

COLORADO ASSOCIATION OF REALTORS

CENTURY OF OPPORTUNITY LEGISLATION

- Conversations on racial justice & housing affordability
- **How can we bring impactful public policy to make the next century accessible for all future homeowners?**



ACCOUNTABILITY AND PREPARING THE NEXT GENERATION

HB-1200: (FINANCIAL LITERACY)

HB-1028: (DIVISION OF HOUSING REPORTING)

Prepares our state and citizens to access and promote homeownership:

- 1. Financial Literacy Curriculum** — preparing for retirement, understanding credit and debit card use, managing student debt for higher education and preparing for homeownership
- 2. Requires the Division of Housing to annually publicly report how we spend housing federal, state and privately donated dollars:**
 - Where are we working on Housing projects in the state?
 - What type of housing: rental, homeownership, supportive or rapid re-housing
 - How many units of housing created, preserved, rehabbed?

INNOVATION IN HOUSING POLICY:

HB-1134: (BUILDING CREDIT FOR RENTERS PILOT)

Pilot Program –

- Allows Colorado to invest in a program that allows renters to report their regularly made rent as a way to build their credit for homeownership
 - ➔ Like Homeowners get equity in mortgage payments, renters get to build credit that helps beyond just future homeownership
- Works with our state LIHTC operator CHFA to recruit participants and analyze how program works for landlords and tenants and reports back to the legislature

INNOVATION IN HOUSING POLICY: HB-1271: (MENU OF INCENTIVES FOR BEST PRACTICES IN AFFORDABLE HOUSING DEVELOPMENT)

Menu of Options -- ~\$48 million to stretch local governments to jump start housing production

- 3 coordinated programs (a) toolkit – b) planning – c) menu) with stimulus funds to meet local governments where they are
- MENU gives local governments grants if they adopt at least 3 of the best practices in affordable housing development or pursue an innovative policy proposal
- Menu options that reduce regulatory barriers include: expedited permitting, master metering water, reducing permit fees, changing zoning to decrease parking requirements, allowing building for density, or ADU/duplex/triplex, land donation & land banking
- Report back to Legislature on success of all 3 programs

MORE HOUSING AND CONSUMER PROTECTION LEGISLATION

- HB 1117 – Inclusionary Zoning
- HB 1121 and SB 173 – Landlord Tenant Changes
- HB 1229 – HOA Fee Transparency
- SB 262 – Special District Transparency
- HB 1286 – Energy Performance for Buildings
- HB 1195 – Regulation of Radon Professionals

PROPERTY TAXES LEGISLATION

- SB 293 – Property Tax Classifications
- HB 1312 – Changes to Insurance Premium and Severance Tax
- HB 1061 – Residential Land Property Tax Classification
- HB 1083 – State Board Assessment Appeals

WILDFIRE MITIGATION LEGISLATION

- SB 237 – Create Forest Health Council in DNR
- SB 136 – Sunset Forest Health Advisory Council
- SB 166 – Colorado Fire Commission Recommendations
- HB 1008 – Forest Health Project Financing
- SB 054 – Transfers for Wildfire Mitigation and Response
- HB 1261 – Extend Beetle Kill Wood Products Tax Exemption
- HB 1208 – Natural Disaster Enterprise

QUESTIONS?

Don't miss the CSI Report on other innovative housing ideas:
<https://commonsenseinstitute.org/co-housing-blueprint/>

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