



COLORADO
Department of Local Affairs
Division of Local Government

2024 Land Use & Housing Legislation: SB174, HB1313

Housing in Transit-Oriented Communities



HB 24-1313 Transit-Oriented Communities: Applicability



Jurisdictions that are required to meet their Housing Opportunity Goal through "Transit Centers":

- **Municipalities:** in MPOs, with a population of 4,000 or more, with 75 acres or more of Transit Areas (areas near frequent transit service).
- **Counties:** in MPOs and near light or commuter rail stations, or, have unincorporated areas that are completely surrounded by municipalities.

Local jurisdictions statewide may opt-in with "Neighborhood Centers."

Adams County
Arapahoe County
Arvada
Aurora
Boulder
Broomfield
Centennial
Cherry Hills Village
Colorado Springs
Commerce City
Denver
Douglas County
Edgewater
Englewood
Fort Collins
Glendale

Golden
Greenwood Village
Jefferson County
Lafayette
Lakewood
Littleton
Lone Tree
Longmont
Louisville
Northglenn
Sheridan
Superior
Thornton
Westminster
Wheat Ridge

HB 24-1313 Transit-Oriented Communities: Components



Housing Opportunity Goal (HOG) Calculation:

Step 1: use DOLA map of Transit Areas and calculate jurisdiction-wide HOG

Step 2: identify any gap between existing zoned capacity and HOG

Step 3: designate additional Transit Centers if necessary to meet HOG

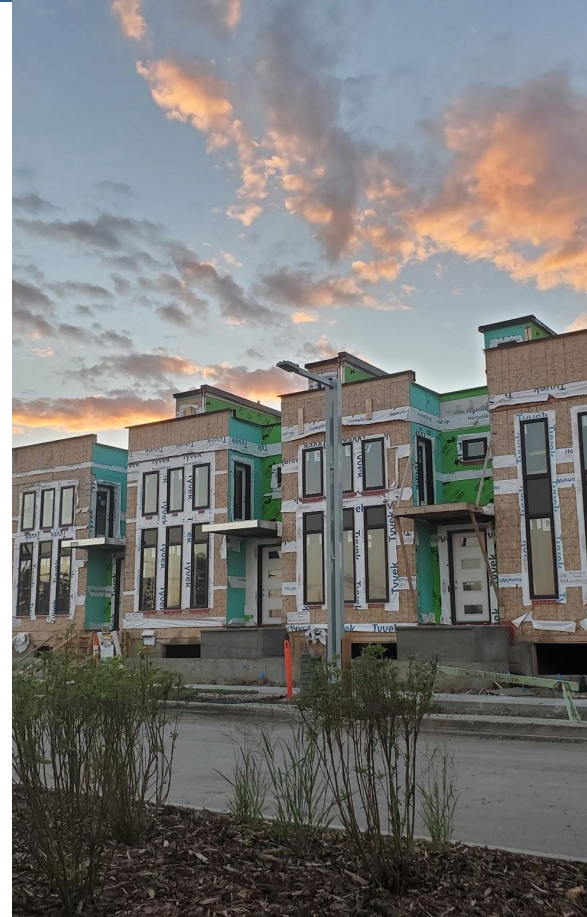
Step 4: evaluate existing affordability and displacement mitigation strategies and create an implementation plan

HOG Reporting:

- Preliminary Report (June 2025)
- Final Report (Dec 2026) with additional time to complete zoning and strategies (until Dec 2027)
- Ongoing 3-year Status Reports



Sustainable Affordable Housing Assistance (Housing Planning)



SB 24-174 Housing Planning: Components (slide 1 of 2)



Housing Needs Assessments

All local governments of 1,000 or more in population (unless negative pop change 1%+ in last decennial census **or** participated in Regional HNA).

HNA must conform to DOLA's methodology and requirements in statute.

Housing Action Plans

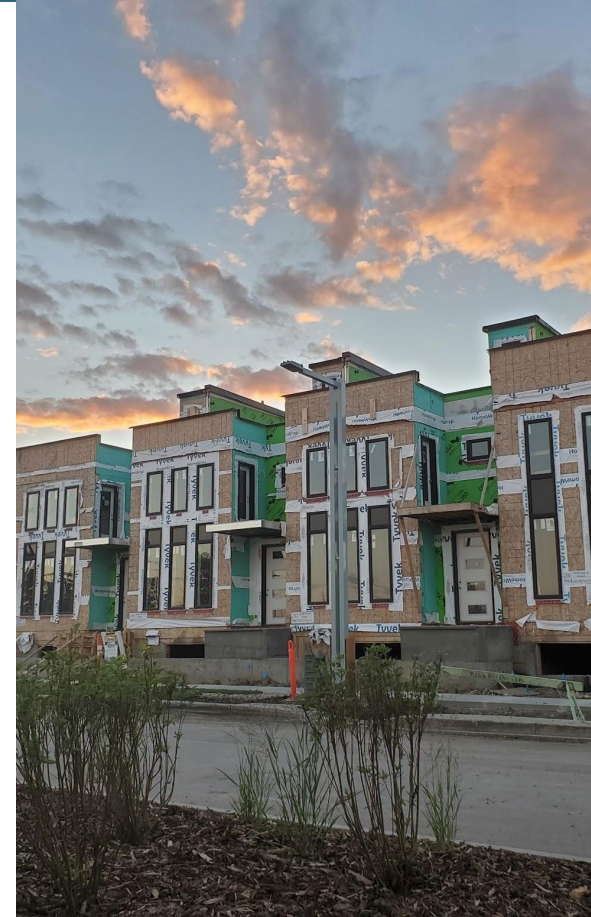
Local governments of 5,000 or more in population or 1,000 or more in population and participated in a RHNA or rural resort community as of 1/1/24.

Grant program

Housing Needs Planning TA Fund for HNAs.

Technical Assistance

Materials, training, tools, templates, and function as a clearing house.



SB 24-174 Housing Planning: Components (slide 2 of 2)



Directory

Affordability strategies, displacement mitigation strategies.

State Reports

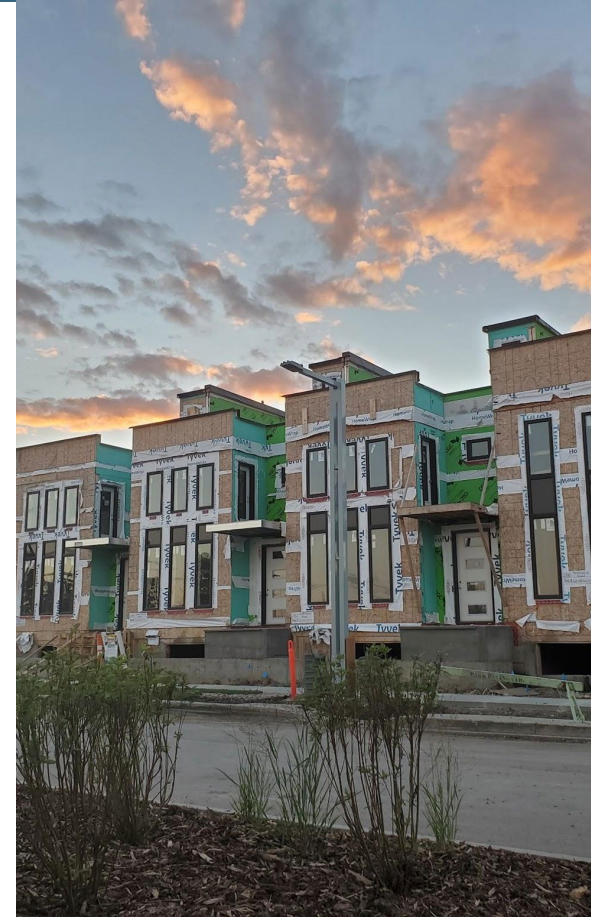
DOLA leads, facilitates engagement for, and publishes (1) a statewide strategic growth report and (2) a natural/agricultural interjurisdictional opportunities report.

State Grants Criteria

Update to prioritize projects in/supporting neighborhood centers and compliant LGs (re HNAs/HAPs and comprehensive plans).

Comprehensive Plans

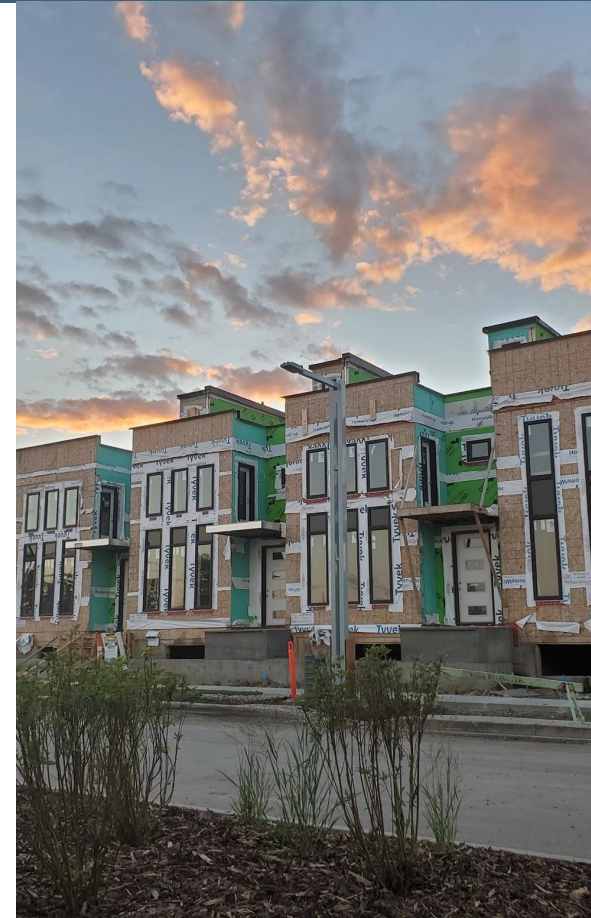
Must include a strategic growth element and a water supply element by 12/31/26.



SB 24-174 Housing Planning: Flexibility



Primarily in Regional Housing Needs Assessment participation.



SB 24-174 RHNA Methodology Requirements

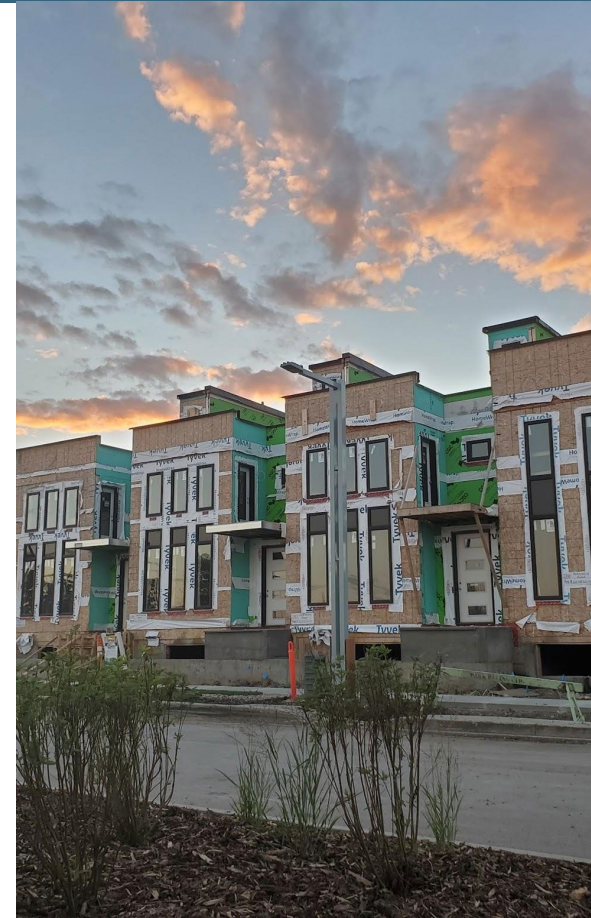


Per 24-32-3704

- Note required publication, public meeting, LG comment, submittal process

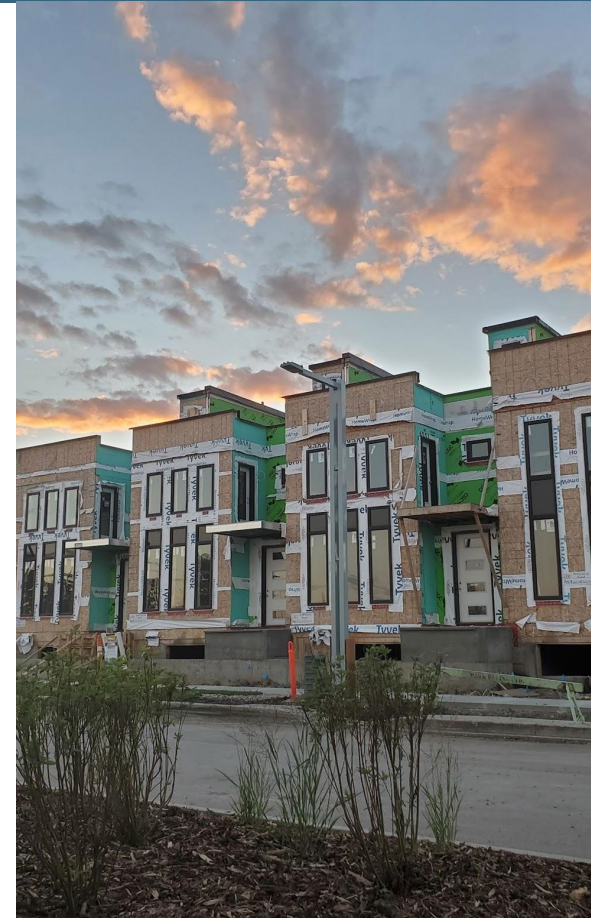
Per 24-32-3702(1)(e)

- RHNAs must have recommended policy & programmatic responses to the HNA findings, including assessment of displacement risk, **and**
- Guidance re required subsequent housing action plans (i.e., recommendations for sequencing of future HNAs & HAPs)



Requirements Per 24-32-3702(2) - estimating housing needs

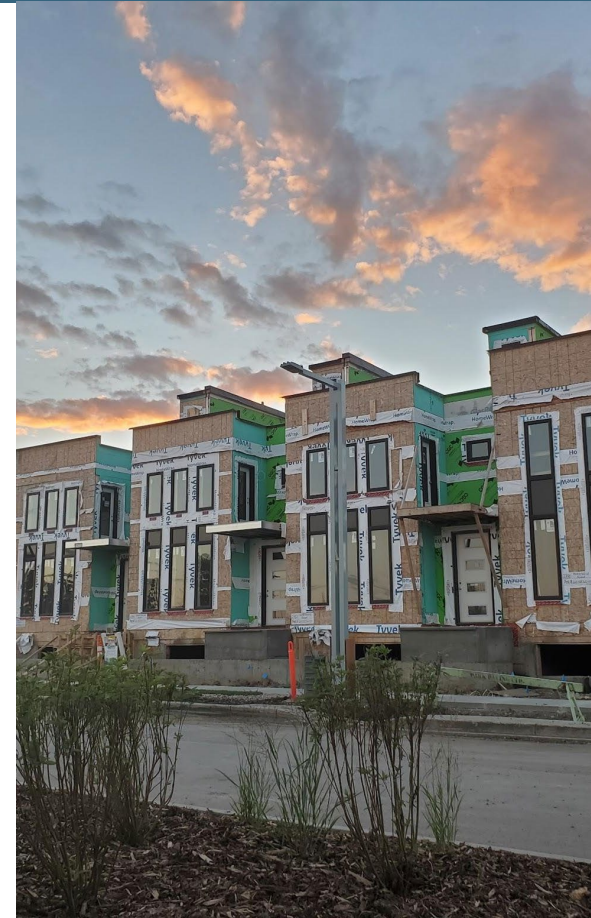
- Existing and projected housing shortages/surpluses based on household types and income levels
- Existing housing diversity & stock
- Current jobs by income level
- Current median income
- Population change projections, job growth projections, and demographic trends forecasted by SDO
- Population and demographics
- Measures of local resources to devel. of aff housing
- Vacancy rates
- Measures of homelessness and housing instability, and
- The job-housing balance, including availability of housing for low-income workers



SB 24-174 Housing Planning: Key Dates



- 12/31/24 DOLA publishes methodologies for state, regional, and local HNAs & displacement assessment guidance
- 6/30/25 DOLA publishes affordability menus, displacement strategy directory, and neighborhood center criteria
- 10/31/25 DOLA publishes statewide strategic growth report
- 12/31/25 DOLA publishes natural land and ag interjurisdictional opportunities report
- 12/31/26 DOLA updates grant award criteria to prioritize neighborhood centers
- 12/31/26 local HNAs due to DOLA for acceptance
- 11/30/27 DOLA publishes statewide HNA, report on all HNAs, and updates grant program criteria for compliance beyond neighborhood centers (e.g., HNAs)
- 1/1/28 HAP posted locally and submitted to DOLA for acceptance
- Ongoing status reporting (3 years) and recurring HNAs/HAPs (6 years)



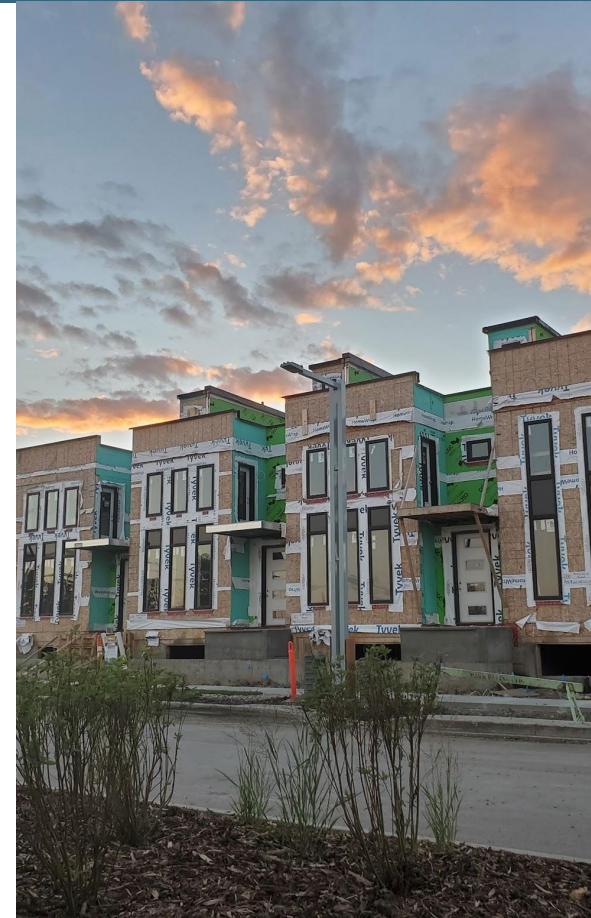
SB 24-174 Housing Planning: Resources



Directory of strategies

Templates, tools, samples, etc.

Housing Needs Planning TA Fund (grant program)



Priorities and Next Steps



Immediate Priorities

- Internal multi-bill implementation planning and rollout
- Required mapping (1313, 1304)
- Procurement for time-sensitive deliverables

Next Steps

- Launch development of HNA methodologies (174)
- Preliminary compliance guidance
- Web development beyond initial landing pages
- Establish multi-bill stakeholder process



Thank you!



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