



COLORADO

Department of Local Affairs



DOLA FY 2025-2026 PERFORMANCE PLAN

Strengthening Colorado Communities



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Letter from Executive Director Maria De Cambra

As I close out my second fiscal year with the Department of Local Affairs (DOLA), I am so proud of the DOLA team's dedication, commitment to innovation and advancements of our programs, and improvements we've made to our processes since I began as DOLA's Executive Director in December 2023.

DOLA has made it easier to build affordable housing by cutting red tape and collaborating on innovative solutions to pressing problems. We've reduced housing contracting times by over 39%, from over 240 days to 146 days, we launched incentive programs to help communities permit faster, which ultimately helps our goals to build more housing, and we've also gotten more strategic and transparent in the way we fund affordable housing developments. We now have a quarterly application process with published funding amounts available for projects, we give applicants the resources needed to see how competitive an application cycle will be before they commit time and resources to submit an application and we've published clear scoring criteria to aid applicants in preparing competitive applications.

DOLA is embracing innovation. DOLA has three AI pilots underway - by testing this new technology, we're finding ways to speed up this process while maintaining safety and quality standards. We know that time is money in the housing space and we know that getting building plans reviewed and approved can be costly and take months. We're going to be the first state agency in the nation to launch a three month pilot aiming to reduce the time it takes to process a plan review and lower costs for developers and re-reviews. We're taking the AI pilot one step further by working directly with 3-6 local governments in a pilot program focused on lowering permit review times. Our third AI pilot is testing AI for grant underwriting to make use of the potential benefits like more efficient award processes, reduction in human error and acceleration of deal completion timelines.

We've made our programs more accessible to local governments and community partners through process improvements, helpful new tools and remaining dedicated to hands-on support and technical assistance. We focused on customer improvements, including a new filing portals to get money out the door faster to local governments, allowing them to put those funds towards critical services for their constituents. We are busy implementing land use and housing policies from the 2024 and 2025 legislative sessions that the data shows will be game changers when it comes to addressing the housing crisis in our state. And we all know that housing can't happen without roads, water, sewer, and utilities. We've committed funding to help communities build the infrastructure needed to support new development.



We've strengthened community partnerships by being a convener in the housing space. I am co-chairing the Housing Consortium, which is a first-of-its-kind collaborative bringing public and private sectors together in one room, all committed to figuring out our biggest challenge: how we build a house for every Colorado budget? DOLA staff has advocated for our programs at every level: local, state and Federal to make sure that Colorado's most vulnerable communities aren't forgotten.

Personally, I will never forget the ways in which DOLA's work transforms people's lives. We help Coloradans get a start-up loan to purchase their first home, provide assistance so they can have a roof over their heads while they get back on their feet and we help build new housing so seniors, teachers and firefighters can have a home that they can afford.

Our impact is vast:

- Since Fiscal Year 2022, our Division of Housing has awarded almost \$800 million for the preservation or production of affordable housing units - serving 25,000 households across Colorado.
- In the past two years, our Division of Local Government has provided over \$1 billion to fund nearly 2,000 projects across our state, bringing critical funding for key infrastructure upgrades and improvements, disaster recovery, enhanced public safety and sound land use planning and community development.
- Our State Demography Office responded to over 200 data requests and gave over 130 presentations to provide unbiased, nonpartisan population forecasts to help our community make data driven decisions.
- The Board of Assessment Appeals received over 6,500 appeals last fiscal year, and 2,700 appeals so far this fiscal year, a huge increase from the most prior assessment period.
- The Division of Property Taxation stood up a pilot expanding the senior homestead value adjustment to provide (we estimate around \$1M in) tax relief to Colorado households.

Despite significant uncertainty at the Federal level and significant budget shortfalls at the state level, DOLA's mission has not only remained steadfast, but it has intensified in our commitment to empowering local governments and creating opportunities for every Coloradan to have a safe and affordable place to call home.

Our team of dedicated public servants is fully committed to delivering meaningful results for all Coloradans. I'm continually inspired by the dedicated team of public servants that I get to work with every day -- ALL with the shared vision - to strengthen Colorado communities.

Sincerely,

Maria De Cambra
Executive Director, The Colorado Department of Local Affairs



DOLA Overview

Departmental Introduction

The Department of Local Affairs (DOLA) serves as the primary interface between the State and local communities. Colorado's approach is unique in that these local community services are gathered into one department of "Local Affairs" which has a central focus on strengthening Colorado communities, increasing resiliency, and enhancing livability, unlike other states who house such services in various Departments.

DOLA makes financial resources available to support community infrastructure (e.g. water, sewer, road and bridge projects) and services (e.g. housing) either through statutory formula distributions of state and federal funds or through state and federal grants. In recent years, a large portion of DOLA's funding has also come from one-time federal stimulus programs established to respond to the COVID-19 pandemic and its impacts. While those funding sources have been awarded to critical projects and organizations across the state, we are utilizing new ongoing funding sources, such as Proposition 123, to continue to invest in housing and our communities.

In addition to providing assistance and services to local governments and communities, DOLA provides technical assistance and services for individual citizens. DOLA assists property owners to ensure their property taxes have been determined in a fair, accurate, and consistent manner in accordance with property tax laws, and provides a forum for taxpayers to appeal assessments. DOLA provides unbiased and nonpartisan population and economic data, which provides the basis for data-driven, thoughtful, strategic decision making when it comes to planning for infrastructure, education, healthcare, and economic development in our state. DOLA also helps citizens obtain assistance with rent, mortgage, and utility payments through local housing authorities and non-profit service organizations. Additionally, DOLA channels federal aid for disaster recovery. In these ways, DOLA serves Coloradans directly.

Through DOLA's strategic plan, the team has established an internal culture that encourages efficiency, transparency, innovation, prioritizing communication with internal and external constituents, and being a proactive leader and convener to advance the interests and capabilities of local governments and community partners. As a Department, DOLA seeks to build on the existing partnerships with local communities who are so critical to Colorado's success.

DOLA's Mission

Strengthen Colorado Communities

DOLA's Vision

The Department of Local Affairs is responsible for strengthening Colorado's local communities through:

- Accessible, affordable, and secure housing
- Implementation of property tax law and evaluating property valuation appeals
- Increasing demographic estimates and forecasts, capacity building, strategic training, research, technical assistance, and funding to localities.

Authority and Structure

Department of Local Affairs (DOLA)
Title 24, Article 32, C.R.S.

Division of Property Taxation (DPT)
Article X, Sections 3 and 15 of the Colorado Constitution
Title 39, Articles 1-14, C.R.S.

Board of Assessment Appeals (BAA)
Article X, Section 3 and Article XII,
Section 13 of the Colorado Constitution
Title 39, Article 2, C.R.S.

Division of Housing (DOH)
Title 24, Article 32, Section 702, C.R.S.

Division of Local Government (DLG)
Title 24, Article 32, Part 1, C.R.S.



DOLA leadership touring affordable housing projects in Summit County, September 2024



Groundbreaking ceremony in Broomfield, June 2025



DOLA Leadership staff in Sterling while on a site visit to the Eastern Plains, July 2024

DOLA Organizational Chart FY 2025-26

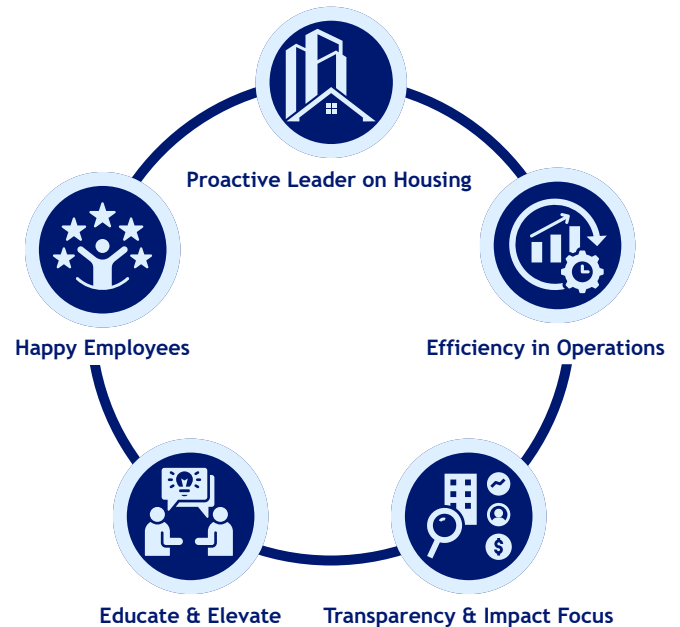


Source: FY 2025-26 Long Bill, does not include special bills adding additional appropriations to the Department



Strategic Plan

Through DOLA's strategic plan, the team has established an internal culture that encourages efficiency, transparency, innovation, prioritizing communication with internal and external constituents, and being a proactive leader and convener to advance the interests and capabilities of local governments and community partners. As a Department, DOLA seeks to build on the existing partnerships with local communities who are so critical to Colorado's success.



Being a Proactive Leader on Housing

DOLA will become a driving force in housing by:

- Fostering a department-wide culture and commitment to being a proactive partner to local government on housing issues;
- Bringing the latest thinking and innovative solutions to address local housing challenges;
- Leaning in as an expert partner by bringing new ideas as a forward thinking leader helping to drive action, in addition to being a partner ready to react to local needs or requests.

Prioritizing Efficiency in Operations

DOLA will make significant improvements to internal operations that lead to measurable improvements in the efficiency of our systems, processes and operations, while maintaining the quality and accuracy of our work.

Increased Transparency About our Programs & Impact

DOLA will make significant improvements to internal operations that lead to measurable improvements in the efficiency of our systems, processes and operations, while maintaining the quality and accuracy of our work.

Educate Others & Elevate DOLA's Work

DOLA will develop and execute a strategic communications plan to educate local government officials, developers, professional and business associations, the public, and other local partners about the broad work of DOLA and how to interface with DOLA's programs.

DOLA's Staff are the Happiest Employees at the State

DOLA employees are high-performing, passionate about their work and feel appreciated for their contributions.



Division Responsibilities



Executive Director's Office

In general, the **Executive Director's Office (EDO)** provides support to all Divisions to enable them to accomplish their strategic goals. The primary role of the EDO is to support and coordinate the Divisions within the Department. EDO also provides several key “back office” roles, thereby avoiding unnecessary duplication of effort within the Divisions. Among the activities provided by staff of the Executive Director's Office are Administrative Operations, Accounting and Financial Services, Human Resources, Legislative Relations, Communications, and Strategy.



State Demography Office

Within the Executive Director's Office, the **State Demography Office (SDO)** creates, organizes, and analyzes demographic and economic information for the state. SDO population estimates and projections data are used by state agencies to forecast demand for facilities and services. These demographic data are also used by local governments, non-profits, and the private sector to anticipate growth or decline and to plan and develop programs and community resources. The office makes data publicly available on DOLA's website, answers requests for economic and demographic data, and provides training workshops on accessing and using data. SDO recently expanded its analysis and collection of housing data and other information to conduct statewide housing needs assessments and to provide technical assistance to local governments analyzing their housing needs.



Division of Housing

The **Division of Housing (DOH)** partners with local governments, housing authorities, non-profits, developers, and landlords to expand affordable housing across Colorado. DOH offers grants, loans, rental subsidies, and bond authority to create, preserve, and rehabilitate housing for families, seniors, workers, and those with special needs. It also certifies off-site manufactured structures and approves multifamily and commercial housing construction in counties without codes.

DOH oversees 23 programs related to housing finance, grants, and manufactured housing. Under the Division of Housing:

Colorado State Housing Board (the Board)

An eight-member board that advises state leaders (the Governor, General Assembly, and DOH) on housing needs. The board reviews financing proposals, sets housing policies, and adopts regulations for factory-built structures, tiny homes, and multifamily housing in counties without code.

Preparation of Housing Strategic Plans

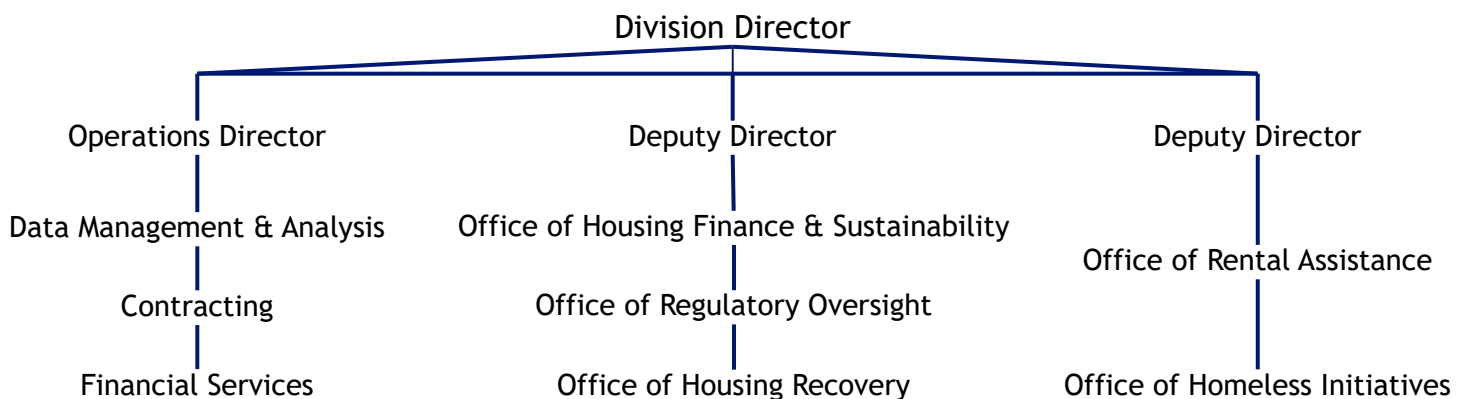
DOH develops the **State Consolidated Plan** and the **Housing Choice Voucher Agency Plan** annually. These plans guide funding priorities and housing strategies using statewide data sources like vacancy surveys, income and foreclosure reports, housing needs assessments, and census data.

Office of Housing Finance and Sustainability

A statewide team that works with communities to assess housing needs, support project development, and create financing packages. OHFS collaborates with key funders to maintain a robust pipeline of affordable housing projects.

Livability Focus

DOH plays a key role in DOLA's broader effort to align housing with jobs, transportation, education, and the environment. Through interagency collaboration and resource alignment, DOH emphasizes serving households earning less than 50% of Area Median Income (AMI).





Division of Local Government

The Division of Local Government strengthens Colorado and empowers local communities by providing strategic expertise, advocacy and funding, and works directly with local jurisdictions to facilitate strategic growth, economic development, and preparedness for and recovery from disruptive events. The Division serves communities through the following organizational or functional areas:

Invest in Communities

The Division of Local Government offers over 20 grant and loan programs in the areas of land use planning, infrastructure, economic development, and public facilities to help local governments achieve their community priorities.

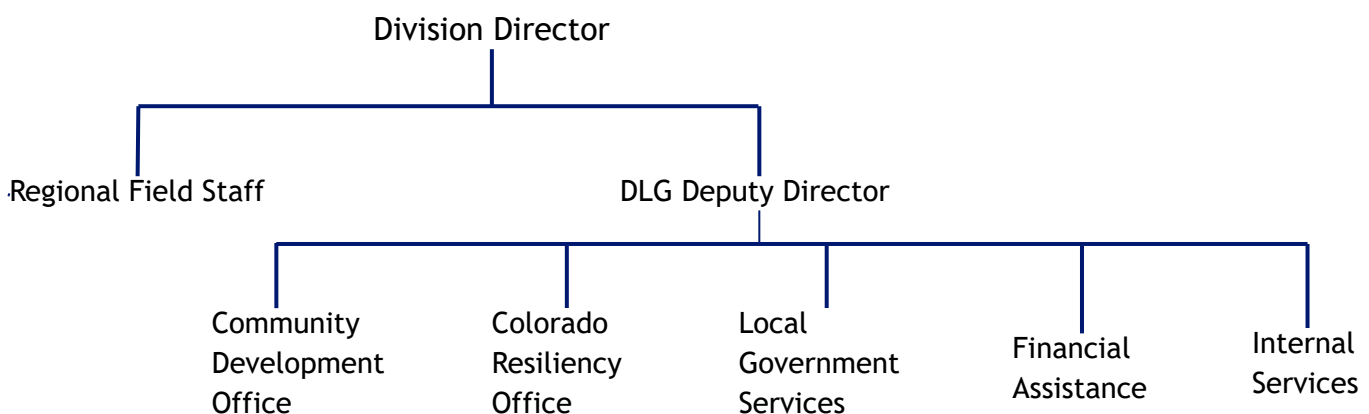
Promote Local Problem Solving and Inform Decision-Making

The Division of Local Government provides technical expertise in the areas of local elections, land use planning, downtown revitalization, budgeting, community visioning, financial management, property tax revenue limits, hands-on project development from conception to completion, disaster recovery and long term resilience, and compliance with state statutes pertaining to local governments.

We do this through workshops, webinars, direct technical assistance from program staff, and our uniquely positioned Regional Field Team - a staff of former city and county managers, department directors and elected officials who serves as a first point of contact to provide on-the-ground professional expertise and assistance.

Disaster Recovery and Resilience

In the event of a disaster, The Division of Local Government's role in recovery efforts includes leading economic and community recovery and resiliency to stabilize and rebuild. The **Colorado Resilience Office** provides leadership and coordination of the Community Assistance Recovery Support Function.

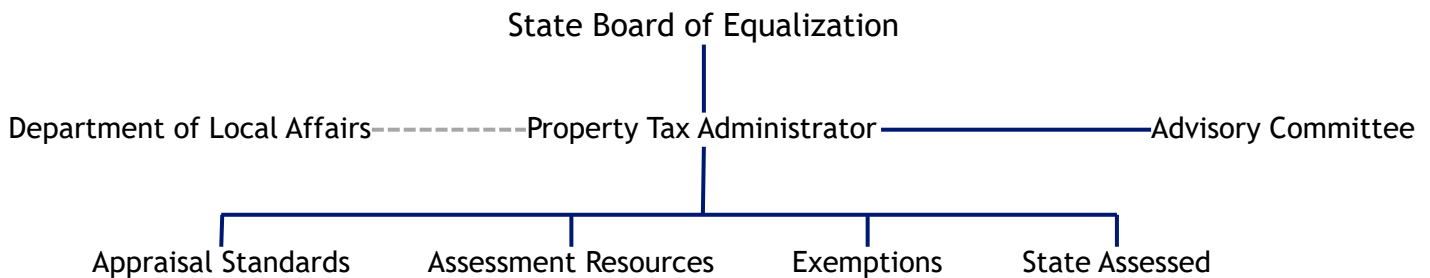




Division of Property Taxation

Under the general laws of Colorado, the **Property Tax Administrator** heads the Division of Property Taxation.

The Division's charge is to coordinate and administer the implementation of property tax law throughout the 64 counties of Colorado to ensure that valuations are uniform and that each property class is responsible for only its fair share of the total property tax obligation. This includes the granting of exemptions, valuation of public utilities for ad valorem taxation, providing technical assessment assistance, and promoting the equalization of property valuation. To fulfill these responsibilities, the Division is divided into four sections: Appraisal Standards, Assessment Resources, Exemptions, and State Assessed Sections.

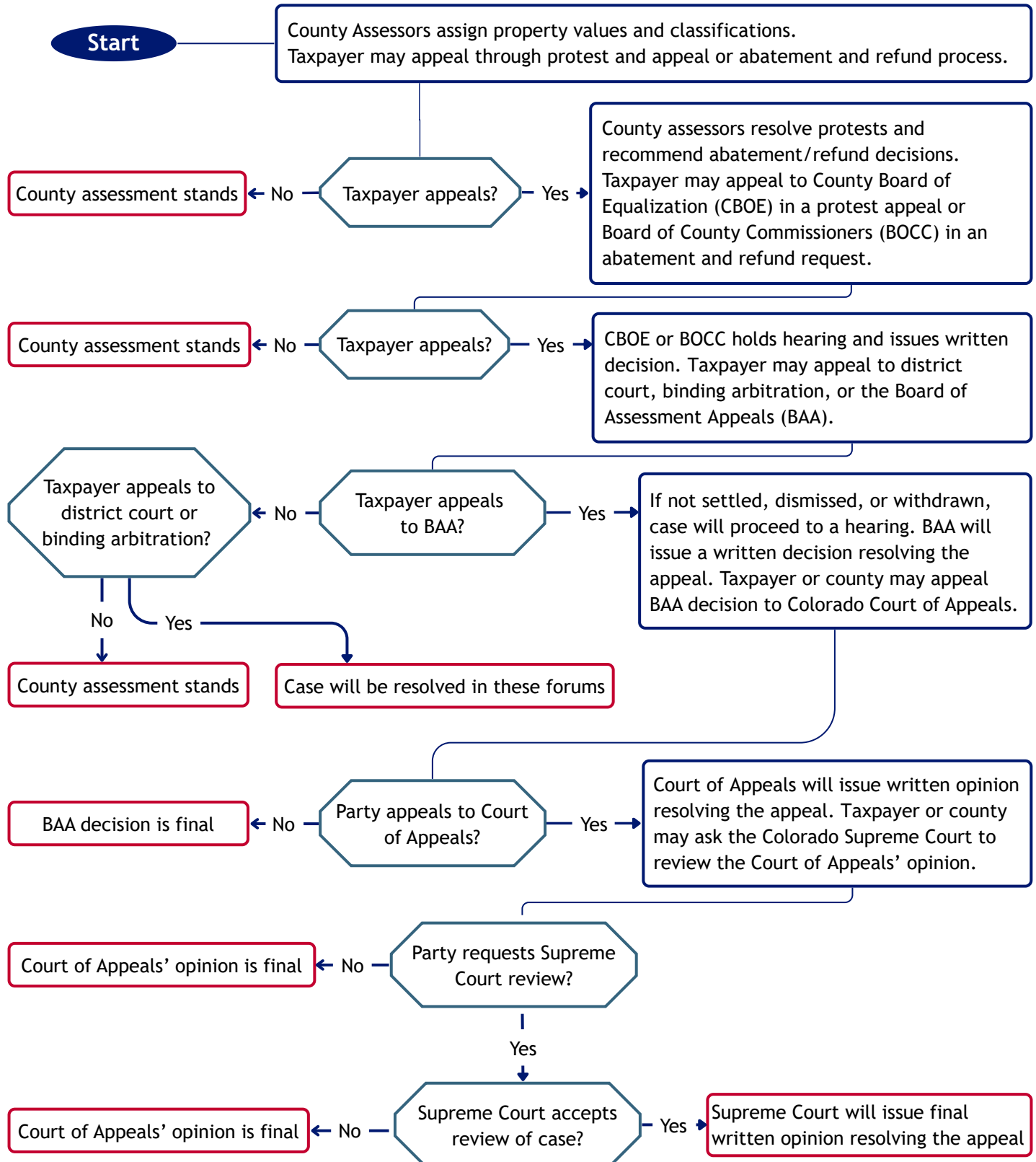
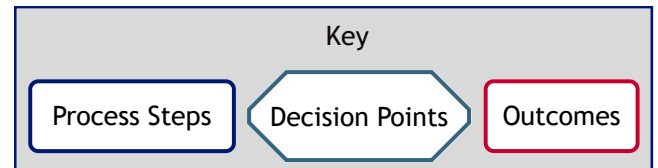


Board of Assessment Appeals

The Board of Assessment Appeals (BAA) hears appeals of the value and classification assigned to real and personal property for property tax purposes. The BAA is a quasi-judicial tribunal, consisting of Board members who serve as hearing officers in accordance with the Administrative Procedures Act. Board members are licensed appraisers, appointed by the Governor and confirmed by the State Senate. By statute, the Governor may appoint from three to nine members to the Board. There are currently nine members of the Board, to allow cases to be heard and decided on a timely basis. Board members conduct evidentiary hearings, and then apply statutes, case law, agency rules and guidelines, and appraisal principles to the issues before them to render written orders resolving the appeals. The BAA's decisions may be appealed to the Colorado Court of Appeals.

Appeals to the BAA are filed by taxpayers, called petitioners. Petitioners appeal from the decisions of two categories of respondent: Colorado counties, and the State Property Tax Administrator.

Board of Assessment Appeals Process





Environment

DOLA's Strategic Approach to Affordable Housing

Understanding Colorado's Housing Crisis

Following the Great Recession, the construction and finance sectors were severely impacted, leading to a stall in housing supply in 2010. Population was still growing but Colorado's housing development wasn't keeping pace with the growth. However, since 2018, housing construction has rebounded significantly, averaging 44,000 units per year. Yet, Colorado still faces a 105,000 units shortfall in supply ([Up for Growth 2024 Report](#)).

There are many factors at play that affect the ability and rate of building affordable housing, including local control and different requirements depending on jurisdiction, including tap fees, impact fees, and design and building codes. Insurance is a challenge, including condo defect laws that have historically discouraged condo development in Colorado, making it harder to build more affordable homeownership options. On top of that, rising homeowner and commercial insurance costs, driven by wildfires, hail, and other risks, are making it even more expensive to own or rent a home.

There is the general understanding that funding is a challenge given the current uncertainties at the Federal level and the budget constraints at the State level. And it's not just about building the homes, it's also about the infrastructure costs, like roads, utilities, and water, which add up quickly. The reality is, we simply don't have enough funding to meet all the affordable and middle-income housing needs in the state.

There are always market forces that are beyond the state's control, including interest rates, labor shortages, and rising material costs, which all impact how much it costs to build and how affordable homes can truly be.

Finally, even when everything goes smoothly, housing projects can take 2-5 years to go from a concept to actual homes people can live in. It is understood that time is money in the housing space. Permitting, plan reviews, and approval processes can slow things down, making projects more expensive and harder to complete.

A Colorado Solution: How Proposition 123 is Addressing Housing Barriers

The state's role is to help reduce some of these barriers, whether that's through funding, technical assistance, or working with local governments to find solutions and for DOLA to be a convener of all the interested parties in our state.

A game-changer for affordable housing in Colorado, Proposition 123 created a dedicated funding stream to support the development and preservation of affordable homes across the state.

For the jurisdictions where 50% or more of the units will be dedicated to affordable units, Proposition 123 communities must have an expedited 90-day review process for those projects. DOLA recently announced that local governments opting into Proposition 123 can now receive an incentive award for early adoption of a compliant expedited development review process. DOLA has \$2M set aside for this incentive program.

Beyond Traditional Construction: Colorado's Leadership in Off-Site Housing Innovation

In addition to the vast potential of AI in the housing space, factory-built homes offer a faster and more affordable way to increase housing supply. Colorado remains on the cutting edge of housing innovation, specifically modular and off-site construction. The state has invested \$80 million to expand this option as part of the solution to Colorado's housing challenges.

Results of \$80 million Investment



Colorado has increased our in-state modular production by **687%**



Colorado Modular Market Share has **tripled** from all housing built



Cut reliance on modular components from out of state factories by **50%** (in 2024 only imported 43% of modular components)



Also resulted in **savings** and **lower carbon output** from reduced shipping

The Scale of Colorado's Housing Crisis by the Numbers

These efforts, in addition to our partnerships with so many, DOLA is making significant progress towards tackling the housing crisis in our state. The Department of Local Affairs has been tasked with the tremendous responsibility of receiving over \$1.5 billion stimulus dollars, the largest recipient of funds statewide.

Our DOLA team has risen to this challenge and adapted to respond to the evolving needs of Coloradans.

Example of What Coloradans are Facing



51% Increase in Homelessness

35,000 people who experienced homelessness in Fiscal Year 2020 jumped to over 53,000 people in Fiscal Year 2024



91.9% Increase in Eviction Filings from 2021 -2024



75% Decrease in Apartments with Rents Under \$1,000

Over last decade



45% of Renters in Colorado are Cost-Burdened

Though incomes have increased, the stock of rental housing needed at lower income levels has decreased.



Federal Funding Impact: How DOLA Channels \$200M to Address Colorado's Needs

Because DOLA receives a large amount of funds from the Federal government, it's important to highlight the Federal funding environment currently, recognizing that there is a significant level of uncertainty around the Federal budget and general landscape currently. DOLA has over 30 programs supported by federal funds, injecting over \$200M into Colorado's economy annually.

Those programs support:

- rental or mortgage assistance
- homelessness efforts
- housing development
- infrastructure
- disaster relief
- economic development

42,000+ Coloradans Served Over Four years



Provided **overnight shelter beds** to over **4,000 households** annually



Supported **2,812 households** with **homeless prevention** services



Provided **down payment assistance** to **174 households**



Improved **access to public facilities** for **31,114 people**



Constructed **2,933 new affordable rental housing units**



Constructed **142 new for-sale affordable housing units**



Constructed **142 new for-sale affordable housing units**



Rehabilitated **192 rental housing units**



Created or retained **574 jobs**



Assisted **635 households** with **rapid-rehousing**



DOLA Impact Highlights

Division of Local Government, Since January 2020



Awarded **\$153 Million** in planning and infrastructure grants for affordable housing



Supported the creation of almost **10,000 affordable housing units** through implementation and infrastructure projects



Supported **over 200 local governments** with community planning, zoning and land use reforms, and improved permitting times.

Division of Housing, Since FY 2020-2021



Created or preserved almost **20,000 housing units** through **\$768 million** awarded



Created or preserved over **2,500 homeownership units** through over **\$60 million** awarded



Served over **64,000 households** in emergency housing assistance by providing **\$500 million** in funding support



Served over **8,600 households** in emergency mortgage assistance by providing **\$163 million** in funding support



Process Improvements

Consistent with our Strategic Priority to Prioritize Efficiency in Operations, DOLA has made significant improvements to internal operations in FY 2024-25 including upgrades to IT systems, and processes.

Examples include:

Executive Director's Office

- Implemented a new budget and staffing plan process to ensure decision items are effectively completed before the start of the next budget process.
- Met the Governor's Executive Order on skills-based hiring, by ensuring all of our job postings are using best practices and appealing to all qualified candidates.
- State Demography Office filled two positions bringing unique skill sets to the Office, including expertise in race and ethnicity data and dedicated assistance for the housing needs assessment work and housing data.
- We've decreased our vacancy rates.

Division of Local Government

- Focused on customer improvements, including a new Local Government Information System (LGIS), E-Filing Portal, and brand new Land Use and Housing Implementation Portal.
- Improved digital assets including move of Colorado Recovery Office and Planning for Hazards websites to Drupal platform and remodeled 2024 Land Use and Housing Website.
- Internal Services cross-trained all staff so that each person could assist another area that was experiencing high-volume, short deadlines, or staff shortage and provide resources where they were needed most.

Division of Housing

- DOH streamlined processes to get money out the door faster so construction can begin sooner.
- Overall, DOH has reduced contracting time by over 35%, from over 240 days to 154 days and anticipates further reductions this fiscal year. If you were to take out the time that the contract is with the borrower or grantee, documents are currently being executed within a median of 32 and 61 days.
- Enhanced its affordable housing development funding process by becoming more strategic and transparent. This includes a quarterly application process with publicized funding amounts for homeownership and rental projects, summaries of letters of intent to apply for each round, and clear scoring criteria.
- Expanded its data team to ensure we are tracking key metrics and making data-driven decisions.
- Completed an Organizational Assessment and is actively implementing key takeaways.
- Published policies around and successfully implemented HB 24-1308 (DOH contracting timelines), and maintained contract times within 90 days, less negotiations (see WIG below).

Division of Property Taxation

- Focused on key technology improvements to its tax exemptions reporting system.
- Board of Assessment Appeals made improvements to their case management system.



DOLA leadership with the City of Greeley Community Well Being Team during a site visit featuring Alquist 3D-printed housing technology

Performance Evaluation

DOLA identified several Wildly Important Goals (WIGs) for FY 2024-25. For this performance evaluation, the Department has updated progress on the Department's WIGs. The updates reflect data as of April 30, 2025.

Additional detail for these WIGs is available in DOLA's prior year [FY24-25 Performance Plan](#).

WIG: Housing Contract Times

Data represents partial reporting for Quarter 4 activities, where available. Reporting for contracting measures not available because medians are calculated at the end of each quarter.

Measure	Baseline	Q1	Q2	Q3	Q4	Target
Key Metric 1: Initial drafts of contracts are sent to the applicant within a median of 25 days of the award	70 days	30	29	28	Available July 2025	≤25 days
Key Metric 2: Final signature is executed by the State within a median of 7 days of final signature from the applicant	7 days	13	8	8	Available July 2025	≤7 days
Key Metric 3: Documents are executed within a median of 80 days, less a pause for any time with applicant providing comments and in negotiations on contract language	85 days	50	61	32	Available July 2025	≤80 days
The Division of Housing will notify applicants within a median of 25 days after a decision on an award by the State Housing Board by 6/30/25	N/A	6.67	4.7	2.7	Available July 2025	≤25 days
The Division of Housing will implement customer feedback surveys for the contracting application and execution processes by 6/30/25	0%	25%	50%	50%	75%	100%
DOLA will implement mechanisms to maintain a monthly vacancy rate under 10% by 6/30/25	13%	11.5%	12.3%	10.8%	11.2%	≤10%

Performance Evaluation

WIG: Housing Supply Growth

Data represents partial reporting for Quarter 4 activities. Full Quarter 4 reporting will be available July 2025.

Measure	Baseline	Q1	Q2	Q3	Q4	1-year target	2-year target
Key Metric: The Division of Housing will incentivize and create 6,300 housing units by 6/30/27	0	894	1,363	2,170	3,130	2,100	6,300
The Division of Local Government will award 25 infrastructure projects in support of affordable or workforce housing to local communities by 6/30/25	0	12	21	28	28	25	N/A
The Division of Local Government will provide funding to 32 local governments, for a total of 67 local governments, to support their work in achieving the Fast Track requirements of Proposition 123 by 6/30/25	35	47	63	76	79	67	N/A

WIG: Property Tax

Data represents partial reporting for Quarter 4 activities. Full Quarter 4 reporting will be available in July 2025.

Measure	Baseline	Q1	Q2	Q3	Q4	1- year target
Key Metric:The Division of Property Taxation will conduct 6 outreach campaigns to older Coloradans to promote awareness of the value adjustment tax benefit by 6/30/25	0	0	3	6	6	6
The Division of Property Taxation will implement a process for administering the 2-year portable value adjustment by 6/30/25	0%	0%	50%	50%	100%	100%
The Division of Property Taxation will develop an evaluation framework in conjunction with SDO to measure the pilot program's outcomes by 6/30/25	0%	0%	50%	50%	75%	100%



FY 25 - 26 Performance Goals & WIGs

DOLA, through its divisions, engages in a variety of essential services. There are certain fundamental functions that extend beyond the boundaries of individual divisions and warrant specific initiatives to advance the work of the Department. These goals have been selected as departmental Wildly Important Goals (WIGs).

WIG: Housing Supply Growth

DOLA will support the creation of 6,300 housing units by June 30, 2027.

Successful completion of this goal will reduce the number of Coloradans who are severely burdened by housing costs and provide more Coloradans with affordable, safe and stable housing. This WIG aligns with the Governor's priority to build More Housing Now and his priority to reduce the number of Coloradans experiencing unsheltered homelessness by 50% by 2027.

Primary strategies to achieve this WIG include:

- Increasing the number and frequency outreach events to communities and stakeholders
- Supporting local communities and developers in their implementation of Proposition 123's housing commitments
- Expanding the reach of pre-development awards

WIG: Property Tax Reduction

The Division of Property Taxation portable qualified senior primary residential classification program will reduce the property taxes of 1,500 older Coloradans by June 30, 2026.

Successful completion of this goal will result in eligible older Coloradans regaining or retaining their property tax exemption after a move for the next fiscal year. This year DOLA worked to develop and promote the pilot program. Now that the program is operational DOLA is focused on maximizing participation. The qualified senior primary residential classification program fills a gap in existing property tax exemption statute by allowing individuals to keep their exemption when they move within the state, or to regain their exemption if they moved within the state in the last decade and lost their exemption. This WIG proposes a plan for promoting, monitoring, and reporting the utilization of this program across the state during the final year of the pilot.

Primary strategies to achieve this WIG include:

- Increasing awareness of the pilot program and of the senior property tax exemption
- Facilitating the closure of the pilot program, both internally and with county assessors
- Saving eligible seniors a combined \$1,000,000

WIG: Housing Permit Times

At least 40 local governments will have an approved expedited review process by June 30, 2026, ahead of the statutory deadline.

Successful completion of this goal will result in the early adoption of expedited review requirements by more than 20% of the local governments that opted in to Proposition 123 by December 2026. Early adoption will lead to faster permit reviews, decreased development costs and more efficient housing development statewide. This goal aligns with the Governor's priority to build More Housing Now.

Primary strategies to achieve this WIG include:

- Enrolling local governments in an innovative Artificial Intelligence Permit Review pilot program
- Offering additional funding incentives to local governments who meet their expedited review commitment ahead of the statutory deadline
- Conducting regional workshops, peer learning events, and other technical assistance sessions to support the Proposition 123-related work of local governments



FY 2025 - 2026 Performance Plan



COLORADO
Department of Local Affairs

cdola.colorado.gov

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