



Local governments choose to promulgate development and building regulations to protect the health, safety and welfare of the citizens of Colorado Springs. Delays inherent in the multiple regulatory processes required to gain development and homebuilding entitlements can and do negatively impact the ability to provide housing and of housing affordability.

Background:

- Colorado Springs and El Paso County both impose some of the most complex, comprehensive and voluminous sets of land use regulations in the state...in some cases three times the size of other front range cities and counties.
- As has been the experience in other areas, the end result of a lengthy entitlement process causes a governmentally created scarcity in the supply of housing, which then significantly drives up the price of housing.
- Unnecessary delays cost money and those added costs are passed on to the new homeowner. The primary costs of carrying a project include interest, insurance and property taxes. For example, a six-month delay in approving a 300-lot subdivision adds almost \$500 to the cost of each lot, making it harder for a young family or a first time homebuyer to purchase a new home.
- Delays add to business risk. A project may be introduced in a strong demand economy, but could be delayed into a slower economy, making the project unfeasible.
- The Housing Industry is already heavily regulated at the federal, state, and local levels. Any proposed new regulations or requirements or changes to existing regulations should be based on careful analysis of the facts, a demonstration of need, and a cost-benefit analysis.
- Delays cost the City and County money. An inefficient approval process retards governmental productivity, and delays the receipt of taxes in the construction process as well as property tax collections on the finished product.

Position:

- *Any new proposed regulations should be based on clear and reasonable objectives and must be practical, understandable and manageable.*
- *Existing regulations should be implemented in a fair, predictable, equitable, timely, and efficient manner.*
- *The approval process for development should be as efficiently structured as possible to minimize the time required to meet the City requirements.*
- *Any new regulations or changes to existing regulations should be presented to the industry with enough time to consider the above concerns and to provide meaningful feedback.*