



COLORADO  
MUNICIPAL  
LEAGUE



**NO**  
**HB26-1001**



# Housing Developments on Qualifying Properties ("Housing Opportunities Made Easier")

## WHAT DOES THE BILL DO?

HB26-1001 abandons sound planning and housing needs assessments and gives special privileges to certain groups to build multifamily residential buildings with no community input and without any consistency with surrounding development. These groups include public educational institutions, public housing authorities, and a virtually unlimited class of non-profit entities. By circumventing existing reasonable and necessary zoning processes available to all property owners, the "HOME Act" creates a special privileged class of property owners with insufficient guardrails that would not promote affordable housing, protect against fraud or abuse, or ensure a minimum of consistency with community plans and expectations.

## WHY YOU SHOULD VOTE NO

- **HB26-1001** 's blunt approach rejects long-range community planning and efforts of local governments to comply with 2024 land use legislation and be responsive to the actual housing needs of a community.
- **HB26-1001** attempts to solve a problem that does not exist — municipalities regularly work collaboratively with the entities favored by the bill.
- **HB26-1001** ignores what your constituents expect their local governments to do and severely infringes on constitutional rule authority to regulate zoning, a matter of local concern.
- **HB26-1001** encourages real estate speculation by government entities and includes no guarantee of affordability.

Local governments have spent significant time and resources on work related to 2024 land use laws (particularly SB24-174, which requires planning tied to actual needs), and the HOME Act flies in the face of that work. The HOME Act ignores the reality of order land use planning and the actual housing needs of a community. It does nothing to promote affordable and accessible housing.

## YOUR OPPOSITION IS RESPECTFULLY REQUESTED

The HOME Act is an aggressive, untested, and unconstitutional interference that relies on preemptions, not partnership. The bill rejects 100 years of state policy promoting sound land use planning. HB26-1001 tells Coloradans that their desires for the future of their communities don't matter and leaves the consequences of the bill's blunt choices to local governments and their residents.

## CONTACT

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