

HB23-1255: Regulate Local Housing Growth Restrictions

Representatives Lindstedt & Dickson, and Senator Gonzales

The Problem:

- Colorado is facing a **massive housing shortage and affordable housing crisis** across the state, causing a huge spike in rent and home prices over the last two years.
- Colorado needs over **175,000 more housing units** to meet current needs¹— and even more to keep pace with future demand.
- High housing costs are directly attributable to low and restricted housing supply.²
- To solve the affordable housing crisis, we need to build out and diversify our housing stock **across the state**, especially in areas with high demand and job growth.
- When communities arbitrarily restrict housing development through exclusionary growth caps, they unfairly shift the burden of our housing crisis to surrounding communities. This means less housing where we need it, and consequently more traffic congestion—since fewer people can afford to live near where they work.

The Solution: HB23-1255

- **Prohibits the enforcement of existing anti-growth laws**, which arbitrarily limit new housing development, and prevents new anti-growth measures.
- Creates consistency and regulatory certainty across the state to foster the development of new homes of all types.

What a ‘Yes’ vote means:

- Coloradans will be free to propose and plan new residential projects on their own land.
- When developers propose a housing project, local government must give a fair hearing to the project based on its merits and the needs and constraints of the community.
- Local governments cannot simply reject a project based on an arbitrary growth cap.

What a ‘Yes’ vote does NOT mean:

- Local governments do **NOT** have to approve any specific developments or projects. They retain their ability to review each project on its merits.
- Property owners will **NOT** be compelled to build additional housing or new development.
- This bill does **NOT** ban temporary, emergency moratoria on development following a declared natural disaster.

¹ Csi. (2023, March 8). From conflict to compassion: A Colorado housing development blueprint for transformational change. Common Sense Institute. Retrieved March 16, 2023, from <https://commonsenseinstituteco.org/co-housing-blueprint/>

² Stacy et al (2023). Retrieved March 21, 2023, from <https://journals.sagepub.com/doi/10.1177/00420980231159500>

Supporters of the Bill:

Southwest Energy Efficiency Project (SWEEP)

Conservation Colorado

Colorado Association of Homebuilders

Colorado Apartment Association

Denver YIMBY

Colorado Chamber of Commerce