



COLORADO CROSS-DISABILITY COALITION

February 27, 2024

TO: Members of House Transportation, Housing and Local Government

FROM: Julie Reiskin, Colorado Cross-Disability Coalition

RE: **Please support HB 24-1152**

The Colorado Cross-Disability Coalition stands in strong support of HB 24-1152 making it easier to build Accessory Dwelling Units or ADU's throughout the state. My name is Julie Reiskin, and I am one of the Co-Executive Directors at CCDC. This is a helpful option for people with disabilities in a few different ways.

We are seeing families with adult disabled children using ADUs as a great option for supporting independence and setting our kids up for a successful future. With the current affordable housing crisis, it is impossible for someone who is on SSI, SSDI or even not capable of full-time work well above minimum wage to rent in many parts of the state. An ADU is a great way to afford adult disabled children independence with the family support close by. This also helps families be able to continue unpaid support, creating less reliance on government programs.

Another way this is used in the disability community is for people aging with disabilities. As we age, we often need more support than is available through traditional personal care programs. Having an ADU and offering reduced or even free rent in exchange for caregiving is a great way to meet one's needs, particularly for very brief support needs late at night or as an emergency backup for regular caregivers.

I am a wheelchair user and have an adult son who is neurodiverse and has mental health issues. I built an ADU on our property in Denver for my adult disabled stepson. It is a great situation. I can help him with things like problem solving, he can support me with some physical tasks that are impossible for a wheelchair user like picking up after the dogs and changing lightbulbs, but he has his independence and a house size that he can manage. I live in an area that is zoned for ADUs but even then, the permitting process took so long that the cost went up \$40,000 as we were waiting, as it was during

the worst of the supply chain issues during the pandemic. I have heard from other families trying to use this solution that they have either been denied or had to jump through significant hoops to be able to build an ADU on their property.

We realize this is a great option for many people for various reasons, but it is a great solution for many in the disability community to address other shortage areas as well. Please support HB 24-1152

Sincerely

A handwritten signature in blue ink, appearing to read 'Julie Reiskin', with a long, sweeping horizontal line extending to the right.

Julie Reiskin,
Co-Executive Director

House Transportation, Housing & Local Government

02/27/2024 01:30 PM

HB24-1152 Accessory Dwelling Units

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
<p>Dawn Howard For Colorado Cross-Disability Coalition</p>	<p>Hi Chair and Members of the Transportation, Housing and Local Government Committee,</p> <p>Colorado Cross-Disability Coalition works for the social justice of all Coloradans with disabilities. We support HB 24-1152 Accessory Dwelling Units. Many in our community live on low fixed incomes. It is extremely difficult to find housing people can afford! Increasing the number of ADUs may help. Family members of people with disabilities may desire to build ADUs for their family members. This bill is aimed at reducing the barriers people face during the building process. Please vote to pass HB 24-1152</p> <p>Dawn Howard Community Engagement Coordinator</p>
<p>Charles Kopp Against themselves</p>	<p>Dear Representatives:</p> <p>I strongly urge you to reject HB24-1152 in its present form. I oppose this or any other housing bill that is so Draconian in imposing top-down state control over complex housing issues that should be decided largely by local governments in keeping with Colorado's tradition of home-rule on such matters.</p> <p>The issue of ADUs should especially be determined on a case by case basis with local control. There may be too many local restrictions against this type of more affordable housing, but this can be changed through local control with appropriate input from local citizens. The state can perhaps provide guidance on this issue, but should never mandate it. Only a local government is fit to evaluate the effects of new ADUs on existing infrastructure like sewage, water consumption, parking, and how it might negatively affect neighbors. Let's not go</p>

	<p>from the extreme of too many restrictions on ADUs to the other of too many being built where they should not be!</p> <p>I'm afraid that this bill and related ones intended to help solve the housing problems-- though-probably well-intentioned---are nevertheless misguided and been heavily influenced by the developer-investor lobby. And the great numbers of us in Colorado who care about maintaining the quality of life in our towns and cities and preserving our great natural environment will be watching the way you all vote on these bills. I believe there are better ways to provide more affordable housing.</p> <p>Sincerely,</p> <p>Charles Kopp Fort Collins charleskopp01@gmail.com</p>
<p>Ronald Hanser Against themselves</p>	<p>I ask the committee to oppose HB24-1152 as it is currently drafted unless amended where municipalities can establish ADU parameters that respect neighbor privacy — design, dimension, safety, require owners to live on site, etc.</p> <p>I believe that the vast majority of Colorado residents and voters also opposed this proposed legislation — for six reasons, including:</p> <p>1 - ADUs destroy neighborhood character and peace in single-family neighborhoods</p> <p>Renters living in the ADUs will likely end up parking on the street, maybe in front of our neighbor’s house and my house.</p> <p>2 - Destroys “home rule”</p> <p>HB24-1152 preempts local City control and prevents citizens from having a say! Home Rule should prevail in land use code. This should be a local municipality’s decision, not the State’s — different cities have different needs.</p>

	<p>3 - Destroys HOA covenants</p> <p>I oppose any state law that would override existing zoning that I counted upon when I bought my house in an HOA community in Fort Collins. HB24-1152 does not differentiate whether it is an HOA or not.</p> <p>4 - The fundamental concept of increased density to make housing "more affordable" is flawed</p> <p>HB24-1152 allows ADUs in all single-family neighborhoods.</p> <p>Flawed logic (urban myth) says "density = affordability." In fact, there are no valid studies that prove that density delivers anything but more density.</p> <p>5 - Statewide Opposition to HB24-1152 already exists</p> <p>Colorado Municipal League opposition to this bill.</p> <p>The Fort Collins residents stopped similar pro-ADU initiatives in Fort Collins (City Council's proposed Land Use Code changes) by highly-successful petition drives in 2022 and 2023. Opposition to ADUs in Fort is at least 20 times as many voters as ADU "supporters."</p> <p>6 - Density is Dangerous!</p> <p>Density increases fire danger, due to the likelihood of wildfire jumping from one home to another. Take into deliberation how Colorado cities can improve fire safety by maintaining or reducing housing density, rather than increasing density.</p> <p>In June 2023, Federal Emergency Management Agency (FEMA) assessed fire preparedness here in Colorado following the Marshall fire. See https://www.fema.gov/sites/default/files/documents/fema_p2320-marshall-fire-mat-report-appendices.pdf</p> <p>Summary: Need more spacing between homes.</p> <p>Thank you for the opportunity to testify!</p>
Trudy Haines	Dear House Transportation, Housing and Local Government Committee,

<p>Amend themselves</p>	<p>RE: HB24-1152 Accessory Dwelling Units</p> <p>Please vote no unless amended: to allow municipalities to define and regulate ADUs’ location, dimensions or other design standards, parking requirements, owner occupancy rules, fire and medical access, etc.</p> <p>This bill is a major overreach by the State. As written, this bill will cause a free-for-all and we must protect our current citizens’ quality of life. Many cities already allow ADU’s with reasonable requirements or are working on allowing them. Different cities have different needs, different municipal zones have different needs.</p> <p>A grant program using taxpayer money is being proposed; it does not specify that it applies only to individual home or property owners. Note that almost a quarter of all housing units in CO are owned by LLC’s—many are corporate investors. This gives investors even more ability to outbid our citizens trying to buy a home.</p> <p>Thank you for your service; please protect Colorado citizens. We are depending on you.</p> <p>Trudy Haines Fort Collins, CO 80526</p>
<p>Joe Antus For Signal Tech Coalition</p>	<p>Good afternoon committee members,</p> <p>Thank you for taking my testimony into consideration. My name is Joe Antus, I’m the executive director of Signal Tech Coalition. We represent a diverse group of leaders and organizations in the tech & business community in Colorado and are here to vocalize our support of HB24-1152.</p> <p>For the last several years, Coloradans have been facing rising housing costs with few affordable alternatives. We believe that the continued trends in housing affordability & availability is making Colorado less desirable for individuals, businesses, and will over time severely limit the economic growth our state has experienced.</p>

	<p>As the tech industry continues to expand, Colorado has established itself as a leader and innovator in the space. And especially as our nation transitions to a clean energy economy, we expect to see Colorado’s industry continue to expand & evolve. However, currently in metro areas like Denver, Boulder, Colorado Springs, etc. many workers cannot afford to live near their jobs and have few alternatives. They’re forced to accept long commutes, low accessibility for essentials, and limited options in desirable, walkable communities. As our tech and business sectors continues to expand, we find it more & more difficult to retain current and attract new employees with the inaccessibility of affordable/desirable housing.</p> <p>The initiatives outlined in HB24-1152 will provide support opportunities for low to moderate-income Coloradans, give flexibility to current & prospective homeowners, and allow for more affordable options for our cities facing housing shortages.</p> <p>We need continued action to make Colorado housing affordable and to make our cities accessible to current and future Coloradans. HB24-1152 moves us in the right direction. We support it and urge you to do the same.</p> <p>Thank you for your time and consideration.</p>
<p>Marcia Martin For City of Longmont</p>	<p>Note: I was registered to speak this afternoon, but am submitting this in writing because I will have to drop off the Zoom call at 6:30 to attend the Council Meeting at 7.</p> <p>RE: HB24-1152</p> <p>Dear Madame Chair and members of the Committee:</p> <p>I am Longmont Council Member Marcia Martin, and I support HB24-1152, Accessory Dwelling Units. The Longmont City Council voted to support this bill on February 6, 2024.</p> <p>Longmont’s most recent housing needs assessment, completed in 2023, shows a need for thousands of missing middle and affordable dwelling units. Contrary to what many people think, this “need” is not based on some aggressive economic growth target. Longmont simply wants its many frontline workers who are commuting now to be able to find homes in Longmont. We all know that a long commute to a</p>

	<p>job with middling wages represents a severe tax on workers and their families, depriving them of leisure time, costing them vehicle expenses, and polluting our environment. Longmont is a beautiful and welcoming city: let people live where they work. We want our aging population to be able to downsize into more manageable space while staying close to their families. We want our young people to be able to live independently, not in Mom & Dad's basement. More ADUs could provide solutions for many in these situations.</p> <p>Only a few green-fields parcels remain in the Longmont Planning Area to be developed, and most of these have difficult terrain, with development complicated by high subsurface water or industrial contaminants. Meanwhile, close to 70% of Longmont's residential districts are zoned for single family. Many of these homes are on lots of a quarter acre or more, with ample room for Accessory Dwelling Units. Building ADUs in these suburban neighborhoods could increase population density without altering the character of these neighborhoods, which typically have plentiful land, driveway, and parking space.</p> <p>Over half our suburban zones are controlled by HOAs or planned developments which prohibit homeowners from building ADUs. Longmont's building and land-use code is otherwise already ADU-friendly. Allowing ADUs in covenanted neighborhoods would not threaten the character of these areas or produce unreasonable crowding. It would create wonderful opportunities for homeowners to contribute to solving Longmont's urgent housing crisis.</p> <p>I urge you to vote in favor of HB24-1152. Thank you for listening.</p> <p>Longmont Council Member Marcia Martin (Ward 2) 720-470-9516</p>
<p>Glen Colton Against themselves</p>	<p>I have been a Colorado resident since 1979 and am extremely concerned about the State dictating land use policies to home rule municipalities. Please vote no on this well intentioned, but misguided bill. It is poor public policy to over-ride local control of land use. Individual municipalities and HOA's should be able to define and regulate whether or not to allow ADUs and other regulations regarding ADU's such as location, dimensions or other design standards, parking requirements, owner occupancy rules, fire and medical access, etc.</p>

	<p>This is a major overreach by the State. Dictating how communities must look is heavy handed Centralized Planning that will eliminate Citizen's right to determine how their communities look. As written, this bill will cause a building free-for-all that will negatively impact our current citizens' quality of life. Many cities already allow ADU's with reasonable requirements or are working on allowing them. Different cities have different needs and different zones have different needs.</p> <p>A grant program using taxpayer money is being proposed; it does not specify that it applies only to individual home or property owners. Note that almost a quarter of all housing units in CO are owned by LLC's—many are corporate investors. This gives investors even more ability to outbid our citizens trying to buy a home.</p> <p>Thank you for your service, please protect Colorado citizens by voting against HB24-1152.</p> <p>Glen Colton Fort Collins 9702173103</p>
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HB24-1152 – Accessory Dwelling Units

Re: Testimony before the Transportation, Housing, & Local Government Committee;

February 27, 2024

Good afternoon, Madam Chair, and members of the Committee. My name is Joe Rowan, a resident of Fort Collins, and Board Chair of the Northern Colorado Legislative Alliance. On behalf of our members and their employees, I urge your support for HB 1152. NCLA is a regional collaborative comprised by the Fort Collins, Greeley, and Loveland Chambers of Commerce, alongside Upstate Colorado, our economic development partner.

Housing continues to be a vexing issue for business in Northern Colorado and across our state. The ability for our members to thrive is imperiled when our most valuable resource – our team members – are unable to establish housing security. On this issue, housing options are equally important to price. After all, if what's available does not meet the needs of your family and your lifestyle, does it matter whether housing is affordable?

We fully recognize that increasing the inventory of accessory dwelling units across our state *does not* represent a ground-breaking strategy for resolving our affordability challenges, yet it will provide a meaningful option for a growing number of our colleagues.

Economics don't favor the mass adoption of ADUs due to the cost of construction, while local restrictions limit the income potential if employed as short-term rentals. However, for families seeking to avoid the debilitating cost of moving a loved one to an assisted care facility, or to accommodate multiple generations within a self-enriching environment, ADUs can be a very attractive option.

Individually and collectively, the members of the NCLA are strong advocates for local control, so it may come as some surprise to hear me speak in favor of this legislation. But we are even more committed to the preservation of property rights. Rights that lie completely within the boundaries of lot lines. Just as I cannot undertake action that imposes a nuisance beyond my property, neighbors should not have the right to extend their preferences upon my own right to quiet enjoyment.

As prescribed within this legislation, the addition of ADUs must comply with reasonable and customary set-back requirements, building code standards, and occupancy regulations. The NCLA believes it necessary to clearly establish this use by right within state statute. All too often, local jurisdictions are held captive by those who have assumed the privilege of extending the definition of property rights without regard for where those rights terminate.

Thank you for your consideration and we strongly encourage your endorsement of HB24-1152.



February 26, 2024

RE: HB24-1152 Accessory Dwelling Units—SUPPORT

Dear Members of the Transportation, Housing & Local Government Committee:

My name is Kathy Smith, and I am a Volunteer Lobbyist with the League of Women Voters of Colorado's Legislative Action Committee. **I am writing in support of HB24-1152 on behalf of the League of Women Voters of Colorado.**

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 104 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with thousands of members in 19 local leagues. The LWVCO supports policies to provide a decent home and a suitable living environment for everyone, and supports responsible land use planning by all levels of government.

HB24-1152 gives some Colorado homeowners the right to build Accessory Dwelling Units (ADUs) on their property. ADUs are a gentle way of increasing density in established neighborhoods and are generally more affordable due to their smaller size. ADUs commonly are used to house a family member or to provide an additional source of income and can allow for intergenerational living arrangements. Compared with low-density development, ADUs can reduce water use, greenhouse gas emissions, and household energy and transportation costs.

The cost of housing has more than doubled in the last 10 years, and over one third of Coloradans are spending more than a third of their income on rent or mortgage. ADUs can help expand the affordable housing supply, and innovative financing for ADUs is an important aspect (Urban Institute, 2020). The combination of grants in HB24-1152 to both assist local governments with implementation and to assist low- and moderate-income Coloradans with financing to build ADUs is a sound approach to incentivize more ADUs in established neighborhoods.

We urge the committee members to vote YES on HB24-1152 to help address our state's growing housing shortage and affordability crisis. Thank you for your consideration of this important bill.

Respectfully,
Kathy Smith, Volunteer Lobbyist, Housing
League of Women Voters of Colorado
1410 Grant Street, Suite B-204
Denver, CO 80203
303-863-0437



February 27, 2024

Colorado General Assembly
House Committee on Transportation, Housing & Local Government

Good day honorable representatives.

My name is John Clark, and I'm the mayor of Ridgway, where we've had comprehensive ADU regulations in place for almost two decades. Our Planning Commission is in the process of updating our regs to make them even more effective, including increasing the maximum square footage and reconsidering the accompanying off-street parking regs. The sad truth is that HB1152 would undo our decades of groundbreaking work on ADUs, and for what purpose? Why does the state think they need to tell us how to do what we're already doing?

I don't understand why important legislation attempting to address our housing crisis keeps coming up without recognition of the importance of local control that has defined our state's legislative policies for so many decades. I believe that municipalities are best suited to determine appropriate ADU zoning laws for their communities and that collaboration and cooperation – not top-down statewide mandates– are the solution to Colorado's affordable housing problem.

If the preemptions that are in the bill as of now are replaced with incentives, and Colorado's great tradition of local control is preserved, I would support this bill, as it would allow municipalities to continue and expand their ongoing efforts, like the ones I'm so proud Ridgway has had on the books for all these years.

Respectfully,

A handwritten signature in black ink, appearing to read "John I. Clark".

John I. Clark
Mayor
Town of Ridgway

ACCESSORY DWELLING UNITS CAN HELP UNLOCK HOUSING AFFORDABILITY IN COLORADO

KEVIN ERDMANN

Senior Affiliated Scholar, Mercatus Center at George Mason University

Colorado House Transportation, Housing, and Local Government Committee
HB24-1152, Accessory Dwelling Units

February 27, 2024

Chair Froelich and members of the Transportation, Housing, and Local Government Committee, thank you for giving me the opportunity to offer testimony on allowing Colorado homeowners to build accessory dwelling units. I am Kevin Erdmann, a senior affiliated scholar with the Mercatus Center at George Mason University. I study housing policy and affordability across the United States and how housing policy reforms like those in the proposed HB24-1152 have affected housing market outcomes.

Many states are recognizing the need for housing reform, including more flexibility for homeowners to add accessory dwelling units (ADUs) to their properties. Here, I will focus on three points:

1. Allowing homeowners across Colorado to build ADUs would be an important step toward permitting the construction of a relatively affordable type of housing.¹ Accessory dwelling units are banned in many single-family neighborhoods in this state.
2. Restrictions on the right to build housing are responsible for high housing costs in Colorado.
3. State policymakers have an important role in ensuring homeowners have the freedom to build an ADU on their own property when localities want to restrict their property rights.

1. ACCESSORY DWELLING UNITS CAN MAKE HOUSING MORE AFFORDABLE

The proposed bill would give homeowners across Colorado the opportunity to build an attached or detached ADU. For ADU reform to be effective, it is important to avoid complications such as owner-occupancy requirements, parking requirements, and conditional use permitting.²

¹ Emily Hamilton and Abigail Houseal, “A Taxonomy of State Accessory Dwelling Unit Laws” (Mercatus Policy Brief, Mercatus Center at George Mason University, Arlington, VA, March 2023); Edward Pinto, Tobias Peter, and Emily Hamilton, *Light Touch Density: A Series of Policy Briefs on Zoning, Land Use, and a Solution to Help Alleviate the Nation’s Housing Shortage* (Washington, DC: American Enterprise Institute, 2022).

² Salim Furth and Jess Remington, “Ordinances at Work: Seven Communities That Welcome Accessory Dwelling Units” (Mercatus Policy Brief, Mercatus Center at George Mason University, Arlington, VA, April 2021).

Accessory dwelling units offer homeowners several potential benefits. First, they create an opportunity for homeowners to offset a portion of their mortgage payment by renting out part of their space. One study on ADU construction in Los Angeles finds that homeowners who choose to build these units increase their property values by 46 percent on average.³

Second, accessory dwelling units create more flexibility for people to meet their housing needs as the country's demographics change. ADUs make intergenerational living feasible, allowing young adults or elderly people to live with family members in spaces that can be built to accommodate accessibility requirements.⁴

Third, accessory dwelling units also have the benefit of being one of the most affordable types of new housing. Because ADUs are built on land attached to a single-family home, their land cost is zero. They also offer renters a more affordable type of housing. For example, in Washington, DC, basement apartments are the most common type of ADU, and they tend to rent for hundreds of dollars less per month than standard one-bedroom apartments in the same neighborhood.⁵ Similarly, in Los Angeles County a survey of homeowners found that ADUs typically rent for \$400 less per month than the county's median rent.⁶

2. LAND USE REGULATIONS LIMIT NEW HOUSING AND INFLATE HOUSING COSTS

When zoning rules constrain housing supply—as is the case in high-cost regions in Colorado—the result is a limited supply of existing homes that become more expensive, forcing lower-income families to live elsewhere.⁷ This harms the state's most vulnerable residents and undermines the state's central role in securing economic opportunity for all.⁸

For every new home built, many households will move among the existing housing stock. Most of the changing character of a city comes from the movement of people between structures, not the production or renovation of structures. When a granny flat is built in Greenwood Village, rents decline in Aurora, because when granny moves in with her extended family in Greenwood Village, another family moves into her old house, and another family moves into their old apartment—and so on down

³ Sarah Thomaz, "Investigating ADUs: Determinants of Location and Their Effects on Property Values," Working Paper, accessed 2020, https://drive.google.com/file/d/1Tq_kYU-Ts4a0900LYfNeH1racLeRnwTB/view.

⁴ AARP, *The ABCs of ADUs: A Guide to Accessory Dwelling Units and How They Expand Housing Options for People of All Ages*, 2019.

⁵ Jennifer Barger, "How to Rent Out Your Basement in DC," *Washingtonian*, August 13, 2015.

⁶ Karen Chapple, Dori Ganetsos, and Emmanuel Lopez, "Implementing the Backyard Revolution: Perspectives of California's ADU Owners" (Berkeley, CA: The Center for Community Innovation at UC Berkeley, April 22, 2021); Zillow, Housing Data (database), "ZORI All Homes Plus Multifamily Time Series (\$)," accessed March 31, 2023, <https://www.zillow.com/research/data>.

⁷ Kevin Erdmann, Salim Furth, and Emily Hamilton, "The Link between Local Zoning Policy and Housing Affordability in America's Cities" (Mercatus Policy Brief, Mercatus Center at George Mason University, Arlington, VA, March 2019).

⁸ Macroeconomists find that land use regulations harm both income mobility and economic growth. Peter Ganong and Daniel W. Shoag, "Why Has Regional Income Convergence in the US Declined?," *Journal of Urban Economics* 102 (2017): 76–90; Chang-Tai Hsieh and Enrico Moretti, "Housing Constraints and Spatial Misallocation," *American Economic Journal: Macroeconomics* 11, no. 2 (2019): 1–39; and Edward L. Glaeser and Joseph Gyourko, "The Economic Implications of Housing Supply," *Journal of Economic Perspectives* 32, no. 1 (2018): 3–30.

the line to Aurora. Allowing new units of all types helps residents across the city as much as it helps the new tenants.

This is clear in Denver. At the height of the 2006 housing boom, homes in the wealthiest parts of Denver typically sold for about three times a resident's income. That is still the case in 2024. However, while in 2006 homes in the poorest parts of Denver sold for about five times a resident's income, today they sell for eight times their income. And the price of the median home in Denver falls reliably between prices in the wealthiest and poorest neighborhoods, rising from about four times to six times a resident's income. Every family's cost of living is related across a city: When a city lacks adequate housing of any kind, it affects countless decisions families make about moving across the city. Costs rise the most where housing was the cheapest because families that live in those homes have fewer choices and less power to avoid rising rents. This pattern can be seen in cities across the United States because regulations, such as limits on ADUs, keep new home construction unsustainably low.⁹

3. THE STATE HAS A ROLE IN ALLOWING CONSTRUCTION OF ACCESSORY DWELLING UNITS

Zoning and other land use regulations are generally implemented at the local level, but the state has an important role in limiting the ability of localities to stand in the way of new housing development.¹⁰ Because localities are creatures of their states, states have the legal authority to set limits on local regulation. The effects of local rules that prevent home building in one locality spill over to the next. Local land use regulations that limit population growth, economic growth, and income mobility within one city or county limit growth and opportunity for the whole state. Only the state legislature has the breadth of authority to address this.

CONCLUSION

Housing affordability is a central challenge for many Colorado residents, and the principal source of this challenge is local land use regulations that limit property owners' right to build housing. Permitting Colorado homeowners to build ADUs is one way to provide greater housing choice and allow for a more flexible housing supply for all Colorado residents. It is appropriate for state policymakers to step in to set limits on local land use regulations and to increase homeowner rights, because at the end of the day, regulations that stand in the way of housing affordability and economic opportunity in one neighborhood affect the entire state.

⁹ Kevin Erdmann, "Price Is the Medium Through Which Housing Filters Up and Down: A Proposal for Price/Income as an Indicator of Housing Supply Elasticity" (Mercatus Research Paper, Mercatus Center at George Mason University, Arlington, VA, November 18, 2022); Kevin Erdmann, "Home Price Trends Point to a Worsening Lack of Supply" (Mercatus Research Paper, Mercatus Center at George Mason University, Arlington, VA, May 30, 2023).

¹⁰ Emily Hamilton, "The Case for Preemption in Land-Use Regulation" in "Capitol Hill, State House, or City Hall: Debating the Location of Political Power and Decision-Making: A Mercatus Colloquium," ed. Eileen Norcross (Mercatus Center at George Mason University, July 20, 2017), <https://www.mercatus.org/research/essays/capitol-hill-state-house-or-city-hall-debating-location-political-power-and>.



COLORADO
Commission on Aging

February 26, 2024

Dear Representative Amabile, Representative Weinberg, Senator Mullica, and Senator Exum:

The Colorado Commission on Aging is writing to you to express our support for HB24-1152 concerning accessory dwelling units.

This bill has been thoroughly reviewed by the Commission. The Age Friendly Communities subcommittee and the Public Policy subcommittee both recommended this bill for Commission support. The full commission voted to support this bill at the Commission meeting on February 15^h.

There was consensus among commission members that this bill has the potential to address a key focus of the Colorado Commission on Aging – help the most vulnerable older adults in the state to find or remain in their housing. These policies build upon previous work of the Strategic Action Planning Group on Aging and the Lifelong Colorado initiative.

Accessory dwelling units have the potential to increase the stock of affordable housing options and increase the opportunities for older adults to age in place in their own homes. An accessory dwelling unit can allow an older adult to down-size, provide living quarters for a caregiver, or provide housing for a relative who needs care.

This bill is an important step to support older adults in the state and the Colorado Commission on Aging appreciates your work on this issue.

Chad Federwitz
Chair, Colorado Commission on Aging

Colorado Department of Human Services
1575 Sherman St., Denver, CO 80203 7th Floor



Colorado State Legislature
House Committee on Transportation, Housing & Local Government
Chair Meg Froelich, Vice-Chair Mandy Lindsay, Representative Andrew Boesenecker,
Representative Brandi Bradley, Representative Marc Catlin, Representative Iman Jodeh,
Representative Tisha Mauro, Representative Jennifer Lea Parenti, Representative Alex Valdez,
Representative Stephanie Vigil, and Representative Don Wilson

February 27, 2024

TESTIMONY ON HB 24-1152 CONCERNING INCREASING THE NUMBER OF ACCESSORY DWELLING UNITS.

Dear Committee Members,

Thank you for the opportunity to comment on HB 24-1152, concerning increasing the number of accessory dwelling units.

As written, Airbnb supports HB 1152 because the bill aligns with Airbnb's commitment to support policies and initiatives that create more housing supply to better balance the benefits of home sharing with the needs of Colorado's communities.

Accessory dwelling units (ADUs) provide an opportunity to create more affordable housing, both for potential tenants and for homeowners. ADUs can help first time homeowners pay down their mortgage while quickly developing new housing units in communities that have struggled with supply for decades.

The fee reduction and available grant options included in the bill would be particularly helpful for low-income Colorado homeowners. If HB 1152 is successfully utilized by local communities fighting off displacement, ADUs could provide a powerful tool to overcome the rising cost of living and potentially build wealth - not just to survive.

We understand that removing red tape and incentivising ADU projects is just one piece in the larger effort to build more housing in Colorado, but it is an important step that should be applauded.

Thank you for the consideration of our comments.

Sincerely,

Danny Baldocchi
Airbnb Public Policy

Lada Cube Testimony – House Committee on Transportation, Housing, and Local Government
February 27, 2024

Thank you, Chair Froelich and members of the Committee. My name is John Fay, I am a resident of Grand Junction, Colorado, and I am the Founder and CEO of Låda Cube. I'm here today in support of House Bill 1152 and in support of the work the Legislature continues to do to address affordable housing in our state.

I started Låda Cube in 2013, specifically to address some of the barriers we continue to face in the affordable housing crisis including construction costs, supply chain, labor shortages, and sustainability. We like to say Låda Cube is the 2x4 of the future. We pre-manufacture walls that allow for panelized construction to configure virtually any floor plan or space. The walls have internal cam locks and can be configured with minimal labor and an Allen wrench – it's basically adult Legos. We are grateful that we've been able to use our innovative technology to help governments, companies, and individuals rethink and reconfigure spaces while allowing them to relocate the structures as needed or resell the product for additional use or repurposing.

House Bill 1152 is an investment in the many of us thinking outside the box to address affordable housing, and is a good-faith effort to offer a creative housing solution through ADUs. ADUs are a flexible option for housing across the state, from some of our more populated cities to our rural communities, and this bill serves as an acknowledgement that a prescriptive, one-size-fits-all solution isn't practical. Låda Cube believes that ADUs are also a long-term solution, not just an immediate fix, because our technology allows for structures to be taken down when they're no longer needed in one place, and be moved to a new location where they may fit a different use.

By providing grants to offset costs associated with planning, permits, and technical assistance, this bill will help to reduce time and money spent on the administrative hurdles that slow down the implementation of innovative solutions. Additionally, affording CHFA the funds and flexibility to operate and establish new programs will increase access to ADUs and will improve the variety of ADUs available to the State and its residents. Colorado-based manufacturers like Låda Cube are eager to have this sort of partnership, which will ultimately create more jobs for Coloradans, cut project costs, and be more environmentally friendly.

Within amendment L.001, I also support DOLA's creation of an ADU toolkit that will help consolidate and share best practices with those exploring ADUs as a solution.

I look forward to being a resource for this Committee, the Department of Housing, and the State of Colorado as we work together to bring helpful solutions to the housing space. Thank you and I am happy to answer questions.

Contact:

John Fay, Låda Cube – 970.234-4029, j.fay@ladacube.com