

## Notes on Colorado Housing from Phil Cernanec 3-27-2023

Team,

Unfortunately, I have a conflicting meeting on Tuesday. Some 'thoughts:'

By the State demographer's projections one-half of the additional demand-side of housing in Colorado over the next 20 years will come from Older Americans (not counting those looking for downsizing or more affordable options).

For a number of reasons beyond what is in the CCA letter to the governor's office and legislators, housing AND considerations of accessible nutrition and services AND intergenerational mix go hand-in-hand, and should all be considered together! This is somewhat included within Age Friendly - Live Long Colorado.

Also, some thought should be given not just to respecting our older citizens, but also leveraging their rich and varied life experiences for the benefit of the communities. (One example to consider is using housing as a part of an effort to leverage the life experiences, vitality and skills of older adults to alleviate some of the pressures caused by our shortage of [and stress upon] classroom educators.)

Complicating the effort to 'strong-arm' across the State through administration/legislature dictates/laws, could some understanding should be developed regarding the resistance to the administration/legislature proposals? Local control over land use / zoning (Home Rule) has been a long-standing, if not sacred, practice, if not previously legislated or even constitutionally protected. Some discussion, understanding, source and respect of the basis for Home Rule protections should be included. Maybe a State vote whether to 'stomp on' or override the protections would be a better step before 'strong-armed' attempts / legislation. (Is it anathema to try to work with the regional councils of governments (municipal and counties), the Colorado Municipal League, Colorado Counties Inc, and the Metro Mayors Caucus? There are already strong networks for dealing with transportation issues across Colorado, and it would seem a relatively small step to extend to the realities of housing.)

For me, will the State take over the permitting, licensing, inspecting and issuance of Certificates of Occupation? If not, local authorities can 'back door' some fairly difficult requirements that will somewhat impede or block the intent of the legislative approach by itself, if not significantly increase the cost of development through the costly efforts to comply with other local requirements. (Haven't read the entire proposed legislation, so this may be addressed.)

Thanks for carrying my thoughts to the Tuesday discussion! (I'll be on Monday's CCA advocacy call and you can let me know if I have been unclear.)

Cheers!

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