



Regional housing needs assessment and state compliance

Board of Directors – November 20, 2024



Context



DRCOG context

DRCOG initiated development of a **regional housing needs assessment before state legislation** to require assessments.

- Scoping discussions and peer research, 2022-2023.
- Initiated October 2023.
- Board accepted October 2024.
- Early step on path to a regional housing strategy.



Legislative context

- Senate Bill 24-174 requires local housing needs assessments.
 - An **exception**: participation in a **regional housing needs assessment**.
- Provides a **path for state acceptance** of assessments completed after January 1, 2022.
 - Submitted by December 31, 2024.
 - Conforming to state methodology.

Implementation context

- Being led by **Department of Local Affairs**, or DOLA.
 - Began late summer.
 - Coordinated alongside other state legislation implementation.
- Includes **engagement** with:
 - Local government staff.
 - Regional entities, such as DRCOG.



COLORADO
Department of Local Affairs

Housing Planning track - timelines



	2024					2025					
TOPICS	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
A Self-Assessment for Local Housing Needs Assessments and a Preliminary Strategies Menu	Guidance to be Published										
Housing Needs Assessment Methodologies Development	input opportunities			Final Draft	Dec 31 due date						
Displacement Risk Assessment Guidance	input opportunities			Final Draft	Dec 31 due date						
Displacement Risk Mitigation Regional Resources Study			input opportunities			final draft	Feb 28 due date				
Affordability Strategies and Displacement Mitigation Strategies Menus						input opportunities			final draft	June 30 due date	



Key information

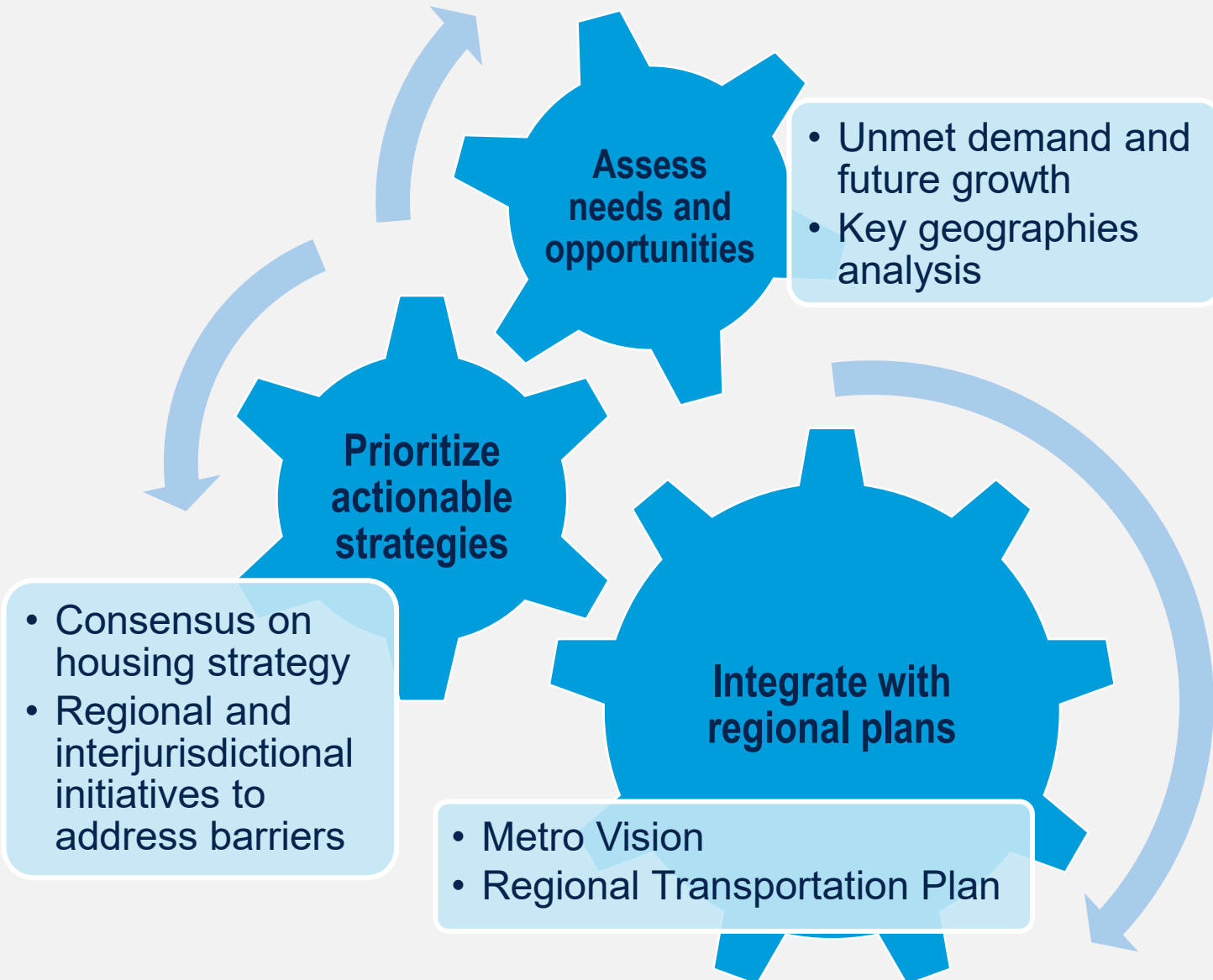
Key dates

- November 15: State publishes final **draft housing needs assessment methodology**.
- ▶ Early December: DRCOG staff plan to **submit for conditional approval** with minor additions or clarifications through supplements in the dashboard that do not change assessment findings.
- December 31:
 - State publishes **final methodologies** for:
 - Housing needs assessments.
 - Displacement risk assessments.
 - **Deadline for submitting already completed assessment.**

Why submit for conditional approval?

- Full conformity will require:
 - **Inclusion of displacement risk assessment**, but state's guidance on that step not available until December 31.
 - **Procedural steps**, including:
 - 60-day review period for each local jurisdiction's governing body to:
 - Hold a public meeting.
 - Submit comments to DRCOG.
 - DRCOG submission of comments to the Department of Local Affairs.
- Allow for full **confidence in content before triggering procedural steps** involving local government time and attention.
- Continue on **path to a regional housing strategy**.

DRCOG's path to a regional housing strategy



Regional Housing Needs Assessment

October 2023–July 2024

- Data analysis.
- Understand barriers.
- Framework for strategy.

Regional Housing Strategy

December 2024–January 2026

- Regional implementation structure.

Regional plan updates

2025–2026

- Guide Metro Vision and regional transportation plan updates.



Questions?

Thank you!

Sheila Lynch, AICP
Regional Planning and Development
slynch@drcog.org

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