



303 831 6411 / 866 578 0936 

303 860 8175 

www.cml.org 

1144 Sherman St., Denver, CO 80203 

On August 14, 2023, CML and CCI jointly hosted a meeting with multiple stakeholders with the goal of creating a space to discuss housing and help inform potential legislation. Attendees from each participating organization had an opportunity to share their perspectives about future housing policy to identify common ground, shared goals, and potential collaborative strategies. The group also had an opportunity to discuss strategies for construction litigation reform efforts.

Our meeting Monday was an excellent step moving from the common recognition that Colorado has a housing crisis toward identifying common goals that will lead, hopefully, to a range of actions that can receive broad support. Below CML staff has attempted to organize notes to provide a meaningful framework for future discussion.

- As a starting point, Monday's discussion identified several challenges and goals from which future discussions can grow, including:
 - The need to enhance regional efforts, including planning, and infrastructure. Regional collaboration efforts should also continue to recognize different needs and existing structures within each area.
 - An increased desire to ensure sound comprehensive planning, which should include more cohesive transportation and land use planning;
 - Affordable and attainable housing needs to increase, while also improving middle housing options. However, how affordability is defined and strategies to create *affordable* housing is a point where there is little agreement among the diverse group of stakeholders.
 - Impacts of new development should be mitigated while avoiding displacement of communities;
 - A recognition that development has to pay its way and there should be adequate resource allocation, which includes development costs, regulatory costs, and infrastructure and service costs;
 - Local and regional differences in place, needs, and capacities should be recognized, while providing for equitable distribution of housing;
 - An increased predictability in development processes, including streamlined permitting processes, decreasing repetitive and potentially unnecessary public hearings, and limiting unique and potentially onerous requirements and standards for developers; and
 - A desire to reduce environmental impacts of development while acknowledging that increasing statewide regulatory requirements for energy code development, green building standards, and statewide wildfire codes will ultimately have an impact on affordability.
- Immediate future conversations should continue to focus on confirming shared views of challenges and goals at this high level and then begin identifying strategies to mitigate the

challenges and achieve the shared goals. This will allow the group to identify additional common ground and bring a wide range of ideas to the table for consideration.

- There were a wide range of strategies discussed, including:
 - Stronger federal advocacy for federal housing funding;
 - Aligning state investments, particularly around transit;
 - Assisting with measures to maintain affordability;
 - Optimizing existing and future funding through ARPA and Prop 123;
 - protecting local cost recovery;
 - Advancing construction litigation reform;
 - Thoughtful structural changes to alleviate pressure from community; and
 - Streamlining environmental impact analysis for certain projects.

- Later meetings should be focused on identifying the most effective and equitable mechanisms to implement strategies and solutions. Given the range of issues and interests, there are opportunities to implement solutions immediately through collaborative efforts as well as longer-term legislative, regulatory, and advocacy actions.

This is a high-level summary of the meeting, and we encourage you to reach out with any additional thoughts and takeaways from the meeting that may be omitted above.

Below is a table of organizations and representatives that were invited to the meeting. If you see any omissions on this list, please notify CML staff.

Stakeholder List for August 14, 2023 Meeting

Organization	Main Contact
CCI	Reagan Shane
CCI	Steve O'Doriso
CCI	Eric Bergman
Special Districts Association	Ann Terry
CCAT	Thomas Davidson
Colorado Association of Ski Towns	Margaret Bowes
CC4CA	Jacob Smith
Metro Mayors Caucus	Heidi Williams

DRCOG	Doug Rex
AGNC	Tiffany Dickenson; Richard Orf will be attending
Pikes Peak Regional Council of Governments	Andrew Gunning
NWCCOG	John Stavney
Action 22	Sara Blackhurst
Colorado Chamber	Loren Furman
Colorado Chamber	Meghan Dollar
Denver Metro Chamber	JJ Ament
Denver Metro Chamber	Adam Burg
Colorado Association of Home Builders	Ted Leighty
Colorado Association of Realtors	Brian Tanner
Brownstein	Carolynne White
Gary Community Ventures	Luke Teater
Colorado Springs Chamber & Economic Development	David Dazlich
C3	Rachel Beck
Rocky Mountain Mechanical Contractors	Monica Colbert Burton
Vail Valley Partnership	Chris Romer
Gorman & CO	Kimball Crangle
Colorado Concern	Annelise Steel
Denver Water	Andrew Hill
Metro Water Recovery	Erin Bartoli

NW Colorado Council of Governments Water Quality/Quantity	Claire Carroll
Eagle River Water & Sanitation/Upper Eagle Regional Water Authority	Kristin Moseley
Aurora Water	Kathleen Kitzmann/ Steve Holdren
Water Congress	Doug Kemper/ Dianna Orf
Ute water Conservancy District	Katheen Curry
River District	Zane Kessler
Stormwater Council	Alan Searcy
Conservation Colorado	Jenny Gaeng
SWEEP	Matt Frommer
Western Resource Advocates	Linsay Roders
Enterprise Community Partners	Kinsey Hasstedt
Colorado Coalition for the Homeless	Cathy Alderman
Habitat for Humanity	Karen Kallenberg
CHFA	Jerrilynn Francis
Healthier Colorado	Christina Walker
Maiker Housing Partners	Peter LiFari
Community Economic Defense Project	Melissa Mejia
Housing Colorado	Brian Rossbert
Housing Colorado	Ally Upton
Colorado Housing Affordability Project	Brian Connolly
Community Builders	Clark Anderson

Neighborhood Development Collaborative	Jonathan Cappelli
Yampa Valley Housing Authority	Jason Peasley
Valley Housing Fund - Gunnison Valley Affordable Housing Catalyst	Scott Desmarais
Gov	Eleni Angelides
CEO	Kelly Blynn
DOLA	KC McPherson
DOLA/DOH	Andy Hill
COLA/Demography	Elizabeth Garner
CDOT	Nate Lindquist
American Planning Association	Joni Marsh (CML planning section chair)
American Planning Association	Susan Wood
American Council of Engineering Companies	Heidi Gordon
American Council of Engineering Companies	Holly Buck
Homeownership Alliance	Jen Penn
Homeownership Alliance	Michael Gifford