



COLORADO STARTER HOME INITIATIVE

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Overview

The Common Sense Institute and Housing Fellow Peter F. LiFari, together with the Colorado Association of REALTORS®, the Home Builders Association of Metro Denver, and Civic Results are teaming up to put the latest data and facts around housing affordability into an actionable regulatory framework to support cities and counties aiming to increase the supply of starter homes across Colorado.

This initiative - The Colorado Starter Home Initiative - will culminate in the creation of a Starter Home Zoning Template, which is a flexible, locally tailored roadmap to help communities modernize zoning, streamline building codes, and adapt design standards to make starter home development more feasible.

The Goal of the Starter Housing Zoning Template is:

Create a tailored regulatory model responsive to Colorado's diverse communities. The template of basic zoning controls will allow administrative approval of starter home developments. The template starts with small single-family detached homes. Because current zoning codes differ significantly in form, substance, and structure the template will include guidance as to what parts of distinct types of zoning ordinances may need to be modified to fit the local context.

Guiding Principle

Data and economics must drive affordable housing policy. CSI's goal is to support local leadership - not override it - by equipping communities with research, tools, and actionable solutions that can be adapted to their character and capacity.

Key Components of Starter Home Zoning Template could include:

- Permitted Zoning District
- Site Dimensional Standards
- Building Design and Development Standards
- Administrative Approval Procedures for Starter Home Developments

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