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NEWS RELEASE

CML supports state and local partnership on affordable housing

SB24-174 to help local governments plan housing efforts

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Thursday, March 28, 2024, DENVER, COLO. – Colorado Municipal League (CML)-initiated Senate Bill 24-174, State Support for Sustainable Affordable Housing, will be heard in the Senate Local Government & Housing Committee at 2 p.m. on April 2. The bill leverages state support through technical assistance and prioritization of funding to focus local government planning efforts on housing, with an emphasis on improving affordability and avoiding displacement, while providing flexibility to develop community-based strategies for growth.

The bill, which is sponsored by Sens. Kirkmeyer and Zenzinger and Rep. Bird, was first introduced in the Senate on March 5. To account for a wide variety of interests, SB24-174 reflects months of discussions with dozens of stakeholders, including focused engagement with affordable housing and environmental advocates.

"We want to ensure that communities across Colorado are empowered to respond to their unique housing needs, and SB24-174 does just that," said Bev Stables, CML legislative and policy advocate. "This bill will foster meaningful housing planning for responsible and equitable growth."

Under the bill, local governments of a certain size will conduct housing needs assessments every six years, with the option to participate in a regional assessment. The Department of Local Affairs (DOLA) will establish a consistent methodology for conducting local assessments. DOLA will also conduct a statewide housing needs assessment every six years.

Local governments will create housing action plans every six years to meaningfully plan for housing needs. Such advisory documents may recommend legislative actions for adoption by locally elected leaders (including strategies to promote affordability and avoid displacement), promote regional coordination, and engage the public on efforts to address housing needs in local government jurisdictions.

DOLA will be required to provide technical assistance to local governments through grant programs and consultant services as jurisdictions work to create housing needs assessments and housing action plans. DOLA will also be available to assist with interjurisdictional coordination.

The bill also updates county and municipal master plan standards to include a strategic growth element focused on containing sprawl and a water supply element. Lastly, the bill keeps homeowners' associations from implementing new limits on accessory dwelling units and more dense housing types, where permitted by local zoning.

CML sees the bill as an opportunity to strengthen state and local partnership around affordable housing. The solution-oriented piece of legislation will help local governments customize affordable housing strategies to meet the needs of their unique communities. The bill will also promote regionalism, water and land conservation, infill development, and strategic growth, all while providing useful data for the state.

“Colorado municipalities have consistently shown leadership on addressing the critical housing needs of residents, starting with over 200 communities voluntarily signing up for Proposition 123 requirements,” said Kevin Bommer, CML executive director. “Numerous stakeholder meetings with all interested groups led to SB 174, which represents true partnership between the state and all local governments, as opposed to contentious preemptions that may further delay the ability of Colorado municipalities to meet the needs of current and future residents and businesses.”

Visit cml.org for more information.

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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 CML, please visit cml.org, call 303-831-6411, or stay connected on [Facebook](#), [X](#), [LinkedIn](#), and [YouTube](#).