

HOUSE COMMITTEE OF REFERENCE REPORT

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Chair of Committee

March 5, 2024  
Date

Committee on Transportation, Housing & Local Government.

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

HB24-1304 be amended as follows, and as so amended, be referred to the Committee on Appropriations with favorable recommendation:

- 1 Amend printed bill, page 5, strike lines 2 through 4.
- 2 Reletter succeeding paragraphs accordingly.
- 3 Page 7, after line 26 insert:
  - 4 "(1) "COMMUNITY-BASED ORGANIZATION" MEANS A
  - 5 COLORADO-BASED NONPROFIT ENTITY THAT:
  - 6 (a) HAS A MISSION TO IMPROVE THE ENVIRONMENTAL, ECONOMIC,
  - 7 SOCIAL, CULTURAL, OR QUALITY OF LIFE CONDITIONS OF A COMMON
  - 8 COMMUNITY OF INTEREST;
  - 9 (b) IS ACCESSIBLE FOR RESIDENTS OF ALL AGES, INCOMES,
  - 10 LANGUAGES, AND ABILITIES; OR
  - 11 (c) ADDRESSES THE NEEDS OF DISPROPORTIONATELY IMPACTED
  - 12 AND MARGINALIZED COMMUNITIES IN THE REGION AND CENTERS VOICES
  - 13 OF MARGINALIZED COMMUNITIES IN TRANSPORTATION PLANNING, BOTH IN
  - 14 THEIR COMMUNITY AND AROUND THE REGION."
- 15 Renumber succeeding subsections accordingly.
- 16 Page 8, line 14, strike "OFF-STREET".
- 17 Page 8, line 15, strike "FOR MOTOR VEHICLES".
- 18 Page 8, line 21, strike "OFF-STREET".
- 19 Page 8, line 22, strike "FOR MOTOR VEHICLES".

1 Page 8, after line 25 insert:

2 "(10) "PARKING SPACE" MEANS AN OFF-STREET OR CURBSIDE  
3 SPACE DESIGNATED FOR MOTOR VEHICLE PARKING."

4 Page 10, lines 2 and 3, strike "AND EVERY THREE YEARS THEREAFTER,".

5 Page 9, after line 8 insert:

6 "(3) NOTWITHSTANDING ANY LAW TO THE CONTRARY, A LOCAL  
7 GOVERNMENT THAT SATISFIES THE REQUIREMENTS OF SUBSECTIONS (1) OR  
8 (2) OF THIS SECTION IS NOT ELIGIBLE FOR A STATE GIFT, GRANT, OR AWARD  
9 THAT IS GIFTED, GRANTED, OR AWARDED BY THE STATE DUE, EITHER IN  
10 WHOLE OR IN PART, TO THE LOCAL GOVERNMENT REDUCING A PARKING  
11 REQUIREMENT OR ELIMINATING A MINIMUM PARKING REQUIREMENT."

12 Renumber succeeding subsection accordingly.

13 Page 9, after line 17, insert:

14 "(c) PREVENTS A LOCAL GOVERNMENT OR A DEVELOPER FROM  
15 BEING AWARDED FUNDING FOR AFFORDABLE HOUSING THAT REQUIRES A  
16 RATIO OF A CERTAIN NUMBER OF PARKING SPACES."

17 Reletter succeeding paragraphs accordingly.

18 Page 9, line 25, strike "AND".

19 Page 9, after line 25, insert:

20 "(II) THAT THE OWNER OF A SUCH A PARKING SPACE CONTRIBUTE  
21 TO A PARKING ENTERPRISE, PERMITTING SYSTEM, OR SHARED PARKING  
22 PLAN; AND".

23 Renumber the succeeding subparagraph accordingly.

24 Page 11, line 15, after "(1)" insert "(a)".

25 Page 11, line 16, strike "JUNE 30, 2025," and substitute "DECEMBER 31,  
26 2025,".

27 Page 11, line 19, strike "WITH DATA FOR EACH METROPOLITAN".

1 Page 11, strike lines 20 and 21.

2 Page 11, line 22, strike "PROCEDURES".

3 Page 11, after line 24 insert:

4 "(b) THE STUDY DESCRIBED IN THIS SUBSECTION (1) MUST PROVIDE  
5 GUIDANCE AND BEST PRACTICES REGARDING:

6 (I) THE IMPLEMENTATION OF LOCAL PARKING MAXIMUMS;

7 (II) REPLACING EXISTING LOCAL PARKING CODES WITH OTHER  
8 INCENTIVES FOR THE PRODUCTION OF AFFORDABLE HOUSING,  
9 TRANSPORTATION DEMAND MANAGEMENT STRATEGIES, AND OTHER  
10 DESIRED OUTCOMES;

11 (III) THE DESIGN AND IMPLEMENTATION OF PARKING BENEFIT  
12 DISTRICTS AND ON-STREET PARKING MANAGEMENT WITH A FOCUS ON  
13 EQUITY;

14 (IV) STRATEGIES FOR DEVELOPERS TO MANAGE THE SUPPLY AND  
15 PRICE OF PARKING SPACES TO MINIMIZE PARKING DEMAND; AND

16 (V) ESTIMATING THE UTILIZATION OF EXISTING PARKING SPACES  
17 AND IDENTIFYING STRATEGIES TO OPTIMIZE THE USE OF EXISTING PARKING  
18 THROUGH SHARED PARKING AGREEMENTS AND OTHER STRATEGIES."

19 (c) (I) THE DEPARTMENT OR ORGANIZATION CONDUCTING THE  
20 STUDY DESCRIBED IN THIS SUBSECTION (1) SHALL COLLECT, CONSIDER,  
21 AND INCLUDE IN THE STUDY FEEDBACK FROM VARIOUS STAKEHOLDERS,  
22 INCLUDING DISPROPORTIONATELY IMPACTED COMMUNITIES,  
23 COMMUNITY-BASED ORGANIZATIONS, AFFORDABLE HOUSING PROVIDERS,  
24 TRANSIT AGENCIES, AND ACTIVE TRANSPORTATION ORGANIZATIONS. THE  
25 DEPARTMENT OR ORGANIZATION CONDUCTING THE STUDY MAY COLLECT  
26 THIS FEEDBACK THROUGH MULTIPLE MEANS, INCLUDING ONLINE OR  
27 IN-PERSON SURVEYS OR PUBLIC FEEDBACK SESSIONS.

28 (II) THE DEPARTMENT OR ORGANIZATION CONDUCTING THE STUDY  
29 DESCRIBED IN THIS SUBSECTION (1) SHALL CONSIDER THE FOLLOWING  
30 ABOUT THE RELEVANT METROPOLITAN PLANNING ORGANIZATION:

31 (A) HOW PARKING SPACE DEMAND AND UTILIZATION VARIES  
32 BASED ON:

33 (I) LOCATION CHARACTERISTICS, INCLUDING PROXIMITY TO  
34 TRANSIT;

35 (II) THE NUMBER AND TYPE OF RESIDENTIAL UNITS, INCLUDING  
36 REGULATED AFFORDABLE HOUSING UNITS; AND

37 (III) COMMERCIAL BUILDING USE TYPES;

38 (B) A REPRESENTATIVE SAMPLE OF THE PRICE OF PARKING FOR  
39 BUILDINGS THAT SEPARATE PARKING COSTS FROM THE COST TO OWN OR  
40 LEASE RESIDENTIAL OR COMMERCIAL SPACE;

- 1 (C) WHERE APPLICABLE, THE METROPOLITAN PLANNING
- 2 ORGANIZATION'S QUANTIFIED PARKING SPACE USAGE DATA;
- 3 (D) COST OF CONSTRUCTION AND MAINTENANCE; AND
- 4 (E) OTHER RELEVANT DATA AND PROCEDURES."

5 Strike "MOTOR VEHICLE" on: **Page 9**, lines 22, 24, and 26.

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