

HOUSE COMMITTEE OF REFERENCE REPORT

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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 Rerumber 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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