

SENATE COMMITTEE OF REFERENCE REPORT

Chair of Committee

April 9, 2024
Date

Committee on Local Government & Housing.

After consideration on the merits, the Committee recommends the following:

SB24-174 be amended as follows, and as so amended, be referred to the Committee on Appropriations with favorable recommendation:

1 Amend printed bill, page 5, after line 5 insert:

2 "(1) "ACCESSIBLE HOUSING" OR "ACCESSIBLE UNIT" MEANS
3 HOUSING THAT SATISFIES THE REQUIREMENTS OF THE FEDERAL "FAIR
4 HOUSING ACT", 42 U.S.C. SEC. 3601 ET SEQ., AS AMENDED, AND
5 INCORPORATES UNIVERSAL DESIGN."

6 Renumber succeeding subsections accordingly.

7 Page 5, strike lines 9 through 22 and substitute:

8 "(4) "DISPLACEMENT" MEANS:

9 (a) THE INVOLUNTARY RELOCATION OF RESIDENTS, PARTICULARLY
10 LOW-INCOME RESIDENTS, OR LOCALLY OWNED COMMUNITY SERVING
11 BUSINESSES AND INSTITUTIONS DUE TO:

12 (I) INCREASED REAL ESTATE PRICES OR RENTS, PROPERTY
13 REHABILITATION, REDEVELOPMENT, DEMOLITION, OR OTHER ECONOMIC
14 FACTORS;

15 (II) PHYSICAL CONDITIONS RESULTING FROM NEGLECT AND
16 UNDERINVESTMENT THAT RENDER A RESIDENCE UNINHABITABLE; OR

17 (III) PHYSICAL DISPLACEMENT WHEREIN EXISTING HOUSING UNITS
18 AND COMMERCIAL SPACES ARE LOST DUE TO PROPERTY REHABILITATION,
19 REDEVELOPMENT, OR DEMOLITION; OR

20 (b) INDIRECT DISPLACEMENT RESULTING FROM CHANGES IN
21 NEIGHBORHOOD POPULATION, IF, WHEN LOW-INCOME HOUSEHOLDS MOVE
22 OUT OF HOUSING UNITS, THOSE SAME HOUSING UNITS DO NOT REMAIN
23 AFFORDABLE TO OTHER LOW-INCOME HOUSEHOLDS IN THE
24 NEIGHBORHOOD, OR DEMOGRAPHIC CHANGES THAT REFLECT THE

- 1 RELOCATION OF EXISTING RESIDENTS FOLLOWING WIDESPREAD
2 RELOCATION OF THEIR COMMUNITY AND COMMUNITY SERVING ENTITIES.".
- 3 Page 5, strike lines 26 and 27.
- 4 Renumber succeeding subsections accordingly.
- 5 Page 6, strike lines 5 through 10.
- 6 Renumber succeeding subsections accordingly.
- 7 Page 6, strike lines 20 through 27.
- 8 Page 7, strike lines 1 through 4.
- 9 Renumber succeeding subsections accordingly.
- 10 Page 7, line 14, after "WATER," insert "SOCIAL SERVICES,".
- 11 Page 7, line 19, strike "PATTERNS" and substitute "PATTERNS,".
- 12 Page 7, strike lines 25 through 27 and substitute:
- 13 "(14) "REGULATED AFFORDABLE HOUSING" MEANS AFFORDABLE
14 HOUSING THAT:
- 15 (a) HAS RECEIVED LOANS, GRANTS, EQUITY, BONDS, OR TAX
16 CREDITS FROM ANY SOURCE TO SUPPORT THE CREATION, PRESERVATION,
17 OR REHABILITATION OF AFFORDABLE HOUSING THAT, AS A CONDITION OF
18 FUNDING, ENCUMBERS THE PROPERTY WITH A RESTRICTED USE COVENANT
19 OR SIMILAR RECORDED AGREEMENT TO ENSURE AFFORDABILITY, OR HAS
20 BEEN INCOME-RESTRICTED UNDER A LOCAL INCLUSIONARY ZONING
21 ORDINANCE OR OTHER REGULATION OR PROGRAM;
- 22 (b) RESTRICTS OR LIMITS MAXIMUM RENTAL OR SALE PRICE FOR
23 HOUSEHOLDS OF A GIVEN SIZE AT A GIVEN AREA MEDIAN INCOME, AS
24 ESTABLISHED ANNUALLY BY THE UNITED STATES DEPARTMENT OF
25 HOUSING AND URBAN DEVELOPMENT; AND
- 26 (c) ENSURES OCCUPANCY BY LOW- TO MODERATE-INCOME
27 HOUSEHOLDS FOR A SPECIFIED PERIOD DETAILED IN A RESTRICTIVE USE
28 COVENANT OR SIMILAR RECORDED AGREEMENT.".
- 29 Page 8, strike lines 1 through 3.
- 30 Page 8, after line 5 insert:

1 "(16) "SUPPORTIVE HOUSING" OR "SUPPORTIVE UNIT" MEANS A
2 COMBINATION OF HOUSING AND SERVICES INTENDED AS A COST-EFFECTIVE
3 WAY TO HELP PEOPLE LIVE MORE STABLE, PRODUCTIVE LIVES, AND
4 TYPICALLY COMBINES AFFORDABLE HOUSING WITH INTENSIVE
5 COORDINATED SERVICES TO HELP PEOPLE MAINTAIN STABLE HOUSING AND
6 RECEIVE APPROPRIATE HEALTH CARE.

7 (17) "UNIVERSAL DESIGN" MEANS ANY DWELLING UNIT DESIGNED
8 AND CONSTRUCTED TO BE SAFE AND ACCESSIBLE FOR ANY INDIVIDUAL
9 REGARDLESS OF AGE OR ABILITIES.

10 (18) "VISITABLE HOUSING" OR "VISITABLE UNIT" MEANS A
11 DWELLING UNIT THAT A PERSON WITH A DISABILITY CAN ENTER, MOVE
12 AROUND THE PRIMARY ENTRANCE FLOOR OF, AND USE THE BATHROOM
13 IN."

14 Page 8, line 16, strike "COST-EFFECTIVE AND".

15 Page 8, line 21, after "HOMELESSNESS" insert "RESOLUTION AND".

16 Page 8, line 21, after "RIGHTS," insert "EXPERTS WITH DEMONSTRATED
17 EXPERIENCE IN CONDUCTING HIGH-QUALITY HOUSING NEEDS ASSESSMENTS
18 AND ENGAGEMENT OF UNDERREPRESENTED COMMUNITIES,".

19 Page 9, line 7, after "INCLUDING" insert "ACCESSIBLE, VISITABLE,".

20 Page 9, strike lines 12 through 14 and substitute:

21 "(c) THE METHODOLOGY FOR CONDUCTING A REGIONAL HOUSING
22 NEEDS ASSESSMENT MUST INCLUDE METHODS FOR A REGIONAL ENTITY
23 TO:".

24 Page 10, strike lines 2 and 3 and substitute "ON THE NUMBER OF JOBS AND
25 EACH LOCAL GOVERNMENT'S DEPENDENCE ON JOBS IN THE REGION, AMONG
26 OTHER FACTORS, TO PROMOTE A BALANCE OF JOBS AT ALL SALARY LEVELS
27 AND HOMES AFFORDABLE TO PERSONS IN THE REGION HOLDING JOBS AT
28 ALL INCOME LEVELS".

29 Page 10, line 14, after "METHODS" insert "AND ACCEPTABLE PUBLICLY
30 AVAILABLE DATA SOURCES".

31 Page 10, line 20, after "ACCESSIBLE UNITS," insert "VISITABLE UNITS,".

32 Page 11, strike lines 2 through 4, and substitute "JOBS AND EACH LOCAL
33 GOVERNMENT'S DEPENDENCE ON JOBS IN THE REGION, AMONG OTHER

1 FACTORS, TO PROMOTE A BALANCE OF JOBS AT ALL SALARY LEVELS AND
2 HOMES AFFORDABLE TO PERSONS IN THE REGION HOLDING JOBS AT ALL
3 INCOME LEVELS;"

4 Page 11, line 10, strike "FOR-SALE MULTIFAMILY RESIDENTIAL".

5 Page 11, after line 11 insert:

6 "(e) THE METHODOLOGIES FOR REGIONAL AND LOCAL HOUSING
7 NEEDS ASSESSMENTS SHOULD INCLUDE GUIDANCE REGARDING HOUSING
8 ACTION PLANS CREATED PURSUANT TO SECTION 24-32-3705, INCLUDING
9 THE INCLUSION OF RECOMMENDATIONS FOR HOUSING ACTION PLANS IN
10 HOUSING NEEDS ASSESSMENTS AND THE SEQUENCING OF HOUSING NEEDS
11 ASSESSMENTS AND HOUSING ACTION PLANS."

12 Page 11, line 12, strike "A".

13 Page 11, line 13, after "FOLLOWING" insert "BASELINE".

14 Page 12, strike lines 7 through 27, and substitute "DEVELOP GUIDANCE
15 FOR REGIONS AND LOCAL GOVERNMENTS TO CONDUCT A DISPLACEMENT
16 RISK ASSESSMENT. IN DEVELOPING THE GUIDANCE, THE DEPARTMENT
17 SHALL INCLUDE METHODS, WITH VARIATIONS FOR DIFFERENT LOCAL
18 CONTEXTS INCLUDING THE SIZE AND RESOURCE LEVELS OF LOCAL
19 GOVERNMENTS, FOR LOCAL GOVERNMENTS TO USE TO:

20 (a) GATHER FEEDBACK THROUGH COMMUNITY ENGAGEMENT; AND

21 (b) IDENTIFY INFORMATION FROM NEIGHBORHOOD-LEVEL EARLY
22 DISPLACEMENT WARNING AND RESPONSE SYSTEMS OR, IF THOSE SYSTEMS
23 ARE UNAVAILABLE, IDENTIFY THE BEST AVAILABLE LOCAL, REGIONAL,
24 STATE, OR FEDERAL DATA THAT CAN BE ANALYZED TO IDENTIFY
25 RESIDENTS AT ELEVATED DISPLACEMENT RISK, WHICH MAY INCLUDE:

26 (I) THE PERCENTAGE OF HOUSEHOLDS THAT ARE EXTREMELY
27 LOW-, VERY LOW-, AND LOW-INCOME, AS DESIGNATED BY THE UNITED
28 STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT;

29 (II) THE PERCENTAGE OF RESIDENTS WHO ARE RENTERS;

30 (III) THE PERCENTAGE OF COST-BURDENED HOUSEHOLDS, DEFINED
31 AS HOUSEHOLDS THAT SPEND MORE THAN THIRTY PERCENT OF THE
32 HOUSEHOLD'S INCOME ON HOUSING NEEDS;

33 (IV) THE NUMBER OF ADULTS WHO ARE TWENTY-FIVE YEARS OF
34 AGE OR OLDER AND HAVE NOT EARNED AT LEAST A HIGH SCHOOL
35 DIPLOMA;

36 (V) THE PERCENTAGE OF HOUSEHOLDS IN WHICH ENGLISH IS NOT
37 THE PRIMARY SPOKEN LANGUAGE; AND

38 (VI) THE PERCENTAGE OF HOUSING STOCK BUILT PRIOR TO 1970;

- 1 (c) IDENTIFY THE LOCATION OF MANUFACTURED HOME PARKS; AND
2 (d) IDENTIFY AREAS THAT QUALIFY AS DISADVANTAGED AS
3 DETERMINED WITH THE CLIMATE AND ECONOMIC JUSTICE SCREENING TOOL
4 DEVELOPED BY".
- 5 Reletter succeeding paragraph accordingly.
- 6 Page 13, strike lines 5 through 10.
- 7 Renumber succeeding subsection accordingly.
- 8 Page 13, line 11, after "METHODOLOGY" insert "OR GUIDANCE".
- 9 Page 13, line 14, strike "STATE LAW." and substitute "FEDERAL OR STATE
10 LAW OR REGULATION.".
- 11 Page 13, lines 17 and 18, strike "THAT HAS A POPULATION OF ONE
12 THOUSAND OR MORE".
- 13 Page 13, line 23, after "BY" insert "OR ON BEHALF OF".
- 14 Page 13, line 24, strike "2023," and substitute "2022,".
- 15 Page 13, strike lines 26 and 27 and substitute: "LOCAL GOVERNMENT
16 SUBMITS THE ASSESSMENT TO THE DEPARTMENT NO LATER THAN
17 DECEMBER 31, 2024, AND THE DEPARTMENT DETERMINES THAT THE MOST
18 RECENT VERSION OF THE ASSESSMENT CONFORMS TO THE METHODOLOGY
19 FOR CONDUCTING A REGIONAL HOUSING NEEDS ASSESSMENT OR LOCAL
20 HOUSING NEEDS ASSESSMENT PURSUANT TO SECTION 24-32-3702. THE
21 DEPARTMENT SHALL REVIEW A HOUSING NEEDS ASSESSMENT AND MAKE
22 SUCH A DETERMINATION WITHIN NINETY DAYS OF A LOCAL GOVERNMENT
23 SUBMITTING THE HOUSING NEEDS ASSESSMENT TO THE DEPARTMENT.".
- 24 Page 14, strike lines 1 and 2.
- 25 Page 14, line 4, strike "WITH A POPULATION OF ONE THOUSAND OR MORE".
- 26 Page 14, line 5, after "ASSESSMENT" insert "NO LESS OFTEN THAN".
- 27 Page 14, line 14, after "DEPARTMENT." insert "THE DEPARTMENT SHALL
28 NOT ACCEPT A HOUSING NEEDS ASSESSMENT FROM A LOCAL GOVERNMENT
29 THAT DOES NOT INCLUDE THE ELEMENTS LISTED IN SECTION 24-32-3702
30 (1)(d)(I) THROUGH (VI) AND DEMONSTRATE CONSIDERATION OF THE

- 1 BASELINE COMPONENTS LISTED IN SECTION 24-32-3702 (2). THE
2 DEPARTMENT SHALL NOTIFY A LOCAL GOVERNMENT IF IT DOES NOT
3 ACCEPT AN ASSESSMENT."
- 4 Page 14, lines 19 and 20, strike "HAS A POPULATION OF LESS THAN FIVE
5 THOUSAND AND".
- 6 Page 14, line 22, after "UPDATED" insert "NO OFTEN THAN".
- 7 Page 15, line 10, after "ASSESSMENT" insert "THAT CONFORMS TO THE
8 METHODOLOGY FOR CONDUCTING REGIONAL HOUSING NEEDS
9 ASSESSMENTS DEVELOPED BY THE DIRECTOR PURSUANT TO SECTION
10 24-32-3702 (1)(c)".
- 11 Page 15, line 24, after "DEPARTMENT." insert "THE DEPARTMENT SHALL
12 NOT ACCEPT A HOUSING NEEDS ASSESSMENT FROM A REGIONAL ENTITY
13 THAT DOES NOT INCLUDE THE ELEMENTS LISTED IN SECTION 24-32-3702
14 (1)(c)(I) THROUGH (VI) AND DEMONSTRATE CONSIDERATION OF THE
15 BASELINE COMPONENTS LISTED IN SECTION 24-32-3702 (2). THE
16 DEPARTMENT SHALL NOTIFY A REGIONAL ENTITY IF IT DOES NOT ACCEPT
17 AN ASSESSMENT."
- 18 Page 16, line 2, strike "ONE THOUSAND OR MORE" and substitute "FIVE
19 THOUSAND OR MORE OR THAT HAS A POPULATION OF ONE THOUSAND OR
20 MORE AND PARTICIPATED IN A REGIONAL HOUSING NEEDS ASSESSMENT
21 PURSUANT TO SECTION 24-32-3704".
- 22 Page 16, strike line 5 and substitute "PLAN MUST BE RESPONSIVE TO AN
23 ACCEPTED HOUSING NEEDS ASSESSMENT AND DEMONSTRATE THE LOCAL".
- 24 Page 16, line 14, strike "DISPLACEMENT." and substitute "DISPLACEMENT
25 AND CONSIDERATION FOR PARTICIPATION BY PERSONS UNABLE TO ATTEND
26 MEETINGS IN PERSON OR AT THE LOCAL GOVERNMENT'S REGULAR MEETING
27 TIMES."
- 28 Page 16, line 22, strike "FOLLOWING:" and substitute "FOLLOWING
29 BASELINE COMPONENTS:".
- 30 Page 17, line 1, strike "FIVE" and substitute "SIX".
- 31 Page 17, line 19, after "PROMOTING" insert "THE PRODUCTION AND
32 PRESERVATION OF".

- 1 Page 17, line 19, strike "DEVELOPMENT," and substitute "DEVELOPMENT
2 AND REGULATED AFFORDABLE HOUSING,".
- 3 Page 17, strike lines 20 through 22, and substitute "TWO STRATEGIES
4 INCLUDED IN THE STANDARD AFFORDABILITY STRATEGIES DIRECTORY
5 DESCRIBED IN SECTION 24-32-3706 (1) AND ONE STRATEGY INCLUDED IN
6 THE LONG-TERM AFFORDABILITY STRATEGIES DIRECTORY DESCRIBED IN
7 SECTION 24-32-3706 (2) THAT ARE SELECTED TO ADDRESS THE
8 DEMONSTRATED HOUSING NEEDS".
- 9 Page 17, strike line 24 and substitute "JURISDICTION OR, IF THE LOCAL
10 GOVERNMENT PARTICIPATED IN A REGIONAL HOUSING NEEDS ASSESSMENT,
11 THE DEMONSTRATED HOUSING NEEDS OF THE APPLICABLE REGION AND
12 ANY REGIONAL HOUSING NEEDS ALLOCATED TO THE LOCAL
13 GOVERNMENT;".
- 14 Page 17, line 25, after "AREA" insert "OR COMMUNITY".
- 15 Page 17, line 27, strike "AREA," and substitute "AREA OR COMMUNITY,".
- 16 Page 18, strike lines 2 and 3, and substitute "MITIGATION STRATEGY
17 INCLUDED IN THE DISPLACEMENT RISK MITIGATION STRATEGIES
18 DIRECTORY DESCRIBED IN SECTION 24-32-3706 (4) THAT THE".
- 19 Page 18, line 8, strike "(3)(d)" and substitute "(3)(e)".
- 20 Page 18, line 16, strike "AND".
- 21 Page 18, after line 16 insert:
- 22 " (j) A NARRATIVE DESCRIPTION OF THE PUBLIC OUTREACH AND
23 ENGAGEMENT PROCESS FOR THE HOUSING ACTION PLAN; AND".
- 24 Reletter succeeding paragraph.
- 25 Page 18, line 26, after "GOVERNMENT." insert "THE DEPARTMENT SHALL
26 NOT ACCEPT A HOUSING ACTION PLAN THAT DOES NOT INCLUDE THE
27 COMPONENTS REQUIRED BY SECTION 24-32-3705 (3). THE DEPARTMENT
28 SHALL NOTIFY A LOCAL GOVERNMENT IF IT DOES NOT ACCEPT A HOUSING
29 ACTION PLAN.".
- 30 Page 19, line 13, strike "PLAN." and insert "PLAN OR THE MOST RECENT
31 UPDATED HOUSING ACTION PLAN. THE DEPARTMENT SHALL NOT ACCEPT

1 SUCH A PROGRESS REPORT, IF THE REPORT DOES NOT DEMONSTRATE THAT
2 THE LOCAL GOVERNMENT ADOPTED THE STRATEGIES AND CHANGES TO
3 LOCAL LAWS IDENTIFIED IN THE HOUSING ACTION PLAN OR THE MOST
4 RECENT UPDATED HOUSING ACTION PLAN, UNLESS THE DEPARTMENT
5 DETERMINES THAT THE LOCAL GOVERNMENT HAS BOTH MADE A GOOD
6 FAITH EFFORT TO ADOPT THESE STRATEGIES OR CHANGES TO LOCAL LAW
7 AND HAS PROVIDED THE DEPARTMENT WITH A PLAN FOR THE ADOPTION OF
8 ALTERNATIVE STRATEGIES OR CHANGES TO LOCAL LAWS IN ACCORDANCE
9 WITH THIS SECTION."

10 Page 19, line 18, after "SECTION." insert "THE DEPARTMENT SHALL NOT
11 ACCEPT ANY UPDATE THAT WOULD RESULT IN A HOUSING ACTION PLAN
12 THAT DOES NOT INCLUDE THE COMPONENTS REQUIRED BY SECTION
13 24-32-3705 (3). THE DEPARTMENT SHALL NOTIFY THE LOCAL
14 GOVERNMENT IF IT DOES NOT ACCEPT AN UPDATE."

15 Page 19, strike lines 23 through 27, and substitute "**displacement impact**
16 **mitigation.** (1) NO LATER THAN JUNE 30, 2025, THE DEPARTMENT SHALL
17 DEVELOP A STANDARD AFFORDABILITY STRATEGIES DIRECTORY THAT
18 INCLUDES THE FOLLOWING STRATEGIES:

19 (a) IMPLEMENTING A LOCAL INCLUSIONARY ZONING ORDINANCE
20 THAT CONSIDERS LOCAL HOUSING MARKET CONDITIONS THAT IS CRAFTED
21 TO MAXIMIZE AFFORDABLE HOUSING PRODUCTION AND COMPLIES WITH
22 THE REQUIREMENTS OF SECTION 29-20-104 (1)(e.5) AND (1)(e.7);

23 (b) ADOPTING A LOCAL LAW OR PLAN TO LEVERAGE PUBLICLY
24 OWNED, SOLD, OR MANAGED LAND FOR REGULATED AFFORDABLE HOUSING
25 DEVELOPMENT;

26 (c) CREATING OR EXPANDING A PROGRAM TO SUBSIDIZE OR
27 OTHERWISE REDUCE IMPACT FEES OR OTHER SIMILAR DEVELOPMENT
28 CHARGES FOR REGULATED AFFORDABLE HOUSING DEVELOPMENT;

29 (d) ESTABLISHING A DENSITY BONUS PROGRAM THAT GRANTS
30 INCREASED FLOOR AREA RATIO, DENSITY, OR HEIGHT OF REGULATED
31 AFFORDABLE HOUSING UNITS;

32 (e) CREATING A PROGRAM TO PRIORITIZE AND EXPEDITE
33 DEVELOPMENT APPROVALS FOR REGULATED AFFORDABLE HOUSING
34 DEVELOPMENT;

35 (f) UNLESS OTHERWISE REQUIRED BY LAW, REDUCING LOCAL
36 PARKING REQUIREMENTS FOR REGULATED AFFORDABLE HOUSING TO
37 ONE-HALF SPACE PER UNIT OF REGULATED AFFORDABLE HOUSING
38 WITHOUT LOWERING THE PROTECTIONS PROVIDED FOR INDIVIDUALS WITH
39 DISABILITIES, INCLUDING THE NUMBER OF PARKING SPACES FOR
40 INDIVIDUALS WHO ARE MOBILITY IMPAIRED, UNDER THE FEDERAL
41 "AMERICANS WITH DISABILITIES ACT OF 1990", 42 U.S.C. SEC. 12101 ET

1 SEQ., AND PARTS 6 AND 8 OF ARTICLE 34 OF TITLE 24;

2 (g) ENACTING LOCAL LAWS THAT INCENTIVIZE THE CONSTRUCTION
3 OF ACCESSIBLE AND VISITABLE AFFORDABLE HOUSING UNITS; AND

4 (h) ANY OTHER STRATEGY DESIGNATED BY THE DEPARTMENT
5 THAT OFFERS A COMPARABLE IMPACT ON LOCAL HOUSING AFFORDABILITY.

6 (2) ON OR BEFORE JUNE 30, 2025, THE DEPARTMENT SHALL
7 DEVELOP A LONG-TERM AFFORDABILITY STRATEGIES DIRECTORY THAT
8 INCLUDES THE FOLLOWING STRATEGIES:

9 (a) ESTABLISHING A DEDICATED LOCAL REVENUE SOURCE FOR
10 REGULATED AFFORDABLE HOUSING DEVELOPMENT, SUCH AS INSTITUTING
11 A LINKAGE FEE ON NEW, REGULATED AFFORDABLE HOUSING
12 DEVELOPMENTS;

13 (b) REGULATING SHORT-TERM RENTALS, SECOND HOMES, OR
14 OTHER UNDERUTILIZED OR VACANT UNITS IN A WAY, SUCH AS VACANCY
15 FEES FOR UNDERUTILIZED UNITS, THAT PROMOTES MAXIMIZING THE USE OF
16 LOCAL HOUSING STOCK FOR LOCAL HOUSING NEEDS;

17 (c) MAKING A COMMITMENT TO AND REMAINING ELIGIBLE TO
18 RECEIVE FUNDING PURSUANT TO ARTICLE 32 OF THIS TITLE 29;

19 (d) INCENTIVIZING OR CREATING A DEDICATED LOCAL PROGRAM
20 THAT FACILITATES INVESTMENT IN LAND BANKING OR COMMUNITY LAND
21 TRUSTS;

22 (e) ESTABLISHING AN AFFORDABLE HOMEOWNERSHIP STRATEGY
23 SUCH AS:

24 (I) ACQUIRING OR PRESERVING DEED RESTRICTIONS ON CURRENT
25 HOUSING UNITS;

26 (II) ESTABLISHING AN INCENTIVE PROGRAM TO ENCOURAGE
27 REALTORS TO WORK WITH LOW-INCOME AND MINORITY PROSPECTIVE
28 HOME BUYERS; OR

29 (III) ESTABLISHING AN AFFORDABLE RENT-TO-OWN PROGRAM;
30 AND

31 (f) ANY OTHER STRATEGY DESIGNATED BY THE DEPARTMENT THAT
32 OFFERS A COMPARABLE IMPACT ON LOCAL HOUSING AFFORDABILITY.

33 (3) A LOCAL GOVERNMENT MAY SUBMIT AN EXISTING OR
34 PROPOSED LOCAL LAW, IN A FORM AND MANNER DETERMINED BY THE
35 DEPARTMENT, TO THE DEPARTMENT, AND THE DEPARTMENT MAY
36 DETERMINE THAT THE ADOPTION OF THAT LOCAL LAW QUALIFIES AS AN
37 AFFORDABILITY STRATEGY FOR PURPOSES OF THIS SECTION, SO LONG AS
38 THE LOCAL LAW SUPPORTS EQUAL OR GREATER HOUSING AFFORDABILITY
39 AND ACCESSIBILITY THAN THE STRATEGIES DESCRIBED IN SUBSECTIONS (1)
40 AND (2) OF THIS SECTION.

41 (4) NO LATER THAN JUNE 30, 2025, THE DEPARTMENT SHALL
42 DEVELOP A DISPLACEMENT RISK MITIGATION STRATEGIES DIRECTORY. THE
43 DIRECTORY MUST INCLUDE THE FOLLOWING STRATEGIES:

- 1 (a) CREATING A LOCALLY FUNDED AND ADMINISTERED RENTAL
2 AND MORTGAGE ASSISTANCE PROGRAM;
- 3 (b) CREATING AN EVICTION AND FORECLOSURE NO-COST LEGAL
4 REPRESENTATION PROGRAM;
- 5 (c) ESTABLISHING A HOUSING COUNSELING AND NAVIGATION
6 PROGRAM;
- 7 (d) CREATING A PROPERTY TAX AND DOWN PAYMENT ASSISTANCE
8 PROGRAM;
- 9 (e) DEVELOPING A PROGRAM TO OFFER TECHNICAL ASSISTANCE
10 AND FINANCIAL SUPPORT FOR COMMUNITY ORGANIZATIONS TO DEVELOP
11 INDEPENDENT COMMUNITY LAND TRUSTS;
- 12 (f) PRIORITIZING LOCAL MONEY TOWARD REGULATED AFFORDABLE
13 HOUSING UNIT PRESERVATION OR IMPLEMENTING OR CONTINUING DEED
14 RESTRICTIONS FOR AFFORDABLE HOUSING UNITS;
- 15 (g) IDENTIFYING PARTNERSHIPS WITH REGIONAL AND NONPROFIT
16 ENTITIES TO IMPLEMENT STRATEGIES; AND
- 17 (h) OTHER STRATEGIES IDENTIFIED BY THE DEPARTMENT THAT
18 PROVIDE DISPLACEMENT MITIGATION THAT IS EQUIVALENT TO THE OTHER
19 STRATEGIES DESCRIBED IN THIS SUBSECTION (4).".

20 Strike pages 20 through 23.

21 Page 24, strike lines 1 through 5.

22 Page 24, after line 5 insert:

23 **"24-32-3707. Statewide strategic growth report. (1) NO LATER**
24 **THAN OCTOBER 31, 2025, THE DIRECTOR SHALL SUBMIT TO THE GENERAL**
25 **ASSEMBLY A STATEWIDE STRATEGIC GROWTH REPORT. THE REPORT MUST**
26 **SUPPLEMENT THE STATEWIDE CLIMATE PREPAREDNESS STRATEGIC PLAN**
27 **AND ROADMAP PUBLISHED PURSUANT TO SECTION 24-38.8-103 AND ANY**
28 **OTHER CURRENT REPORT OF A STATE AGENCY OR TASK FORCE ADDRESSING**
29 **THE MATTERS COVERED IN THIS SECTION.**

30 (2) THE STRATEGIC GROWTH REPORT DESCRIBED IN SUBSECTION
31 (1) OF THIS SECTION MUST:

32 (a) INCLUDE AN ANALYSIS OF POLICY-DRIVEN LAND USE
33 SCENARIOS, INCLUDING A STRATEGIC GROWTH SCENARIO, AND EXAMINE
34 THE IMPACTS OF THESE SCENARIOS ON THE COST AND AVAILABILITY OF
35 HOUSING, INFRASTRUCTURE, CLIMATE AND AIR QUALITY, WATER SUPPLY,
36 TRANSPORTATION AND TRANSIT, PARKS AND OPEN SPACE, RESOURCE
37 LANDS, WILDFIRE RISK, AND CRITICAL AREAS;

38 (b) INCLUDE AN ANALYSIS OF THE IMPACT OF EXISTING STATE
39 POLICIES AND PROGRAMS ON LAND USE DEVELOPMENT PATTERNS AND THE

1 ENCOURAGEMENT OF SPRAWL;
2 (c) CONSIDER THE CONTEXT OF DIFFERENT REGIONS AND
3 COMMUNITIES ACROSS THE STATE, EMPOWER AND PROMOTE LOCAL
4 INITIATIVES AND IDEAS THAT LEAD TO STRATEGIC GROWTH, AND
5 RECOGNIZE THAT ALL COMMUNITIES HAVE UNIQUE NEEDS THAT OFTEN
6 CALL FOR ADDITIONAL FLEXIBILITY WHEN APPLYING STRATEGIC GROWTH
7 GOALS, ESPECIALLY COMMUNITIES OUTSIDE OF METROPOLITAN AREAS AND
8 COMMUNITIES VULNERABLE TO DISPLACEMENT; AND

9 (d) INCLUDE RECOMMENDATIONS FOR STATE LEGISLATION AND
10 LOCAL LAWS, TO ENCOURAGE ENVIRONMENTALLY AND FISCALLY
11 SUSTAINABLE GROWTH, INCLUDING BUT NOT LIMITED TO ECONOMIC
12 INCENTIVES, FINANCING TOOLS, ACCESS CHARGES, URBAN GROWTH AREAS,
13 THREE MILE PLANS, TRANSFER OF DEVELOPMENT RIGHTS, ANNEXATION,
14 AND SPECIAL DISTRICTS.

15 (3) IN DEVELOPING THE STRATEGIC GROWTH REPORT DESCRIBED
16 IN SUBSECTION (1) OF THIS SECTION, THE DIRECTOR SHALL CONSULT WITH
17 STATE AGENCIES AND LOCAL GOVERNMENTS WITH FUNCTIONS OR
18 JURISDICTION REGARDING THE MATTERS COVERED IN THIS SECTION AND
19 LOCAL GOVERNMENTS, REGIONAL PLANNING AGENCIES, WATER
20 PROVIDERS, UTILITY PROVIDERS, ECONOMIC DEVELOPMENT ENTITIES, AND
21 EXPERTS IN FIELDS RELATED TO STRATEGIC GROWTH."

22 Page 24, strike lines 6 through 24.

23 Page 26, after line 3 insert:

24 "(c) CONDUCTING A DISPLACEMENT RISK ANALYSIS WITH A
25 STATE-CREATED TOOL;

26 (d) IDENTIFYING AND IMPLEMENTING STRATEGIES, INCLUDING IN
27 THE DIRECTORIES DESCRIBED IN SECTION 24-32-3706;"

28 Reletter succeeding paragraphs accordingly.

29 Page 26, line 6, after "POLICIES" insert "PURSUANT TO ACCEPTED HOUSING
30 NEEDS ASSESSMENTS AND ACCEPTED HOUSING ACTION PLANS".

31 Page 26, line 7, strike "TYPES" and substitute "TYPES, INCLUDING
32 REGULATED AFFORDABLE HOUSING,".

33 Page 27, line 27, after "COORDINATION" insert "OR DISPUTES".

34 Page 28, line 1, after "USES," insert "INCLUDING REGULATED AFFORDABLE
35 HOUSING USES AND THE PROVISION OF WATER AND SEWER SERVICES,".

1 Page 31, after line 8 insert:

2 "(B) THE STATEWIDE STRATEGIC GROWTH REPORT CREATED
3 PURSUANT TO SECTION 24-32-3707;"

4 Page 31, strike lines 9 and 10.

5 Page 31, line 24, after "PLANNING." insert "NOTHING IN THIS SECTION
6 REQUIRES THE PUBLIC DISCLOSURE OF CONFIDENTIAL INFORMATION
7 RELATED TO WATER SUPPLY OR FACILITIES."

8 Page 31, strike lines 25 through 27 and substitute:

9 "(B) THE WATER SUPPLY ELEMENT MUST ESTIMATE A RANGE OF
10 WATER SUPPLIES AND FACILITIES NEEDED TO SUPPORT THE POTENTIAL
11 PUBLIC AND PRIVATE DEVELOPMENT DESCRIBED IN THE MASTER PLAN,
12 AND".

13 Page 32, strike lines 1 and 2.

14 Page 32, strike lines 25 through 27 and substitute:

15 "(III) A STRATEGIC GROWTH ELEMENT THAT INTEGRATES
16 ELEMENTS OF THE MASTER PLAN TO DISCOURAGE SPRAWL AND PROMOTE
17 THE DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED
18 PARCELS IN URBAN AREAS TO ADDRESS THE DEMONSTRATED HOUSING
19 NEEDS OF THE COUNTY OR REGION AND MITIGATE THE NEED FOR
20 EXTENSION OF INFRASTRUCTURE AND PUBLIC SERVICES TO DEVELOP
21 NATURAL AND AGRICULTURAL LANDS FOR RESIDENTIAL USES. THE
22 STRATEGIC GROWTH ELEMENT MUST INCLUDE:

23 (A) A DESCRIPTION OF EXISTING AND POTENTIAL POLICIES AND
24 TOOLS TO PROMOTE STRATEGIC GROWTH AND PREVENT SPRAWL;

25 (B) AN ANALYSIS OF VACANT AND UNDERUTILIZED SITES THAT
26 IDENTIFIES VACANT, PARTIALLY VACANT, AND UNDERUTILIZED LAND NEAR
27 EXISTING OR PLANNED TRANSIT OR JOB CENTERS THAT COULD BE USED FOR
28 INFILL DEVELOPMENT, REDEVELOPMENT, AND NEW DEVELOPMENT OF
29 HOUSING; ASSESSES THE GENERAL FEASIBILITY OF THE DEVELOPMENT OR
30 REDEVELOPMENT OF SUCH SITES FOR RESIDENTIAL USE BASED ON EXISTING
31 AND NEEDED INFRASTRUCTURE, TRANSPORTATION CAPACITY, ACCESS TO
32 PUBLIC TRANSIT, AND PUBLIC FACILITIES AND SERVICES TO SERVE SUCH
33 SITES; DESCRIBES THE PUBLIC BENEFITS OF THE DEVELOPMENT OR
34 REDEVELOPMENT OF SUCH SITES TO THE COUNTY OR REGION AS AN
35 ALTERNATIVE TO THE DEVELOPMENT OF PREVIOUSLY UNDEVELOPED

1 NATURAL OR AGRICULTURAL LAND; AND IN A MANNER THAT IS
2 CONSISTENT WITH THE MASTER PLAN, DESIGNATES SUCH SITES FOR WHICH
3 DEVELOPMENT OR REDEVELOPMENT IS DEEMED TO BE GENERALLY
4 FEASIBLE FOR FUTURE USES THAT INCLUDE RESIDENTIAL USES IN A
5 MANNER THAT ADDRESSES THE DEMONSTRATED HOUSING NEEDS OF THE
6 COUNTY OR REGION AT ALL INCOME LEVELS; AND

7 (C) AN ANALYSIS OF UNDEVELOPED SITES THAT IDENTIFIES
8 PREVIOUSLY UNDEVELOPED PARCELS THAT ARE NOT ADJACENT TO
9 DEVELOPED LAND, INCLUDING EXISTING NATURAL AND AGRICULTURAL
10 LAND, UNDER CONSIDERATION FOR FUTURE DEVELOPMENT, AND, FOR A
11 COUNTY OR REGION IN A METROPOLITAN PLANNING ORGANIZATION
12 ESTABLISHED UNDER THE "FEDERAL TRANSIT ACT OF 1998," 49 U.S.C.
13 SEC. 5301 ET SEQ., AS AMENDED, LAND OUTSIDE OF CENSUS URBAN AREAS
14 AS DEFINED BY THE UNITED STATES BUREAU OF THE CENSUS; ASSESSES
15 THE GENERAL FEASIBILITY OF THE DEVELOPMENT OF SUCH SITES FOR
16 RESIDENTIAL USE BASED ON EXISTING AND NEEDED INFRASTRUCTURE,
17 TRANSPORTATION CAPACITY, ACCESS TO PUBLIC TRANSIT, AND PUBLIC
18 FACILITIES AND SERVICES TO SERVE SUCH SITES; AND DESCRIBES THE
19 LONG-TERM FISCAL IMPACT TO THE COUNTY OR REGION OF THE
20 CONSTRUCTION, OWNERSHIP, MAINTENANCE, AND REPLACEMENT OF
21 INFRASTRUCTURE AND PUBLIC FACILITIES AND THE PROVISION OF PUBLIC
22 SERVICES TO SERVE DEVELOPMENT OF SUCH SITES;"

23 Page 33, strike lines 1 through 13.

24 Page 39, strike lines 12 and 13.

25 Renumber succeeding subparagraphs accordingly.

26 Page 39, after line 13 insert:

27 "(II) THE STATEWIDE STRATEGIC GROWTH REPORT CREATED
28 PURSUANT TO SECTION 24-32-3707;"

29 Renumber succeeding subparagraphs accordingly.

30 Page 40, line 4, after "PLANNING." insert "NOTHING IN THIS SECTION
31 REQUIRES THE PUBLIC DISCLOSURE OF CONFIDENTIAL INFORMATION
32 RELATED TO WATER SUPPLY OR FACILITIES."

33 Page 40, strike lines 6 through 10 and substitute:

34 "(A) ESTIMATE A RANGE OF WATER SUPPLIES AND FACILITIES

1 NEEDED TO SUPPORT THE POTENTIAL PUBLIC AND PRIVATE DEVELOPMENT
2 DESCRIBED IN THE MASTER PLAN; AND".

3 Reletter the succeeding sub-subparagraph accordingly.

4 Page 41, strike lines 7 through 22 and substitute:

5 "(d) A STRATEGIC GROWTH ELEMENT THAT INTEGRATES ELEMENTS
6 OF THE MASTER PLAN TO DISCOURAGE SPRAWL AND PROMOTE THE
7 DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED
8 PARCELS IN URBAN AREAS TO ADDRESS THE MUNICIPALITY'S
9 DEMONSTRATED HOUSING NEEDS AND MITIGATE THE NEED FOR EXTENSION
10 OF INFRASTRUCTURE AND PUBLIC SERVICES TO DEVELOP NATURAL AND
11 AGRICULTURAL LANDS FOR RESIDENTIAL USES. THE STRATEGIC GROWTH
12 ELEMENT MUST INCLUDE:

13 (I) A DESCRIPTION OF EXISTING AND POTENTIAL POLICIES AND
14 TOOLS TO PROMOTE STRATEGIC GROWTH AND PREVENT SPRAWL;

15 (II) AN ANALYSIS OF VACANT AND UNDERUTILIZED SITES THAT:

16 (A) IDENTIFIES VACANT, PARTIALLY VACANT, AND UNDERUTILIZED
17 LAND NEAR EXISTING OR PLANNED TRANSIT OR JOB CENTERS THAT COULD
18 BE USED FOR INFILL DEVELOPMENT, REDEVELOPMENT, AND NEW
19 DEVELOPMENT OF HOUSING;

20 (B) ASSESSES THE GENERAL FEASIBILITY OF THE DEVELOPMENT OR
21 REDEVELOPMENT OF SUCH SITES FOR RESIDENTIAL USE BASED ON EXISTING
22 AND NEEDED INFRASTRUCTURE, TRANSPORTATION CAPACITY, ACCESS TO
23 PUBLIC TRANSIT, AND PUBLIC FACILITIES AND SERVICES TO SERVE SUCH
24 SITES;

25 (C) DESCRIBES THE PUBLIC BENEFITS OF THE DEVELOPMENT OR
26 REDEVELOPMENT OF SUCH SITES TO THE MUNICIPALITY AS AN
27 ALTERNATIVE TO THE DEVELOPMENT OF PREVIOUSLY UNDEVELOPED
28 NATURAL OR AGRICULTURAL LAND; AND

29 (D) IN A MANNER THAT IS CONSISTENT WITH THE MASTER PLAN,
30 DESIGNATES SUCH SITES FOR WHICH DEVELOPMENT OR REDEVELOPMENT
31 IS DEEMED TO BE GENERALLY FEASIBLE FOR FUTURE USES THAT INCLUDE
32 RESIDENTIAL USES IN A MANNER THAT ADDRESSES THE MUNICIPALITY'S
33 DEMONSTRATED HOUSING NEEDS AT ALL INCOME LEVELS; AND

34 (III) AN ANALYSIS OF UNDEVELOPED SITES THAT:

35 (A) IDENTIFIES PREVIOUSLY UNDEVELOPED PARCELS THAT ARE
36 NOT ADJACENT TO DEVELOPED LAND, INCLUDING EXISTING NATURAL AND
37 AGRICULTURAL LAND, UNDER CONSIDERATION FOR FUTURE
38 DEVELOPMENT, AND, FOR A MUNICIPALITY IN A METROPOLITAN PLANNING
39 ORGANIZATION ESTABLISHED UNDER THE "FEDERAL TRANSIT ACT OF
40 1998," 49 U.S.C. SEC. 5301 ET SEQ., AS AMENDED, LAND OUTSIDE OF

1 CENSUS URBAN AREAS AS DEFINED BY THE UNITED STATES BUREAU OF
2 THE CENSUS;
3 (B) ASSESSES THE GENERAL FEASIBILITY OF THE DEVELOPMENT OF
4 SUCH SITES FOR RESIDENTIAL USE BASED ON EXISTING AND NEEDED
5 INFRASTRUCTURE, TRANSPORTATION CAPACITY, ACCESS TO PUBLIC
6 TRANSIT, AND PUBLIC FACILITIES AND SERVICES TO SERVE SUCH SITES; AND
7 (C) DESCRIBES THE LONG-TERM FISCAL IMPACT TO THE
8 MUNICIPALITY OF THE CONSTRUCTION, OWNERSHIP, MAINTENANCE, AND
9 REPLACEMENT OF INFRASTRUCTURE AND PUBLIC FACILITIES AND THE
10 PROVISION OF PUBLIC SERVICES TO SERVE DEVELOPMENT OF SUCH SITES;
11 AND".

12 Strike "PRIORITIES" and substitute "OPPORTUNITIES" on: **Page 31**, line 11;
13 and **Page 39**, line 14.

14 After "WATER" insert "SUPPLY" on: **Page 29**, line 16; **Page 32**, line 23;
15 **Page 37**, line 22; **Page 41**, line 5; and **Page 46**, line 1.

** *** ** *** **