PROJECT 101

AN OVERVIEW OF THE 2023 KERSEY HOUSING ASSESSMENT

OVERVIEW

The Town of Kersey seeks to promote a range of stable, safe, and attainable housing opportunities for new and current residents. The Town is working in partnership with Ayres to complete a community-wide Housing Assessment. The Assessment will identify community housing needs, offer strategies to address the needs, and provide steps for implementing targeted policies to confront pressing housing issues related to available and attainable workforce and senior housing.

Funding for this project was provided by the Colorado Department of Local Affairs (DOLA) through their Planning Grant Program. This Program was created by HB 21-1271 to help local governments evaluate their policy and regulatory approach to reducing barriers to attainable housing.
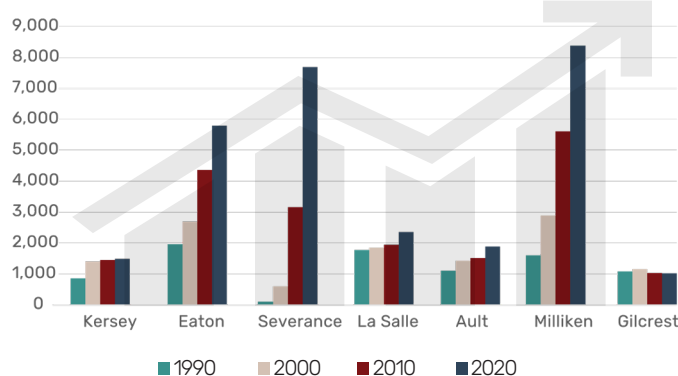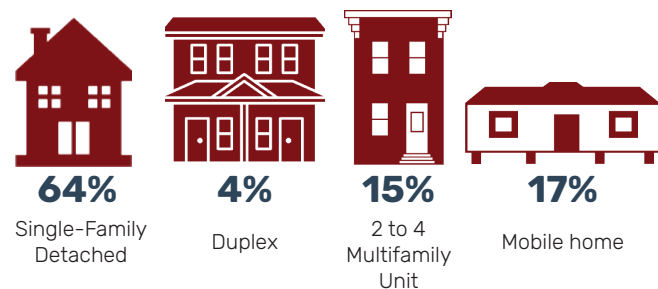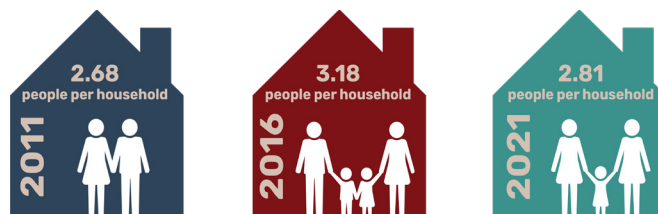
Project website:

https://co-kersey.civicplus.com/434/Community-Housing-Information   or

OVERALL GROWTH

Data sourced from the United States Census Bureau, ACS 5-year Estimates, and Ayres

HOUSEHOLD SIZE AND UNIT TYPE

2011 — 2.68 people per household
2016 — 3.18 people per household
2021 — 2.81 people per household

64% Single-Family Detached

4% Duplex
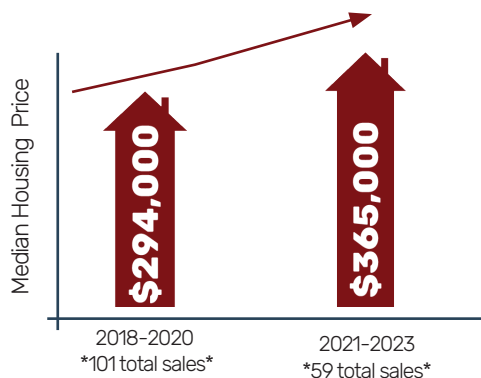
15% 2 to 4 Multifamily Unit

17% Mobile home

Data sourced from the United States Census Bureau, ACS 5-year Estimates, and Ayres

INCOME AND AFFORDABILITY

AVERAGE PRICE OF HOUSING IN KERSEY

Median Housing Price

$294,000 — 2018-2020 *101 total sales*

$365,000 — 2021-2023 *59 total sales*

25% of the households in Kersey earn between **$50,000** and **$74,999** and can roughly afford:

to rent between
$1,250-$1,875

to buy a house between
$156K-$260K

Data sourced from the United States Census Bureau, ACS 5-year Estimates, and Ayres

TENURE

OWNER OCCUPIED
68.10%

RENTER OCCUPIED
31.90%

Data sourced from the United States Census Bureau, ACS 5-year Estimates, and Ayres

HOW TO GET INVOLVED

The Housing Assessment involves several opportunities for the community to share their insights. The timeline below provides an overview of when events and activities are anticipated. Community engagement events will be posted to the Town's social media and project website via the link found on page one.

TIMELINE

- SPRING 2023 — PROJECT KICK-OFF
- SPRING 2023 — STAKEHOLDER MEETINGS
- SPRING/ SUMMER 2023 — COMMUNITY SURVEY
- SUMMER 2023 — COMMUNITY ENGAGEMENT
- SUMMER 2023 — REPORT DRAFT
- FALL 2023 — COMMUNITY OPEN HOUSE
- FALL 2023 — BOARD PRESENTATION
- FALL 2023 — FINAL REPORT

PROJECT CONTACT

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Town of Kersey

AYRES
PLANNING+DEVELOPMENT