistrate and special master, but remaining independent, and where any rules of the Municipal Court conflict with or frustrate the directives of Ordinance No. 2025-0012 or this Ordinance, then Ordinance No. 2025-0012 or this Ordinance, as applicable, shall control.
2. Section 2. of Ordinance No. 2025-0012 is hereby amended such that the reference to “Subsection 8-22(d)” therein is deleted and replaced with “Subsection 8-51(d)”.
3. Once this Ordinance takes effect it shall, to the fullest extent permissible by law, relate back to the effective date of Ordinance No. 2025-0002.

PASSED, APPROVED, AND ADOPTED, and ordered to be published, on the 10th day of February, 2026, to be effective thirty (30) days after publication.

TOWN OF KERSEY, COLORADO

ATTEST:

Mayor

Town Clerk

MEMORANDUM

Date: February 10, 2026
To: Mayor and Town Board
From: Stacy Brown - Town Manager, Julie Piper - Town Treasurer
Re: 2025 Budget Amendment
Item #: IX -1

Background

Public Hearing for 2025 Budget Amendment to appropriate funds for expenses shortfall in such funds. Public Hearing was posted and published in a timely manner necessary.

Conservation Trust Fund: Additional \$7,000.00

- Additional funding spent from reserve funds on Kohler Park for ADA compliant picnic tables, new grill, roofing repairs from 2023 hail damage.

Street Fund: Additional \$70,000.00

- Additional Funding spent from reserve funds on street paving on 2nd Street Court, 3rd Street Court, Centennial Drive, Latham & 9th and parts of 5th street.

Sewer Fund: Additional \$6,000

- Additional funding spent to expand the 208 Boundary for sewer line expansion in the town.

Stormwater Fund: Additional \$12,500

- Not really an overage, just a new fund, still gaining revenue and currently back filled from the general fund.

Recommendation from Staff or Commission

Approve expenses for budget overage

Recommended Motion: I move to approve/deny Resolution 2026-0006 Appropriating Additional Sums of Money to Defray Expenses in Excess of the Amount Budgeted for Calendar Year 2025, for the Town of Kersey.

**TOWN OF KERSEY
RESOLUTION NO. 2026-0006**

A RESOLUTION APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF THE AMOUNT BUDGETED FOR CALENDAR YEAR 2025, FOR THE TOWN OF KERSEY, COLORADO

WHEREAS, the Town of Kersey budgeted \$20,300.00 for expenditures in the Conservation Trust Fund and anticipate spending an additional \$7,000.00 in such fund for expenditures in the Kohler Park upgrade of tables and general repair and maintenance costs in all parks; and

WHEREAS, the Town of Kersey budgeted \$477,694 for expenditures in the Street Fund and anticipate spending an additional \$70,000.00 in such fund for increased cost in expenditures to maintain and repair Street services and increased cost of the paving program for the streets of the Town of Kersey; and

WHEREAS, the Town of Kersey budgeted \$469,698 dollars for expenditures in the Sewer Fund and anticipate spending an additional \$6,000 for expenses from updating the 208 Boundary; and

WHEREAS, the Town of Kersey budgeted \$29,253 for expenditures in the Stormwater Fund and anticipate spending an additional \$12,500 in such fund for salary and benefit expenses in the newly developed Stormwater Fund.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KERSEY, COLORADO that the 2025 Conservation Trust Fund appropriation is increased by \$7,000.00, 2025 Street Fund appropriation increased by \$70,000.00, the 2025 Sewer Fund increased by \$6,000, and the 2025 Stormwater Fund appropriation is increased by \$12,500.00.

PASSED, APPROVED, AND ADOPTED THIS 10TH DAY OF FEBRUARY, 2026.

TOWN OF KERSEY

BY: Nathan Roth, Mayor

ATTEST:

Haley Curtis, Town Clerk

KERSEY AREA CHAMBER

Meeting Minutes

2/2/26

Call to order - Attendees

Meeting was held at the Kersey Community Center at 215 2nd Street, in Kersey and was called to order at 5:50 pm by Secretary, Kelsey Peters. Seven members were in attendance.

Approval of minutes

Isabel made a motion to approve the minutes of the last meeting. Laura seconded the motion and it passed.

Reports

Teresa reported the following for the Treasurer's Report:

January Treasurer's report - Starting balance of \$18,228.72. There were two expenses, Square Space website fee \$192 and check to Katie's Bakes for reimbursement from Chili Dinner \$400.00.

Ending balance \$17,636.72

The officers will be meeting on 2/17/26 for the annual Treasurer's report review from 2025.

Teresa said she will be sending out Membership Dues Invoices via PayPal soon. This is her busy time of year at work, so she has been delayed.

Isabel made a motion to approve the treasurer's reports. Jen seconded the motion and it passed.

Old Business

Chamber Development Specialist: Kelsey will be starting to meet with current Chamber members to go over what they are hoping to get out of being a member of our Chamber, how we can better serve them, get any ideas they have, and if they are interested, do a business spotlight video.

2026 Business After Hours: Our next one will be 3/19/26, co-hosted by Bank of Colorado and Kersey Historical Museum. This will be at the Kersey Historical Museum, instead of the Cobblestone. This is from 5:30pm-7pm. Kelsey will create a flyer for advertising and send to Laura and Sandy for approval when it is a little closer.

November 19th is still available for a host. Please use this link to sign up.

<https://www.signupgenius.com/go/10C0B48ACAD2CA5F9C07-60933743-2026#/>

2026 Kersey Autumn Jubilee: Our next planning meeting is 2/3/26 at Pam's office, next to Kersey Pizza at 5:30pm. We will be going over BBQ/Food. Please feel free to come, especially if you have ideas for the food. We will also have a regular planning meeting on Feb 11th at 5:30 pm at Pam's office.

New Business

Meeting Agenda: We are proposing that the meeting agenda be sent out to members on the Friday before the Chamber meeting. This will allow all members to see what will be on the docket for the meeting. If members have anything to add to the agenda, please email it to the chamber email by the 20th of the

month to get it on the agenda. Jen made a motion to approve this process and Isabel seconded the motion and it passed. This will begin for our March Meeting, so please send anything you may have by 2/20/26 to kerseychamber@gmail.com.

Website Makeover: One of the ways we are looking to help grow our Chamber is by updating our website. Pam and Kelsey looked at some other area small chambers' websites and got some ideas on how to make ours stand out and be used to its full potential. We would need to meet with Jeff Breuer to see if this is something he will help us with and what the costs would potentially be. Mike mentioned having a space on there for featured businesses, which is something we are definitely wanting to do, in addition to the new member spotlight we currently have. Jen made a motion to continue looking into this and to schedule a meeting with Jeff sometime to discuss. Isabel seconded the motion and it passed.

Town Board Meeting Report

Town Board Meeting Report: Karen gave a quick report of their 1/13/26 meeting.

She mentioned that 9NEWS was present again to cover the radar story. She said they went into executive session regarding the \$340 radar tickets and decided that all of those will be refunded. They are working with the State of Colorado on regulations for speeding over 25mph over the limit and what can be charged for that. They also approved to work with a hearing officer that is NOT associated with the Town of Kersey for people to address concerns and discuss tickets with.

The elevator demolition has begun. The Town has not decided exactly what will go in that lot once it is down.

They adopted a Kersey Safety Action Plan.

Membership News & Updates

Remember to utilize the Brochure Station for Chamber Members at the Cobblestone Hotel!

Jen mentioned "Freezy Days" will be going on this Saturday Feb 7th in downtown Greeley. Aunt Helen's will have a free hot cocoa bar until supplies run out. There will be a petting zoo and ice sculptures. She mentioned Makers Mercantile vendors likely will have some sales running.

Open Discussion

The next Kersey Women in Business meeting is Feb 10th at 6:15am at the Kersey Community Center. The topic is Sowing Seeds for the New Year - must RSVP to Sarah Thompson 970-617-5467. The cost is \$10.

Jen motioned to adjourn the meeting and Teresa seconded the motion. The meeting was adjourned at 6:32pm.

Next meeting will be Monday, March 2, 2026, at the Kersey Community Center at 215 2nd Street, Kersey, CO at 5:45 pm.

Respectfully submitted, Kelsey Peters	
Secretary	Date of approval

KERSEY TREE BOARD AGENDA

February 9, 2026

446 1st Street, Kersey Town Hall

Call to Order:

Members Present:

Approved Minutes: January 12 ,2026

Treasurer's Report:

OLD BUSINESS:

1. Monthly Work sheet for members to sign with allocated hours to be included in Minutes
2. Continue to monitor credit balance at Eaton Grove Nursey \$4,598.94 and Todd Loose Enterprise \$1,324.6

NEW BUSINESS:

1. Discuss donations of trees for Platte Valley Administration Building
2. Colorado Tree Coalition rules for 2026 Arbor Day poster contest
3. Appoint committee to contact PV Elementary School as deadline to have poster submitted is March 21, 2026 (**must be received by that date**)
4. Election of Officers: Chair, Vice Chair, Secretary, Assistant Secretary, Treasurer and Archivist.
5. Check with town staff to water trees five years or younger as needed per work plan
6. Update members on the Committees

COMMITTEE REPORTS:

Tree Ordering: Tharon Vannest

Planting Trees: Tharon Vannest and all members

Budget/working with Town Hall: Tharon Vannest

Park Clean up: Tharon Vannest, Allen Salser and all members

Arbor Day/news releases: Joan Lind and Linda Cantrell

Grants/Tree City USA: Suzie Thielbert

Pictures: Deb Orr and Roberta Smith

Education (community): Mary Fox and Roberta Smith

Notes for Town Board meeting: Shirley Hanson will send minutes to Suzie Thielbert and Karen Dusin

Recorder (records the time spent on activities, people & dates for grant information):

Anna Schneider and Karen Dusin (All members need to turn in hours)

Inventory of Trees: Roberta Smith and Deb Orr

OTHER ANNOUNCEMENTS:

Next meeting, March 9,2026

ADJOURNMENT.

KERSEY TREE BOARD MINUTES

January 12, 2026

446 1st Street, Kersey Town Hall

CALL TO ORDER:

Chairperson Roberta Smith called the meeting to order at 2:08 pm at 446 1st Street, Kersey, Colorado, at the Kersey Town Hall. The members present were Roberta Smith, Allen Salser, Karen Dusin, and Shirley Hanson.

MINUTES:

On an Allen Salser motion, seconded by Shirley Hanson, the minutes of the December 3, 2025, meeting were approved, Motion carried.

TREASURER REPORT:

Roberta Smith gave the Treasurer's Report. The Tree City U.S. A. account balance of \$46.64 needed to transfer to the Town of Kersey as per December minutes. The Tree Board account has a balance of zero. The Grant account shows an unearned amount of \$2,000.00 which was not funded last year. Allen Salser made a motion to accept the Treasurer's Report and seconded by Shirley Hanson. Motion carried.

OLD BUSINESS:

Continue to monitor the credit balances at Eaton Grove Nursery of \$4,598.94 and Todd Loose Enterprise of \$1,324.63.

Each member present signed the monthly work sheet and indicated hours spent on Tree Board activities that month. This is to be included in the minutes.

Discussed sign at Memorial Park and picture taken after dark illuminates the sign nicely.

NEW BUSINESS:

Roberta Smith read and reviewed the Town of Kersey Comprehensive Plan which concerns the Tree Board, that is the Parks, Trails and Recreation.

Tabled the discussion on trees for the Platte Valley Administration Building until the February meeting.

