



## HB24-1313

**SHORT TITLE:** Housing in Transit-Oriented Communities

**LONG TITLE:** Concerning measures to increase the affordability of housing in transit-oriented communities.

**SPONSORS:** Representatives Woodrow and Jodeh/Senators Hansen and Winter

**COMMITTEES:** House Transportation, Housing & Local Government Committee and House Finance Committee

**PURPOSE OF THE BILL:** To increase housing supply by increasing density of development in transit oriented communities.

**PROPONENTS OF THE BILL:** Transit agencies,

**POTENTIAL STAKEHOLDERS:** Transit agencies CDOT, 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 certain local governments plan and implement housing density goals approved by the Department of Local Affairs (DOLA) and creates a grant program and other technical assistance to support these efforts. Noncompliant local governments forfeit their state allocation of funding from the Highway Users Tax Fund.

**Does the bill affect the prior appropriations system?** No

**How is the bill implemented?** DOLA may seek an injunction in district court requiring compliance. A community may notify DOLA that it's water supplier has insufficient water to serve the development, but must present several analyses and comparisons of various scenarios for approval in order to gain more time to comply.

**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? Water supply is different from infrastructure, which may require more time to obtain financing, plan, and construct. Supply chain disruptions and labor shortages may impact the ability to comply.

**Fiscal Impact:** The bill has an approximately \$10 million impact, plus TABOR implications.

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