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NEWS RELEASE

Colorado legislators champion planning for affordable housing in SB24-174

Senators Zenzinger and Kirkmeyer, Representative Bird lead effort to forge partnerships on affordable housing initiatives

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DENVER, Colo. – Tuesday, March 5, 2024 – Today, Senators Rachel Zenzinger (D-Arvada) and Barbara Kirkmeyer (R-Brighton) introduced a pivotal piece of legislation aimed at bolstering state support for local government efforts in creating and maintaining sustainable affordable housing initiatives across Colorado, [Senate Bill 24-174, “Sustainable Affordable Housing Assistance.”](#) Representative Shannon Bird (D-Westminster) is the bill’s House sponsor. The bill, initiated by the Colorado Municipal League (CML) and its 270 member cities and towns, signifies a crucial step towards addressing the pressing issue of affordable housing in local communities through legislation aimed at maximizing state and local partnership.

“Every community has its own unique issues in regard to the development of housing, and SB24-174 recognizes the constitutional right of the communities to address those issues,” said Sen. Zenzinger. “This bill empowers municipalities and counties to devise the most appropriate strategies, while fostering the expansion of affordable housing opportunities within the framework of state guidelines.”

Sen. Kirkmeyer echoed the sentiment, affirming, “After the lost opportunity last year, we came together and fixed what was broken in a bipartisan way. This bill reflects countless hours of stakeholder meetings that ultimately represent tools and incentives for local governments that they need to keep Colorado a special place for us - and the next generation.”

To translate the vision of creating sustainable, affordable housing into concrete action, Sen. Zenzinger and Kirkmeyer's SB24-174 outlines a series of specific measures. These measures involve state and local government partnership and address a range of aspects crucial to achieving sustainable affordable housing.

Key components of SB24-174 include:

State support

- Colorado Department of Local Affairs (DOLA) creates methodologies and conducts a statewide assessment for housing needs.

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- DOLA provides technical assistance, offers planning grants, and maintains resources on housing practices.
- DOLA assists with regional cooperation and creates reports to inform master plans.

Local Government requirements

- Local governments (1,000+) conduct housing needs assessments (by Jan. 1, 2025) and update them every six years. Regions can conduct housing needs assessments as well.
- Local governments (1,000+) develop housing action plans outlining strategies (by Jan. 1, 2028).
- Counties and municipalities with master plans update them to include the housing action plan and new water and strategic growth elements (by Dec. 31, 2026).
- Strategic growth elements consider housing integration, buildable sites, public infrastructure, and service needs.

Grant prioritization

- State agencies prioritize grants for local governments completing housing assessments, action plans, and master plan elements.

Homeowner association (HOA) alignment

- New HOA covenants cannot restrict accessory dwelling units or middle housing allowed by local zoning.

"SB24-174 represents the way things should be done in Colorado – with municipal and state interests aligned toward common goals and collaborative efforts," said Kevin Bommer, CML executive director. "Building on the success and popularity with local governments of Proposition 123, SB 174 provides the means for the state, local governments, citizens, and community partners to foster inclusive, sustainable communities while preserving local decision-making and community character. We thank the sponsors for bringing forward this important legislation."

For more information on [Senate Bill 24-174, "Sustainable Affordable Housing Assistance,"](#) please visit cml.org. For inquiries, please contact Beverly Stables at bstables@cml.org or 978-973-4401.

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[Colorado Municipal League](#) (CML) is a nonprofit, nonpartisan organization established in 1923 and represents the interests of 270 cities and towns. For more information on the Colorado Municipal League, please visit cml.org, call 303-831-6411 or stay connected on [Facebook](#), [X](#), [LinkedIn](#), and [YouTube](#).