



COLORADO
MUNICIPAL
LEAGUE



NO

**UNLESS AMENDED
HB24-1313**

OPPOSE HB24-1313 UNLESS AMENDED

Transportation Oriented Communities

WHAT DOES THE BILL DO?

House Bill 24-1313 Housing in Transit-Oriented Communities mandates rezoning of certain areas around rail and bus transit corridors by local governments within Metropolitan Planning Organizations. The bill requires that these municipalities establish a “housing opportunity goal,” calculated by multiplying the land area by a density of 40 units per acre. Municipalities are then obligated to meet this goal through forced rezoning and an array of other requirements. If a community fails to rezone territory, change local laws, and fund affordability and anti-displacement strategies to the state’s satisfaction, the state will withhold and redistribute their Highway Users Tax Fund (HUTF) allocation. Additionally, the Department of Local Affairs has the authority to seek an injunction against any non-compliant jurisdictions.

WHY YOU SHOULD OPPOSE UNLESS AMENDED

Colorado Municipal League, in partnership with other local government associations, is seeking amendments to remove punitive language that allows the state to withhold vital HUTF funding from local communities and removes local elected officials’ ability to make decisions for their communities. Instead, we are asking the state to build off the good work already undertaken by local governments through incentive-based language.

This bill, as drafted, threatens municipalities with a loss of roadway safety funding used to support safe and reliable infrastructure and requires municipalities to spend substantial sums to achieve the state’s goals. Withholding HUTF money that helps communities repair roads is dangerous and irresponsible. Without providing meaningful support for improving transit or affordable housing, the bill uses unconstitutional preemptions of local authority and unfunded mandates instead of partnering with local governments to achieve mutual goals.

Punitive measures are unnecessary, do not lead to more affordable housing, and discredit the hard work of so many municipalities that are investing in transit-oriented development already.

YOUR PARTNERSHIP IS RESPECTFULLY REQUESTED

Instead of punishing local governments, the Colorado General Assembly should focus on improving transit systems by increasing reliability, safety, and accessibility. Housing development will follow where high-quality transportation goes. Partnership with local governments rather than preemption will result in better housing solutions.

CONTACT

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