

HOUSE COMMITTEE OF REFERENCE REPORT

	February 3, 2026
Chair of Committee	Date

Committee on Transportation, Housing & Local Government.

After consideration on the merits, the Committee recommends the following:

HB26-1001 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

1 Amend printed bill, page 3, line 4, after "29-35-103," insert "**amend**
2 (2)(a)(I); and".

3 Page 3, before line 7 insert:

4 "(2) (a) "Administrative approval process" means a process in
5 which:

6 (I) A development ~~proposal~~ APPLICATION for a specified project
7 is approved, approved with conditions, or denied by local government
8 administrative staff based solely on its compliance with objective
9 standards set forth in local laws; and".

10 Page 3, line 17, strike "**Definitions.**" and substitute "**Legislative**
11 **declaration.**

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

13 (a) COLORADANS ARE OVERWHELMINGLY BURDENED WITH THE
14 COST OF HOUSING. THE NUMBER OF HOUSEHOLDS THAT SPEND MORE THAN
15 THIRTY PERCENT OF THEIR TOTAL INCOME ON RENT OR MORTGAGE
16 PAYMENTS IN COLORADO INCREASED FROM SIX HUNDRED SIXTY-EIGHT
17 THOUSAND ONE HUNDRED IN 2014 TO EIGHT HUNDRED FIFTY THOUSAND
18 EIGHT HUNDRED IN 2024, REPRESENTING THIRTY-FIVE PERCENT OF ALL
19 HOUSEHOLDS.

20 (b) A CONTRIBUTING FACTOR TO THE INCREASE IN COST-BURDENED
21 HOUSEHOLDS IS THAT POPULATION GROWTH HAS OUTPACED NEW HOUSING
22 DEVELOPMENT, RESULTING IN SUPPLY CONSTRAINTS AND ESCALATING
23 COSTS. BETWEEN 2000 AND 2023, RESIDENTIAL PROPERTY VALUES AND
24 RENTAL RATES INCREASED AT RATES EXCEEDING INCOME GROWTH,
25 THEREBY EXERTING CONSIDERABLE FINANCIAL STRAIN ON MANY

1 RESIDENTS. A 2025 RESEARCH BRIEF PUBLISHED BY THE COLORADO STATE
2 DEMOGRAPHY OFFICE TITLED "COLORADO'S HOUSING SHORTFALL: AN
3 ESTIMATE AND REVIEW OF EXISTING STUDIES" ESTIMATED THAT, AS OF
4 2023, AN ADDITIONAL ONE HUNDRED SIX THOUSAND HOUSING UNITS WERE
5 NEEDED TO OVERCOME THE HOUSING SHORTFALL, AND THIRTY-FOUR
6 THOUSAND ONE-HUNDRED UNITS NEEDED TO BE BUILT ANNUALLY TO
7 MAINTAIN THE HOUSING SHORTAGE AT ITS 2023 LEVEL.

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

13 (d) COLORADO URGENTLY NEEDS MORE HOUSING TO MEET THE
14 NEEDS OF A GROWING STATEWIDE POPULATION AND ADDRESS ISSUES
15 DIRECTLY RELATED TO HOUSING, SUCH AS TRANSIT, COMMUTING, THE
16 WORKFORCE, AND THE ENVIRONMENT. PROVIDING OPPORTUNITIES TO
17 CONSTRUCT RESIDENTIAL DEVELOPMENTS ON UNDERUTILIZED LAND IS A
18 MATTER OF MIXED STATEWIDE AND LOCAL CONCERN.

19 (e) LOCAL ZONING REGULATIONS OFTEN PREVENT HOUSING FROM
20 BEING DEVELOPED ON VACANT PROPERTIES BY PROHIBITING RESIDENTIAL
21 DEVELOPMENT ON QUALIFYING PROPERTIES OR BY REQUIRING EXTENSIVE
22 REZONING PROCESSES THAT ADD COST AND UNCERTAINTY TO AFFORDABLE
23 HOUSING PROJECTS.

24 (f) THIS HOUSE BILL 26-1001, ENACTED IN 2026, STREAMLINES
25 THE CONSTRUCTION OF AFFORDABLE HOUSING BY PROVIDING A PROCESS
26 THAT ALLOWS RESIDENTIAL DEVELOPMENTS TO BE CONSTRUCTED ON
27 QUALIFYING PROPERTIES AS LONG AS CERTAIN REQUIREMENTS ARE
28 SATISFIED.

29 (g) ACCORDING TO A 2022 ARTICLE PUBLISHED IN THE JOURNAL OF
30 THE AMERICAN PLANNING ASSOCIATION TITLED "DOES DISCRETION
31 DELAY DEVELOPMENT?", RESIDENTIAL PROJECTS THAT WENT THROUGH
32 ADMINISTRATIVE APPROVAL PROCESSES WERE APPROVED TWENTY-EIGHT
33 PERCENT FASTER THAN RESIDENTIAL PROJECTS THAT WENT THROUGH
34 DISCRETIONARY APPROVAL PROCESSES, AND FASTER APPROVAL TIMES
35 REDUCE DEVELOPER COSTS AND THEREFORE HOUSING COSTS. STUDIES
36 HAVE SHOWN THAT HOMEBUILDERS, INCLUDING AFFORDABLE HOUSING
37 DEVELOPERS, WILL AVOID PARCELS THAT NEED TO GO THROUGH A
38 DISCRETIONARY PROCESS.

39 (h) A 2022 RESEARCH PAPER PUBLISHED BY THE FEDERAL
40 RESERVE BANK OF BOSTON TITLED "HOW TO INCREASE HOUSING
41 AFFORDABILITY: UNDERSTANDING LOCAL DETERRENTS TO BUILDING
42 MULTIFAMILY HOUSING" FOUND THAT RELAXING DENSITY RESTRICTIONS,
43 EITHER ALONE OR IN COMBINATION WITH RELAXING MAXIMUM HEIGHT

1 RESTRICTIONS, IS THE MOST EFFECTIVE POLICY REFORM FOR INCREASING
2 THE HOUSING SUPPLY AND REDUCING MULTIFAMILY RENTS AND
3 SINGLE-FAMILY HOME PRICES. THIS PAPER ALSO FOUND THAT EVEN IF
4 MULTIFAMILY ZONING IS ALLOWED, MUNICIPALITIES OFTEN LIMIT THE SIZE
5 OR SHAPE OF BUILDINGS WITH HEIGHT RESTRICTIONS.

6 (i) RESEARCH EXAMINING THREE DECADES OF REZONING
7 DECISIONS IN HENRICO COUNTY, VIRGINIA DEMONSTRATED THAT PUBLIC
8 PARTICIPATION IN RESIDENTIAL REZONING PROCESSES IS
9 OVERWHELMINGLY OPPOSITIONAL, WITH MORE THAN EIGHTY-FIVE
10 PERCENT OF COMMENTERS RAISING CONCERNS ABOUT PERCEIVED
11 NEGATIVE IMPACTS OF NEW DEVELOPMENT RELATED TO DENSITY, SITE
12 DESIGN, AND PARKING. AS A RESULT, LOCAL GOVERNMENTS FREQUENTLY
13 IMPOSE CONDITIONS THAT GO BEYOND BASELINE ZONING STANDARDS TO
14 REDUCE DENSITY. PROHIBITING THE APPLICATION OF THESE MORE
15 RESTRICTIVE STANDARDS TO RESIDENTIAL DEVELOPMENTS ENSURES
16 DEVELOPMENT STANDARDS ARE APPLIED CONSISTENTLY AND
17 OBJECTIVELY, RATHER THAN BEING APPLIED AD HOC IN DISCRETIONARY
18 PROCESSES DRIVEN BY OPPOSITION.

19 (j) HUNDREDS OF THOUSANDS OF COLORADANS HAVE ONE OR
20 MORE DISABILITIES AND THIS NUMBER CONTINUES TO INCREASE AS THE
21 POPULATION AGES. ENSURING FAIR AND ACCESSIBLE HOUSING BENEFITS
22 INDIVIDUALS WITH DISABILITIES AND PROVIDES SAFER WORKING
23 CONDITIONS FOR HOME HEALTH-CARE WORKERS. FEDERAL, STATE, AND
24 LOCAL LAWS THAT PROVIDE ACCESSIBILITY PROTECTIONS SUCH AS THE
25 FEDERAL "FAIR HOUSING ACT", 42 U.S.C. SEC. 3601 ET SEQ., THE
26 FEDERAL "AMERICANS WITH DISABILITIES ACT OF 1990", 42 U.S.C. SEC.
27 12101 ET SEQ., AND THE "COLORADO ANTI-DISCRIMINATION ACT", PARTS
28 3 THROUGH 8 OF ARTICLE 34 OF TITLE 24, ARE IMPERATIVE TO INCREASING
29 ACCESSIBLE HOUSING OPPORTUNITIES.

30 (2) THE GENERAL ASSEMBLY FURTHER FINDS AND DECLARES THAT:

31 (a) COMMUNITY OPPOSITION AND RESTRICTIVE LOCAL LAND USE
32 POLICIES LIMIT THE HOUSING SUPPLY, IMPACT HOUSING OPTIONS FOR
33 COLORADANS OF LOW AND MODERATE INCOMES, AND RESTRICT THE
34 AVAILABILITY OF WORKFORCE HOUSING, THEREBY AFFECTING
35 EMPLOYMENT GROWTH.

36 (b) WHEN LOCAL GOVERNMENTS RESTRICT HOUSING
37 DEVELOPMENTS WITHIN THEIR JURISDICTIONS, THEY IMPACT NEIGHBORING
38 LOCAL GOVERNMENTS. AN INCREASE IN JOB GROWTH IN ONE COMMUNITY
39 WITHOUT A CORRESPONDING GROWTH IN HOUSING LEADS TO A HOUSING
40 SHORTFALL IN THE COMMUNITY. RESEARCH HAS SHOWN THAT REGIONAL
41 IMBALANCES BETWEEN JOBS AND HOUSING HAVE SIGNIFICANT IMPACTS ON
42 VEHICLE MILES TRAVELED AND COMMUTE TIMES ACROSS JURISDICTIONS,
43 ACCORDING TO STUDIES SUCH AS "WHICH REDUCES VEHICLE TRAVEL

1 MORE: JOBS-HOUSING BALANCE OR RETAIL-HOUSING MIXING?",
2 PUBLISHED IN THE JOURNAL OF THE AMERICAN PLANNING ASSOCIATION.
3 WHEN PEOPLE ARE UNABLE TO LIVE NEAR WHERE THEY WORK, WORKERS'
4 ONLY OPTION IS TO SPEND MORE HOURS ON THE ROAD COMMUTING.
5 LONGER COMMUTES INCREASE VEHICLE TRAFFIC, PUT ADDITIONAL STRAIN
6 ON COLORADO'S ROADS, AND INCREASE POLLUTION.

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

9 (d) COLORADO HAS A LEGITIMATE STATE INTEREST IN MANAGING
10 POPULATION AND DEVELOPMENT GROWTH AND ENSURING A STABLE
11 QUALITY AND QUANTITY OF HOUSING FOR COLORADANS, AS THIS IS
12 AMONG THE MOST PRESSING PROBLEMS CURRENTLY FACING COMMUNITIES
13 THROUGHOUT COLORADO.

14 (3) THEREFORE, THE GENERAL ASSEMBLY FINDS, DETERMINES, AND
15 DECLARES THAT LOCAL GOVERNMENT POLICIES THAT LIMIT THE
16 CONSTRUCTION OF A DIVERSE RANGE OF HOUSING IN AREAS SERVED BY
17 INFRASTRUCTURE AND THAT EFFECTIVELY CREATE HOUSING SUPPLY
18 SHORTFALLS AND UNSUSTAINABLE DEVELOPMENT PATTERNS, REQUIRE A
19 STATEWIDE SOLUTION.

20 **29-35-502. Definitions."**

21 Page 4, after line 26 insert:

22 "(5) "NONPROFIT ORGANIZATION" MEANS AN ORGANIZATION
23 AUTHORIZED TO DO BUSINESS IN THE STATE THAT IS EXEMPT FROM
24 TAXATION PURSUANT TO SECTION 501 (a) OF THE FEDERAL "INTERNAL
25 REVENUE CODE OF 1986", 26 U.S.C. SEC. 501, AS AMENDED, AND LISTED
26 AS AN EXEMPT ORGANIZATION IN SECTION 501 (c)(3) OF THE FEDERAL
27 "INTERNAL REVENUE CODE OF 1986", 26 U.S.C. sec. 501, AS AMENDED."

28 Renumber succeeding subsections accordingly.

29 Page 6, after line 21 insert:

30 "(c) A BOARD OF COOPERATIVE SERVICES, AS DEFINED IN SECTION
31 22-5-103;".

32 Reletter succeeding paragraphs accordingly.

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

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

1 Page 9, after line 7 insert:

2 **"(4) School district administrative practices.** NOTHING IN THIS
3 SECTION PREVENTS A SCHOOL DISTRICT FROM CONSTRUCTING,
4 PURCHASING, OR REMODELING A TEACHERAGE PURSUANT TO SECTION
5 22-32-110 (1)(d), OR FROM USING ANY OF THE PROCESSES DESCRIBED IN
6 SECTION 22-32-124 REGARDING BUILDINGS AND STRUCTURES.

7 Page 9, line 8, strike "**29-35-503.**" and substitute "**29-35-504.**".

8 Page 10, strike lines 25 through 27.

9 Page 11, strike lines 1 through 8 and substitute:

10 **"29-35-505. Authority of institutions of higher education**
11 **preserved.**

12 NOTHING IN THIS PART 5 IS INTENDED TO ABROGATE OR LIMIT THE
13 AUTHORITY OF AN INSTITUTION OF HIGHER EDUCATION TO MAKE
14 DECISIONS REGARDING THE USE OF OR DISPOSITION OF THE INSTITUTION'S
15 PROPERTY, OR TO CREATE ADDITIONAL BUILDING CODE COMPLIANCE
16 OBLIGATIONS FOR AN INSTITUTION OF HIGHER EDUCATION BEYOND THOSE
17 ALREADY REQUIRED BY SECTION 24-30-1303."

18 Strike "29-35-501(5)" and substitute "29-35-502(6)" on: **Page 7**, line 21;
19 and **Page 7**, line 24.

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