

Panelist



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Future Constraints:

- Affordability
- Labor shortages
- Growth limitations
- Economic factors



Affordability:

- **Fees**
 - Building fees, water and impact fees
- **Limited lot supply and increasing infrastructure costs**
- **Land cost and density**
 - Density shifts to improve affordability
 - House Bill 1279
- **Remove cost from the house & process**
 - Efficiencies in production, design, purchasing



Labor Shortage:

Answer = Colorado Homebuilding Academy

- Superintendent training
- Apprenticeship & skills training
- Boot camp, high school outreach
- Aurora Community College 2-yr CM Degree



Initiative #66 – Growth Limitations:

- **Statutory ballot initiative submitted through title board**
- **Constraints (10 county radius):**
 - No building permits from election through end of year
 - Each county limited to 1% of existing housing stock
 - 2021 - counties can do a referendum to overturn
- **Areas challenged and next steps**
- **Consequences:**
 - Reduce housing production from around 36,000 per year to 18,000 per year
 - Exacerbate current housing shortage
 - Dramatic increase in housing costs
 - Discourage business investment and job creation
 - Stall out or push Colorado into recession



Economic Constraints:

- Tax code changes
- Interest rates
- Inflation





Thank you

