

SB24-174 amendment overview

L.001

Responding to requests from DRCOG for aging and disabled populations

- Adds concepts related to “accessible housing,” “supportive housing,” “universal design,” and “visitable housing.”

Responding to requests and feedback from housing advocates

- Increases focus on “regulated affordable housing”
 - Strengthens cooperation by instructing DOLA to accept only assessments and plans that meet statutory requirements
 - Substitutes strategy directories for preferred concepts developed through other stakeholder processes (ongoing revisions to occur)
 - Aligns with preferred definitions of displacement and guidance for displacement
- Removes some definitions and concepts related to work by DOLA relating to creating population growth elements
 - Various technical changes

L.010 (amends L.001) (a modified version of prior L.009)

- Corrects technical errors in L.001 and adds clarity on DOLA’s mediation process regarding development disputes to allow DOLA to hear development disputes that center around water/ sewer services specifically.

L.006

Responding to requests from SWEEP and Conservation Colorado

- Assigns DOLA the task of creating a statewide strategic growth report by December 1, 2026, and submitted the report to the General Assembly.
- Modifies the “water supply element” concept of the master plan to protect confidential information and focus on awareness of the potential range of water supply and facilities needed for development.
- Replaces the “strategic growth element” to highlight focus on discouraging sprawl by identifying infill areas, the benefits of redevelopment, and long-term costs of sprawl.

L.012 (amends L.006) (is a modified version of prior L.008)

- Makes changes to L.006 requested by SWEEP, including pushing up the statewide Strategic Growth report date to October 31, 2025.

- Adds additional language into the strategic growth elements of the bill that are intended to prevent sprawl.

L.007

- Removes the water supply joint report and makes conforming amendments. We heard from water experts that the water supply joint report was duplicative of the Colorado State Water Plan, and it didn’t add to the bill. The water supply element in master plans and housing needs assessments remains in the plan.

L.011

- **Doing assessments and planning closer together:** Responding to housing advocates, updates the assessment methodology requirements to include guidance in for Housing Action Plans, including recommendations for plans and options for doing assessments and plans close together or overlapping

Page 11, line 12, insert a new subsection “(e) THE METHODOLOGIES FOR REGIONAL AND LOCAL HOUSING NEEDS ASSESSMENTS SHOULD INCLUDE GUIDANCE REGARDING HOUSING ACTION PLANS CREATED PURSUANT TO SECTION 24-32-3705, INCLUDING THE INCLUSION OF RECOMMENDATIONS FOR HOUSING ACTION PLANS IN HOUSING NEEDS ASSESSMENTS AND THE SEQUENCING OF HOUSING NEEDS ASSESSMENTS AND HOUSING ACTION PLANS.”

- **Allowing a local HNA or a regional HNA:** Responding to local governments that have done work in this space and want to pool resources, this amendment removes the population requirements for regional assessments as an alternative to a local assessment. The regional assessment includes regional and local information. Any local government can participate either in a regional assessment or a local assessment. We also added language suggested by housing advocates to ensure that if local governments are participating in a regional assessment they will still need to address the housing needs of the applicable region and any needs allocated to the local government.

Page 13, lines 17-18, strike “THAT HAS A POPULATION OF ONE THOUSAND OR MORE”

Page 14, lines 19-20, strike “HAS A POPULATION OF LESS THAN FIVE THOUSAND AND”

Page 17, strike line 24, and substitute “JURISDICTION OR, IF THE LOCAL GOVERNMENT PARTICIPATED IN A REGIONAL HOUSING NEEDS ASSESSMENT, THE DEMONSTRATED HOUSING NEEDS OF THE APPLICABLE REGION;”

- **Increasing the housing action plan population threshold:** The amendment also increases the housing action plan threshold to 5,000 in population but, to capture certain areas, keeps a 1,000 threshold if the local government participated in a regional assessment. (Still considering whether the requirement 5,000 population threshold is adequate for all communities and looking for further discussion of the proper scope and how to accommodate communities that aren't growing or experiencing limited or no housing pressure.)

Page 16, line 2, strike “ONE THOUSAND OR MORE” and substitute “FIVE THOUSAND OR MORE OR THAT HAS A POPULATION OF ONE THOUSAND OR MORE AND THAT HAS A POPULATION OF ONE THOUSAND OR MORE AND PARTICIPATED IN A REGIONAL HOUSING NEEDS ASSESSMENT PURSUANT TO SECTION 24-32-3704”

- **Strengthen housing action plan implementation:** In response to the concern that these action plans will just sit on a shelf while also taking into account the factors that are outside a local government's control, the amendment would require the 3-year progress report on the Housing Action Plan to include proof of adoption of selected strategies or a showing of a good faith effort to adopt the selected strategies and a to implement alternative strategies.

Page 19, line 13, after “PLAN.” insert “THE DEPARTMENT SHALL NOT ACCEPT A REPORT THAT DOES NOT DEMONSTRATE THE ADOPTION OF THE STRATEGIES AND CHANGES TO LOCAL LAWS IDENTIFIED IN AN ACCEPTED HOUSING ACTION PLAN OR ANY UPDATE UNLESS THE DEPARTMENT DETERMINES THE LOCAL GOVERNMENT HAS MADE A GOOD FAITH EFFORT TO ADOPT THE STRATEGIES OR CHANGES AND PROVIDED A PLAN TO IMPLEMENT ALTERNATIVE STRATEGIES OR CHANGES TO LOCAL LAWS IN ACCORDANCE WITH THIS SUBSECTION.”

L.013

- **Expert consultation on methodologies:** Responding to housing advocates requests, the amendment requires DOLA to consult with experts in housing needs assessments when creating methodologies. There are also other technical changes addressing the housing action plan, including focusing displacement strategies on communities as well as geographic areas.

Page 8, line 21, after “RIGHTS,” insert “EXPERTS WITH DEMONSTRATED EXPERIENCE IN CONDUCTING HIGH-QUALITY HOUSING NEEDS ASSESSMENTS AND ENGAGEMENT OF UNDERREPRESENTED COMMUNITIES,”

Allowing reliance on older, updated assessments: Responding to requests from local governments (CC4CA/CCAT) to give more credit for recent assessments for the first deadline, the amendment allows a local government with a needs assessment completed after 2021 to be submitted to DOLA by the end of the year. DOLA can accept it if it meets the methodology or the local government can update it to meet the methodology.