



**MICHAEL
PIERSON**
HOUSE DISTRICT 22

Building Colorado's Future

An All-of-the-Above Strategy for Affordable Housing

Executive Summary

Colorado's housing affordability crisis stems from a shortage of homes, rising land and construction costs, labor shortages, infrastructure constraints, and lengthy permitting processes. No single housing type will solve the problem. Colorado should embrace an all-of-the-above strategy that expands traditional stick-built construction while also supporting modular, manufactured, and 3D-printed homes to increase supply and improve affordability.

The Challenge

New homes in much of Colorado cost well over \$500,000. In Colorado Springs, a family of four can expect to pay roughly \$2,000 per month to rent a three-bedroom apartment or more than \$3,400 per month to purchase a median-priced home. If Colorado does not significantly increase housing supply, employers will struggle to recruit workers, young families will leave, and retirees will find it increasingly difficult to stay in the communities they call home.



Figure 1. 3D-printed construction can reduce construction time and material waste while complementing traditional homebuilding.

Colorado's Housing Toolbox

Traditional Stick-Built Homes: Traditional construction remains the backbone of Colorado's housing market and will continue to be essential for new neighborhoods and infill development.

Modular Homes: Factory-built modules can shorten construction schedules, improve quality control, and reduce weather-related delays.

Manufactured Housing: Modern manufactured homes provide an affordable path to homeownership while meeting rigorous federal construction standards.

3D-Printed Homes: Emerging technologies such as large-scale concrete printing can reduce waste and speed construction, particularly for workforce and entry-level housing.

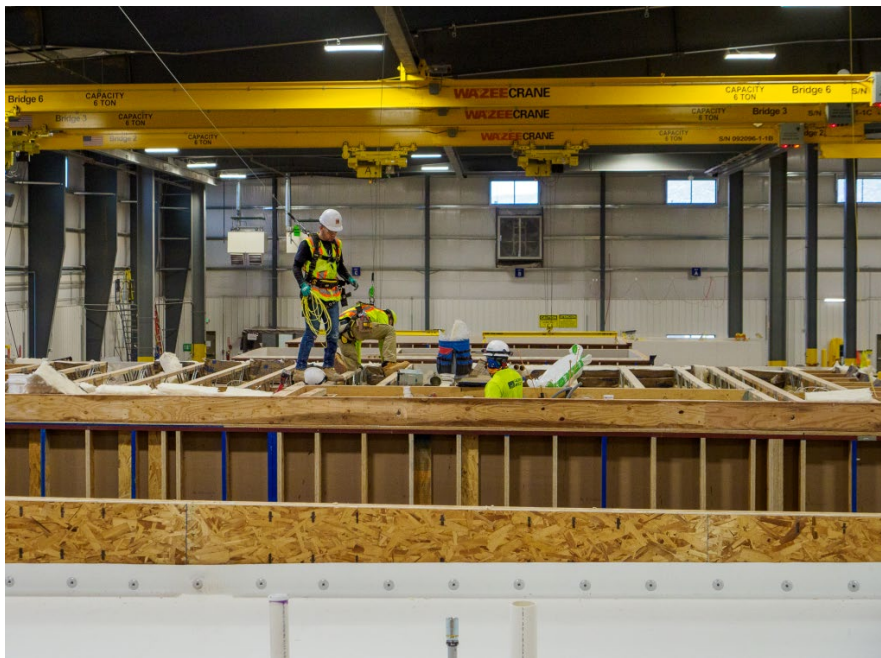


Figure 2. Skilled workers assembling modular homes in a controlled factory environment.

What Mike Will Do in the Colorado Legislature

- Increase the supply of housing by supporting traditional, modular, manufactured, and 3D-printed homes.
- Modernize permitting and reduce unnecessary regulatory delays while maintaining strong building and safety standards.
- Invest in transportation, water, sewer, and utility infrastructure needed to support responsible growth.
- Strengthen workforce development through apprenticeships, unions, community colleges, and skilled trades training.
- Encourage innovation through pilot programs and public-private partnerships.
- Work with local governments to ensure growth includes schools, parks, public safety, and transportation.



Figure 3. Factory-built and traditional homes can work together to create attractive, attainable neighborhoods.

Why This Matters to House District 22

Affordable housing is essential to attracting teachers, nurses, first responders, military families, veterans, young professionals, and retirees. Expanding housing choices will strengthen Colorado Springs' workforce, support local businesses, and improve long-term economic competitiveness.

Conclusion

Colorado does not have to choose between innovation and tradition. An all-of-the-above housing strategy recognizes that every responsible construction method has a role to play. By increasing housing supply, investing in infrastructure, and supporting skilled workers, we can make homeownership more attainable while preserving the quality of life that makes Colorado a great place to live.



Paid for by Pierson for Colorado. Registered Agent: Addison Hill.