

Colorado General Assembly
House Transportation, Housing & Local Government Committee
200 E Colfax Ave
Denver, CO 80203

02/14/2025

Dear Chair Froelich and members of the House Transportation, Housing & Local Government Committee:

The Colorado Affordable Homeownership Alliance (“CAHA”), a statewide coalition of organizations that create and preserve affordable for sale homes, **support the amendment of HB-1169 to ensure affordable housing is created as a result of any development that occurs under the bill’s provisions.**

CAHA supports the reduction of red tape that makes it easier for housing to get developed – but it is important to stress that it is harder to build some types of housing than others. Specifically, affordable housing is among the most difficult types of housing to create. Furthermore, while Colorado is experiencing a housing shortage overall, the most severe need is for income restricted housing that is required to serve low- and moderate-income households.

Therefore, because affordable housing should be prioritized as part of any new development that receives the substantial benefit of an administrative approval process outlined in HB-1169, **CAHA requests the bill be amended such that:**

1. The definition of “residential development” be updated to require that any residential development dedicate a minimum of 20% of its units as “affordable units.”
2. A new definition of “affordable units” be added with different definitions depending on whether the “residential development” is for sale or for rent. In the context of for sale housing, “affordable units” means units are affordable to households at or below 120% of the area median income. In the context of rental housing, “affordable units” means units that are affordable to households at or below 80% of the area median income. Furthermore, both types of affordable units must be affordable at the above-specified AMI levels for a minimum of 40 years.

These changes will ensure that low- and middle-income residents can access affordable housing while maintaining the network and identity of each neighborhood. They will further ensure that the bill aligns with the philosophy of the Yes In Gods Backyard (YIGBY) movement, which encourages the development of affordable housing specifically, rather than housing generally. To CAHA’s knowledge, no other state has passed a YIGBY reform that is neutral with respect to the income of the residents that will benefit from projects constructed under the reform.

CAHA therefore urges you enact the amendments described above requiring housing constructed under HB-1169 to have a minimum amount of affordable units.

Thank you for your consideration. Please contact us with any questions.

Sincerely,

The Colorado Affordable Homeownership Alliance (see attached membership and contact information)

Colorado Affordable Homeownership Alliance



ROCKY MOUNTAIN
COMMUNITY LAND TRUST



*The Telluride Foundation's
Rural Homes Initiative:*



For additional information, please contact:

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House Transportation, Housing & Local Government

02/19/2025 01:30 PM

HB25-1169 Housing Developments on Faith and Educational Land

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Kevin Patterson For Redress movement	<p>Dear Members of the Committee,</p> <p>My name is Kevin Patterson, and I am the Senior Campaign Organizer for The Redress Movement based in Denver. And a resident of Aurora. I want to express my strong support for the proposed housing developments on faith and educational lands. As we grapple with the ongoing housing crisis, it is essential that we explore innovative solutions that can leverage available resources, including land owned by faith-based organizations and educational institutions. Faith institutions have long been pillars of their communities, offering support, services, and spaces for gathering. By utilizing these lands for housing developments, we can honor their mission to serve and uplift the community while also addressing the pressing need for affordable housing. This approach aligns with the values of compassion, inclusivity, and stewardship that many faith organizations embody.</p> <p>Moreover, educational institutions often possess significant land assets that can be put to good use. By integrating housing developments within or adjacent to these campuses, we can create vibrant, interconnected communities that foster collaboration between residents, students, and faculty. This not only benefits those seeking housing but can also enhance the educational experience by bringing diverse perspectives and experiences into the campus environment. The challenge of affordable housing is complex, but it is one we cannot afford to ignore. By supporting developments on faith and educational land, we take a proactive step toward creating homes for families, singles, and individuals who need them most. This initiative can serve as a model for responsible and impactful land use that prioritizes community well-being. I urge decision-makers to support these developments, recognizing their potential to alleviate housing shortages, strengthen community ties, and maintain our commitment to equitable and sustainable growth. I urge you to vote yes for HB25-1169.</p>



LCS Committees <committees.lcs.ga@coleg.gov>

House Transportation, Housing and Local Government: Written Testimony from La Plata County -- Amend on HB25-1169

1 message

Marsha Porter-Norton <MPorter-Norton@lpcgov.org>
To: "committees.lcs.ga@coleg.gov" <committees.lcs.ga@coleg.gov>

Wed, Feb 19, 2025 at 2:04 PM

Good afternoon House Members:

I am testifying on behalf of the Board of County Commissioners of La Plata County in an amend position on House Bill 25-1169, "Housing Development on Faith and Educational Land." Our Commission has a number of concerns about this bill including the potential for speculation; placement of land uses in our county that would be inappropriate or unworkable and/or unsafe; and a desire to ensure that local control remains a key feature of the land use system we are empowered to implement. The concept is a good one and we applaud the intent. However, a number of amendments are needed. Both CCI and CCAT are engaged on this bill. We hope their amendments are taken into strong consideration. If you have any questions, please do not hesitate to contact me.

Thank you for your work.

Marsha Porter-Norton

La Plata County Commissioner

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For immediate assistance, please call: 970-382-6210.



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