

Board of Directors

Meeting date: November 20, 2024

Agenda Item #: 13

Regional Housing Needs Assessment and State Compliance

Agenda item type: Informational briefing

Summary

Update on the Regional Housing Needs Assessment and compliance with state legislation.

Background

As noted last month when the DRCOG Board of Directors moved to accept the [Regional Housing Needs Assessment](#), the context of state laws has evolved since DRCOG embarked on this work over three years ago. DRCOG staff have continued to monitor the state's implementation of the [Sustainable Affordable Housing Assistance act](#), passed earlier this year as Senate Bill 2024-174.

Among other requirements, this state legislation requires that nearly all local governments in Colorado conduct and publish a housing needs assessment. One key exception is for local governments that participate in the creation of a regional housing needs assessment.

Therefore, DRCOG staff are closely monitoring a path to compliance involving several near-term dates with the goal of giving local governments the ability to use DRCOG's Regional Housing Needs Assessment in fulfillment of the new requirement:

- November 15, 2024: The state plans to publish a final draft of the legislatively required housing needs assessment methodology.
- December 31, 2024:
 - Publication deadline for the state's final methodologies for local and regional housing needs assessments, as well as for displacement risk assessments.
 - Submission deadline for local governments and regional entities with housing needs assessments conducted after January 1, 2022 that conform with the state's methodology.

Based on initial drafts and the state's engagement with DRCOG staff, DRCOG's assessment is well-positioned for conditional approval with nearly all the legislatively required components. Additions or clarifications from DRCOG staff will not change the assessment's primary findings. DRCOG staff plan to represent these additions and clarifications through supplements in the [Denver Region Housing Needs Profiles interactive dashboard](#).

Seeking conditional approval will allow DRCOG to achieve substantial compliance before completing the required procedural steps involving local government time and attention through public meetings and submission of comments. Achieving approval will allow local



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governments to evaluate whether they wish to use DRCOG's assessment as their state-mandated resource for housing planning or whether they wish to pursue their own assessment under the state's methodology before December 31, 2026. Pursuing substantial compliance now will also allow DRCOG to focus attention on development of a Regional Housing Strategy.

Action by others
None

Previous discussion/action
[October 16, 2024](#) – Board of Directors meeting

Recommendation
None

Attachment(s)
Staff presentation

For more information
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