

**Senate Local Government & Housing**

**03/04/2026 Upon Adjournment**

**HB26-1001 Housing Developments on Qualifying Properties**

**Typed Text of Testimony Submitted**

<b>Name, Position, Representing</b>	<b>Typed Text of Testimony</b>
David Frank Against City of Montrose	The City of Montrose believes in partnerships over preemption. This bill undermines the ongoing and productive conversations between the city and our local nonprofits and other partners. This bill is a solution in search of a problem and will create an environment where local codes and zoning become irrelevant. We feel that we have much better understanding about our communities needs and wants far better than an administrator in an office on the front range. Local knowledge produces local results. Removing local government from the conversation also removes our incentive to financially support these projects- further reducing the likelihood of success. Please vote no
Emily Brooks For themselves	I am writing in support of HB 26-1001(Housing Developments on Qualifying Properties). I am a resident of the City of Westminster and Adams County. In both jurisdictions the need for more housing is a high priority issue for residents, workers, employers and local government. It's clear there is no one single solution and that we need as many options as possible. In Westminster, only 2% of remaining undeveloped property is available for housing. The ability to repurpose qualifying properties for housing, child care and community centers will be useful to address the needs of our people and communities.  I encourage you to vote Yes on HB 26-1001.  Thank you for your consideration.
Bryce Moore For	Dear Chair and Members of the Committee,

<p>themselves</p>	<p>As a lifelong Coloradan and a father of two living in Broomfield, I am writing to strongly urge your support for HB26-1001, the HOME Act.</p> <p>Growing up here, I remember a Colorado that felt accessible. Today, I see a much different reality. The cost of housing has spiraled out of control, and like many parents, I worry about whether my children will ever be able to afford to stay in the state they call home. We are currently facing a shortfall of over 100,000 housing units, and the financial strain on families like mine is becoming unsustainable.</p> <p>The HOME Act offers a common-sense solution to this crisis by making better use of what we already have. By allowing affordable housing developments on underutilized land owned by nonprofits, school districts, and transit agencies, this bill cuts through the red tape that often kills these projects before they can even start.</p> <p>I am particularly supportive of how this bill streamlines the construction process. By replacing long, unpredictable discretionary reviews with administrative approvals, we can speed up development and significantly reduce costs. Furthermore, it empowers trusted organizations—like our local schools and housing authorities—to build on land they already own. It also ensures these developments serve the whole family by allowing for essential services like childcare and educational spaces to be built right alongside the housing.</p> <p>We cannot continue with business as usual while 35% of Colorado households are overburdened by housing costs. This bill is a vital step toward ensuring that the next generation of Coloradans isn't priced out of their own communities.</p> <p>Thank you for your time and for your service to our state. I hope you will vote Yes on HB26-1001.</p> <p>Sincerely,</p> <p>Bryce Moore</p>
-------------------	---

<p>Elijah Israel</p> <p>For themselves</p>	<p>Dear Chair and Members of the Committee,</p> <p>My name is Eli Israel. I live and work in Westminster, and as a new father, I am writing to urge your support for HB26-1001, the Housing Opportunities Made Easier (HOME) Act.</p> <p>I am a fairly easygoing guy who appreciates the simple things that make Colorado special—like our local parks and the prairie dogs that call them home. However, as I look at the community my child will grow up in, it is clear that being "easygoing" isn't enough to solve the housing crisis. We need the proactive, common-sense solutions found in this bill.</p> <p>As a resident and local worker, I see how supply constraints drive up costs. HB26-1001 addresses this by focusing on underutilized land (5 acres or less) owned by trusted entities like school districts, transit authorities, and nonprofits.</p> <p>*Efficiency: By requiring an administrative approval process, we can reduce the 28% delay often found in discretionary reviews. Faster approvals directly lower developer costs and, ultimately, housing costs for families.</p> <p>*Smart Integration: The bill respects neighborhood character by setting reasonable height limits (3 stories/45 feet) and ensuring that new developments follow existing local standards.</p> <p>*Support for Families: As a parent, I am particularly grateful that the act allows for child care and educational services within these developments. This helps create a true community rather than just a housing block.</p> <p>I value our open spaces deeply. By encouraging infill development on small, qualifying properties, we reduce the pressure to sprawl into the natural areas I enjoy. When people can afford to live near where they work, we reduce commute times and pollution, protecting the environment for the next generation.</p> <p>Colorado's housing shortfall is estimated at over 100,000 units. We cannot afford to wait while 35% of our neighbors are cost-burdened by their rent or mortgages.</p> <p>I respectfully ask for your "Yes" vote on HB26-1001 to ensure that families like mine can continue to thrive in the state we love.</p>
--	---

	<p>Sincerely, Eli Israel</p>
<p>Steffany Borsholm For themselves</p>	<p>Dear Members of the Senate Local Government and Housing Committee,</p> <p>My name is Steffany Borsholm, a resident of Louisville and a mother of four. I am writing to urge your full support for HB26-1001, the "Housing Opportunities Made Easier (HOME) Act.</p> <p>In my own home, the housing crisis is a daily reality. Two of my children are in their early 20s; they are hardworking young adults who should be building independent lives, yet they remain at home because the local rental market is an insurmountable barrier.</p> <p>This crisis extends to my niece, who is currently trapped in a cycle of high rents that make saving for a down payment impossible. For her, and for so many of her generation, the prospect of homeownership has shifted from a goal to a source of hopelessness. When our children feel that a stable future in Colorado is mathematically impossible, we are facing a systemic failure that requires a bold legislative response.</p> <p>HB26-1001 addresses the core of this issue: supply and bureaucracy. By allowing residential development on underutilized land owned by nonprofits, school districts, and transit agencies, this bill unlocks land that is already integrated into our communities.</p> <p>Key benefits of the HOME Act include:</p> <ul style="list-style-type: none"> <li>*Reducing Costs through Efficiency: Shifting to an administrative approval process reduces the 28% delay typically seen in discretionary processes. These delays directly inflate the final cost of housing.</li> <li>*Preventing Arbitrary Barriers: By limiting a jurisdiction's ability to block projects based on height or density—provided they meet safety and objective standards—we ensure that affordable housing isn't stalled by NIMBY opposition.</li> <li>*A Statewide Solution: With over 850,000 Colorado households now cost-burdened, we can no longer rely on a patchwork of local zoning that has clearly failed to keep pace with our population.</li> </ul> <p>The HOME Act is a vital step toward turning hopelessness back into opportunity. I respectfully ask you to vote YES on HB26-1001 so that</p>

	<p>the next generation of Coloradans”including my children and my niece”can afford to call this state home.</p> <p>Sincerely,</p> <p>Steffany Borsholm Louisville, CO</p>
<p>Ari Armstrong For themselves</p>	<p>I applaud the legislature for taking up the HOME Act. When my wife and I purchased our house in Westminster (Jefferson) in 2008, in the wake of the mortgage meltdown, we paid \$145,000 for a "short sale" house in disrepair. Recently the county assessed our house at \$429,864. If we were in the market for a house today, we would struggle to afford to live in the area, and we would seriously consider leaving the state because of mile-high housing costs. HB26-1001 takes an important step toward remedying the housing crisis. I hope that especially legislators of a conservative or libertarian bent recognize that this bill fundamentally is about liberty, property rights, and the pursuit of happiness. Please pass it!</p>
<p>Dawn Shelstad Against themselves</p>	<p>Dear Committee Members,</p> <p>My name is Dawn Shelstad, and I am a resident and landowner in El Paso County. I strongly oppose HB26-1001, the so-called Housing Opportunities Made Easier (HOME) Act.</p> <p>While some believe Colorado faces a severe housing shortage needing aggressive state intervention, I disagree. We do not have a true shortage here or in El Paso County. Housing inventory is increasing locally, with more homes and apartments available than in recent years. Statewide shortfalls are declining. Countless existing structures”vacant commercial buildings, underutilized properties, older homes”could be converted to affordable units through normal private market processes. There is no justification for overriding local zoning to force denser development for a non-existent problem as presented.</p> <p>HB26-1001's provisions worsen things. It requires local governments, including El Paso County, to approve qualifying residential developments via streamlined administrative processes that bypass public hearings and community input. It allows exceeding local zoning”higher density, taller structures (up to 3 stories or 45 feet even if prohibited), reduced parking, smaller setbacks, less open space, more lot coverage”regardless of impacts on traffic, schools, emergency services, neighborhood character, or property values.</p>

	<p>Most troubling is the lack of any reversion mechanism or safeguards. Once approved under HB26-1001, relaxed standards become permanent for the property. No ongoing qualification required. If the nonprofit dissolves, merges, sells to private interests, or changes purpose, special permissions remain forever—no expiration, sunset clause, or return to local control. Communities would be permanently stuck with outcomes they never would have approved, with no way to undo it.</p> <p>In short, HB26-1001 is a one-way transfer of power from local governments and residents to the state, eroding El Paso County's ability to plan growth reflecting our communities' values and needs.</p> <p>I respectfully urge a NO vote on HB26-1001. If amendments are considered, please support removing zoning overrides, preserving public input, and adding strong reversion protections so permissions expire or revert if the qualifying entity or public-benefit purpose ends.</p> <p>Thank you for reading my concerns. Community input is vital for those who live with land-use decisions.</p> <p>Sincerely, Dawn Shelstad</p>
<p>Richmond Moore Against themselves</p>	<p>Chair and members of the committee,</p> <p>Thank you for the opportunity to speak today. My name is Richmond Moore Jr. and I oppose HB26-1001.</p> <p>Colorado appears to be facing a housing challenge. However, this bill moves us in the wrong direction by prioritizing statewide mandates over local decision-making and thoughtful planning.</p> <p>First, HB26-1001 weakens local control. Land use decisions have long been made at the local level because every community in Colorado is different. What works in a dense urban corridor may not work in a rural town, mountain community, or wildfire-prone area. Local elected officials are closest to the people and best positioned to balance growth with infrastructure, safety, and community character.</p>

	<p>Second, this bill risks placing serious strain on infrastructure . Roads, water systems, schools, and emergency services are already stretched in many communities. Increasing density without guaranteed infrastructure funding could create congestion, public safety concerns, and declining service levels for existing residents.</p> <p>Third, there is no assurance that this bill will actually create affordable housing. Increasing unit count does not automatically translate into affordability. Without clear, enforceable affordability requirements, we may simply see more market-rate development that does little to help working families.</p> <p>Colorado needs housing solutions-but they must be balanced, collaborative, and infrastructure-ready. Incentivizing development , supporting local zoning reform, and funding infrastructure improvements would be more effective than imposing broad statewide overrides.</p> <p>I respectfully urge you to vote no on HB26-1001 and pursue a more locally responsive, fiscally responsible path to addressing our housing needs.</p> <p>Thank you for your time.</p> <p>Signed</p> <p>Richmond Moore Jr.</p>
<p>Don Shelstad Against himself</p>	<p>Chairman and members of the committee,</p> <p>Thank you for listening to my testimony today. My name is Don Shelstad and I work in construction all over Colorado. I’ve spent years building homes, commercial spaces, and infrastructure across the Front Range. I agree we have a <b>**starter home**</b> shortage, and</p>

	<p>I'm all in on solving that problem the right way. But HB26-1001 isn't the right way.</p> <p>This bill lets certain nonprofits, schools, transit agencies, and their partners bypass normal zoning and planning processes starting in late 2027. Up to five acres of residential development could get approved with just an administrative sign-off—no public hearings, no real input from the people who actually live next door. That's not streamlining; that's sidelining the community.</p> <p>I show up to neighborhood meetings, serve my community, and volunteer with local land-conservation groups because I believe the best developments happen when neighbors talk, listen, and work together. We hash out concerns about traffic, water use, open space, schools, and how the character of our streets will change. Those conversations aren't always quick or easy, but they're how we keep Colorado feeling like home instead of just another place stacked with buildings.</p> <p>HB26-1001 short-circuits all of that for a select group of entities. It overrides the comprehensive plans our communities spent years crafting with real public involvement. Expediting things is nice, but not at the cost of turning residents into spectators in decisions that directly affect their backyards, parks, and daily lives.</p> <p>I build for a living—it makes sense that I would want more housing too. But let's do it by strengthening community engagement, not by shutting it down. Please vote no on HB26-1001 and keep the Colorado way alive: neighbors working together, with respect for the land and each other.</p> <p>Thank you for hearing me out.</p> <p>Don Shelstad El Paso County Resident</p>
<p>Marissa Harmon Against City of Lone Tree</p>	<p>Chair and Members of the Committee,</p> <p>Marissa Harmon. I serve as Mayor of Lone Tree, I am writing today representing Metro Mayors Caucus.</p>

	<p>       You may be thinking that mayors come here to play defense to protect local control at all costs or to slow down housing.     </p> <p>       I understand why you might feel that way.     </p> <p>       - Your Why     </p> <p>       But I'd ask each of you to think back to the moment you were asked to run for this office under the Golden Dome.     </p> <p>       Most of us stepped into public service for the same reason:     </p> <p>       to represent people,</p> <p>       to listen,</p> <p>       and to make our communities better.     </p> <p>       That shared purpose is why WE are concerned about House Bill 1001.     </p> <p>       This bill REMOVED the public comment and public hearing process for certain rezonings and shifts those decisions to administrative approval only.     </p> <p>       And I want to pause there.     </p> <p>       Because in local government, public input isn't a barrier it's the work.     </p> <p>       In Lone Tree, we recently rezoned a church property that would fall under this bill. Hundreds of residents participated.     </p> <p>       We received written comments and hours of testimony from people on both sides.     </p>
--	---

	<p>During that process, impacts surfaced that council had not fully considered.</p> <p>Adjustments were made. The project was ultimately approved:</p> <p>stronger and better aligned with our community because of that public input.</p> <p>The hearing didn't stop the project.</p> <p>It made the project better.</p> <p>"So I would respectfully ask:</p> <p>How does removing the public's voice improve the outcomes we're all trying to achieve?</p> <p>Appeal to Former Local Officials</p> <p>Many of you have served in municipal roles. You understand the importance of Planning Commission and public comment in shaping durable, community-supported outcomes.</p> <p>This isn't about opposing housing or density. It's about preserving a deliberative process that builds trust and ultimately produces better projects.</p> <p>Our Ask</p> <p>On behalf of the City of Lone Tree and the Metro Mayors Caucus, I respectfully ask for a no vote on House Bill 1001.</p>
--	---

	<p>Thank you, Marissa Harmon Mayor City of Lone Tree</p>
--	--



Adam Alemzada <adam.alemzada@coleg.gov>

---

## HB26-1001

1 message

---

**seychik@aol.com** <seychik@aol.com>  
To: Cindy Bockenstedt <seychik@aol.com>

Tue, Mar 3, 2026 at 8:25 PM

I am writing to express my opposition to HB26-1001.

This bill removes local zoning and land use authority from voters and local governments and mandates administrative approval of qualifying residential developments without meaningful public engagement.

Decisions about growth, infrastructure capacity, public safety, and neighborhood compatibility should be made locally — not through a one-size-fits-all state mandate.

Please oppose HB26-1001 and protect local control for Colorado communities!

Sincerely your fellow Coloradan,  
Cynthia Bockenstedt  
[5950 S Grant St](#)  
[Centennial, CO 80121](#)



Adam Alemzada <adam.alemzada@coleg.gov>

---

## Oppose HB26-1001

1 message

---

**Mary Wilson** <indigorose6@gmail.com>

Mon, Mar 2, 2026 at 2:59 PM

To: janicerichsd7@gmail.com, larry.liston.senate@coleg.gov, william.lindstedt.senate@coleg.gov, matt.ball.senate@coleg.gov, mark.baisley@senate.co.com, marc.snyder.senate@coleg.gov, tony.exum.senate@coleg.gov, adam.alemzada@coleg.gov

I am writing to express my opposition to HB26-1001.

This bill removes local zoning and land use authority from voters and local governments and mandates administrative approval of qualifying residential developments without meaningful public engagement.

Decisions about growth, infrastructure capacity, public safety, and neighborhood compatibility should be made locally — not through a one-size-fits-all state mandate.

Please oppose HB26-1001 and protect local control for Colorado communities.

Sincerely,  
Mary Wilson



March 4, 2026

Dear Members of the Senate Local Government and Housing Committee –

I am writing on behalf of the Colorado Coalition for the Homeless (CCH) to express strong support for House Bill 26-1001 – Housing Developments on Qualifying Properties. CCH is a nonprofit housing and healthcare provider serving people experiencing or at risk of homelessness for over 40 years. We have developed and currently operate twenty-one (21) residential properties that provide housing and supportive services to very low-income households and for those exiting the cycle of homelessness.

We come in support of HB1001 today and appreciate all the work that Representatives Boesenecker and Mabrey did prior to introduction on the House side with the housing advocacy community to improve last year's version of this bill to make it workable for nonprofit housing developers, like CCH, to benefit from the administrative review process it proposes. We are also appreciative of Senators Gonzales and Exum for continuing to advocate to ensure that those households in the greatest need of access to affordable housing continue to be the long-term beneficiaries of policies like the one proposed on HB1001.

We have all heard a great deal about the housing and homelessness challenges our state faces and the General Assembly has risen to address these challenges over the last several years. We have seen significant investments in housing and many new laws to encourage and incentivize housing development in local communities that align with their demonstrated community needs as determined by objective data and processes that can help us better understand where the greatest housing needs are and whether we are making progress as a state in meeting those needs. Time and time again, data tells us that lower income households and those experiencing homelessness continue to struggle to find affordable, available, and accessible housing. To address this continuous and growing need, we must continue to find tools that can help spur housing development for households that are not being served by the private market.

House Bill 1001 is one of those tools. Reducing the time it takes for nonprofit housing developers to get a project on their owned property off the ground will incentivize more development of affordable housing for those households struggling the most to access housing in our incredibly competitive housing market. Many nonprofits that own underutilized or unused land or property are already serving the very populations of people that have the most barriers in the housing market including people experiencing homelessness, seniors, veterans, and people living with disabling conditions. Incentivizing them to use this land to serve their mission will help to create the housing that is so desperately needed for these populations. We further appreciate the ability of nonprofits that don't have housing development experience to work with an organization that can help them advance and grow in that space.

We know there will be several amendments today and we believe that they will strengthen the bill further and are appreciative of how responsive sponsors have been to feedback. Again, I want to thank all the sponsors of HB1001 for bringing this bill forward, continuously working to improve it, and we strongly urge your support today for HB1001.

Please let us know if you have any questions or concerns.

All the best –

/s

Cathy Alderman

Cathy Alderman (she/her), Chief Communications & Public Policy Officer

Colorado Coalition for the Homeless

[cathy.alderman@coloradocoalition.org](mailto:cathy.alderman@coloradocoalition.org)

(cell) 303-319-9155

[www.coloradocoalition.org](http://www.coloradocoalition.org)



Associated Students of Colorado State University  
Lory Student Center Room 206  
Campus Delivery 8025  
Fort Collins, CO 80523  
970-491-5931

## **Support HB26-1001 – Provide Homes for a New Generation of Coloradans**

To Chair Exum and the members of the Senate Local Government and Housing Committee,

On behalf of the student body of Colorado State University, we urge you to vote in support of HB26-1001, “Housing Developments on Qualifying Properties”. We believe this legislation is necessary to help further combat the lack of affordable housing in Colorado and will be immensely beneficial to students at the state’s major universities, as well as the next generation of Coloradans.

Students are one of the groups most impacted by the housing crisis in Colorado. As students, we often have low or no income combined with educational expenses such as tuition, fees, and textbooks. The college towns of Colorado also showcase an enhanced version of the statewide housing cost issues. Of Colorado cities with a population greater than 100,000, Boulder and Fort Collins rank as the 1<sup>st</sup> and 3<sup>rd</sup> most expensive for renters. In a high rent environment, students often face difficult decisions about how to pay for housing and are more susceptible to unfair housing practices and housing insecurity. At CSU, a recent survey found that 53% of students have struggled with housing insecurity and 19% of students have struggled with homelessness. This issue has grown so drastic that our organization has partnered with the university administration to create an emergency housing program to prevent at-risk students from slipping into chronic homelessness.

HB26-1001 will help to alleviate these issues by allowing the construction of more homes in highly desirable locations near universities, schools, and transit, creating a downward pressure on rent prices. It also allows for proven developers of affordable homes for community members to build on their land where it is badly needed. By providing opportunities for cities to grow inward on underutilized land, Colorado can help our cities bring students closer to campus, workers closer to jobs, and community members closer to the amenities they value, all while preventing the endless urban encroachment of greenspace.

Finally, by chipping away at the lack of homes in Colorado, this bill will allow our state to become a more attractive place for graduates of our universities to live, build a career, and start a family.

Thank you for your consideration and we urge a yes vote on HB26-1001.

Sincerely,

The Associated Students of Colorado State University

Dear Mr. Chairman and Members of the Committee:

My name is Jack Murphy, and I serve as the Government Affairs Director for the Colorado Nonprofit Association. Thank you for the opportunity to submit written testimony in support of House Bill 1001. On behalf of the Association, I respectfully urge your support.

Colorado's nonprofit sector is a major economic and community force in our state. Representing every mission area, organization size, and region, our sector generates an estimated \$62 billion annual economic impact and employs more than 180,000 Coloradans. More importantly, nonprofits are trusted community institutions. They deliver essential services, strengthen neighborhoods, support faith and cultural life, provide education and health care, and step forward during times of crisis.

The housing crisis is one of those moments.

Nonprofits are ready and willing to help mitigate Colorado's housing shortage. Across the state, nonprofit organizations collectively own significant parcels of land — land that could be thoughtfully and responsibly transformed into housing that serves working families, seniors, and vulnerable populations.

However, too often, these efforts stall. Not because of lack of will or lack of community need, but because of unpredictable, lengthy, and inconsistent approval processes that make projects financially or practically infeasible, or impossible altogether. Mission-driven organizations that wish to bring solutions to the housing crisis cannot do so, and viable land remains underutilized.

House Bill 1001 addresses this barrier directly.

By creating a more streamlined and predictable approval pathway for housing on qualifying nonprofit-owned property, this bill provides clarity, consistency, and reasonable guardrails. It does not eliminate local standards nor remove thoughtful oversight. Rather, it employs a framework that allows nonprofits to move projects forward efficiently while still respecting appropriate planning considerations.

Importantly, this bill is not limited to housing-focused nonprofits. It applies to the entire nonprofit sector. Faith-based organizations, arts and cultural institutions, community centers, human service providers, and educational nonprofits hold land that could support housing through partnerships with experienced housing-focused nonprofits. House Bill 1001 enables these collaborations and unlocks opportunities that otherwise remain unrealized.

In short, this legislation empowers community-based organizations to be a bigger part of the solution to a statewide crisis. Colorado's nonprofit sector stands ready to meet this moment. House Bill 1001 provides the regulatory framework and support necessary to do so.

For these reasons, we respectfully urge a "yes" vote. Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Jack Murphy". The signature is stylized with a large initial "J" and a cursive "Murphy".

Jack Murphy



March 3, 2026

**RE: HB26-1001 Housing Developments on Qualifying Properties—SUPPORT**

Dear Members of the Senate Local Government & Housing 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 HB26-1001 on behalf of the League of Women Voters of Colorado.**

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 106 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with 18 local leagues operating in several regions around our state. The LWVCO supports policies to provide a decent home and a suitable living environment for everyone and continued evaluation to provide a basis for revision and strengthening of all procedures so that equality of opportunity for access to housing can be accomplished. While we recognize that land use planning and decisions have been and will continue to be made at the local level, we support the ideal of future statewide planning.

This bill streamlines the approval process for qualifying nonprofits, school districts, institutions of higher public education, public housing authorities, and transit agencies to build residential housing on their land that is up to five acres. Qualifying nonprofits are those with a demonstrated history of providing affordable housing. Land is one of the most expensive and scarce housing resources, and with available land for housing becoming increasingly scarce in established communities, these qualifying organizations often own significant amounts of underutilized property that could be repurposed for housing.

The bill requires a local administrative review process, allowing local jurisdictions to enforce local infrastructure standards, building codes, impact fees, and other requirements, including affordability requirements. By reducing barriers and streamlining the review process, while making use of centrally located, underutilized land, Colorado can ensure that housing is developed in areas that are well-served by resources, reduce unnecessary commutes, limit sprawl, and provide easy access to community amenities. Additionally, this approach helps lower infrastructure costs for taxpayers and local governments.

Recent research (Manville et al., 2022) in the Journal of the American Planning Association concludes that, "...the speed of development permitting matters. Faster and more certain approvals can reduce carrying costs, help developers secure financing, and allow developers to bid more for land or budget for lower returns, all of which can help projects pencil and increase the supply of new housing overall." (Journal of the American Planning Association, <https://doi.org/10.1080/01944363.2022.2106291>). An administrative review process is 28% faster than a traditional land use review process.

**We urge the committee members to vote YES on HB26-1001** to provide another tool to address our housing crisis. Thank you for your consideration of this bill.

Respectfully,  
Kathy Smith, Volunteer Lobbyist, Housing  
League of Women Voters of Colorado

To: Members of the Senate Transportation & Local Government Committee

Subject: HB26-1001, "Housing Developments on Qualifying Properties"

Date: March 2, 2026

Thank you to the members of this committee for providing the opportunity to submit testimony regarding HB26-1001.

I am writing to express my opposition to HB26-1001.

This bill overrides local control over major land use and zoning decisions, and ignores downstream implications for local jurisdictions and residents.

By mandating administrative approval for residential development on qualifying properties, the bill pre-empts meaningful governance and public engagement. It effectively ignores existing local processes for maintaining and evaluating development compatibility with:

- Infrastructure capacity in terms of water, wastewater, stormwater, traffic, streets maintenance, lighting, etc.
- Public services like police, fire, and safety
- Environmental impacts like traffic and air/water/light/noise pollution
- Services like trash collection and snow removal
- Community amenities such as public libraries, museums and parks

In addition, housing availability has increased due to a variety of factors, including a decrease in interest rates, increased housing permits/starts, and people moving out of the state, but the governor and legislators are relying on data that is over three years old and has been subject to multiple assumptions and statistical modifications to fill in the gaps.

Finally, through this bill, the state discounts the considerable investments people have made in their homes. Its one-size-fits-all model will destroy the character of existing neighborhoods and the value of individual properties.

There are alternatives, such as repurposing vacant retail/ offices/ business parks and related buildings. Local jurisdictions are in the best position to identify those types of properties and work with developers, landlords and nonprofits to make those options work with local land use and zoning codes.

Please oppose HB26-1001 and protect local control for Colorado communities.

Sincerely,  
Carol B.  
Littleton, CO