



[HB24-1313 Housing in Transit-Oriented Communities](#) | Rep. Steven Woodrow (D), Rep. Iman Jodeh (D), Sen. Chris Hansen (D), Sen. Faith Winter (D)

Summary: A bill that seeks to increase the affordability of housing in transit-oriented communities (TOCs). This includes providing definitions for TOCs and counties required to adhere to the new requirements to meet housing opportunity goals. A housing opportunity goal is a zoning capacity goal based on an average zoned housing density and the number of transit-related areas within a transit-oriented community. The bill requires a transit-oriented community to meet its housing opportunity goal by ensuring that enough areas in the transit-oriented community qualify as transit centers. The bill creates the transit-oriented communities infrastructure fund grant program to assist local governments in upgrading infrastructure within transit centers and neighborhood centers. In addition, a transit-oriented community is required to demonstrate that it has met its housing opportunity goal by submitting a housing opportunity goal report to the department of local affairs.

Time: Wednesday, March 6th @ 1:30PM, (4th Bill)

Location: Transportation, Housing, and Local Government, Old State Library

Committee Chair: Meg Froelich

Position: Support

Testimony:

- Carly West, VP of Government Affairs for the Denver Metro Chamber of Commerce, made up of over 1,000 companies, more than 80% of which are small businesses.
- We all know that our state is facing a serious housing supply shortage which continues to exacerbate our affordable housing crisis.
- A recent report found that [Colorado is short more than 100,000 units](#) to address our housing needs, and nearly half of this shortfall is in the Denver Metro area.
- Colorado also now has the 5th highest housing costs in the nation.
- But this housing crisis is not just impacting Colorado families and small businesses in the short-term, it has long-term effects on our ability to grow our economy.
- As housing prices continue to increase, Coloradans are being pushed out of their communities.
- For decades people have flocked to our state, attracted by not just our incredible outdoors, but our thriving aerospace, tech and other innovative industries, as well as our growing economy and entrepreneurial, western spirit.
- But recently, we have seen a large jump in [Coloradans looking to leave our state](#), which can have drastic impacts on our workforce.
- Those that aren't outright leaving the state are forced to move further and further away, causing long commutes, costly infrastructure burdens on taxpayers and local governments, and labor shortages.
- Housing is the top concern that our team hears about when working with companies considering a move to Colorado or growing their business within the state.
- Let me say that again – housing it THE number one concern we hear about.
- Business owners are concerned whether their employees will be able to find and afford housing, and whether that challenge will impact their ability to hire the talent they need in our state.
- That's why we are supporting House Bill 1313 to allow the state to empower local governments to zone more land near transit to help address the housing shortage, increase accessibility to jobs and our economic centers, and ensure people can stay in our great state.

- There are also a number of other bills, including SB 106 aimed addressing construction litigation and legislation on accessory dwelling units, that will all help to move our state forward in developing the housing we need.
- This is a statewide crisis and we need a statewide solution. We can't keep relying on a patchwork of local policies.
- By removing restrictions on zoning for various types of homes near transit, we are helping small businesses grow and creating jobs while housing the workforce that drives our economy.
- We encourage lawmakers to support this important legislation to support Colorado families, workers, and business owners.