



COLORADO
WATER CONGRESS
INFORM | CONVENE | TRAIN | ACT

SB24-174

SHORT TITLE: Sustainable Affordable Housing Assistance

LONG TITLE: Concerning state support for sustainable affordable housing, and, in connection therewith, making an appropriation.

SPONSORS: Senators Kirkmeyer and Zenzinger/Representative Bird

COMMITTEES: Senate Local Government & Housing Committee

PURPOSE OF THE BILL: To increase housing supply by mandating that DOLA develop reasonable methodologies for conducting statewide, regional, and local housing needs assessments and reasonable guidance for a local government to identify areas at elevated risk of displacement. The bill requires each local government, beginning December 31, 2026, and every 6 years thereafter, to conduct and publish a local housing needs assessment.

PROPONENTS OF THE BILL: Various municipal and county governments

POTENTIAL STAKEHOLDERS: City and county governments special districts, housing developers, regional planning organizations, housing advocacy organizations

BACKGROUND: Colorado has a critical shortage of housing. Needs assessment and planning are critical components of increasing housing supply.

Is this bill necessary this year? There is no deadline

How does the bill change current law? The bill requires that the state and local governments conduct comprehensive housing need assessments and master planning to increase the availability of residential housing. The bill requires that the state and local governments conduct comprehensive housing need assessments and master planning to increase the availability of residential housing. The Department of Local Affairs must provide technical assistance and grant funding to local governments; work with the Department of Natural Resources to produce a joint water supply study; and work with various state and local agencies to publish a natural land and agricultural report evaluating connectivity to open space, wildlife habitat, and other priority landscapes. By June 30, 2025, DOLA and the Colorado Water Conservation Board (CWCB) in the Department of Natural Resources must prepare a joint report that conforms to the Colorado Water Plan and includes an assessment of the availability and sufficiency of water supplies to provide for anticipated population growth and projected development.

Does the bill affect the prior appropriations system? No

How is the bill implemented? There is no enforcement mechanism in the bill.

Does a CWC State Affairs Policy address this issue? State Policy seems applicable; The Colorado Water Congress: a. Opposes the use of water as a growth control tool. b. Supports efforts to meet the long-

term demands of population growth with due regard to existing beneficial uses. c. Supports identification of sustainable water supplies for future growth. d. Supports the need for ongoing water planning efforts.

Practical considerations: Are the timelines realistic?

Fiscal Impact: The bill has an approximately \$10 million impact

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