



Public Real Property Index
HB 20-1138
**Representatives Coleman & Larson/
Senators Bridges & Gardner**

The Problem:

Many nonprofits and organizations that benefit local communities across Colorado face the barrier of finding adequate and affordable spaces within the communities they serve. This problem plagues sectors ranging from early childhood to youth programs to community health providers, amongst others.

This issue has become even more acute in recent years as the real estate market has strengthened, other industries have expanded, and property values have escalated. More affordable real estate options are needed in order to create or retain access to these critical community services across Colorado.

The Opportunity:

Vacant, publicly-owned buildings can provide an affordable and efficient solution for these community real estate needs, but information on these properties is very limited and difficult to access.

While the Office of the State Architect maintains a list of state-owned facilities, it is not easily accessible to all, does not include contact information for the various assets listed, and is not inclusive of properties other than those owned by state agencies.

Governmental entities can save money on maintenance and structure lease rates for tenants based on maintenance estimates, thereby making it more affordable than market rate spaces.

The Solution:

To address this issue, HB 20-1138 seeks to create a statewide inventory of all underutilized or vacant publicly-owned buildings, ranging from the municipal level to the county level to the state.

Easily accessible and open to all, this inventory will be a model of government transparency and will provide community organizations with readily available information about facilities that may be appropriate for them.

HB 20-1138 Goals:

- » Improve access to affordable real estate opportunities to promote the retention and creation of community-benefiting services within Colorado communities
- » Create transparent access to meaningful and useful information that can be used to match potential tenants with public facility owners and locations
- » Reduce public spending on maintenance and expenses for vacant public buildings through new revenue streams and partnerships with community tenants

Data & Facts:

Colorado nonprofits contribute \$40 billion in economic impact and over 11% of overall GDP. A 2014 Survey revealed 80% of nonprofits had insufficient space for future programs and measured a \$5 to \$10 PSF gap between what their budgets could afford and market rates for commercial space.

Colorado has seen a steep decline in infant and toddler child care capacity over the past 10 years and now ranks 8th in the country on cost of child care. Affordable real estate will be key in building supply and lowering the cost of child care while maintaining quality experiences for children.

Streamlined reporting of this public data once per year will save time and money, and help ensure Colorado communities have improved access to: Child Care, Affordable Housing, Health & Mental Health Services, Workforce Development, Arts and Cultural Organizations, Youth/Education Programs, Senior Services and non-profit organizations.

Contact: William Mutch
William@mutchgr.com
720-308-3497

**See supporting organizations
on page 2.**

★ Supporters of HB 20-1138



Title: Public Real Property Index

Sponsors: Reps. Coleman & Larson, Sens. Bridges & Gardner

Purpose:

This bill assists nonprofits and other entities providing a community benefit by expanding accessibility and information already listed by the Office of the State Architect. This bill enlarges the current list of state-owned facilities to assist entities helping the public in securing adequate and affordable real estate spaces.

Background:

For many nonprofit service organizations such as early childhood centers and community health providers, one of the key barriers to providing their services is finding adequate and affordable spaces from which to offer them. Facilities access and affordability have been difficult for these entities: a 2014 survey found 80% of nonprofits lacked the space for future programs and the budget to lease commercial space; but the problem has become even more acute in recent years as the real estate market in Colorado has strengthened, cannabis and other industries have expanded, and property values have escalated. Right now, there is very little insight into what publicly owned buildings and land are potentially available. To address this problem, we propose creating a statewide inventory of all underutilized or vacant publicly owned buildings, and requiring that the inventory be accessible free of charge on the website of the Office of the State Architect. Such an inventory would create more transparency around spaces that are not currently being used to capacity and would create more opportunities for these spaces to be put to good use in the benefit of Colorado's communities. The Office of the State Architect does currently maintain a list of state-owned facilities, but it is not easily accessible to all, it does not include contact information for the various assets listed, and it is not inclusive of appropriate properties.

Bill Action:

This bill builds upon the list the Office of the State Architect already maintains, allowing interested parties to understand plans for the real estate and have all relevant information to pursue a potential occupancy.

