

Second Regular Session  
Seventy-third General Assembly  
STATE OF COLORADO

**ENGROSSED**

*This Version Includes All Amendments Adopted  
on Second Reading in the House of Introduction*

LLS NO. 22-0808.01 Bob Lackner x4350

**SENATE BILL 22-159**

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**SENATE SPONSORSHIP**

**Bridges and Zenzinger,**

**HOUSE SPONSORSHIP**

**Ortiz and Will,**

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**Senate Committees**

Local Government  
Finance  
Appropriations

**House Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING THE CREATION OF A REVOLVING LOAN FUND WITHIN THE**  
102 **DIVISION OF HOUSING IN THE DEPARTMENT OF LOCAL AFFAIRS**  
103 **TO MAKE INVESTMENTS IN TRANSFORMATIONAL AFFORDABLE**  
104 **HOUSING, AND, IN CONNECTION THEREWITH, MAKING AN**  
105 **APPROPRIATION.**

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**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

The bill creates the transformational affordable housing revolving loan fund program (loan program) in the division of housing (division) in

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters or bold & italic numbers indicate new material to be added to existing statute.*  
*Dashes through the words indicate deletions from existing statute.*

SENATE  
Amended 2nd Reading  
April 22, 2022

the department of local affairs (department) as a revolving loan program in accordance with the requirements of the bill and the policies established by the division. The loan program provides flexible, low-interest, and below-market rate loan funding to assist eligible recipients in completing the eligible loan projects identified in the bill.

The division may administer the loan program or, if it determines that it would be more efficient and effective to contract out full or partial administration of the program, the division may enter into a contract with a third-party entity to administer the loan program.

The division is required to establish and publicize policies for the loan program. The bill specifies factors the division is encouraged to consider in evaluating loan applications.

The transformational affordable housing revolving loan fund (fund) is created in the state treasury and the bill specifies requirements pertaining to the administration of the fund.

The bill requires a transfer of a specified sum of money to the fund.

The division is required to report on the activities of the loan program as part of the regular annual public report prepared by the division on affordable housing spending undertaken by the state.

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1. Legislative declaration.** (1) The general assembly  
3 hereby finds and declares that:

4 (a) Though it has been exacerbated by the COVID-19 pandemic,  
5 the housing crisis that Colorado faces is not new. For decades, the lack of  
6 affordable housing has upended the lives of thousands who face  
7 homelessness in the Denver metropolitan area and across the state,  
8 shuttered Colorado businesses, hindered working-class employment  
9 because of a lack of workforce housing, and exacerbated inequities,  
10 including for communities of color, immigrant or mixed-status  
11 households, low-wage earners, older adults, people with disabilities, and  
12 others living on fixed incomes.

13 (b) Currently, Colorado requires approximately 225,000  
14 affordable for-sale and rental homes to address the state's housing crisis,

1 and the Colorado housing and finance authority reports that nearly half of  
2 all Colorado renters pay at least thirty percent of their income on housing,  
3 with an additional twenty-four percent paying fifty percent or more of  
4 their income on housing;

5 (c) The average home price in the state increased 130% from 2011  
6 to 2021. Statewide, the median home price increased an additional 7%  
7 from January to February 2022, and the median price is now \$555,540,  
8 a 90% increase over March 2021. The townhome and condominium  
9 market also reached a new pricing level in February 2022, and the median  
10 price of such units now stands at \$402,390, which is an increase of 17%  
11 from February 2021. Six out of 10 Colorado households are unable to  
12 afford the average priced home.

13 (d) In House Bill 21-1329, enacted in 2021, the general assembly  
14 created the affordable housing transformational task force, referred to in  
15 this section as the "task force", to recommend transformational policies  
16 to Colorado's housing sector that will produce immediate, sweeping, and  
17 long-lasting change. The impetus of the task force brought together the  
18 legislative and executive branches of state government, as well as a  
19 diverse group of stakeholders made up of affordable housing practitioners  
20 and experts, to tackle the affordable housing crisis and determine which  
21 investments would make the biggest impact. The sixteen-member task  
22 force was made up of a bipartisan group of ten members of the general  
23 assembly, five agency directors, and the executive director of the  
24 Colorado housing and finance authority. A fifteen-member subpanel of  
25 diverse affordable housing experts was also appointed to advise the task  
26 force. The task force and subpanel undertook a deliberative, iterative, and  
27 transparent process. Ultimately the task force came to a near unanimous

1 consensus on its funding recommendations and allocations, as well as a  
2 broad agreement on several policy concepts.

3 (e) The recommendations made by the task force will not solve  
4 Colorado's affordable housing crisis completely but will be a  
5 transformational step forward in achieving that objective. Once  
6 implemented at the local level across the state, these policies will make  
7 significant strides in increasing access to flexible capital sources,  
8 fostering innovation, strengthening the social safety net, enhancing  
9 market stability, and ultimately promoting more broad and equitable  
10 home ownership and rental housing opportunities for Coloradans in every  
11 corner of the state. These investments will result in more affordable  
12 housing being built across the state and will maintain existing affordable  
13 housing stock that is at risk of becoming unsafe or unaffordable. The  
14 recommendations made by the task force will help reduce disparities and  
15 address homelessness. They will help many Coloradans purchase homes  
16 that were previously out of financial reach, which will help build  
17 intergenerational wealth across the state.

18 (f) The task force also identified an equitable funding distribution  
19 to effectively address the disproportionate impacts from COVID-19;

20 (g) The revolving loan program created by this act will provide  
21 individuals and households across the state critical financial support with  
22 more flexible loan criteria not regularly offered by traditional financial  
23 institutions, thereby assisting Coloradans in obtaining necessary access  
24 to capital;

25 (h) A revolving loan fund ensures that these funds are evergreen  
26 and recycled many times across multiple generations, thereby assisting the  
27 provision of affordable housing for all Coloradans far into the future; and

1           (i) By providing eligible recipients who face barriers in  
2 establishing borrower relationships with traditional lenders access to  
3 capital, and by engaging in concerted outreach and education concerning  
4 the availability of this program, a revolving loan program can provide  
5 financial support to unserved or underserved populations.

6           (2) The general assembly intends to address the affordable  
7 housing crisis in Colorado, in part, by creating a revolving loan fund to  
8 provide flexible, low-interest, and below-market rate funding that will  
9 support increases in new housing developments, the preservation and  
10 rehabilitation of existing home stock, property conversions, and  
11 nontraditional housing capacity in diverse geographic communities where  
12 the economic impact of COVID-19 has significantly affected housing  
13 affordability and availability. The funds provided by the revolving loan  
14 fund are intended to support the development of new affordable housing  
15 units and the purchase of existing affordable housing units, either rental  
16 housing or for-sale homes, including mixed-income developments, and  
17 the purchase of land or buildings for future development within a defined  
18 timeline. In addition, funding to maintain existing affordable housing  
19 through projects that incorporate permanent supportive housing is  
20 intended to compliment tangential legislative efforts and aims to support  
21 individuals experiencing homelessness, victims of domestic violence or  
22 sexual assault, and individuals living with disabilities. Supporting the  
23 recommendations of the task force, the general assembly intends that  
24 interest rates on loans made available under this section be below-market  
25 rates and not exceed those necessary to meaningfully advance affordable  
26 housing development or the preservation of existing affordable housing  
27 stock in local communities across the state. Further, money should be

1 made available to local and regional groups, governments, and  
2 community partners to be used for a variety of more specific affordable  
3 housing needs across the state as specified in this section.

4 **SECTION 2.** In Colorado Revised Statutes, **add** 24-32-726 as  
5 follows:

6 **24-32-726. Revolving loan fund - eligible projects - report -**  
7 **definitions - legislative declaration. (1) Definitions.** AS USED IN THIS  
8 SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES:

9 (a) "ADMINISTRATOR" MEANS A THIRD-PARTY ENTITY OR ENTITIES  
10 THAT THE DIVISION CONTRACTS WITH TO ADMINISTER ALL OR ANY PART OF  
11 THE LOAN PROGRAM PURSUANT TO SUBSECTION (2)(b) OF THIS SECTION.

12 ==  
13 (b) "COMMUNITY PARTNER" MEANS A NONPROFIT ORGANIZATION  
14 THAT UNDERTAKES ANY OF THE ACTIVITIES OR SERVICES DESCRIBED IN  
15 SUBSECTION (3) OF THIS SECTION.

16 (c) "DEPARTMENT" MEANS THE DEPARTMENT OF LOCAL AFFAIRS.

17 (d) "ELIGIBLE RECIPIENT" MEANS A LOCAL GOVERNMENT, A  
18 FOR-PROFIT DEVELOPER, A COMMUNITY PARTNER, OR A POLITICAL  
19 SUBDIVISION OF THE STATE THAT APPLIES FOR A LOAN THROUGH THE LOAN  
20 PROGRAM.

21 (e) "FUND" MEANS THE TRANSFORMATIONAL AFFORDABLE  
22 HOUSING REVOLVING LOAN FUND CREATED IN SUBSECTION (9)(a) OF THIS  
23 SECTION.

24 (f) "LOAN PROGRAM" MEANS THE TRANSFORMATIONAL  
25 AFFORDABLE HOUSING REVOLVING LOAN FUND PROGRAM CREATED IN  
26 SUBSECTION (2)(a) OF THIS SECTION.

27 (g) "LOCAL GOVERNMENT" MEANS A COUNTY, MUNICIPALITY, CITY

1 AND COUNTY, TRIBAL GOVERNMENT, SPECIAL DISTRICT ORGANIZED UNDER  
2 TITLE 32, SCHOOL DISTRICT, DISTRICT, OR A HOUSING AUTHORITY CREATED  
3 UNDER PART 2 OF ARTICLE 4 OF TITLE 29.

4 == ==

5 (2) **Creation of loan program - administration.** (a) THE  
6 TRANSFORMATIONAL AFFORDABLE HOUSING REVOLVING LOAN FUND  
7 PROGRAM IS HEREBY CREATED IN THE DIVISION AS A REVOLVING LOAN  
8 PROGRAM IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION AND  
9 THE POLICIES ESTABLISHED BY THE DIVISION PURSUANT TO SUBSECTION (5)  
10 OF THIS SECTION. THE LOAN PROGRAM IS ESTABLISHED TO PROVIDE  
11 FLEXIBLE, LOW-INTEREST, AND BELOW-MARKET RATE LOAN FUNDING TO  
12 ASSIST ELIGIBLE RECIPIENTS IN COMPLETING THE ELIGIBLE LOAN PROJECTS  
13 IDENTIFIED IN SUBSECTION (3) OF THIS SECTION.

14 (b) THE DIVISION MAY ADMINISTER THE LOAN PROGRAM OR, IF IT  
15 DETERMINES THAT IT WOULD BE MORE EFFICIENT AND EFFECTIVE TO  
16 CONTRACT OUT FULL OR PARTIAL ADMINISTRATION OF THE PROGRAM, IT  
17 MAY ENTER INTO A CONTRACT WITH A BUSINESS NONPROFIT  
18 ORGANIZATION, BANK, NONDEPOSITORY COMMUNITY DEVELOPMENT  
19 FINANCIAL INSTITUTION, BUSINESS DEVELOPMENT CORPORATION,  
20 NONPROFIT ORGANIZATION THAT ADMINISTERS GAP FINANCING,  
21 CONSTRUCTION, OR MORTGAGE LOAN PROGRAMS, OR OTHER ENTITY AS  
22 DETERMINED BY THE DIVISION TO ADMINISTER THE LOAN PROGRAM IN  
23 WHOLE OR IN PART. IF THE DIVISION CONTRACTS WITH AN ENTITY OR  
24 ENTITIES TO ADMINISTER THE PROGRAM, THE DIVISION SHALL USE AN OPEN  
25 AND COMPETITIVE PROCESS TO SELECT THE ENTITY OR ENTITIES. A  
26 CONTRACT WITH AN ADMINISTRATOR MAY INCLUDE AN ADMINISTRATION  
27 FEE ESTABLISHED BY THE DIVISION AT AN AMOUNT REASONABLY

1 CALCULATED TO COVER THE ONGOING ADMINISTRATIVE COSTS OF THE  
2 DIVISION IN OVERSEEING THE LOAN PROGRAM. THE DIVISION MAY  
3 ADVANCE MONEY TO AN ENTITY UNDER A CONTRACT IN PREPARATION IN  
4 THE FORM OF A GRANT OR PAYMENT FOR ISSUING LOANS AND  
5 ADMINISTERING THE LOAN PROGRAM.

6 (c) THE DIVISION MAY WORK WITH THE COLORADO HOUSING AND  
7 FINANCE AUTHORITY, CREATED IN SECTION 29-4-704 (1), TO ASSIST IN  
8 OFFERING LOANS UNDER THE LOAN PROGRAM.

9 (d) ANY LOAN MADE UNDER THE LOAN PROGRAM BY THE STATE,  
10 ANY DEPARTMENT, DIVISION, OR AGENCY OF THE STATE, OR ANY  
11 ADMINISTRATOR TO A DISTRICT, AS DEFINED IN SECTION 20 (2)(b) OF  
12 ARTICLE X OF THE STATE CONSTITUTION, MUST EITHER BE APPROVED BY  
13 THE VOTERS OF THE DISTRICT IN ACCORDANCE WITH SECTION 20 (4)(b) OF  
14 ARTICLE X OF THE STATE CONSTITUTION OR BE STRUCTURED SO THAT IT  
15 IS NOT A MULTIPLE-FISCAL YEAR DIRECT OR INDIRECT DISTRICT DEBT OR  
16 OTHER FINANCIAL OBLIGATION WHATSOEVER THAT REQUIRES VOTER  
17 APPROVAL UNDER SECTION 20 (4)(b) OF ARTICLE X OF THE STATE  
18 CONSTITUTION.

19 (3) **Eligible loan projects.** IN ORDER TO RECEIVE LOAN FUNDING  
20 UNDER THE LOAN PROGRAM, THE PROJECT FOR WHICH THE LOAN  
21 APPLICANT SEEKS LOAN FUNDING MUST DO ONE OR MORE OF THE  
22 FOLLOWING:

23 (a) DEVELOP AND INTEGRATE HOUSING-RELATED INFRASTRUCTURE  
24 TO OFFSET CONSTRUCTION AND PREDEVELOPMENT COSTS;

25 (b) PROVIDE GAP FINANCING FOR HOUSING DEVELOPMENT,  
26 INCLUDING TRANSACTIONS UNDER THE FEDERAL LOW-INCOME TAX CREDIT  
27 DEFINED IN SECTION 39-22-2101 (7) AND THE AFFORDABLE HOUSING TAX



1 CREDIT CREATED IN SECTION 39-22-2102 (1). FOR PURPOSES OF THIS  
2 SUBSECTION (3)(b), GAP FINANCING INCLUDES FINANCING MECHANISMS  
3 THAT ALLOW PERSONS SEEKING AFFORDABLE HOUSING TO PURCHASE  
4 EXISTING AFFORDABLE HOUSING, MULTI-FAMILY STRUCTURES, LAND, AND  
5 BUILDINGS, PARTICULARLY IN COMMUNITIES WHERE EFFORTS HAVE BEEN  
6 MADE TO ENCOURAGE AFFORDABLE HOUSING DEVELOPMENT OR IN  
7 COMMUNITIES IN WHICH LOW CONCENTRATIONS OF AFFORDABLE HOUSING  
8 EXIST.

9 (c) INCREASE THE SUPPLY OF NEW AFFORDABLE FOR-SALE HOUSING  
10 STOCK BY PROVIDING FUNDING TO ASSIST WITH THE COST OF  
11 CONSTRUCTION, INCLUDING BUT NOT LIMITED TO COSTS ASSOCIATED WITH  
12 CONSTRUCTION COSTS, LAND ACQUISITION, TAP FEES, BUILDING PERMITS,  
13 OR IMPACT FEES.

14 (d) MAINTAIN EXISTING AFFORDABLE HOUSING THROUGH FUNDING  
15 FOR THE PRESERVATION AND RESTORATION OF AFFORDABLE HOUSING  
16 STOCK THROUGH REHABILITATION, RETROFITTING, RENOVATION, CAPITAL  
17 IMPROVEMENTS, AND REPAIR OF CURRENT AFFORDABLE HOUSING STOCK,  
18 INCLUDING HOUSING MADE AVAILABLE UNDER 42 U.S.C. SEC. 1437f AND  
19 AFFORDABLE HOUSING FOR POPULATIONS AND HOUSEHOLDS  
20 DISPROPORTIONATELY IMPACTED BY THE COVID-19 PANDEMIC WITH  
21 COMMITMENTS FOR LONG-TERM AFFORDABILITY. THE USES COVERED BY  
22 THIS SUBSECTION (3)(d) MUST INCLUDE INVESTMENTS IN ONE OR MORE OF  
23 THE FOLLOWING:

24 (I) SENIOR HOUSING;

25 (II) THE PURCHASE OF AND THE REMEDIATION OF LOW-QUALITY OR  
26 CONDEMNED PROPERTIES;

27 (III) HOUSING UNITS, INTEGRATED INTO NONSEGREGATED

1 HOUSING DEVELOPMENTS, SPECIFICALLY DESIGNED FOR PEOPLE LIVING  
2 WITH DISABILITIES;

3 (IV) WEATHERIZATION AND ENERGY IMPROVEMENTS TO  
4 MULTI-FAMILY AND SINGE-FAMILY RESIDENTS TO MAINTAIN AND IMPROVE  
5 THE QUALITY OF AFFORDABLE HOMES AND RENTAL UNITS;

6 (V) THE PURCHASE AND TRANSITION OF CURRENT HOUSING STOCK  
7 INTO AFFORDABLE HOUSING, INCLUDING PROPERTIES CURRENTLY IN USE  
8 ON A SHORT-TERM RENTAL BASIS;

9 (VI) PROGRAMS OR INITIATIVES TO ENSURE THAT EXISTING  
10 HOUSING REMAINS AFFORDABLE FOR LOCAL WORKFORCE OR COMMUNITY  
11 HOUSEHOLDS;

12 (VII) LAND ACQUISITION FOR AFFORDABLE HOUSING;

13 (VIII) PROPERTY CONVERSION AND ADAPTIVE REUSE; OR

14 (IX) PERMANENT SUPPORTIVE HOUSING.

15 (e) FINANCE ENERGY IMPROVEMENTS IN AFFORDABLE HOUSING,  
16 WHICH WILL PROVIDE FUNDING FOR INCREMENTAL UP-FRONT COSTS FOR  
17 EFFICIENT, ELECTRIC MEASURES, AND RENEWABLE ENERGY SYSTEMS FOR  
18 BOTH EXISTING BUILDINGS AND NEW HOUSING CONSTRUCTION.

19 (f) CREATE PERMANENTLY OR LONG-TERM AFFORDABLE  
20 HOMEOWNERSHIP OPPORTUNITIES.

21 (4) **Loan program goals.** (a) THE LOAN PROGRAM MUST BE  
22 ADMINISTERED WITH A GOAL OF GENERATING ENOUGH RETURN ON LOANS  
23 MADE UNDER THE LOAN PROGRAM TO REPLENISH THE LOAN PROGRAM FOR  
24 FUTURE LOAN ALLOCATIONS.

25 (b) ALL LOANS FINANCED THROUGH THE LOAN PROGRAM MUST  
26 OFFER FLEXIBLE TERMS AND LOW-INTEREST AND BELOW-MARKET RATES.

27 (5) **Loan program policies.** THE DIVISION OR THE

1 ADMINISTRATOR, AS APPLICABLE, SHALL ESTABLISH AND PUBLICIZE  
2 POLICIES FOR THE LOAN PROGRAM. AT A MINIMUM, THE POLICIES MUST  
3 ADDRESS:

4 (a) THE PROCESS AND DEADLINES FOR APPLYING FOR AND  
5 RECEIVING A LOAN UNDER THE LOAN PROGRAM, INCLUDING THE  
6 INFORMATION AND DOCUMENTATION REQUIRED FOR A LOAN APPLICATION;

7 (b) ELIGIBILITY CRITERIA FOR INDIVIDUALS OR ENTITIES APPLYING  
8 FOR A LOAN UNDER THE LOAN PROGRAM;

9 (c) THE MAXIMUM ASSISTANCE LEVELS FOR LOANS;

10 (d) LOAN TERMS, INCLUDING INTEREST RATES AND REPAYMENT  
11 TERMS;

12 (e) REPORTING REQUIREMENTS FOR LOAN RECIPIENTS;

13 (f) LOAN PROGRAM FEES, INCLUDING THE APPLICATION FEE,  
14 ORIGINATION FEE, AND CLOSING COST POLICIES;

15 (g) UNDERWRITING AND RISK MANAGEMENT POLICIES;

16 (h) THE AMOUNT OF ANY APPLICATION OR ORIGINATION FEES AND  
17 CLOSING COST POLICIES;     

18 (i) THE MEANS BY WHICH ELIGIBLE RECIPIENTS WHO FACE  
19 BARRIERS IN ESTABLISHING BORROWER RELATIONSHIPS WITH TRADITIONAL  
20 LENDERS WILL BE INFORMED OF THE LOAN PROGRAM AND ENCOURAGED TO  
21 APPLY FOR A LOAN FINANCED THROUGH THE LOAN PROGRAM; AND

22 (j) ANY ADDITIONAL REQUIREMENTS THAT THE DIVISION DEEMS  
23 NECESSARY TO ADMINISTER THE LOAN PROGRAM.

24 (6) **Prioritization criteria.** (a) THE GENERAL ASSEMBLY HEREBY  
25 ENCOURAGES THE DIVISION, TO THE EXTENT PRACTICABLE, IN REVIEWING  
26 LOAN APPLICATIONS, TO CONSIDER PRIORITIZING APPLICATIONS FOR  
27 PROJECTS THAT:

1           (I) INCREASE THE SUPPLY OF HOUSING IN COMMUNITIES ACROSS  
2 THE STATE IN PROPORTION TO EACH COMMUNITY'S DEMONSTRATED  
3 HOUSING NEEDS THROUGH:

4           (A) A PREFERENCE FOR MIXED-INCOME PROJECTS IN WHICH A  
5 PERCENTAGE OF UNITS, PROPORTIONAL TO THE DEMONSTRATED HOUSING  
6 NEEDS OF THE LOCAL COMMUNITY, WITHIN A PARTICULAR DEVELOPMENT  
7 HAVE RESTRICTED AVAILABILITY TO HOUSEHOLDS AT AND BELOW THE  
8 INCOME LEVELS SPECIFIED IN SUBSECTION (6)(b)(I) OF THIS SECTION. THE  
9 PERCENTAGE OF RESTRICTED UNITS AND AFFORDABILITY LEVELS MUST  
10 COMPLY WITH LAWS ENACTED BY LOCAL GOVERNMENTS PROMOTING THE  
11 DEVELOPMENT OF NEW AFFORDABLE HOUSING UNITS PURSUANT TO  
12 SECTION 29-20-104 (1).

13           (B) DEVELOPMENTS IN WHICH HOUSING UNITS ARE RESTRICTED AT  
14 INCOME LEVELS DEMONSTRATED BY LOCAL COMMUNITY NEEDS AS  
15 SPECIFIED IN SUBSECTION (6)(b)(I) OF THIS SECTION;

16           (II) ARE LOCATED IN OR SERVE COMMUNITIES THAT:

17           (A) FACE BARRIERS TO ACCESSING CAPITAL FROM TRADITIONAL  
18 SOURCES;

19           (B) HAVE SUFFERED SIGNIFICANT NEGATIVE FINANCIAL OR OTHER  
20 IMPACTS RESULTING FROM THE COVID-19 PANDEMIC; OR

21           (C) ARE OTHERWISE UNDERSERVED;

22           (III) ALIGN WITH OTHER STATE ECONOMIC DEVELOPMENT  
23 EFFORTS;

24           (IV) CREATE PERMANENTLY AFFORDABLE HOME OWNERSHIP  
25 OPPORTUNITIES;

26           (V) ENSURE THE LONG-TERM AFFORDABILITY OF ANY  
27 DEVELOPMENT OR PROJECTS FUNDED BY THE LOAN PROGRAM;

1           (VI) INCLUDE UNITS THAT ARE RESTRICTED FOR RENTAL USAGE TO  
2           PERSONS WITH DISABILITIES OR THAT INCLUDE UNIVERSAL DESIGN  
3           FEATURES THAT ALLOW INDIVIDUALS TO RESIDE IN THEIR DWELLING UNITS  
4           AS THEY AGE; OR

5           (VII) ARE HIGHLY ENERGY EFFICIENT OR USE HIGH-EFFICIENCY  
6           ELECTRIC EQUIPMENT FOR SPACE AND WATER HEATING. THE DIVISION MAY  
7           CONSULT WITH THE COLORADO ENERGY OFFICE CREATED IN SECTION  
8           24-38.5-101 (1) TO DEVELOP CRITERIA FOR MEETING THE OBJECTIVES  
9           DESCRIBED IN THIS SUBSECTION (6)(a)(VII).

10           (b) (I) THE RENTAL AND HOME OWNERSHIP TARGETS APPLICABLE  
11           TO LOCAL COMMUNITIES ACROSS THE STATE AS REQUIRED BY SUBSECTION  
12           (6)(a)(I) OF THIS SECTION ARE SPECIFIED IN THIS SUBSECTION (6)(b)(I) IN  
13           ACCORDANCE WITH THE FOLLOWING:

14           (A) FOR A HOUSEHOLD RESIDING IN HOUSING ON A RENTAL BASIS,  
15           ANNUAL INCOME OF THE HOUSEHOLD IS AT OR BELOW ONE HUNDRED  
16           TWENTY PERCENT OF THE AREA MEDIAN INCOME OF HOUSEHOLDS OF THAT  
17           SIZE IN THE COUNTY IN WHICH THE HOUSING IS LOCATED;

18           (B) FOR A HOUSEHOLD RESIDING IN HOUSING ON A  
19           HOME-OWNERSHIP BASIS, ANNUAL INCOME OF THE HOUSEHOLD IS AT OR  
20           BELOW ONE HUNDRED TWENTY PERCENT OF THE AREA MEDIAN INCOME OF  
21           HOUSEHOLDS OF THAT SIZE IN THE COUNTY IN WHICH THE HOUSING IS  
22           LOCATED;

23           (C) FOR A HOUSEHOLD RESIDING IN HOUSING ON A RENTAL BASIS  
24           IN RURAL RESORT COUNTIES, ANNUAL INCOME OF THE HOUSEHOLD IS AT  
25           OR BELOW ONE HUNDRED FORTY PERCENT OF THE AREA MEDIAN INCOME  
26           OF HOUSEHOLDS OF THAT SIZE IN THE COUNTY IN WHICH THE HOUSING IS  
27           LOCATED; AND

1           (D) FOR A HOUSEHOLD RESIDING IN HOUSING ON A HOME  
2 OWNERSHIP BASIS IN RURAL RESORT COUNTIES, ANNUAL INCOME OF THE  
3 HOUSEHOLD IS AT OR BELOW ONE HUNDRED SIXTY PERCENT OF THE AREA  
4 MEDIAN INCOME OF HOUSEHOLDS OF THAT SIZE IN THE COUNTY IN WHICH  
5 THE HOUSING IS LOCATED.

6           (II) AN APPLICANT SEEKING FUNDING FOR A PARTICULAR  
7 DEVELOPMENT, PROJECT, OR PROGRAM THAT IS FUNDED BY THE LOAN  
8 PROGRAM MAY, AT ANY TIME, REQUEST THAT THE DIVISION GRANT THE  
9 APPLICANT AN EXCEPTION TO THE AREA MEDIAN INCOME LEVELS  
10 SPECIFIED IN SUBSECTION (6)(b)(I) OF THIS SECTION BASED UPON  
11 DEMONSTRATED UNIQUE ECONOMIC AND HOUSING COSTS ATTRIBUTES IN  
12 THE LOCAL COMMUNITY IN WHICH THE DEVELOPMENT, PROJECT, OR  
13 PROGRAM IS LOCATED.

14           (c) (I) NOT LATER THAN SEPTEMBER 1, 2022, THE DIVISION OF  
15 HOUSING, CREATED IN SECTION 24-32-704 (1), SHALL CLASSIFY EACH  
16 COUNTY IN THE STATE AS "URBAN", "RURAL", OR "RURAL RESORT" AS  
17 USED IN SUBSECTION (6)(b)(I) OF THIS SECTION BASED UPON THE  
18 DEFINITIONS OF THE TERMS AS SPECIFIED IN THE FINAL REPORT OF THE  
19 COLORADO STRATEGIC HOUSING WORKING GROUP FINAL REPORT, DATED  
20 JULY 6, 2021. THE DIVISION OF HOUSING SHALL REGULARLY UPDATE AND  
21 PUBLISH MODIFICATIONS OF THE INITIAL CLASSIFICATION OF A PARTICULAR  
22 COUNTY AS IT RECEIVES OR PRODUCES INFORMATION DOCUMENTING  
23 CHANGES IN LOCAL ECONOMIC CIRCUMSTANCES AND HOUSING COST  
24 FACTORS MATERIALLY AFFECTING SUCH CLASSIFICATIONS.

25           (II) NOTWITHSTANDING SUBSECTION (6)(c)(I) OF THIS SECTION,  
26 ANY COUNTY MAY REQUEST FROM THE DIVISION OF HOUSING:

27           (A) A DETERMINATION THAT A DIFFERENT INCOME RESTRICTION

1 SHOULD APPLY TO THAT COUNTY FROM THE ONE MADE APPLICABLE TO THE  
2 COUNTY IN ACCORDANCE WITH SUBSECTION (6)(c)(I) OF THIS SECTION  
3 BASED UPON THE UNIQUE ECONOMIC AND HOUSING COST FACTORS  
4 PRESENT IN THE COUNTY. NOT LATER THAN SEPTEMBER 1, 2022, THE  
5 DIVISION OF HOUSING SHALL PUBLISH ANY SUCH MODIFIED INCOME  
6 RESTRICTIONS AND THE BASIS FOR ANY MODIFICATION APPROVED.

7 (B) AT ANY TIME, A RECLASSIFICATION OF THE COUNTY FROM THE  
8 CATEGORY IN WHICH THE COUNTY IS INITIALLY CLASSIFIED PURSUANT TO  
9 SUBSECTION (6)(c)(I) OF THIS SECTION BASED UPON THE UNIQUE  
10 ECONOMIC AND HOUSING COST FACTORS PRESENT IN THE COUNTY.

11 (d) TO THE EXTENT PRACTICABLE, THE DIVISION AND THE  
12 ADMINISTRATOR, AS APPLICABLE, SHALL SUPPORT INNOVATIVE FUNDING  
13 MECHANISMS THAT ALLOW MONEY TO REVOLVE QUICKLY TO ENSURE THE  
14 RAPID REUSE OF MONEY FOR ONGOING PROJECTS.

15 **(7) Publicizing the loan program.** THE DIVISION SHALL WORK  
16 WITH THE MINORITY BUSINESS OFFICE CREATED IN SECTION 24-49.5-102,  
17 SMALL BUSINESS DEVELOPMENT CENTERS, COMMUNITY DEVELOPMENT  
18 FINANCIAL INSTITUTIONS, AND STAKEHOLDER PARTNERS TO PROMOTE THE  
19 PROGRAM TO ELIGIBLE RECIPIENTS WHO PRIMARILY SERVE COMMUNITIES  
20 THAT ARE UNDERSERVED OR DISADVANTAGED, INCLUDING ELIGIBLE  
21 RECIPIENTS LOCATED IN RURAL COUNTIES. ON OR BEFORE DECEMBER 1,  
22 2022, THE DIVISION SHALL DEVELOP AND ADMINISTER A MARKETING  
23 INITIATIVE FOR THE PROGRAM IN COORDINATION WITH THE MINORITY  
24 BUSINESS OFFICE CREATED IN SECTION 24-49.5-102, THE SMALL BUSINESS  
25 ASSISTANCE CENTER CREATED IN SECTION 24-48.5-102, LOCAL CHAMBERS  
26 OF COMMERCE, AND OTHER LOCAL AND REGIONAL ECONOMIC  
27 DEVELOPMENT ENTITIES TO PROMOTE THE PROGRAM TO ELIGIBLE

1 RECIPIENTS AND TARGET COMMUNITIES. THE MARKETING INITIATIVE  
2 SHALL BE CONDUCTED IN THE TOP SPOKEN LANGUAGES IN THOSE  
3 COMMUNITIES.

4 **(8) Gifts, grants, and donations - leveraging federal money.**

5 (a) THE DIVISION MAY SEEK, ACCEPT, AND EXPEND GIFTS, GRANTS, OR  
6 DONATIONS FROM PRIVATE OR PUBLIC SOURCES FOR THE PURPOSES OF THIS  
7 SECTION. THE DIVISION SHALL TRANSMIT ALL MONEY RECEIVED THROUGH  
8 GIFTS, GRANTS, OR DONATIONS TO THE STATE TREASURER, WHO SHALL  
9 CREDIT THE MONEY TO THE FUND.

10 (b) THE DIVISION MAY EXPEND, DEPLOY, OR LEVERAGE MONEY  
11 RECEIVED FROM FEDERAL GOVERNMENT PROGRAMS THAT SUPPORT LOANS  
12 AND INVESTMENTS FOR ONE OR MORE OF THE ELIGIBLE PROJECTS SPECIFIED  
13 IN SUBSECTION (3) OF THIS SECTION TO MAKE LOANS UNDER THE LOAN  
14 PROGRAM OR TO OTHERWISE MARKET, PROMOTE, OR SUPPORT LOANS  
15 UNDER THE PROGRAM, IF ALLOWED UNDER FEDERAL LAW.

16 **(9) Transformational affordable housing revolving loan fund**  
17 **- transfer of money to fund - payment of administrative costs -**

18 **appropriation.** (a) THE TRANSFORMATIONAL AFFORDABLE HOUSING  
19 REVOLVING LOAN FUND IS HEREBY CREATED IN THE STATE TREASURY. THE  
20 FUND CONSISTS OF MONEY TRANSFERRED TO THE FUND IN ACCORDANCE  
21 WITH SUBSECTION (9)(d) OF THIS SECTION, ANY OTHER MONEY THAT THE  
22 GENERAL ASSEMBLY APPROPRIATES OR TRANSFERS TO THE FUND, AND ANY  
23 GIFTS, GRANTS, OR DONATIONS CREDITED TO THE FUND PURSUANT TO  
24 SUBSECTION (8)(a) OF THIS SECTION.

25 (b) THE STATE TREASURER SHALL CREDIT ALL INTEREST AND  
26 INCOME DERIVED FROM THE DEPOSIT AND INVESTMENT OF MONEY IN THE  
27 FUND TO THE FUND.



1 (c) MONEY IN THE FUND IS CONTINUOUSLY APPROPRIATED TO THE  
2 DEPARTMENT FOR THE PURPOSES SPECIFIED IN THIS SECTION. THE  
3 DEPARTMENT MAY EXPEND UP TO FIVE PERCENT OF THE MONEY  
4 APPROPRIATED OR TRANSFERRED INTO, OR REPAID FROM, THE FUND ON AN  
5 ANNUAL BASIS TO PAY FOR ITS DIRECT AND INDIRECT COSTS IN  
6 ADMINISTERING THIS SECTION.

7 (d) ON JULY 1, 2022, THE STATE TREASURER SHALL TRANSFER ONE  
8 HUNDRED FIFTY MILLION DOLLARS FROM THE AFFORDABLE HOUSING AND  
9 HOME OWNERSHIP CASH FUND CREATED IN SECTION 24-75-229 (3)(a) THAT  
10 ORIGINATES FROM THE GENERAL FUND, TO THE FUND. THE DIVISION SHALL  
11 USE THE MONEY TRANSFERRED PURSUANT TO THIS SUBSECTION (9)(d)  
12 ONLY FOR:

13 (I) MAKING LOANS TO ELIGIBLE RECIPIENTS PURSUANT TO THE  
14 LOAN PROGRAM; AND

15 (II) THE COSTS OF ADMINISTERING THE LOAN PROGRAM AS MAY BE  
16 INCURRED BY THE DIVISION OR THE ADMINISTRATOR, AS APPLICABLE, IN  
17 ACCORDANCE WITH SUBSECTION (9)(c) OF THIS SECTION. ALL SUCH  
18 ADMINISTRATIVE COSTS MUST BE PAID OUT OF THE MONEY EITHER  
19 TRANSFERRED TO THE FUND PURSUANT TO THIS SUBSECTION (9)(d) OR  
20 THAT IS APPROPRIATED TO THE FUND.

21 (10) **Reporting.** IN CONNECTION WITH THE PUBLIC REPORT THE  
22 DIVISION PREPARES IN ACCORDANCE WITH SECTION 24-32-705.5 (1), THE  
23 DIVISION SHALL INCLUDE IN THE REPORT INFORMATION SUMMARIZING THE  
24 USE OF ALL OF THE MONEY THAT WAS PROVIDED AS A LOAN FROM THE  
25 LOAN PROGRAM IN THE PRECEDING STATE FISCAL YEAR. AT A MINIMUM,  
26 THE INFORMATION INCLUDED IN THE REPORT PERTAINING TO THE LOAN  
27 PROGRAM MUST SPECIFY THE NUMBER OF ELIGIBLE RECIPIENTS THAT

1 APPLIED FOR A LOAN, THE NUMBER OF ELIGIBLE RECIPIENTS THAT WERE  
2 NOT AWARDED A LOAN, THE AMOUNT OF LOAN MONEY DISTRIBUTED TO  
3 EACH LOAN RECIPIENT, A DESCRIPTION OF EACH LOAN RECIPIENT'S USE OF  
4 THE LOAN MONEY, THE USE OF LOAN MONEY ALONG THE HOUSING AND  
5 INCOME SPECTRUMS, THE AMOUNT OF TIME FROM COMPLETION OF A LOAN  
6 APPLICATION THROUGH THE FUNDING OF A LOAN, RECOMMENDATIONS  
7 CONCERNING FUTURE ADMINISTRATION OF THE LOAN PROGRAM, AND HOW  
8 THE USE OF THE LOAN FURTHERED THE VISION OF TRANSFORMATIONAL  
9 AFFORDABLE HOUSING DESCRIBED IN THE FINAL REPORT OF THE TASK  
10 FORCE ESTABLISHED IN SECTION 24-75-229 (6)(a). THE DIVISION SHALL  
11 ALSO INCLUDE IN THE REPORT ITS RECOMMENDATIONS CONCERNING  
12 FUTURE ADMINISTRATION OF THE LOAN PROGRAM.

13 **SECTION 3.** In Colorado Revised Statutes, 24-32-705, **amend**  
14 (7) as follows:

15 **24-32-705. Functions of division.** (7) The division shall  
16 administer:

17 (a) The affordable housing guided toolkit and local officials guide  
18 program in accordance with section 24-32-721.5;

19 (b) THE TRANSFORMATIONAL AFFORDABLE HOUSING REVOLVING  
20 LOAN FUND PROGRAM CREATED IN SECTION 24-32-726 (2)(a), UNLESS THE  
21 DIVISION ELECTS TO CONTRACT OUT FULL OR PARTIAL ADMINISTRATION OF  
22 THE LOAN PROGRAM PURSUANT TO SECTION 24-32-726 (2)(b).

23 **SECTION 4.** In Colorado Revised Statutes, 24-32-705.5, **add**  
24 (3.5) as follows:

25 **24-32-705.5. Annual public report on funding of affordable**  
26 **housing preservation and production - definition.** (3.5) FOR THE  
27 PUBLIC REPORT REQUIRED BY SUBSECTION (1) OF THIS SECTION, THE

1 DIVISION MUST INCLUDE, ON AN ANNUAL BASIS, THE INFORMATION  
2 REQUIRED TO BE INCLUDED IN ACCORDANCE WITH SECTION 24-32-726  
3 (10).

4 **SECTION 5. Appropriation.** (1) For the 2022-23 state fiscal  
5 year, \$379,081 is appropriated to the office of the governor for use by the  
6 office of information technology. This appropriation is from  
7 reappropriated funds received from the department of local affairs from  
8 the transformational affordable housing revolving loan fund created in  
9 section 24-32-726 (9)(a), C.R.S., that originate from the general fund, and  
10 is based on an assumption that the office of information technology will  
11 require an additional 4.3 FTE. To implement this act, the office may use  
12 this appropriation to provide information technology services for the  
13 department of local affairs.

14 **SECTION 6. Safety clause.** The general assembly hereby finds,  
15 determines, and declares that this act is necessary for the immediate  
16 preservation of the public peace, health, or safety.