

**Strategic Growth Bill Outline**  
**Sponsor: Senator Roberts**

**Please note:** *This is an outline focusing on several key topics we know the policy will need to address, and that we need stakeholder input on. This outline identifies key topics and some potential options, and is meant to start the conversation on several placeholders (noted in [highlights]).*

**Budget:** \$10M (general fund), in Governor's budget proposal

**Overview:** Primary sections include (1) housing needs analyses and housing needs plans, (2) codification of statutory components to support strategic growth incentives; and (3) Comprehensive Plan reform.

**Key Bill Objectives and Goals:**

- Create a planning framework that aligns state, regional, and local efforts to reach shared strategic growth goals
- Provide opportunities for collaboration and cooperation
- Improve local access to data and best practices
- Identify quantifiable metrics to track progress over time
- Align funding across agencies for greater impact

**Policy Components:**

**I. Housing Needs Analysis and Housing Needs Plans**

**A. DOLA shall administer this section following these goals:**

- The goals of this component are: track and measure progress towards housing goals, support regions to work together on addressing their housing needs, and address the housing needs of low and moderate-income residents, as well as middle-income residents in Rural Resort Job Centers.
- The state housing needs analysis is intended to serve as guidance in developing local and regional housing needs plans. It allows the state to have accurate and necessary information to mediate disputes as localities and regions work to reach their housing goals.
- Regional cooperation on housing plans can promote sharing of resources to increase housing production.
- Recognize the importance of equitably quantifying housing needs to account for opportunities for low and moderate income workers in job centers and high-opportunity areas.
- Provide substantive housing and land use technical support to analyze and share local and regional data; support regions and localities obligated to complete HNAs and HNPs; provide additional support to localities that opt-in to incentivized local or regional planning elements, code assessments, and code updates; and comprehensively track and guide communities in emerging best practices.

## **B. State Housing needs analysis.**

DOLA must (1) develop a methodology for state, regional, and local housing needs analyses and (2) conduct an analysis to estimate the number of housing units needed (considering type, affordability levels, and other relevant factors) over the next [x years]. This analysis/methodology would identify housing needs at the state level, and develop a methodology and estimates for the regional and local levels.

## **C. Regional Housing Needs Plans.**

Regional housing needs plans shall be [required? incentivized? Optional?] for regions including jurisdictions within [MPOs? Rural Resorts? multi-jurisdictional areas, commute-sheds?] DOLA will provide funding, technical assistance, and incentives for locals to (1) utilize regional housing needs plans in local housing needs plans and (2) join together to complete regional housing needs plans.

## **D. Local Housing Needs Plans.**

Local Housing Needs Plans that meet all required elements will make the jurisdiction eligible for the [strategic growth incentives]. For jurisdictions in [MPOs? Rural Resorts? Regional Needs Plan Option?] a housing needs plan will be [required? incentivized? Optional?]. Regions may receive technical assistance and funding from DOLA. A housing needs plan would be required to be completed every [x years]. Within a Housing Needs Plan submittal, local jurisdictions would report data to DOLA every [X years] on housing production and zoning data. The state would publish this data.

## **E. Required Elements in Housing Needs Plans.**

As part of a local or regional housing needs plan, jurisdictions must include:

- [quantification of housing needs at different AMI levels?]
- [incorporation of regional jobs-housing factors?]
- [affordability strategies?]
- [displacement mitigation analysis?]
- [development approvals process-efficiency strategies?]
- [code assessment for efficiency?]
- [public involvement?]
- [projected demographics?]

Existing local housing plans that meet the above criteria will meet the requirements of this section if submitted to DOLA by [X date]. Existing local housing needs plans that meet some requirements of this section will be updated to include all requirements by [x date].

## **F. Appeals/dispute process.**

Local jurisdictions or regions may appeal or seek to resolve disputes related to achieving the goals of this section by [placeholder for stakeholder discussions]

## II. Strategic Growth Goals, Planning, and Incentives

A. **Colorado's Strategic Growth Goals** (placeholder for updates to goals from Strategic Growth EO)

B. **Statewide/Regional Planning and Incentives for Strategic Growth.** This section is intended to set a framework for statewide and regional planning that aligns housing goals with intersecting strategic growth efforts, including (but not limited to) transportation. The framework will create an incentive structure for existing state and regional funding to support implementation of Transit Oriented Communities, as well as other strategic growth efforts as identified.

1. **[Placeholder for state agency plans and strategic growth incentives TBD]**

2. **Strategic Growth incentives and planning in urban areas.** CDOT, within [the 10-Year-Plan or associated efforts], and MPOs, [within Regional Transportation Plans or associated efforts], must develop a vision and strategies that identifies and integrates the following:

- locally-identified Urban Centers and Neighborhood Centers
- major regional travelshed corridors, both for commuter travel patterns as well as other major travel patterns
- local and regional strategies for multimodal travel, transit, and complete streets
- an incentive structure that [encourages? strongly incentivizes? requires?] local jurisdictions to propose and prioritize projects that accomplish the above items, and to meet Housing Opportunity Goals [for jurisdictions where those apply]. The incentive structure shall include, but not be limited to, funding from Statewide Transportation Block Grants (STBG), Congestion Mitigation and Air Quality (CMAQ), Multimodal Options Fund (MMOF), Revitalizing Main Streets (RMS), Transportation Alternatives Program (TAP), and the Carbon Reduction Program (CRP).

3. **Growth Corridors.** MPOs and CDOT shall set criteria that define and identify Growth Corridors that have a substantial amount of new development outside of 2020 Census Urbanized Areas. Within each Growth Corridor, the [MPO and CDOT jointly?] must develop and maintain a corridor Transportation Demand Management (TDM) Plan that:

- aligns with CDOT interchange policies
- identifies all potential new or modified interchanges and associated existing and future development
- identifies methods to incentivize development to meet Neighborhood Center criteria
- conducts fiscal analysis of long-term infrastructure maintenance costs associated with Growth Corridors

4. **Urban Center/Neighborhood Center Transportation Study.** CDOT must conduct a study in coordination with the next 10-Year-Plan identifying policy opportunities and barriers to implementing context-sensitive design, complete streets, and pedestrian-bicycle safety in locally-identified Urban Centers and Neighborhood Centers.

5. **Neighborhood Centers for Rural Resort and Rural Communities.** [State Agencies TBD] must identify Neighborhood Center criteria that is specific to the context of Rural Resort Job Centers and Rural communities so that local jurisdictions may opt-in to identify areas as Neighborhood Centers.

### III. **Comprehensive Plan Reform**

A. **Goals.** In administering this section DOLA shall follow these goals:

- Encourage communities to plan with strategic growth goals in mind.
- Create guidelines/guidance regarding each required element and *permissive elements* (*permissive elements* are defined as voluntary but with guidance in statute).
- Retain flexibility in the implementation of local Comprehensive Plan elements. Items listed within the Strategic Growth element may continue to be met through other chapter names such as a "Land Use element" or "Place Types element".
- Include jurisdictions that meet the requirements of this section within the [Strategic Growth Incentives].
- Update the statute for county master plans to mirror municipalities in requiring adoption by elected boards (CRS 30-28-106(1)).

B. **Definitions:**

- **Urban Centers:** Within *Corridor Areas*. Urban Centers generally have the highest densities, job opportunities, robust transit networks, and need for affordable housing.
- **Neighborhood Centers:** Areas within MPO boundaries, and outside of *Corridor Areas*. Areas identified by jurisdictions to meet the characteristics of downtowns, main streets, commercial corridors, and mixed use neighborhoods. Appropriate for housing growth, generally have some transit service, and moderate densities. The need for affordable housing is high in some areas and growing in others. They lack the existing frequent transit of *Corridor Areas*, although many are planned for future increases in density and transit service.

**C. Required Comprehensive Plan elements.** The following Comprehensive Plan elements are required when Comprehensive Plans are updated for [Counties and/or municipalities who currently do Comp Plans? which elements for counties, which elements for municipalities? only jurisdictions in MPOs and rural resorts?]

**1. Strategic growth element.** Within a Strategic Growth element, jurisdictions shall include the following:

- Identify infill development areas and redevelopable areas by conducting a Buildable Lands Analysis. From this analysis they shall identify priority Opportunity Sites and describe the infrastructure and transportation needs and action steps to serve these sites.
- Jurisdictions will identify whether any Opportunity Sites have been voluntarily designated as *Urban Centers* or *Neighborhood Centers*.
- Within Growth Corridors, jurisdictions must conduct a Greenfield Development Analysis that identifies all anticipated future development as well as areas that may meet criteria for *Neighborhood Centers*. Jurisdictions must also identify any alignment with Growth Corridor Transportation Demand Management (TDM) Plans.
- Jurisdictions must identify their 3 mile planning boundary and integrate plans for that area into the Comprehensive Plan. The 3-mile Plan as described in statute will remain a separate annexation-related requirement and jurisdictions that have a compliant 3-mile Plan per the annexation statute may satisfy this requirement by referring to that plan.

**2. Water element.** [Guidance for a water element already exists in statute, however completing a water element is currently voluntary for local jurisdictions. This would make it a required element.]

- During a local Comprehensive Plan process, water providers outside the local government (special utility districts) will engage with local govts and provide specific information on redevelopment, density, and supply where the local government has identified that this information is necessary to provide support to *Urban Centers* and *Neighborhood Centers*.

**3. Housing element.** The plan must assess and address housing needs of current and future residents at all levels of affordability. It must include locally-appropriate goals, strategies, and actions to promote affordable housing development. This work must use the best available data (e.g., State Demography Office data or a recent housing needs assessment). It will include findings from the Housing Needs Assessments and Plans that the local government has determined are relevant to integration with transportation, infrastructure, and other elements.

**4. Natural and agricultural land priorities element.** Jurisdictions will identify natural lands and agricultural lands and strategies for conservation. For areas identified as Conservation Areas in the Greenfield Development Analysis in the Strategic Growth element, priority action steps towards local conservation goals shall be described.

5. **Action Plan.** This would [require? incentive? Optional?] that Comprehensive Plans include an action plan that identifies and prioritizes implementation activities, including estimated timelines.
6. **New adoption and submittal requirements.** Jurisdictions will be required to submit Comprehensive Plans to DOLA within [X days] of adoption. Boards of County Commissioners will be required to adopt the County Comprehensive Plan [currently they are adopted by County Planning Commissions]. Jurisdictions are required to update Comprehensive Plans at a maximum of [x years] from the previous Comprehensive Plan update.
7. **Comprehensive Plan-aligned Code.** This would [require? incentive? Optional?] that local zoning codes be in alignment with a newly adopted comprehensive plan or update within [x] years [for x communities].

**IV. Annexation Issues**

**V. Climate Action Reporting**

**VI. Water**

- local [municipal? special district?] water providers with greater than [x size] are [enabled? incentivized? required?] to adopt a written policy prioritizing their water supply for affordable housing when feasible.