

HOUSE COMMITTEE OF REFERENCE REPORT

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Chair of Committee

May 3, 2024  
Date

Committee on Transportation, Housing & Local Government.

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 reengrossed bill, page 6, strike line 19 and substitute:
- 2 "OF FIFTEEN MINUTES OR LESS FOR EIGHT HOURS OR MORE ON WEEKDAYS,
- 3 EXCLUDING SEASONAL SERVICE."
- 4 Page 6, line 25, after "A" insert "REASONABLE".
- 5 Page 7, line 4, after "DEPARTMENT;" insert "AND".
- 6 Page 7, strikes lines 7 through 10 and substitute "DEPARTMENT."
- 7 Page 9, line 20, strike "REPORTS DESCRIBED IN THIS SUBSECTION (1)," and
- 8 substitute "METHODOLOGIES AND GUIDANCE DESCRIBED IN THIS SECTION,".
- 9 Page 9, line 27, after "PLANNING." add "PRIOR TO FINALIZING THE
- 10 ASSESSMENT METHODOLOGY AND DISPLACEMENT RISK MITIGATION
- 11 STRATEGIES DIRECTORY CREATED PURSUANT TO SECTION 24-32-3706 (4),
- 12 THE DIVISION OF LOCAL GOVERNMENT SHALL ENGAGE IN TARGETED
- 13 OUTREACH WITH FOCUS GROUPS FOR HISTORICALLY UNDERCONSULTED
- 14 AND DISPROPORTIONATELY IMPACTED STAKEHOLDERS, RESIDENTS, AND
- 15 BUSINESSES TO IDENTIFY THE PRIMARY REASONS FOR DISPLACEMENT
- 16 INCLUDED AMONG THOSE IDENTIFIED IN SECTION 24-32-3701 (4)."
- 17 Page 12, strike line 21 and substitute "NEEDS ASSESSMENTS MUST
- 18 INCLUDE THE FOLLOWING:
- 19 (I) A REQUIREMENT THAT HOUSING NEEDS ASSESSMENTS INCLUDE
- 20 RECOMMENDED POLICY AND PROGRAMMATIC RESPONSES TO THE FINDINGS
- 21 OF THE HOUSING NEEDS ASSESSMENT, INCLUDING THE ASSESSMENT OF

1 DISPLACEMENT RISK; AND  
2 (II) GUIDANCE REGARDING HOUSING".

3 Page 14, line 16, strike "AND".

4 Page 14, after line 16 insert:

5 (VI) THE NUMBER OF SINGLE HEADS OF HOUSEHOLD WITH  
6 CHILDREN UNDER EIGHTEEN YEARS OF AGE;

7 (VII) DATA REGARDING RENTS OR HOME VALUES THAT ARE  
8 INCREASING AT A SUBSTANTIALLY HIGHER RATE THAN ADJACENT  
9 NEIGHBORHOODS IN THE REGION OR LOCAL GOVERNMENT'S JURISDICTION;

10 (VIII) DATA REGARDING NEIGHBORHOODS WITH HIGH VOLUME OF  
11 SALES OF OWNER-OCCUPIED OR INVESTOR-OWNED HOUSING;

12 (IX) DATA REGARDING INCREASED SALES AND USE TAXES  
13 GENERATED FROM COMMERCIAL AND RETAIL ACTIVITY;

14 (X) DATA REGARDING BUSINESS CLOSURES; AND".

15 Renumber succeeding subparagraph accordingly.

16 Page 19, strike line 26 and substitute:

17 (b) A DESCRIPTION OF HOW THE LOCAL GOVERNMENT'S HOUSING  
18 ACTION PLAN ADDRESSES THE ALLOCATION OF REGIONAL".

19 Page 19, line 27, after "APPLICABLE" insert "REGIONAL".

20 Page 24, strike line 15 and substitute "DEVELOPMENT, EXCEPT THAT IF THE  
21 LOCAL GOVERNMENT HAS DONE SO PURSUANT TO SECTION 29-32-105 (2),  
22 THIS STRATEGY DOES NOT COUNT AS AN ELIGIBLE STANDARD  
23 AFFORDABILITY STRATEGY FOR PURPOSES OF SECTION 29-32-3705 (3)(e);".

24 Page 24, strike lines 19 through 26.

25 Reletter succeeding paragraphs accordingly.

26 Page 25, strike line 1 and substitute "AND PRESERVATION OF AFFORDABLE  
27 HOUSING UNITS DESIGNED TO SERVE RESIDENTS FACING PARTICULAR  
28 CHALLENGES SECURING AFFORDABLE HOUSING, INCLUDING ACCESSIBLE  
29 AND VISITABLE UNITS AND MULTI-BEDROOM UNITS; AND".

30 Page 25, strike lines 26 and 27.

1 Page 26, strike lines 1 and 2.

2 Reletter succeeding paragraphs accordingly.

3 Page 27, strike line 9 and substitute "PROGRAM OR FUNDING A  
4 COMMUNITY-BASED HOUSING COUNSELING AND NAVIGATION PROGRAM;"

5 Page 27, strike lines 18 and 19 and substitute:

6 "(g) REQUIRING MULTIFAMILY DEVELOPERS BUILDING IN AREAS  
7 IDENTIFIED AS BEING AT RISK OF DISPLACEMENT TO CREATE A COMMUNITY  
8 BENEFITS AGREEMENT WITH AFFECTED POPULATIONS WITHIN  
9 ONE-QUARTER MILE OF THE DEVELOPMENT THAT THE MULTIFAMILY  
10 DEVELOPER IS BUILDING;

11 (h) PROVIDING A PRIORITIZATION POLICY FOR CURRENT RESIDENTS  
12 IN THIRTY PERCENT OF ANY NEW MULTIFAMILY DEVELOPMENT; AND"

13 Reletter succeeding paragraph accordingly.

14 Page 30, line 23, strike "ENTITIES;" and substitute "ENTITIES THAT  
15 PROMOTE STATEWIDE COVERAGE OF LOCAL GOVERNMENTS BY HOUSING  
16 NEEDS ASSESSMENTS WITHOUT UNNECESSARY DUPLICATION FOR THE  
17 PURPOSE OF CONDUCTING REGIONAL HOUSING NEEDS ASSESSMENTS AND  
18 DISPLACEMENT RISK ASSESSMENTS;"

19 Page 31, strike line 17 and substitute:

20 "(a) CONDUCTING REGIONAL HOUSING NEEDS ASSESSMENTS, IF THE  
21 DEPARTMENT DETERMINES THAT THE REGIONAL ENTITY MEETS THE  
22 REQUIREMENTS OF THIS SECTION AND THE ASSESSMENT WOULD PROMOTE  
23 STATEWIDE COVERAGE OF LOCAL GOVERNMENTS BY HOUSING NEEDS  
24 ASSESSMENTS WITHOUT UNNECESSARY DUPLICATION;

25 (b) CONDUCTING HOUSING NEEDS ASSESSMENTS AND CREATING  
26 HOUSING ACTION PLANS CONTEMPORANEOUSLY; AND"

27 Reletter succeeding paragraph accordingly.

28 Page 31, line 22, after "(3)" insert "(a)".

29 Page 32, after line 2 insert:

30 "(b) ANY CONSULTANT RETAINED BY THE DEPARTMENT TO  
31 PROVIDE TECHNICAL ASSISTANCE PURSUANT TO THIS SECTION RELATING

1 TO HOUSING NEEDS ASSESSMENTS AND HOUSING ACTION PLANS SHALL  
2 HAVE DEMONSTRATED EXPERIENCE CONDUCTING HIGH-QUALITY HOUSING  
3 NEEDS ASSESSMENTS AND STRATEGIC HOUSING PLANS AND ENGAGING  
4 UNDERREPRESENTED COMMUNITIES, RESIDENTS, AND WORKERS WITH  
5 DISPROPORTIONATE HOUSING NEEDS AND CHALLENGES.

6 (c) THE DEPARTMENT SHALL REQUIRE, AS A CONDITION OF ANY  
7 FUNDING AWARDED TO A LOCAL GOVERNMENT TO CONDUCT HOUSING  
8 NEEDS ASSESSMENTS OR CREATE HOUSING ACTION PLANS PURSUANT TO  
9 THIS SECTION, THAT:

10 (I) UNLESS NO SUCH PERSON IS AVAILABLE, ANY PERSON  
11 PROVIDING SERVICES TO THE LOCAL GOVERNMENT THAT WILL BE FUNDED  
12 BY THE AWARD MEETS THE REQUIREMENTS OF SUBSECTION (3)(b) OF THIS  
13 SECTION; AND

14 (II) THE LOCAL GOVERNMENT USE A PORTION OF THE FUNDS  
15 AWARDED BY THE DEPARTMENT TO CONDUCT HOUSING NEEDS  
16 ASSESSMENTS OR CREATING HOUSING ACTION PLANS PURSUANT TO THIS  
17 SECTION TO ENGAGE UNDERREPRESENTED AND UNDERRECOGNIZED  
18 COMMUNITIES."

19 Page 35, after line 6 insert:

20 **"24-32-3711. Neighborhood centers - grant program**  
21 **prioritization.** (1) ON OR BEFORE JUNE 30, 2025, THE DEPARTMENT  
22 SHALL ADOPT REASONABLE CRITERIA FOR THE DESIGNATION OF  
23 NEIGHBORHOOD CENTERS IN ACCORDANCE WITH SECTION 24-32-3701 (10),  
24 INCLUDING CRITERIA FOR VARYING REGIONAL CONTEXTS. THE  
25 DEPARTMENT SHALL DESIGN THE CRITERIA ADOPTED PURSUANT TO THIS  
26 SUBSECTION (1) TO MINIMIZE THE FISCAL BURDEN ON LOCAL  
27 GOVERNMENTS. THE CRITERIA ADOPTED BY THE DEPARTMENT PURSUANT  
28 TO THIS SUBSECTION (1) MUST NOT:

29 (a) LIMIT OR RESTRICT THE AUTHORITY OF A LOCAL GOVERNMENT,  
30 INCLUDING AUTHORITY RELATING TO ZONING, REGULATION OF THE USE OF  
31 LAND, AND THE IMPOSITION OF FEES, CHARGES, AND TAXES,  
32 NOTWITHSTANDING THE EXERCISE OF THAT AUTHORITY TO ESTABLISH A  
33 NEIGHBORHOOD CENTER; OR

34 (b) REQUIRE THE MODIFICATION OF A CHARTER ADOPTED  
35 PURSUANT TO ARTICLE XX OF THE STATE CONSTITUTION.

36 (2) A LOCAL GOVERNMENT MAY DESIGNATE A NEIGHBORHOOD  
37 CENTER PURSUANT TO THIS SECTION AND SUBMIT A REPORT TO THE  
38 DEPARTMENT IN A FORM AND MANNER DETERMINED BY THE DEPARTMENT.  
39 THE DEPARTMENT SHALL NOT ACCEPT A REPORT DESIGNATING A  
40 NEIGHBORHOOD CENTER THAT DOES NOT COMPLY WITH THE CRITERIA  
41 ADOPTED BY THE DEPARTMENT. THE DEPARTMENT SHALL NOTIFY A LOCAL

1 GOVERNMENT IF IT DOES NOT ACCEPT THE LOCAL GOVERNMENT'S REPORT.  
2 (3) AS OF DECEMBER 31, 2026, EXCLUDING GRANT PROGRAMS  
3 GOVERNED BY ARTICLE 32 OF TITLE 29, THE DEPARTMENTS, OFFICES, AND  
4 AGENCIES IDENTIFIED IN SECTION 24-32-3710 SHALL UPDATE GRANT  
5 AWARD CRITERIA TO INCLUDE CONSIDERATION AND PRIORITIZATION OF, TO  
6 THE EXTENT CONSISTENT WITH THE PURPOSE OF THE GRANT PROGRAM AND  
7 ANY APPLICABLE PROVISION OF FEDERAL LAW OR THE STATE  
8 CONSTITUTION, PROJECTS THAT MEET ONE OF THE FOLLOWING CRITERIA:  
9 (a) THE PROJECT IS IN OR SUPPORTS A NEIGHBORHOOD CENTER  
10 DESIGNATED IN A REPORT ACCEPTED BY THE DEPARTMENT PURSUANT TO  
11 SUBSECTION (2) OF THIS SECTION; OR  
12 (b) THE PROJECT CONCERNS AN AREA THAT WOULD NOT MEET THE  
13 CRITERIA FOR DESIGNATION AS A NEIGHBORHOOD CENTER."

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