

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Transportation, Housing & Local Government.

HB26-1001 be amended as follows:

1 Amend printed bill, page 3, line 17, strike "**Definitions.**" and substitute
2 "**Legislative declaration.**

3 (1) THE GENERAL ASSEMBLY FINDS AND DECLARES THAT:

4 (a) COLORADANS ARE OVERWHELMINGLY BURDENED WITH THE
5 COST OF HOUSING. THE NUMBER OF HOUSEHOLDS THAT SPEND MORE THAN
6 THIRTY PERCENT OF THEIR TOTAL INCOME ON RENT OR MORTGAGE
7 PAYMENTS IN COLORADO INCREASED FROM SIX HUNDRED SIXTY-EIGHT
8 THOUSAND ONE HUNDRED IN 2014 TO EIGHT HUNDRED FIFTY THOUSAND
9 EIGHT HUNDRED IN 2024, REPRESENTING THIRTY-FIVE PERCENT OF ALL
10 HOUSEHOLDS.

11 (b) A CONTRIBUTING FACTOR TO THE INCREASE IN COST-BURDENED
12 HOUSEHOLDS IS THAT POPULATION GROWTH HAS OUTPACE NEW HOUSING
13 DEVELOPMENT, RESULTING IN SUPPLY CONSTRAINTS AND ESCALATING
14 COSTS. BETWEEN 2000 AND 2023, RESIDENTIAL PROPERTY VALUES AND
15 RENTAL RATES INCREASED AT RATES EXCEEDING INCOME GROWTH,
16 THEREBY EXERTING CONSIDERABLE FINANCIAL STRAIN ON MANY
17 RESIDENTS. A 2025 RESEARCH BRIEF PUBLISHED BY THE COLORADO STATE
18 DEMOGRAPHY OFFICE TITLED "COLORADO'S HOUSING SHORTFALL: AN
19 ESTIMATE AND REVIEW OF EXISTING STUDIES" ESTIMATED THAT, AS OF
20 2023, AN ADDITIONAL ONE HUNDRED SIX THOUSAND HOUSING UNITS WERE
21 NEEDED TO OVERCOME THE HOUSING SHORTFALL, AND THIRTY-FOUR
22 THOUSAND ONE-HUNDRED UNITS NEEDED TO BE BUILT ANNUALLY TO
23 MAINTAIN THE HOUSING SHORTAGE AT ITS 2023 LEVEL.

24 (c) AS COLORADO GROWS, SO DOES THE CHALLENGE OF PROVIDING
25 AFFORDABLE HOUSING TO RESIDENTS. WHILE LAND THAT IS AVAILABLE
26 FOR NEW HOUSING IN ESTABLISHED COMMUNITIES IS IN SHORT SUPPLY,
27 MANY QUALIFYING ORGANIZATIONS OWN UNDERUTILIZED PROPERTIES
28 WHERE HOUSING COULD BE BUILT.

29 (d) COLORADO URGENTLY NEEDS MORE HOUSING TO MEET THE
30 NEEDS OF A GROWING STATEWIDE POPULATION AND ADDRESS ISSUES
31 DIRECTLY RELATED TO HOUSING, SUCH AS TRANSIT, COMMUTING, THE
32 WORKFORCE, AND THE ENVIRONMENT. PROVIDING OPPORTUNITIES TO
33 CONSTRUCT RESIDENTIAL DEVELOPMENTS ON UNDERUTILIZED LAND IS A
34 MATTER OF MIXED STATEWIDE AND LOCAL CONCERN.

35 (e) LOCAL ZONING REGULATIONS OFTEN PREVENT HOUSING FROM
36 BEING DEVELOPED ON VACANT PROPERTIES BY PROHIBITING RESIDENTIAL
37 DEVELOPMENT ON QUALIFYING PROPERTIES OR BY REQUIRING EXTENSIVE
38 REZONING PROCESSES THAT ADD COST AND UNCERTAINTY TO AFFORDABLE
39 HOUSING PROJECTS.

40 (f) THIS HOUSE BILL 26-1001, ENACTED IN 2026, STREAMLINES
41 THE CONSTRUCTION OF AFFORDABLE HOUSING BY PROVIDING A PROCESS

1 THAT ALLOWS RESIDENTIAL DEVELOPMENTS TO BE CONSTRUCTED ON
2 QUALIFYING PROPERTIES AS LONG AS CERTAIN REQUIREMENTS ARE
3 SATISFIED.

4 (g) ACCORDING TO A 2022 ARTICLE PUBLISHED IN THE JOURNAL OF
5 THE AMERICAN PLANNING ASSOCIATION TITLED "DOES DISCRETION
6 DELAY DEVELOPMENT?", RESIDENTIAL PROJECTS THAT WENT THROUGH
7 ADMINISTRATIVE APPROVAL PROCESSES WERE APPROVED TWENTY-EIGHT
8 PERCENT FASTER THAN RESIDENTIAL PROJECTS THAT WENT THROUGH
9 DISCRETIONARY APPROVAL PROCESSES, AND FASTER APPROVAL TIMES
10 REDUCE DEVELOPER COSTS AND THEREFORE HOUSING COSTS. STUDIES
11 HAVE SHOWN THAT HOMEBUILDERS, INCLUDING AFFORDABLE HOUSING
12 DEVELOPERS, WILL AVOID PARCELS THAT NEED TO GO THROUGH A
13 DISCRETIONARY PROCESS.

14 (h) A 2022 RESEARCH PAPER PUBLISHED BY THE FEDERAL
15 RESERVE BANK OF BOSTON TITLED "HOW TO INCREASE HOUSING
16 AFFORDABILITY: UNDERSTANDING LOCAL DETERRENTS TO BUILDING
17 MULTIFAMILY HOUSING" FOUND THAT RELAXING DENSITY RESTRICTIONS,
18 EITHER ALONE OR IN COMBINATION WITH RELAXING MAXIMUM HEIGHT
19 RESTRICTIONS, IS THE MOST EFFECTIVE POLICY REFORM FOR INCREASING
20 THE HOUSING SUPPLY AND REDUCING MULTIFAMILY RENTS AND
21 SINGLE-FAMILY HOME PRICES. THIS PAPER ALSO FOUND THAT EVEN IF
22 MULTIFAMILY ZONING IS ALLOWED, MUNICIPALITIES OFTEN LIMIT THE SIZE
23 OR SHAPE OF BUILDINGS WITH HEIGHT RESTRICTIONS.

24 (i) RESEARCH EXAMINING THREE DECADES OF REZONING
25 DECISIONS IN HENRICO COUNTY, VIRGINIA DEMONSTRATED THAT PUBLIC
26 PARTICIPATION IN RESIDENTIAL REZONING PROCESSES IS
27 OVERWHELMINGLY OPPOSITIONAL, WITH MORE THAN EIGHTY-FIVE
28 PERCENT OF COMMENTERS RAISING CONCERN ABOUT PERCEIVED
29 NEGATIVE IMPACTS OF NEW DEVELOPMENT RELATED TO DENSITY, SITE
30 DESIGN, AND PARKING. AS A RESULT, LOCAL GOVERNMENTS FREQUENTLY
31 IMPOSE CONDITIONS THAT GO BEYOND BASELINE ZONING STANDARDS TO
32 REDUCE DENSITY. PROHIBITING THE APPLICATION OF THESE MORE
33 RESTRICTIVE STANDARDS TO RESIDENTIAL DEVELOPMENTS ENSURES
34 DEVELOPMENT STANDARDS ARE APPLIED CONSISTENTLY AND
35 OBJECTIVELY, RATHER THAN BEING APPLIED AD HOC IN DISCRETIONARY
36 PROCESSES DRIVEN BY OPPOSITION.

37 (j) HUNDREDS OF THOUSANDS OF COLORADANS HAVE ONE OR
38 MORE DISABILITIES AND THIS NUMBER CONTINUES TO INCREASE AS THE
39 POPULATION AGES. ENSURING FAIR AND ACCESSIBLE HOUSING BENEFITS
40 INDIVIDUALS WITH DISABILITIES AND PROVIDES SAFER WORKING
41 CONDITIONS FOR HOME HEALTH-CARE WORKERS. FEDERAL, STATE, AND
42 LOCAL LAWS THAT PROVIDE ACCESSIBILITY PROTECTIONS SUCH AS THE
43 FEDERAL "FAIR HOUSING ACT", 42 U.S.C. SEC. 3601 ET SEQ., THE

1 FEDERAL "AMERICANS WITH DISABILITIES ACT OF 1990", 42 U.S.C. SEC.
2 12101 ET SEQ., AND THE "COLORADO ANTI-DISCRIMINATION ACT", PARTS
3 THROUGH 8 OF ARTICLE 34 OF TITLE 24, ARE IMPERATIVE TO INCREASING
4 ACCESSIBLE HOUSING OPPORTUNITIES.

5 (2) THE GENERAL ASSEMBLY FURTHER FINDS AND DECLARES THAT:
6 (a) COMMUNITY OPPOSITION AND RESTRICTIVE LOCAL LAND USE
7 POLICIES LIMIT THE HOUSING SUPPLY, IMPACT HOUSING OPTIONS FOR
8 COLORADANS OF LOW AND MODERATE INCOMES, AND RESTRICT THE
9 AVAILABILITY OF WORKFORCE HOUSING, THEREBY AFFECTING
10 EMPLOYMENT GROWTH.

11 (b) WHEN LOCAL GOVERNMENTS RESTRICT HOUSING
12 DEVELOPMENTS WITHIN THEIR JURISDICTIONS, THEY IMPACT NEIGHBORING
13 LOCAL GOVERNMENTS. AN INCREASE IN JOB GROWTH IN ONE COMMUNITY
14 WITHOUT A CORRESPONDING GROWTH IN HOUSING LEADS TO A HOUSING
15 SHORTFALL IN THE COMMUNITY. RESEARCH HAS SHOWN THAT REGIONAL
16 IMBALANCES BETWEEN JOBS AND HOUSING HAVE SIGNIFICANT IMPACTS ON
17 VEHICLE MILES TRAVELED AND COMMUTE TIMES ACROSS JURISDICTIONS,
18 ACCORDING TO STUDIES SUCH AS "WHICH REDUCES VEHICLE TRAVEL
19 MORE: JOBS-HOUSING BALANCE OR RETAIL-HOUSING MIXING?",
20 PUBLISHED IN THE JOURNAL OF THE AMERICAN PLANNING ASSOCIATION.
21 WHEN PEOPLE ARE UNABLE TO LIVE NEAR WHERE THEY WORK, WORKERS'
22 ONLY OPTION IS TO SPEND MORE HOURS ON THE ROAD COMMUTING.
23 LONGER COMMUTES INCREASE VEHICLE TRAFFIC, PUT ADDITIONAL STRAIN
24 ON COLORADO'S ROADS, AND INCREASE POLLUTION.

25 (c) THE AVAILABILITY OF AFFORDABLE HOUSING IS A MATTER OF
26 MIXED STATEWIDE AND LOCAL CONCERN.

27 (d) COLORADO HAS A LEGITIMATE STATE INTEREST IN MANAGING
28 POPULATION AND DEVELOPMENT GROWTH AND ENSURING A STABLE
29 QUALITY AND QUANTITY OF HOUSING FOR COLORADANS, AS THIS IS
30 AMONG THE MOST PRESSING PROBLEMS CURRENTLY FACING COMMUNITIES
31 THROUGHOUT COLORADO.

32 (3) THEREFORE, THE GENERAL ASSEMBLY FINDS, DETERMINES, AND
33 DECLARES THAT LOCAL GOVERNMENT POLICIES THAT LIMIT THE
34 CONSTRUCTION OF A DIVERSE RANGE OF HOUSING IN AREAS SERVED BY
35 INFRASTRUCTURE AND THAT EFFECTIVELY CREATE HOUSING SUPPLY
36 SHORTFALLS AND UNSUSTAINABLE DEVELOPMENT PATTERNS, REQUIRE A
37 STATEWIDE SOLUTION.

38 **29-35-502. Definitions."**

39 Page 7, line 10, strike "**29-35-502.**" and substitute "**29-35-503.**".

40 Page 8, line 24, strike "29-35-503" and substitute "29-35-504".

- 1 Page 9, line 8, strike "**29-35-503.**" and substitute "**29-35-504.**".
- 2 Strike "29-35-501" and substitute "29-35-502" on: **Page 7**, line 21; and
- 3 **Page 7**, line 24.

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