

SB23-213: MORE HOUSING NOW

Senator Moreno, Rep. Woodrow, Rep. Jodeh

LEGALIZE HOUSING CHOICES FOR EVERY COLORADO BUDGET

THE PROBLEM: Many Coloradans are being forced out of their neighborhoods with no hope of ever living close to where they work, which means more congestion on our roads, more money spent on commuting, more pollution, and greater economic challenges. Aging seniors who want to downsize, young people living on their own, and first-time homebuyers can't even find homes to buy because there isn't enough inventory and the available homes are too expensive. If we don't act now, we risk facing the point of no return and becoming like California, which has major cities with average home prices north of one million dollars and 16-lane highways that have bumper to bumper traffic much of the day. This is not a problem that can be solved by one city, town, or local government. This is a statewide crisis that needs a state level solution.

THE SOLUTION: We need more housing for every Colorado budget. This policy package will drive down the cost of housing for ownership and for rent by incentivizing smart, efficient development statewide, but especially in urban communities and rural resort job centers where the challenges are the most acute.

THE PROPOSAL: The proposal creates a framework of minimum standards for municipalities, while providing the flexibility for local leaders to fine-tune to best meet each community's needs. Municipalities may keep existing codes if they meet minimum standards. While the state is creating a floor, not a ceiling, a default model code developed by the state with public input will apply to municipalities that do not choose the flexible option to incentivize more housing.









The proposal has five key components that will ensure we have a home for every Colorado budget and that Coloradans can live in more convenient, thriving, and vibrant communities:

- ✓ Legalize building the most affordable types of homes, like duplexes and townhomes, while protecting the character of our communities and giving property owners more rights. This will allow us to turn underutilized space into vibrant community housing options.
- ✓ Incentivize and allow multifamily housing near transit oriented communities and walkable commercial areas, lessening traffic on our roads, reducing pollution, protecting our water and increasing affordability.
- ✓ Cut red tape and remove barriers to reduce cost and time delays. Homeowners should have the right to build a variety of homes on their land, including an apartment for an aging parent or a home for an adult child.
- ✓ Assess statewide housing needs and identify and implement affordability strategies tailored to local and regional needs. Provide a framework for state, regional, and local agencies to strategically align investments and policies and track progress.
- ✓ Set Strategic Growth objectives that serve as "North Stars" to guide state, regional, and local entities as they collaborate, plan, and make funding decisions that create cost

savings for residents and infrastructure, increase water efficiency, and reduce loss of open space and agricultural lands.

These policies will primarily apply to Urban Municipalities and Rural Resort Job Center Municipalities.

THE WHY:

 Affordability	Removing restrictions on housing will increase the construction of all types of housing for every Colorado budget.
 Workforce	Many Colorado employers struggle to fill positions and retain workers because of a lack of available and affordable housing. Our teachers, firefighters, and nurses are being priced out of the communities where they work by restrictive local housing laws. This proposal will help workers live in the communities they work in.
 Water	Efficient development and compact housing design use less water. A study predicted that every one percent of land in the City of Denver converted from single-family to multi-family development saves enough water to supply an additional 141 four-person households.
 Emissions	Compact, mixed use development close to public transit can reduce driving 20-40% compared to low density, auto-oriented development.
 Equity	Building housing of all types and sizes can increase access to homeownership, especially in resource-rich areas with jobs, safe streets, and quality schools.
 Healthy and Active Communities	People who live in walkable neighborhoods are 47% more likely to be active at least 30 minutes a day. Coloradans who walk or bike for transportation and recreation save residents \$3.2 billion annually in health care costs and contribute \$1.6 billion to the local economy through household spending, manufacturing, exports and tourism.
 Local Government Costs	Compact development costs less to provide public infrastructure and services for, and produces more revenue per acre than low density development.
 Resilience & Conservation	The number of people living in Colorado's wildland-urban interface grew by almost a million people in just 5 years. Building better and smarter helps reduce ex-urban sprawl, protects open space, and can help limit the loss of agricultural lands.