

First Regular Session  
Seventy-fourth General Assembly  
STATE OF COLORADO

**REENGROSSED**

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

LLS NO. 23-0890.01 Pierce Lively x2059

**SENATE BILL 23-213**

**SENATE SPONSORSHIP**

**Moreno**, Exum, Gonzales, Hansen, Jaquez Lewis, Priola

**HOUSE SPONSORSHIP**

**Jodeh and Woodrow**,

**Senate Committees**

Local Government & Housing  
Appropriations

**House Committees**

**A BILL FOR AN ACT**

101      **CONCERNING STATE LAND USE REQUIREMENTS, AND, IN CONNECTION**  
102            **THEREWITH, ESTABLISHING A PROCESS TO DIAGNOSE AND**  
103            **ADDRESS HOUSING NEEDS ACROSS THE STATE, PROHIBITING A**  
104            **LOCAL GOVERNMENT FROM ENFORCING CERTAIN OCCUPANCY**  
105            **LIMITS, MODIFYING THE CONTENT REQUIREMENTS FOR COUNTY**  
106            **AND MUNICIPAL MASTER PLANS, CRITERIA FOR CERTAIN GRANT**  
107            **PROGRAMS, AND EXPENDITURES FROM THE MULTIMODAL**  
108            **TRANSPORTATION OPTIONS FUND TO ALIGN WITH STATE**  
109            **STRATEGIC GROWTH OBJECTIVES, AND MAKING AN**  
110            **APPROPRIATION.**

**Bill Summary**

*(Note: This summary applies to this bill as introduced and does*

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

SENATE  
3rd Reading Unamended  
April 28, 2023

SENATE  
Amended 2nd Reading  
April 27, 2023

*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>.)*

**Housing needs planning.** The executive director of the department of local affairs (director) shall, no later than December 31, 2024, and every 5 years thereafter, issue methodology for developing statewide, regional, and local housing needs assessments. The statewide housing needs assessment must determine existing statewide housing stock and current and future housing needs. The regional housing needs assessments must allocate the addressing of housing needs identified in the statewide housing needs assessment to regions of the state. Similarly, the local housing needs assessments must allocate the addressing of the housing needs allocated in the regional housing needs assessment to localities in the relevant region.

The director shall, no later than December 31, 2024, issue guidance on creating a housing needs plan for both a rural resort job center municipality and an urban municipality. Following this guidance, no later than December 31, 2026, and every 5 years thereafter, a rural resort job center municipality and an urban municipality shall develop a housing needs plan and submit that plan to the department of local affairs (department). A housing needs plan must include, among other things, descriptions of how the plan was created, how the municipality will address the housing needs it was assigned in the local housing needs assessment, affordability strategies the municipality has selected to address its local housing needs assessment, an assessment of displacement risk and any strategies selected to address identified risks, and how the locality will comply with other housing requirements in this bill.

The director shall, no later than December 31, 2024, develop and publish a menu of affordability strategies to address housing production, preservation, and affordability. Rural resort job center municipalities and urban municipalities shall identify at least 2 of these strategies that they intend to implement in their housing plan, and urban municipalities with a transit-oriented area must identify at least 3.

The director shall, no later than December 31, 2024, develop and publish a menu of displacement mitigation measures. This menu must, among other things, provide guidance for how to identify areas at the highest risk for displacement and identify displacement mitigation measures that a locality may adopt. An urban municipality must identify which of these measures it intends to implement in its housing plan to address any areas it identifies as at an elevated risk for displacement.

The director shall, no later than March 31, 2024, publish a report that identifies strategic growth objectives that will incentivize growth in

transit-oriented areas and infill areas and guide growth at the edges of urban areas. The multi-agency advisory committee shall, no later than March 31, 2024, submit a report to the general assembly concerning the strategic growth objectives.

The bill establishes a multi-agency advisory committee and requires that committee to conduct a public comment and hearing process on and provide recommendations to the director on:

- Methodologies for developing statewide, regional, and local housing needs assessments;
- Guidance for creating housing needs plans;
- Developing a menu of affordability strategies;
- Developing a menu of displacement mitigation measures;
- Identifying strategic growth objectives; and
- Developing reporting guidance and templates.

A county or municipality within a rural resort region shall participate in a regional housing needs planning process. This process must encourage participating counties and municipalities to identify strategies that, either individually or through intergovernmental agreements, address the housing needs assigned to them. A report on this process must be submitted to the department. Further, within 6 months of completing this process, a rural resort job center municipality shall submit a local housing needs plan to the department. Once a year, both rural resort job centers and urban municipalities shall report to the department on certain housing data.

A multi-agency group created in the bill and the division of local government within the department shall provide assistance to localities in complying with the requirements of this bill. This assistance must include technical assistance and a grant program.

**Accessory dwelling units.** The director shall promulgate an accessory dwelling unit model code that, among other things, requires accessory dwelling units to be allowed as a use by right in any part of a municipality where the municipality allows single-unit detached dwellings as a use by right. The committee shall provide recommendations to the director for promulgating this model code. In developing these recommendations, the committee shall conduct a public comment and hearing process.

Even if a municipality does not adopt the accessory dwelling unit model code, the municipality shall adhere to accessory dwelling unit minimum standards established in the bill and by the department. These minimum standards, among other things, must require a municipality to:

- Allow accessory dwelling units as a use by right in any part of the municipality where the municipality allows single-unit detached dwellings as a use by right;
- Only adopt or enforce local laws concerning accessory dwelling units that use objective standards and procedures;

- Not adopt, enact, or enforce local laws concerning accessory dwelling units that are more restrictive than local laws concerning single-unit detached dwellings; and
- Not apply standards that make the permitting, siting, or construction of accessory dwelling units infeasible.

**Middle housing.** The director shall promulgate a middle housing model code that, among other things, requires middle housing to be allowed as a use by right in any part of a rural resort job center municipality or a tier one urban municipality where the municipality allows single-unit detached dwellings as a use by right. The committee shall provide recommendations to the director for promulgating this model code. In developing these recommendations, the committee shall conduct a public comment and hearing process.

Even if a rural resort job center municipality or a tier one urban municipality does not adopt the middle housing model code, the municipality shall adhere to middle housing minimum standards established in the bill and by the department. These minimum standards, among other things, must require a municipality to:

- Allow middle housing as a use by right in certain areas;
- Only adopt or enforce local laws concerning middle housing that use objective standards and procedures;
- Allow properties on which middle housing is allowed to be split by right using objective standards and procedures;
- Not adopt, enact, or enforce local laws concerning middle housing that are more restrictive than local laws concerning single-unit detached dwellings; and
- Not apply standards that make the permitting, siting, or construction of middle housing infeasible.

**Transit-oriented areas.** The director shall promulgate a transit-oriented area model code that, among other things, imposes minimum residential density limits for multifamily residential housing and mixed-income multifamily residential housing and allows these developments as a use by right in the transit-oriented areas of tier one urban municipalities. The committee shall provide recommendations to the director for promulgating this model code. In developing these recommendations, the committee shall conduct a public comment and hearing process.

Even if a tier one urban municipality does not adopt the transit-oriented model code, the municipality shall adhere to middle housing minimum standards established in the bill and by the department. These minimum standards, among other things, must require a municipality to:

- Create a zoning district within a transit-oriented area in which multifamily housing meets a minimum residential density limit and is allowed as a use by right; and

- Not apply standards that make the permitting, siting, or construction of multifamily housing in transit-oriented areas infeasible.

**Key corridors.** The director shall promulgate a key corridor model code that applies to key corridors in rural resort job center municipalities and tier one urban municipalities. The model code must, among other things, include requirements for:

- The percentage of units in mixed-income multifamily residential housing that must be reserved for low- and moderate-income households;
- Minimum residential density limits for multifamily residential housing; and
- Mixed-income multifamily residential housing that must be allowed as a use by right in key corridors.

The committee shall provide recommendations to the director for promulgating this model code. In developing these recommendations, the committee shall conduct a public comment and hearing process.

Even if a rural resort job center municipality or a tier one urban municipality does not adopt the key corridor model code, the municipality shall adhere to key corridor minimum standards promulgated by the director and developed by the department. These minimum standards, among other things, must identify a net residential zoning capacity for a municipality and must require a municipality to:

- Allow multifamily residential housing within key corridors that meets the net residential zoning capacity as a use by right;
- Not apply standards that make the permitting, siting, or construction of multifamily housing in certain areas infeasible; and
- Not adopt, enact, or enforce local laws that make satisfying the required minimum residential density limits infeasible.

The committee shall provide recommendations to the director on promulgating these minimum standards. In developing these recommendations, the committee shall conduct a public comment and hearing process.

**Adoption of model codes and minimum standards.** A relevant municipality shall adopt either the model code or local laws that satisfy the minimum standards concerning accessory dwelling units, middle housing, transit-oriented areas, and key corridors. Furthermore, a municipality shall submit a report to the department demonstrating that it has done so. If a municipality fails to adopt either the model code or local laws that satisfy the minimum standards by a specified deadline, the relevant model code immediately goes into effect, and municipalities shall then approve any proposed projects that meet the standards in the model code using objective procedures. However, a municipality may

apply to the department for a deadline extension for a deficiency in water or wastewater infrastructure or supply.

**Additional provisions.** The bill also:

- Requires the advisory committee on factory-built structures and tiny homes to produce a report on the opportunities and barriers in state law concerning the building of manufactured homes, mobile homes, and tiny homes;
- Removes the requirements that manufacturers of factory-built structures comply with escrow requirements of down payments and provide a letter of credit, certificate of deposit issued by a licensed financial institution, or surety bond issued by an authorized insurer;
- Prohibits a planned unit development resolution or ordinance for a planned unit with a residential use from restricting accessory dwelling units, middle housing, housing in transit-oriented areas, or housing in key corridors in a way not allowed by this bill;
- Prohibits a local government from enacting or enforcing residential occupancy limits that differ based on the relationships of the occupants of a dwelling;
- Modifies the content requirements for a county and municipal master plan, requires counties and municipalities to adopt or amend master plans as part of an inclusive process, and requires counties and municipalities to submit master plans to the department;
- Allows a municipality to sell and dispose of real property and public buildings for the purpose of providing property to be used as affordable housing, without requiring the sale to be submitted to the voters of the municipality;
- Requires the approval process for manufactured and modular homes to be based on objective standards and administrative review equivalent to the approval process for site-built homes;
- Prohibits a municipality from imposing more restrictive standards on manufactured and modular homes than the municipality imposes on site-built homes;
- Prohibits certain municipalities from imposing minimum square footage requirements for residential units in the approval of residential dwelling unit construction permits;
- Requires certain entities to submit to the Colorado water conservation board (board) a completed and validated water loss audit report pursuant to guidelines that the board shall adopt;
- Allows the board to make grants from the water efficiency grant program cash fund to provide water loss audit report

- validation assistance to covered entities;
- Allows the board and the Colorado water resources and power development authority to consider whether an entity has submitted a required audit report in deciding whether to release financial assistance to the entity for the construction of a water diversion, storage, conveyance, water treatment, or wastewater treatment facility;
- Prohibits a unit owners' association from restricting accessory dwelling units, middle housing, housing in transit-oriented areas, or housing in key corridors;
- Requires the department of transportation to ensure that the prioritization criteria for any grant program administered by the department are consistent with state strategic growth objectives, so long as doing so does not violate federal law;
- Requires any regional transportation plan that is created or updated to address and ensure consistency with state strategic growth objectives;
- Requires that expenditures for local and state multimodal projects from the multimodal transportation options fund are only to be made for multimodal projects that the department determines are consistent with state strategic growth objectives; and
- For state fiscal year 2023-24, appropriates \$15,000,000 from the general fund to the housing plans assistance fund and makes the department responsible for the accounting related to the appropriation.

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

2 **SECTION 1. In Colorado Revised Statutes, add article 33 to title**  
 3 **29 as follows:**

4 **ARTICLE 33**  
 5 **State Land Use Requirements For Affordable Housing**

6 **PART 1**  
 7 **HOUSING NEEDS PLANNING**

1                    **29-33-101. Legislative declaration. (1) THE GENERAL ASSEMBLY**  
2                    **HEREBY FINDS, DETERMINES, AND DECLARES THAT:**

3                    **(a) COLORADO LACKS A COORDINATED PROCESS TO SET GOALS,**  
4                    **DEVELOP SOLUTIONS, AND TRACK PROGRESS TOWARDS MEETING**  
5                    **STATEWIDE, REGIONAL, AND LOCAL HOUSING NEEDS;**

6                    **(b) CONSISTENT INFORMATION ABOUT STATEWIDE, REGIONAL, AND**  
7                    **LOCAL HOUSING NEEDS IS ESSENTIAL IN DEVELOPING EQUITABLE AND**  
8                    **EFFECTIVE HOUSING POLICIES AND STRATEGIES AND IMPROVING EFFORTS**  
9                    **TO INCREASE HOUSING AFFORDABILITY OVER TIME;**

10                   **(c) HOUSING MARKETS EXPAND BEYOND THE BORDERS OF**  
11                   **INDIVIDUAL LOCAL GOVERNMENTS, AND INFORMATION IS REQUIRED ON A**  
12                   **LOCAL, REGIONAL, AND STATEWIDE SCALE TO MAKE A HOLISTIC PLAN FOR**  
13                   **ADDRESSING HOUSING NEEDS;**

14                   **(d) ALTHOUGH SOME LOCAL GOVERNMENTS WORK TO ASSESS AND**  
15                   **ADDRESS HOUSING NEEDS, THESE LOCAL GOVERNMENTS USE DIFFERENT**  
16                   **METHODOLOGIES, DO THIS WORK AT DIFFERENT TIMES, AND LACK**  
17                   **REGIONAL COORDINATION;**

18                   **(e) ALTHOUGH SOME LOCAL GOVERNMENTS WORK TO BECOME**  
19                   **AGE-FRIENDLY COMMUNITIES, THESE LOCAL GOVERNMENTS USE**  
20                   **DIFFERENT APPROACHES TO ADDRESS OLDER ADULT HOUSING NEEDS, AND**  
21                   **MANY LOCAL GOVERNMENTS DO NOT SPECIFICALLY PLAN FOR STRATEGIES**  
22                   **TO ADDRESS OLDER ADULT HOUSING NEEDS. OLDER ADULTS REPRESENT**  
23                   **THE FASTEST GROWING SEGMENT OF COLORADO'S POPULATION AND HAVE**  
24                   **DIVERSE HOUSING NEEDS. LOCAL GOVERNMENTS THAT DO NOT PLAN TO**  
25                   **ADEQUATELY MEET THE NEED FOR MORE ACCESSIBLE AND AFFORDABLE**  
26                   **HOUSING UNITS BUILT WITH UNIVERSAL DESIGN AND LOCATED WITHIN AGE**  
27                   **FRIENDLY COMMUNITIES, CONTRIBUTE TO AN IMBALANCE IN THE LOCAL,**



1 REGIONAL, AND STATEWIDE HOUSING MARKETS.

2 (f) LOCAL GOVERNMENTS THAT DO NOT ALLOW HOUSING SUPPLY  
3 TO KEEP PACE WITH HOUSEHOLD AND JOB GROWTH AND CHANGING  
4 DEMOGRAPHICS IN THEIR JURISDICTIONS EXPORT THEIR HOUSING NEEDS TO  
5 NEIGHBORING COMMUNITIES, CAUSING REGIONAL IMBALANCES THAT  
6 IMPACT EQUITY, POLLUTION, INFRASTRUCTURE COSTS, AND QUALITY OF  
7 LIFE;

8 (g) REQUIRING LOCAL GOVERNMENTS TO PLAN FOR AND  
9 IMPLEMENT STRATEGIES TO MEET AN EQUITABLE AMOUNT OF THEIR  
10 REGION'S HOUSING DEMAND WILL HELP MITIGATE THESE IMBALANCES AND  
11 THEIR NEGATIVE IMPACTS;

12 (h) THE STATE MANAGES MULTIPLE GRANT-BASED PROGRAMS  
13 DESIGNED TO HELP LOCAL GOVERNMENTS ASSESS AND MEET HOUSING  
14 NEEDS, AND THESE PROGRAMS WILL BE ABLE TO MORE EFFECTIVELY  
15 ADDRESS HOUSING ISSUES WITH MORE COMPREHENSIVE AND CONSISTENT  
16 INFORMATION INFORMED BY REGIONAL AND STATEWIDE DATA; AND

17 (i) THE AFFORDABLE HOUSING TRANSFORMATIONAL TASK FORCE  
18 ESTABLISHED IN SECTION 24-75-229 (6)(a), IDENTIFIED A STATEWIDE  
19 HOUSING NEEDS ASSESSMENT AND PRODUCTION STRATEGY AS A TOP  
20 LEGISLATIVE PRIORITY FOR COLORADO IN THE TASK FORCE'S FEBRUARY  
21 23, 2022, REPORT TO THE GENERAL ASSEMBLY.

22 **29-33-102. Definitions.** AS USED IN THIS ARTICLE 33, UNLESS THE  
23 CONTEXT OTHERWISE REQUIRES:

24 (1) "ACCESSIBLE UNIT" MEANS A HOUSING UNIT THAT SATISFIES  
25 THE REQUIREMENTS OF THE FEDERAL "FAIR HOUSING ACT", 42 U.S.C. SEC.  
26 3601 ET SEQ., AS AMENDED AND INCORPORATES UNIVERSAL DESIGN.

27 (2) "ACCESSORY DWELLING UNIT" MEANS AN INTERNAL,

- 1 ATTACHED, OR DETACHED RESIDENTIAL DWELLING UNIT THAT:
- 2 (a) PROVIDES COMPLETE INDEPENDENT LIVING FACILITIES FOR ONE
- 3 OR MORE PERSONS;
- 4 (b) IS LOCATED ON THE SAME LOT AS A PROPOSED OR EXISTING
- 5 PRIMARY RESIDENCE; AND
- 6 (c) INCLUDES PROVISIONS FOR LIVING, SLEEPING, EATING,
- 7 COOKING, AND SANITATION.
- 8 (3) "AFFORDABLE HOUSING" MEANS HOUSING FOR FULL-TIME
- 9 RESIDENTIAL OCCUPANCY WHICH MEETS THE NEEDS OF THE COMMUNITY
- 10 AS IDENTIFIED IN THE HOUSING NEEDS ASSESSMENT OF THE LOCAL
- 11 JURISDICTION.
- 12 (4) "BROWNFIELD DEVELOPMENT" MEANS THE DEVELOPMENT OF
- 13 BROWNFIELD SITES, AS DEFINED IN SECTION 31-25-103 (3.1).
- 14 (5) "BUILDABLE LANDS ANALYSIS" MEANS AN EVALUATION OF
- 15 LANDS SUITABLE FOR DEVELOPMENT INCLUDING POTENTIAL GREYFIELD
- 16 DEVELOPMENT, BROWNFIELD DEVELOPMENT, AND GREENFIELD
- 17 DEVELOPMENT.
- 18 (6) "BUS RAPID TRANSIT" MEANS A BUS-BASED TRANSIT SERVICE
- 19 THAT INCLUDES AT LEAST THREE OF THE FOLLOWING:
- 20 (a) SERVICE THAT IS SCHEDULED TO RUN EVERY FIFTEEN MINUTES
- 21 OR LESS DURING THE HIGHEST FREQUENCY SERVICE HOURS;
- 22 (b) DEDICATED LANES OR BUSWAYS;
- 23 (c) TRAFFIC SIGNAL PRIORITY;
- 24 (d) OFF-BOARD FARE COLLECTION;
- 25 (e) ELEVATED PLATFORMS; OR
- 26 (f) ENHANCED STATIONS.
- 27 (7) "COMMUTER BUS RAPID TRANSIT" MEANS A BUS RAPID TRANSIT

1 SERVICE THAT OPERATES ON A LIMITED-ACCESS HIGHWAY FOR THE  
2 MAJORITY OF ITS ROUTE.

3 (8) "COTTAGE CLUSTER" MEANS A GROUPING OF TWO OR MORE  
4 DETACHED HOUSING UNITS, EACH HOUSING UNIT HAVING A FOOTPRINT OF  
5 NO MORE THAN NINE HUNDRED SQUARE FEET, AND THE GROUPING HAVING  
6 A COMMON COURTYARD.

7 (9) "DISCRETIONARY APPROVAL PROCESS" MEANS A DEVELOPMENT  
8 APPROVAL PROCESS CONDUCTED PURSUANT TO LOCAL LAW THAT  
9 REQUIRES A PUBLIC BODY OR OFFICIAL TO MAKE ONE OR MORE SUBJECTIVE  
10 DETERMINATIONS, INCLUDING:

11 (a) EVALUATIONS OF CONSISTENCY OF AN APPLICATION WITH  
12 LOCAL PLANS;

13 (b) COMPATIBILITY OR HARMONY OF AN APPLICATION WITH  
14 SURROUNDING LAND USES OR DEVELOPMENT;

15 (c) INDIVIDUALIZED EVALUATIONS RELATING TO MITIGATION OF  
16 IMPACTS; OR

17 (d) EVALUATION OF AN APPLICATION'S CONSISTENCY WITH PUBLIC  
18 WELFARE.

19 (10) "DISPLACEMENT" MEANS THE INVOLUNTARY RELOCATION OF  
20 RESIDENTS DUE TO:

21 (a) NEW DEVELOPMENT AND AN INFLUX OF WEALTHIER RESIDENTS  
22 RESULTING IN THE GENTRIFICATION OF A NEIGHBORHOOD;

23 (b) HOMES BEING VACATED BY LOW-INCOME RESIDENTS AND  
24 OTHER LOW-INCOME RESIDENTS BEING UNABLE TO AFFORD TO MOVE IN OR  
25 FORCED TO VACATE BECAUSE RENTS AND SALES PRICES HAVE INCREASED  
26 ABOVE WHAT LOW-INCOME RESIDENTS CAN AFFORD;

27 (c) DISCRIMINATORY POLICIES, SUCH AS BANNING TENANTS WITH

1 HOUSING VOUCHERS, ELIMINATING UNITS LARGE ENOUGH FOR  
2 HOUSEHOLDS WITH CHILDREN, OR CHANGING LAND USE OR ZONING THAT  
3 FOSTER A CHANGE IN THE CHARACTER OF THE RESIDENTIAL  
4 DEVELOPMENT;

5 (d) GENTRIFICATION-INDUCED DISPLACEMENT, TAKING INTO  
6 ACCOUNT RESIDENTS WHO HAVE ALREADY BEEN DISPLACED AND CURRENT  
7 AND FUTURE RESIDENTS WHO ARE OR MAY BE DISPLACED INCLUDING  
8 RENTERS, LOW-INCOME HOUSEHOLDS, PERSONS OF COLOR, HOUSEHOLDS  
9 HEADED BY A RESIDENT WITHOUT A COLLEGE DEGREE, AND FAMILIES IN  
10 POVERTY WITH CHILDREN;

11 (e) WIDESPREAD DISPLACEMENT OF SOCIAL AND CULTURAL  
12 CONNECTIONS AND COMMUNITY-SERVING ENTITIES;

13 (f) DETERIORATION OF OR PHYSICAL CONDITIONS THAT RENDER  
14 RESIDENCES UNINHABITABLE, WHICH MAY BE CAUSED BY LACK OF  
15 RENOVATION OR REHABILITATION, OR DEMOLITION OR REDEVELOPMENT,  
16 OF AGING AFFORDABLE HOUSING OR COMMERCIAL SPACES; OR

17 (g) INCREASED REAL ESTATE PRICES, RENTS, PROPERTY TAXES,  
18 NEW DEVELOPMENT INCLUDING AMENITIES, AND OTHER ECONOMIC  
19 FACTORS THAT LEAD TO GENTRIFICATION.

20 (11) "DWELLING UNIT" MEANS A SINGLE UNIT PROVIDING  
21 COMPLETE INDEPENDENT LIVING FACILITIES FOR ONE OR MORE PERSONS,  
22 INCLUDING PERMANENT PROVISIONS FOR COOKING, EATING, LIVING,  
23 SANITATION, AND SLEEPING.

24 (12) "FIXED-RAIL TRANSIT" MEANS PASSENGER RAIL TRANSIT THAT  
25 USES AND OCCUPIES A SEPARATE RIGHT-OF-WAY OR RAIL LINE, INCLUDING  
26 COMMUTER RAIL AND LIGHT RAIL.

27 (13) "GREENFIELD DEVELOPMENT" MEANS NEW DEVELOPMENT ON

1 LAND THAT HAS NOT BEEN PREVIOUSLY DEVELOPED AND THAT IS EITHER  
2 WITHIN A MUNICIPALITY OR OUTSIDE OF A MUNICIPALITY, BUT IS WITHIN  
3 A POTENTIAL ANNEXATION AREA.

4 (14) "GREYFIELD DEVELOPMENT" MEANS INFILL, REDEVELOPMENT,  
5 OR NEW DEVELOPMENT WITHIN AN EXISTING MUNICIPALITY OR CENSUS  
6 URBANIZED AREA ON VACANT, PARTIALLY VACANT, OR UNDERUTILIZED  
7 LAND THAT TAKES INTO CONSIDERATION DEVELOPMENT READINESS AND  
8 MARKET FACTORS.

9 (15) "KEY CORRIDORS" MEANS ROADWAYS AND TRANSIT STOPS  
10 SERVED BY URBAN BUS RAPID TRANSIT SERVICES, COMMUTER BUS RAPID  
11 TRANSIT SERVICES, AND FREQUENT BUS SERVICES. FOR PURPOSES OF THIS  
12 SUBSECTION (15), "FREQUENT BUS SERVICE" MEANS A BUS ROUTE THAT IS  
13 SCHEDULED TO RUN AT LEAST EVERY FIFTEEN MINUTES DURING THE  
14 HIGHEST FREQUENCY SERVICE HOURS AND IS AT LEAST ONE MILE LONG.

15 (16) "LOCAL GOVERNMENT" MEANS A HOME RULE OR STATUTORY  
16 CITY, TOWN, TERRITORIAL CITY OR TOWN, CITY AND COUNTY, OR COUNTY  
17 AND HOME RULE COUNTY.

18 (17) "LOCAL INCLUSIONARY ZONING ORDINANCE" MEANS A LOCAL  
19 LAW ENACTED PURSUANT TO SECTION 29-20-104 (1)(e.5) TO EITHER  
20 REQUIRE OR INCENTIVIZE THE CONSTRUCTION OF AFFORDABLE OR  
21 REGULATED AFFORDABLE HOUSING UNITS WITHIN MIXED-INCOME  
22 DEVELOPMENTS.

23 (18) "LOCAL LAW" MEANS ANY CODE, LAW, ORDINANCE, POLICY,  
24 REGULATION, OR RULE ENACTED BY A LOCAL GOVERNMENT THAT  
25 GOVERNS THE DEVELOPMENT AND USE OF LAND, INCLUDING, BUT NOT  
26 LIMITED TO, LAND USE CODES, ZONING CODES, AND SUBDIVISION CODES.

27 (19) "METROPOLITAN PLANNING ORGANIZATION" MEANS A

1 METROPOLITAN PLANNING ORGANIZATION UNDER THE "FEDERAL TRANSIT  
2 ACT OF 1998", 49 U.S.C. SEC. 5301 ET SEQ., AS AMENDED.

3 (20) (a) "MIDDLE HOUSING" MEANS A TYPE OF HOUSING THAT  
4 INCLUDES BETWEEN TWO AND FOUR SEPARATE UNITS IN:

5 (I) A BUILDING DESIGNED AS A SINGLE STRUCTURE;

6 (II) A TOWNHOME BUILDING; OR

7 (III) A COTTAGE CLUSTER.

8 (b) MUNICIPALITIES MAY DEFINE "MIDDLE HOUSING" TO INCLUDE  
9 ADDITIONAL HOUSING TYPES AND EXPANDED HOUSING UNIT AMOUNTS, SO  
10 LONG AS THE MUNICIPALITY'S DEFINITION IS NOT MORE RESTRICTIVE THAN  
11 THE DEFINITION OF "MIDDLE HOUSING" IN SUBSECTION (20)(a) OF THIS  
12 SECTION. THIS MAY INCLUDE AGE RESTRICTED HOUSING, WHICH MEANS  
13 HOUSING DEVELOPMENTS FOR OLDER ADULTS THAT HAVE MINIMUM AGE  
14 REQUIREMENTS FOR RESIDENCY.

15 (21) "MIXED-INCOME DEVELOPMENT" MEANS HOUSING WHERE  
16 SOME OF THE HOUSING UNITS WITHIN A PARTICULAR DEVELOPMENT HAVE  
17 RESTRICTED RENTAL OR FOR-SALE RATES THAT ARE AFFORDABLE FOR  
18 LOW- AND MODERATE-INCOME HOUSEHOLDS AND SOME OF THE UNITS  
19 HAVE HIGHER RENTAL OR FOR-SALE RATES.

20 (22) "MIXED-USE DEVELOPMENT" MEANS A DEVELOPMENT  
21 PROJECT THAT INTEGRATES MULTIPLE LAND USE TYPES THAT INCLUDE  
22 RESIDENTIAL AND NON-RESIDENTIAL USES.

23 (23) "MULTI-AGENCY ADVISORY COMMITTEE" MEANS THE  
24 COMMITTEE ESTABLISHED IN SECTION 29-33-103.

25 (24) "MULTI-AGENCY GROUP" MEANS A GROUP CREATED IN THE  
26 DEPARTMENT OF LOCAL AFFAIRS COMPOSED OF STAFF FROM:

27 (a) THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT OF

1 LOCAL AFFAIRS;  
2 (b) THE COLORADO ENERGY OFFICE;  
3 (c) THE DEPARTMENT OF NATURAL RESOURCES; AND  
4 (d) THE DEPARTMENT OF TRANSPORTATION.  
5 (25) "MULTIFAMILY HOUSING" MEANS A BUILDING OR GROUP OF  
6 BUILDINGS ON THE SAME LOT WITH SEPARATE LIVING UNITS FOR THREE OR  
7 MORE HOUSEHOLDS.  
8 (26) "MUNICIPALITY" MEANS A HOME RULE OR STATUTORY CITY  
9 OR TOWN, TERRITORIAL CHARTER CITY OR TOWN, OR CITY AND COUNTY.  
10 (27) "OBJECTIVE STANDARD" MEANS A STANDARD THAT BOTH:  
11 (a) DOES NOT REQUIRE A PUBLIC BODY OR OFFICIAL TO MAKE A  
12 PERSONAL OR SUBJECTIVE JUDGMENT; AND  
13 (b) IS UNIFORMLY VERIFIABLE OR ASCERTAINABLE BY REFERENCE  
14 TO AN EXTERNAL OR UNIFORM BENCHMARK OR CRITERION THAT IS  
15 AVAILABLE AND KNOWABLE BY THE DEVELOPMENT APPLICANT OR  
16 PROPONENT AND THE PUBLIC BODY OR OFFICIAL PRIOR TO THE  
17 DEVELOPMENT APPLICANT OR PROPONENT'S FILING OF A DEVELOPMENT  
18 PROPOSAL.  
19 (28) "POPULATION" MEANS THE CURRENT POPULATION AS  
20 REPORTED BY THE STATE DEMOGRAPHY OFFICE.  
21 (29) "REGULATED AFFORDABLE HOUSING" MEANS AFFORDABLE  
22 HOUSING THAT:  
23 (a) IS CREATED OR SUPPORTED BY PUBLIC SUBSIDIES, LOCAL  
24 INCLUSIONARY ZONING ORDINANCES, OR OTHER REGULATIONS OR  
25 PROGRAMS;  
26 (b) RESTRICTS OR LIMITS RENTAL OR SALE PRICE; AND  
27 (c) RESTRICTS RESIDENT INCOME LEVELS TO LOW- TO

1 MODERATE-INCOME HOUSEHOLD LEVELS FOR A SPECIFIED PERIOD.  
2 (30) (a) "RURAL RESORT JOB CENTER MUNICIPALITY" MEANS A  
3 MUNICIPALITY THAT:  
4 (I) IS NOT WITHIN A METROPOLITAN PLANNING ORGANIZATION;  
5 (II) HAS A POPULATION OF ONE THOUSAND OR MORE;  
6 (III) HAS AT LEAST ONE THOUSAND TWO HUNDRED JOBS  
7 ACCORDING TO THE MOST RECENT UNITED STATES CENSUS BUREAU  
8 LONGITUDINAL EMPLOYER-HOUSEHOLD DYNAMICS ORIGIN-DESTINATION  
9 EMPLOYMENT STATISTICS;  
10 (IV) HAS A MINIMUM JOBS-TO-POPULATION RATIO OF SIXTY-FOUR  
11 HUNDREDTHS; AND  
12 (V) HAS A TRANSIT STOP SERVICED BY A TRANSIT AGENCY THAT  
13 SERVES AT LEAST TWO MUNICIPALITIES AND WITH SERVICE THAT INCLUDES  
14 AN AVERAGE OF AT LEAST TWENTY TRIPS PER DAY BETWEEN THE  
15 MUNICIPALITY AND OTHER MUNICIPALITIES, AS OF JANUARY 1, 2023.  
16 (b) FOR PURPOSES OF THIS SUBSECTION (30), "TRANSIT AGENCY"  
17 MEANS AN ENTITY THAT IS BOTH:  
18 (I) A REGIONAL SERVICE AUTHORITY PROVIDING SURFACE  
19 TRANSPORTATION PURSUANT TO PART 1 OF ARTICLE 7 OF TITLE 32, A  
20 REGIONAL TRANSPORTATION AUTHORITY CREATED PURSUANT TO PART 6  
21 OF ARTICLE 4 OF TITLE 43, OR ANY OTHER POLITICAL SUBDIVISION OF THE  
22 STATE, PUBLIC ENTITY, OR NONPROFIT CORPORATION PROVIDING MASS  
23 TRANSPORTATION SERVICES TO THE GENERAL PUBLIC; AND  
24 (II) ELIGIBLE TO RECEIVE MONEY UNDER A GRANT AUTHORIZED BY  
25 49 U.S.C. SEC. 5307 OR 49 U.S.C. SEC. 5311.  
26 (31) "SHORT-TERM RENTAL" MEANS THE RENTAL OF A LODGING  
27 UNIT FOR LESS THAN THIRTY DAYS. AS USED IN THIS SUBSECTION (31),



1 "LODGING UNIT" MEANS ANY PROPERTY OR PORTION OF A PROPERTY THAT  
2 IS AVAILABLE FOR LODGING; EXCEPT THAT THE TERM EXCLUDES A HOTEL  
3 UNIT. LOCAL GOVERNMENTS MAY APPLY THEIR OWN DEFINITION OF  
4 "SHORT-TERM RENTAL" FOR THE PURPOSES OF THIS ARTICLE 33.

5 (32) "SINGLE-UNIT DETACHED DWELLING" MEANS A DETACHED  
6 BUILDING WITH A SINGLE DWELLING UNIT AND ON A SINGLE LOT.

7 (33) "STRATEGIC GROWTH AREA" MEANS AN AREA IDENTIFIED  
8 PURSUANT TO SECTION 29-33-108 (2)(a) THAT HAS THE POTENTIAL FOR  
9 GROWTH AND CHARACTERISTICS THAT MAKE IT A PRIORITY AREA FOR  
10 GROWTH IN RELATION TO THE GOALS OF THIS SENATE BILL 23-213.

11 (34) "STRATEGIC GROWTH AND HOUSING MIX ANALYSIS" MEANS  
12 A COMPREHENSIVE ANALYSIS THAT IDENTIFIES STRATEGIC GROWTH AREAS,  
13 AS DEFINED IN SECTION 29-33-108 (2)(a), THAT CAN BOTH ACCOMMODATE  
14 THE HOUSING NEEDS IDENTIFIED IN HOUSING NEEDS ASSESSMENTS AND BE  
15 UTILIZED IN THE STRATEGIC GROWTH ELEMENT OF MASTER PLANS, AS  
16 DEFINED IN SECTION 31-23-206.

17 (35) "TIER ONE URBAN MUNICIPALITY" MEANS EITHER:

18 (a) A MUNICIPALITY THAT:

19 (I) IS WITHIN A METROPOLITAN PLANNING ORGANIZATION THAT  
20 HAS A POPULATION OF ONE MILLION OR MORE;

21 (II) HAS AT LEAST TEN PERCENT OF ITS LAND WITHIN AN AREA  
22 THAT IS DESIGNATED AS AN URBANIZED AREA BY THE MOST RECENT  
23 FEDERAL DECENNIAL CENSUS WITH A POPULATION GREATER THAN  
24 SEVENTY-FIVE THOUSAND; AND

25 (III) HAS A POPULATION OF AT LEAST ONE THOUSAND; OR

26 (b) A MUNICIPALITY THAT:

27 (I) IS WITHIN A METROPOLITAN PLANNING ORGANIZATION THAT

1 HAS A POPULATION OF LESS THAN ONE MILLION; AND  
2 (II) HAS A POPULATION OF AT LEAST TWENTY-FIVE THOUSAND.  
3 (36) "TIER TWO URBAN MUNICIPALITY" MEANS A MUNICIPALITY  
4 THAT DOES NOT SATISFY THE DEFINITION OF A TIER ONE URBAN  
5 MUNICIPALITY AND:  
6 (a) IS WITHIN A METROPOLITAN PLANNING ORGANIZATION;  
7 (b) HAS A POPULATION OF BETWEEN FIVE THOUSAND AND  
8 TWENTY-FIVE THOUSAND; AND  
9 (c) IS IN A COUNTY WITH A POPULATION OF TWO HUNDRED FIFTY  
10 THOUSAND OR MORE.  
11 (37) "TOWNHOME" MEANS A SINGLE-UNIT DWELLING UNIT  
12 CONSTRUCTED IN A GROUP OF ATTACHED UNITS IN WHICH EACH UNIT  
13 EXTENDS FROM FOUNDATION TO ROOF AND HAS OPEN SPACE ON AT LEAST  
14 TWO SIDES.  
15 (38) "TRANSIT-ORIENTED AREA" MEANS AN AREA WHERE ALL  
16 PARCELS HAVE AT LEAST TWENTY-FIVE PERCENT OF THEIR AREA WITHIN  
17 ONE-HALF MILE OF AN EXISTING FIXED-RAIL TRANSIT STATION. FOR THE  
18 PURPOSES OF THIS SUBSECTION (38), A FIXED-RAIL TRANSIT STATION IS A  
19 FIXED-RAIL TRANSIT SERVICE BOARDING AND EXITING LOCATION OR  
20 STATION FOR THE GENERAL PUBLIC.  
21 (39) "UNIVERSAL DESIGN" MEANS ANY DWELLING UNIT DESIGNED  
22 AND CONSTRUCTED THAT IS SAFE AND ACCESSIBLE FOR EVERYONE,  
23 REGARDLESS OF AGE, PHYSICAL ABILITY, OR STATURE.  
24 (40) "URBAN BUS RAPID TRANSIT SERVICE" MEANS A BUS RAPID  
25 TRANSIT SERVICE THAT OPERATES ON A SURFACE STREET FOR THE  
26 MAJORITY OF ITS ROUTE.  
27 (41) "URBAN MUNICIPALITY" MEANS BOTH A TIER ONE AND A TIER

1 TWO URBAN MUNICIPALITY.

2 **29-33-103. Multi-agency advisory committee - rural resort**  
3 **area committee - urban area advisory committee.** (1) THERE IS  
4 HEREBY CREATED IN THE DEPARTMENT OF LOCAL AFFAIRS THE  
5 MULTI-AGENCY ADVISORY COMMITTEE, REFERRED TO IN THIS SECTION AS  
6 THE COMMITTEE.

7 (2) THE COMMITTEE IS A **TYPE 2** ENTITY, AS DEFINED IN SECTION  
8 24-1-105, AND EXERCISES ITS POWERS AND PERFORMS ITS DUTIES AND  
9 FUNCTIONS UNDER THE DEPARTMENT OF LOCAL AFFAIRS.

10 (3) (a) THE COMMITTEE CONSISTS OF FOURTEEN VOTING MEMBERS  
11 AS FOLLOWS:

12 (I) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL  
13 AFFAIRS, OR THE EXECUTIVE DIRECTOR'S DESIGNEE;

14 (II) THE EXECUTIVE DIRECTOR OF THE COLORADO ENERGY OFFICE,  
15 OF THE EXECUTIVE DIRECTOR'S DESIGNEE;

16 (III) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF  
17 TRANSPORTATION, OR THE EXECUTIVE DIRECTOR'S DESIGNEE;

18 (IV) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF NATURAL  
19 RESOURCES, OR THE EXECUTIVE DIRECTOR'S DESIGNEE;

20 (V) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF  
21 AGRICULTURE, OR THE EXECUTIVE DIRECTOR'S DESIGNEE;

22 (VI) ONE MEMBER WHO IS A STAFF-LEVEL REPRESENTATIVE FROM  
23 A METROPOLITAN PLANNING ORGANIZATION WHO IS APPOINTED BY THE  
24 SPEAKER OF THE HOUSE OF REPRESENTATIVES;

25 (VII) ONE MEMBER WHO IS A STAFF-LEVEL REPRESENTATIVE FROM  
26 A METROPOLITAN PLANNING ORGANIZATION WHO IS APPOINTED BY THE  
27 MINORITY LEADER OF THE SENATE;

1           (VIII) ONE MEMBER WHO HAS A BACKGROUND IN LAND USE  
2 PLANNING, IS A STAFF-LEVEL REPRESENTATIVE FROM A TIER ONE URBAN  
3 MUNICIPALITY, AND IS APPOINTED BY THE PRESIDENT OF THE SENATE;

4           (IX) ONE MEMBER WHO HAS A BACKGROUND IN LAND USE  
5 PLANNING, IS A STAFF-LEVEL REPRESENTATIVE FROM A TIER ONE URBAN  
6 MUNICIPALITY, AND IS APPOINTED BY THE GOVERNOR;

7           (X) ONE MEMBER WHO HAS A BACKGROUND IN LAND USE  
8 PLANNING, IS A STAFF-LEVEL REPRESENTATIVE FROM A RURAL RESORT JOB  
9 CENTER MUNICIPALITY, AND IS APPOINTED BY THE GOVERNOR;

10          (XI) ONE MEMBER WHO HAS A BACKGROUND IN LAND USE  
11 PLANNING, IS A STAFF-LEVEL REPRESENTATIVE FROM A RURAL RESORT JOB  
12 CENTER MUNICIPALITY, AND IS APPOINTED BY THE SPEAKER OF THE HOUSE  
13 OF REPRESENTATIVES;

14          (XII) ONE MEMBER WHO IS A STAFF-LEVEL REPRESENTATIVE FROM  
15 A COUNTY WHO IS APPOINTED BY THE PRESIDENT OF THE SENATE;

16          (XIII) ONE MEMBER WHO IS A COMMUNITY REPRESENTATIVE WITH  
17 HOUSING EXPERTISE WHO IS APPOINTED BY THE PRESIDENT OF THE SENATE;  
18 AND

19          (XIV) ONE MEMBER WHO REPRESENTS SPECIAL DISTRICTS AND IS  
20 APPOINTED BY THE MINORITY LEADER OF THE HOUSE OF  
21 REPRESENTATIVES.

22          (b) INITIAL APPOINTMENTS TO THE COMMITTEE MUST BE MADE NO  
23 LATER THAN SEPTEMBER 1, 2023.

24          (c) WHEN MAKING APPOINTMENTS TO THE MULTI-AGENCY  
25 ADVISORY COMMITTEE, REASONABLE EFFORTS MUST BE MADE TO APPOINT  
26 MEMBERS WHO REFLECT THE GEOGRAPHIC AND DEMOGRAPHIC DIVERSITY  
27 OF THE ENTIRE STATE.

1           (4) EACH MEMBER OF THE COMMITTEE WHO IS APPOINTED  
2 PURSUANT TO SUBSECTION (3) OF THIS SECTION SERVES AT THE PLEASURE  
3 OF THE OFFICIAL WHO APPOINTED THE MEMBER. THE TERM OF  
4 APPOINTMENT IS FOUR YEARS; EXCEPT THAT THE TERM OF EACH MEMBER  
5 INITIALLY APPOINTED PURSUANT TO SUBSECTIONS (3)(a)(I), (3)(a)(II),  
6 (3)(a)(III), (3)(a)(IV), AND (3)(a)(V) OF THIS SECTION IS TWO YEARS AND  
7 THE TERM OF EACH MEMBER INITIALLY APPOINTED PURSUANT TO  
8 SUBSECTIONS (3)(a)(VI), (3)(a)(VII), (3)(a)(VIII), (3)(a)(IX), (3)(a)(X),  
9 (3)(a)(XI), (3)(a)(XII), (3)(a)(XIII), AND (3)(a)(XIV) OF THIS SECTION IS  
10 ONE YEAR. NO APPOINTED MEMBER OF THE COMMITTEE SHALL SERVE  
11 MORE THAN TWO CONSECUTIVE TERMS.

12           (5) (a) THE GOVERNOR SHALL CALL THE FIRST MEETING OF THE  
13 COMMITTEE NO LATER THAN OCTOBER 1, 2023.

14           (b) THE COMMITTEE SHALL ELECT A CHAIR FROM AMONG ITS  
15 MEMBERS TO SERVE FOR A TERM NOT TO EXCEED TWO YEARS, AS  
16 DETERMINED BY THE COMMITTEE. A MEMBER IS NOT ELIGIBLE TO SERVE  
17 AS CHAIR FOR MORE THAN TWO SUCCESSIVE TERMS.

18           (c) THE COMMITTEE SHALL MEET AT LEAST THREE TIMES EVERY  
19 YEAR. THE CHAIR MAY CALL SUCH ADDITIONAL MEETINGS AS ARE  
20 NECESSARY FOR THE COMMITTEE TO COMPLETE ITS DUTIES.

21           (6) THE COMMITTEE SHALL COMPLETE ITS DUTIES AS REQUIRED BY  
22 THIS ARTICLE 33.

23           (7) UPON REQUEST BY THE COMMITTEE, THE DEPARTMENT OF  
24 LOCAL AFFAIRS SHALL PROVIDE OFFICE SPACE, EQUIPMENT, AND STAFF  
25 SERVICES AS MAY BE NECESSARY TO IMPLEMENT THIS SECTION.

26           (8) (a) THERE IS CREATED AS PART OF THE MULTI-AGENCY  
27 ADVISORY COMMITTEE THE RURAL RESORT AREA SUBCOMMITTEE.

1           (b) THE RURAL RESORT AREA SUBCOMMITTEE CONSISTS OF AT  
2 LEAST ONE OF THE MEMBERS OF THE MULTI-AGENCY COMMITTEE  
3 APPOINTED PURSUANT TO SUBSECTION (3)(a)(X) OR (3)(a)(XI) OF THIS  
4 SECTION, WHO SHALL SERVE AS THE CHAIR OF THE SUBCOMMITTEE, AND  
5 OTHER MEMBERS AS DETERMINED BY THE MULTI-AGENCY'S COMMITTEE  
6 BYLAWS TO ENSURE COMMUNITY ENGAGEMENT ACROSS RURAL RESORT  
7 JOB CENTER MUNICIPALITIES.

8           (c) IN ACCORDANCE WITH SECTION 29-33-109, THE RURAL RESORT  
9 AREA SUBCOMMITTEE SHALL DEVELOP RECOMMENDATIONS TO PRESENT  
10 TO THE MULTI-AGENCY COMMITTEE CONCERNING MATTERS RELATED TO  
11 RURAL RESORT JOB CENTER MUNICIPALITIES. PRIOR TO FINALIZING ANY  
12 RECOMMENDATIONS, THE RURAL RESORT AREA SUBCOMMITTEE SHALL  
13 PROVIDE A DRAFT OF THE RECOMMENDATIONS TO ALL RURAL RESORT  
14 AREA JOB CENTER MUNICIPALITIES AND SHALL HOLD A PUBLIC HEARING ON  
15 SUCH RECOMMENDATIONS NO SOONER THAN SIXTY DAYS AFTER  
16 PROVIDING THESE RECOMMENDATIONS.

17           (9) (a) THERE IS CREATED AS PART OF THE MULTI-AGENCY  
18 ADVISORY COMMITTEE THE URBAN AREA SUBCOMMITTEE.

19           (b) THE URBAN AREA SUBCOMMITTEE CONSISTS OF AT LEAST ONE  
20 OF THE MEMBERS OF THE MULTI-AGENCY COMMITTEE APPOINTED  
21 PURSUANT TO SUBSECTIONS (3)(a)(VI), (3)(a)(VII), (3)(a)(VIII), AND  
22 (3)(a)(IX) OF THIS SECTION, WHO SHALL SERVE AS THE CHAIR OF THE  
23 SUBCOMMITTEE, AND OTHER MEMBERS AS DETERMINED BY THE  
24 MULTI-AGENCY'S COMMITTEE BYLAWS TO ENSURE COMMUNITY  
25 ENGAGEMENT ACROSS TIER ONE AND TWO URBAN MUNICIPALITIES.

26           (c) IN ACCORDANCE WITH SECTION 29-33-109, THE URBAN AREA  
27 SUBCOMMITTEE SHALL DEVELOP RECOMMENDATIONS TO PRESENT TO THE

1 MULTI-AGENCY COMMITTEE CONCERNING MATTERS RELATED TO URBAN  
2 MUNICIPALITIES. PRIOR TO FINALIZING ANY RECOMMENDATIONS, THE  
3 URBAN AREA SUBCOMMITTEE SHALL PROVIDE A DRAFT OF THE  
4 RECOMMENDATION TO ALL URBAN MUNICIPALITIES AND SHALL HOLD A  
5 PUBLIC HEARING ON SUCH RECOMMENDATIONS NO SOONER THAN SIXTY  
6 DAYS AFTER PROVIDING THESE RECOMMENDATIONS.

7 **29-33-104. Housing needs assessments - methodology.**

8 (1)(a) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS  
9 SHALL ISSUE A METHODOLOGY FOR DEVELOPING STATEWIDE, REGIONAL,  
10 AND LOCAL HOUSING NEEDS ASSESSMENTS.

11 (b) THE MULTI-AGENCY ADVISORY COMMITTEE, IN CONSULTATION  
12 WITH THE STATE DEMOGRAPHY OFFICE, SHALL, AS PART OF THE PUBLIC  
13 COMMENT AND HEARING PROCESS ESTABLISHED IN SECTION 29-33-109(2),  
14 DEVELOP RECOMMENDATIONS TO PROVIDE TO THE EXECUTIVE DIRECTOR  
15 OF THE DEPARTMENT OF LOCAL AFFAIRS CONCERNING THE METHODOLOGY  
16 FOR DEVELOPING STATEWIDE, REGIONAL, AND LOCAL HOUSING NEEDS  
17 ASSESSMENTS.

18 (2) THE METHODOLOGY FOR DEVELOPING HOUSING NEEDS  
19 ASSESSMENTS MAY INCLUDE:

20 (a) FOR THE STATEWIDE HOUSING NEEDS ASSESSMENT, METHODS  
21 TO:

22 (I) ESTIMATE EXISTING HOUSING STOCK;

23 (II) CONDUCT A HOUSING SHORTAGE ANALYSIS;

24 (III) DETERMINE THE NEED FOR ACCESSORY DWELLING UNITS;

25 (IV) ESTIMATE THE HOUSING NECESSARY TO ACCOMMODATE THE  
26 DEMOGRAPHIC AND POPULATION TRENDS FORECAST BY THE STATE  
27 DEMOGRAPHY OFFICE, CATEGORIZED BY HOUSEHOLD SIZE; HOUSEHOLD

1 TYPE, INCLUDING FOR SUPPORTIVE, FOR-SALE, AND RENTAL HOUSING; AND  
2 INCOME LEVEL, INCLUDING EXTREMELY LOW-INCOME, VERY LOW-INCOME,  
3 LOW-INCOME, MODERATE-INCOME, AND MIDDLE-INCOME HOUSEHOLDS AS  
4 DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
5 DEVELOPMENT;

6 (V) ENSURE LOCAL GOVERNMENT INPUT AND COORDINATION; AND

7 (VI) ASSESS AND PROVIDE DATA REGARDING ANY HOME  
8 OWNERSHIP OR RENTAL HOUSING INEQUITIES IMPACTING POPULATIONS  
9 THAT MAY HAVE BEEN HISTORICALLY EXCLUDED FROM HOME OWNERSHIP  
10 OR RENTAL HOUSING OPPORTUNITIES. THIS DATA MAY INCLUDE, BUT IS  
11 NOT LIMITED TO, HOUSING STATUS BY VETERAN STATUS, GENDER, AGE,  
12 FAMILY STATUS, INCOME, RACE AND ETHNICITY, AND SPEAKING ENGLISH  
13 LESS THAN VERY WELL.

14 (b) FOR REGIONAL HOUSING NEEDS ASSESSMENTS, METHODS TO:

15 (I) ASSESS REGIONAL HOUSING NEEDS FOR EACH REGION, BASED  
16 ON:

17 (A) EXISTING AND PROJECTED HOUSING SHORTAGES AND  
18 SURPLUSES FOR DIFFERENT HOUSEHOLD TYPES AND INCOME LEVELS,  
19 INCLUDING EXTREMELY LOW-INCOME, VERY LOW-INCOME, LOW-INCOME,  
20 MODERATE-INCOME, AND MIDDLE-INCOME HOUSEHOLDS AS DEFINED BY  
21 THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
22 DEVELOPMENT;

23 (B) EXISTING HOUSING DIVERSITY AND STOCK;

24 (C) CURRENT JOBS BY INCOME LEVEL;

25 (D) FUTURE POPULATION AND JOB GROWTH PROJECTIONS; AND

26 (E) DEMOGRAPHIC AND POPULATION TRENDS FORECAST BY THE  
27 STATE DEMOGRAPHY OFFICE;



1           (II) DETERMINE THE NEED FOR ACCESSORY DWELLING UNITS; AND  
2           (III) DESIGNATE REGIONS BASED ON THE BOUNDARIES OF  
3           METROPOLITAN PLANNING ORGANIZATIONS, RURAL REGIONS, AND RURAL  
4           RESORT REGIONS. THE DESIGNATION OF RURAL REGIONS AND RURAL  
5           RESORT REGIONS MUST BE BASED ON REGIONAL COMMUTING PATTERNS  
6           AMONG OTHER FACTORS.

7           (c) FOR LOCAL HOUSING NEEDS ASSESSMENTS, METHODS TO  
8           ASSESS LOCAL HOUSING NEEDS FOR EACH LOCAL GOVERNMENT, ALIGNED  
9           WITH REGIONAL AND STATE HOUSING NEEDS ASSESSMENTS, BASED ON:

10           (I) THE CURRENT PROPORTION OF THE LOCALITY'S POPULATION IN  
11           DIFFERENT HOUSEHOLD INCOME LEVELS, INCLUDING EXTREMELY  
12           LOW-INCOME, VERY LOW-INCOME, LOW-INCOME, MODERATE-INCOME, AND  
13           MIDDLE-INCOME HOUSEHOLDS AS DEFINED BY THE UNITED STATES  
14           DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT;

15           (II) THE LOCALITY'S CURRENT MEDIAN INCOME;

16           (III) THE LOCALITY'S JOB-HOUSING BALANCE, INCLUDING THE  
17           AVAILABILITY OF HOUSING AFFORDABLE TO LOW-INCOME WORKERS IN THE  
18           LOCALITY;

19           (IV) THE LOCALITY'S POPULATION AND DEMOGRAPHICS;

20           (V) MEASURES OF LOCAL RESOURCES IN THE LOCALITY;

21           (VI) VACANCY RATES IN THE LOCALITY;

22           (VII) MEASURES OF HOMELESSNESS AND HOUSING INSTABILITY IN  
23           THE LOCALITY; AND

24           (VIII) DEMOGRAPHIC AND POPULATION TRENDS FORECAST BY THE  
25           STATE DEMOGRAPHY OFFICE.

26           (3) (a) NO LATER THAN DECEMBER 31, 2024, AND EVERY SIX  
27           YEARS THEREAFTER, IN ACCORDANCE WITH THE METHODOLOGIES FOR

1 DEVELOPING HOUSING NEEDS ASSESSMENTS, THE EXECUTIVE DIRECTOR OF  
2 THE DEPARTMENT OF LOCAL AFFAIRS, WITH INPUT FROM THE  
3 MULTI-AGENCY ADVISORY COMMITTEE, SHALL PRODUCE STATEWIDE,  
4 REGIONAL, AND LOCAL HOUSING NEEDS ASSESSMENTS WITH TWENTY-YEAR  
5 PLANNING FORECASTS.

6 (b) EACH OF THE ASSESSMENTS MUST INCLUDE FOR THE RELEVANT  
7 AREA, BASED ON STATE DEMOGRAPHIC DATA DURING THE TWENTY-YEAR  
8 PLANNING PERIOD, ESTIMATES OF:

9 (I) HOUSING NEEDS IN THE AREA SORTED BY INCOME LEVELS,  
10 INCLUDING EXTREMELY LOW-INCOME, VERY LOW-INCOME, LOW-INCOME,  
11 MODERATE-INCOME, AND MIDDLE-INCOME HOUSEHOLDS AS DEFINED BY  
12 THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
13 DEVELOPMENT; AND UNIT TYPES, INCLUDING ACCESSIBLE UNITS,  
14 SUPPORTIVE HOUSING, FOR-SALE HOUSING AND RENTAL HOUSING;

15 (II) THE NUMBER OF HOUSEHOLDS IN THE AREA;

16 (III) THE NUMBER OF JOBS IN THE AREA BY ANNUAL SALARY AND  
17 WAGE;

18 (IV) THE AREA'S POPULATION AND DEMOGRAPHICS; AND

19 (V) THE AREA'S EXISTING HOUSING STOCK;

20 (c) MUNICIPALITIES THAT ARE REQUIRED TO COMPLETE HOUSING  
21 NEEDS PLANS MAY USE THE LOCAL AND REGIONAL HOUSING NEEDS  
22 ASSESSMENTS TO INFORM THEIR HOUSING NEEDS PLANS.

23 **29-33-105. Housing needs plans - guidance - definition.**

24 (1) (a) NO LATER THAN DECEMBER 31, 2024, THE EXECUTIVE DIRECTOR  
25 OF THE DEPARTMENT OF LOCAL AFFAIRS SHALL ISSUE GUIDANCE FOR  
26 CREATING A HOUSING NEEDS PLAN.

27 (b) THE MULTI-AGENCY ADVISORY COMMITTEE SHALL, AS PART OF

1 THE PUBLIC COMMENT AND HEARING PROCESS ESTABLISHED IN SECTION  
2 29-33-109 (2), DEVELOP RECOMMENDATIONS TO PROVIDE TO THE  
3 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS  
4 CONCERNING GUIDANCE FOR CREATING A HOUSING NEEDS PLAN.

5 (2) THE GUIDANCE FOR CREATING A HOUSING NEEDS PLAN MUST  
6 INCLUDE GUIDANCE SPECIFICALLY FOR URBAN MUNICIPALITIES.

7 (3) (a) NO LATER THAN DECEMBER 31, 2026, AND EVERY SIX  
8 YEARS THEREAFTER, IN ACCORDANCE WITH THE GUIDANCE FOR CREATING  
9 A HOUSING NEEDS PLAN, EVERY URBAN MUNICIPALITY SHALL DEVELOP,  
10 ADOPT, AND SUBMIT TO THE DEPARTMENT OF LOCAL AFFAIRS A HOUSING  
11 NEEDS PLAN. THE DEPARTMENT OF LOCAL AFFAIRS SHALL POST THE  
12 SUBMITTED PLANS PUBLICLY ON ITS WEBSITE.

13 (b) BEFORE ADOPTING AND SUBMITTING A HOUSING NEEDS PLAN,  
14 AN URBAN MUNICIPALITY SHALL PUBLISH THE MOST RECENT DRAFT OF ITS  
15 HOUSING NEEDS PLAN AND PROVIDE NOTICE OF A PUBLIC COMMENT PERIOD  
16 FOR THE RECEIPT OF WRITTEN COMMENTS CONCERNING THE PLAN. THE  
17 URBAN MUNICIPALITY MAY ALSO CHOOSE TO HOLD A PUBLIC HEARING ON  
18 THE PLAN.

19 (c) ON OR BEFORE JUNE 30, 2024, AND ON OR BEFORE JUNE 30  
20 EVERY SIX YEARS THEREAFTER, AN URBAN MUNICIPALITY WITH A  
21 POPULATION OF LESS THAN TWENTY-FIVE THOUSAND AND AN ANNUAL  
22 MEDIAN HOUSEHOLD INCOME OF LESS THAN FIFTY-FIVE THOUSAND  
23 DOLLARS NEED NOT SUBMIT A HOUSING NEEDS PLAN TO THE DEPARTMENT  
24 OF LOCAL AFFAIRS, IF THE MUNICIPALITY INSTEAD SENDS A LETTER TO THE  
25 DEPARTMENT IN A FORM AND MANNER DETERMINED BY THE DEPARTMENT  
26 INDICATING THAT THE MUNICIPALITY DOES NOT INTEND TO SUBMIT A  
27 HOUSING NEEDS PLAN.

1           (4) A HOUSING NEEDS PLAN MUST INCLUDE:

2           (a) A NARRATIVE DESCRIPTION OF THE STAKEHOLDER  
3 ENGAGEMENT CONDUCTED DURING THE DEVELOPMENT OF THE HOUSING  
4 NEEDS PLAN;

5           (b) AN ANALYSIS OF HOW THE URBAN MUNICIPALITY WILL PROVIDE  
6 A REALISTIC OPPORTUNITY FOR DEVELOPMENT THAT WILL ADDRESS ITS  
7 LOCAL HOUSING NEEDS ASSESSMENT, INCLUDING THE DEMONSTRATED  
8 HOUSING NEEDS FOR PERSONS OF DIFFERENT AGES, FAMILY STATUS AND  
9 SIZE, AND INCOME LEVELS, OVER THE NEXT TWENTY YEARS WITH AN  
10 EQUITABLE DISTRIBUTION OF HOUSING WITHIN THE JURISDICTION;

11           (c) A HOUSING NEEDS IMPLEMENTATION PLAN, WHICH MUST  
12 DESCRIBE THE STRATEGIES THAT THE URBAN MUNICIPALITY WILL PURSUE  
13 TO MEET ITS DEMONSTRATED HOUSING NEEDS, INCLUDING THE  
14 IDENTIFICATION OF HOUSING RESOURCES, CHANGES TO LOCAL LAWS, AND  
15 OTHER STRATEGIES SUCH AS THOSE IN THE MENU OF AFFORDABILITY  
16 STRATEGIES CREATED IN SECTION 29-33-106;

17           (d) AN ANALYSIS OF ADDITIONAL FUNDING NEEDED TO IMPLEMENT  
18 THE HOUSING PLAN;

19           (e) (I) A DESCRIPTION OF AT LEAST TWO STRATEGIES THAT THE  
20 URBAN MUNICIPALITY ADOPTS FROM THE MENU OF AFFORDABLE  
21 DEVELOPMENT AND AT LEAST ONE STRATEGY FROM THE MENU OF  
22 LONG-TERM AFFORDABILITY STRATEGIES DESCRIBED IN SECTION  
23 29-33-106. THESE STRATEGIES MUST BOTH ADDRESS HOUSING NEEDS AND  
24 MAKE PROGRESS TOWARD MEETING DEMONSTRATED HOUSING NEEDS FOR  
25 LOW- AND MODERATE-INCOME HOUSEHOLDS AS DEFINED BY THE UNITED  
26 STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND  
27 HOUSING TYPES IDENTIFIED IN THE LOCAL HOUSING NEEDS ASSESSMENT;

1 AND

2 (II) AN IMPLEMENTATION PLAN AND THE ANTICIPATED OUTCOMES  
3 FOR EACH OF THE STRATEGIES ADOPTED PURSUANT TO THIS SUBSECTION  
4 (4)(e):

5 (f) A NARRATIVE ANALYSIS OF ANY AREA AT ELEVATED RISK OF  
6 RESIDENTIAL DISPLACEMENT THAT THE URBAN MUNICIPALITY HAS  
7 IDENTIFIED AND A DESCRIPTION OF AND IMPLEMENTATION PLAN FOR ANY  
8 STRATEGIES FROM THE MENU OF DISPLACEMENT MITIGATION MEASURES  
9 DESCRIBED IN SECTION 29-33-107, THAT THE URBAN MUNICIPALITY WILL  
10 USE TO MITIGATE IDENTIFIED DISPLACEMENT RISKS IN THESE AREAS; AND

11 (g) IN THE CASE OF AN URBAN MUNICIPALITY WITH A  
12 TRANSIT-ORIENTED AREA, AT LEAST THREE STRATEGIES FROM THE LIST OF  
13 AFFORDABLE DEVELOPMENT STRATEGIES IN SECTION 29-33-106 (1) AND  
14 AT LEAST ONE STRATEGY FROM THE LIST OF LONG-TERM AFFORDABILITY  
15 STRATEGIES IN SECTION 29-33-106 (2).

16 (5) WHEN UPDATING ITS MASTER PLAN, AN URBAN MUNICIPALITY  
17 SHALL INCLUDE ITS MOST RECENT HOUSING NEEDS PLAN IN ITS MASTER  
18 PLAN.

19 (6) AN URBAN MUNICIPALITY THAT ADOPTED A PLAN TO ADDRESS  
20 LOCAL HOUSING NEEDS PRIOR TO THE EFFECTIVE DATE OF THIS SECTION  
21 MAY, RATHER THAN DEVELOPING AND ADOPTING A NEW HOUSING NEEDS  
22 PLAN PURSUANT TO SUBSECTION (3) OF THIS SECTION, UPDATE ITS  
23 EXISTING PLAN TO ADDRESS ADDITIONAL NEEDS IDENTIFIED IN THE LOCAL  
24 HOUSING NEEDS ASSESSMENT BEYOND WHAT THE MUNICIPALITY'S  
25 EXISTING PLAN TO ADDRESS LOCAL HOUSING NEEDS INCLUDES, AND ANY  
26 REQUIREMENTS IN SECTION 29-33-105 (4) NOT ALREADY INCLUDED IN THE  
27 MUNICIPALITY'S EXISTING PLAN TO ADDRESS LOCAL HOUSING NEEDS.

1           (7) (a) A COUNTY, COUNCIL OF GOVERNMENT, OR MUNICIPALITY  
2           WITHIN A REGION DEFINED IN THE REGIONAL HOUSING NEEDS ASSESSMENT  
3           SHALL PARTICIPATE IN A REGIONAL HOUSING NEEDS PLANNING PROCESS.

4           (b) THE COUNTIES, COUNCILS OF GOVERNMENT, OR  
5           MUNICIPALITIES THAT PARTICIPATE IN A PLANNING PROCESS:

6           (I) MAY UTILIZE DATA AND INFORMATION FROM A RELEVANT  
7           REGIONAL HOUSING NEEDS ASSESSMENT THAT IS NO MORE THAN FIVE  
8           YEARS OLD TO INFORM THEIR PARTICIPATION IN THE PLANNING PROCESS;

9           (II) ARE ENCOURAGED TO INCORPORATE STRATEGIC GROWTH  
10          OBJECTIVES AS DEFINED IN SECTION 29-33-108 IN THE PLANNING PROCESS;

11          AND

12          (III) ARE ENCOURAGED TO IDENTIFY STRATEGIES THAT ADDRESS  
13          THE HOUSING NEEDS IDENTIFIED IN LOCAL HOUSING NEEDS ASSESSMENTS  
14          THROUGH THE ADOPTION OF INTERJURISDICTIONAL STRATEGIES AND  
15          AFFORDABILITY STRATEGIES IDENTIFIED IN SECTION 29-33-106.

16          (c) IF NO EXISTING REGIONAL PLAN EXISTS, A GROUP OF COUNTIES,  
17          COUNCILS OF GOVERNMENT, OR MUNICIPALITIES MAY REQUEST THAT THE  
18          URBAN AREA SUBCOMMITTEE CREATED IN SECTION 29-33-103 (9)  
19          FACILITATE THE CREATION OF A REGIONAL PLANNING PROCESS.

20          (d) A REGIONAL HOUSING NEEDS PLANNING PROCESS MAY BE LED  
21          BY A REGIONAL ENTITY AND MUST ENCOURAGE PARTICIPATING COUNTIES,  
22          COUNCILS OF GOVERNMENT, AND MUNICIPALITIES TO IDENTIFY  
23          STRATEGIES THAT IMPROVE COORDINATION BETWEEN ENTITIES TO MEET  
24          THE HOUSING NEEDS IDENTIFIED FOR THOSE LOCAL GOVERNMENTS IN THE  
25          REGIONAL AND LOCAL HOUSING NEEDS ASSESSMENTS.

26          (e) BY DECEMBER 31, 2024, THE URBAN AREA SUBCOMMITTEE  
27          CREATED IN SECTION 29-33-103 (9) SHALL ISSUE A REPORT TO THE

1 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS ON THE  
2 STATUS, OPPORTUNITIES, AND CHALLENGES OF REGIONAL PLANNING IN THE  
3 URBAN REGIONS, INCLUDING THE CONNECTION BETWEEN HOUSING,  
4 TRANSPORTATION, AND REGIONAL EQUITY IN REGARD TO COMMUNITIES  
5 THAT HOUSE THE WORKFORCE AND THOSE THAT ARE URBAN  
6 MUNICIPALITIES. THE URBAN AREA SUBCOMMITTEE CREATED IN SECTION  
7 29-33-103 (9) SHALL ALSO EVALUATE AND MAKE RECOMMENDATIONS ON  
8 THE USE OF DATA TO CREATE AFFORDABILITY STRATEGIES IN REGIONAL  
9 AND LOCAL HOUSING ASSESSMENTS AND REGIONAL AND LOCAL HOUSING  
10 PLANS THAT FOLLOW STRATEGIC GROWTH OBJECTIVES AS DEFINED IN  
11 SECTION 29-33-108.

12 (8) (a) THE MULTI-AGENCY COMMITTEE CREATED IN SECTION  
13 29-33-103 SHALL PROVIDE GUIDANCE FOR THE COMPLETION OF A  
14 STRATEGIC GROWTH AND HOUSING MIX ANALYSIS.

15 (b) IN COMPLETING A STRATEGIC GROWTH AND HOUSING MIX  
16 ANALYSIS, A METROPOLITAN PLANNING ORGANIZATION OR A  
17 MUNICIPALITY MUST:

18 (I) COMPREHENSIVELY IDENTIFY AREAS THAT CAN BE DEVELOPED  
19 OR REDEVELOPED AND THAT QUALIFY AS STRATEGIC GROWTH AREAS;

20 (II) PRIORITIZE STRATEGIC GROWTH AREAS WITHIN EXISTING  
21 CENSUS-DEFINED URBANIZED AREAS, AND INCLUDE GUIDANCE FOR THE  
22 LOCATION OF MIDDLE AND MULTIFAMILY HOUSING THAT SUPPORTS THE  
23 GOALS OF SENATE BILL 23-213 WHICH INCLUDE BUT ARE NOT LIMITED TO  
24 MEETING THE STATE'S HOUSING NEEDS FOR PEOPLE OF ALL INCOME  
25 LEVELS, AGE, AND FAMILY STATUS AND REDUCING  
26 TRANSPORTATION-RELATED CLIMATE AND AIR QUALITY IMPACTS;

27 (III) DEVELOP SCENARIOS THAT EVALUATE THE IMPACTS OF

1 PRIORITIZING GROWTH IN STRATEGIC GROWTH AREAS IN COMPARISON TO  
2 EXISTING GROWTH PATTERNS. THESE SCENARIOS MUST ADDRESS THE  
3 FISCAL IMPACTS ON INFRASTRUCTURE OF GROWTH PATTERNS IN ADDITION  
4 TO OTHER PERFORMANCE MEASURES AS IDENTIFIED BY THE  
5 METROPOLITAN PLANNING ORGANIZATION. METROPOLITAN PLANNING  
6 ORGANIZATIONS AND MUNICIPALITIES MAY UTILIZE PREVIOUS SCENARIO  
7 ANALYSES IN SATISFYING THIS SUBSECTION (8)(b)(III).

8 (IV) EVALUATE THE EXISTING ZONING AND DENSITY PERMITTED  
9 WITHIN STRATEGIC GROWTH AREAS; AND

10 (V) USE A METHOD THAT ALLOWS A MUNICIPALITY TO EFFICIENTLY  
11 UTILIZE THE INFORMATION IN THE STRATEGIC GROWTH AND HOUSING MIX  
12 ANALYSIS IN THE DEVELOPMENT OF THE STRATEGIC GROWTH ELEMENT OF  
13 THE MUNICIPALITY'S MASTER PLAN, REQUIRED PURSUANT TO SECTION  
14 31-23-206.

15 (c) (I) ON OR BEFORE DECEMBER 31, 2025, A METROPOLITAN  
16 PLANNING ORGANIZATION WITH A POPULATION OF TWO HUNDRED FIFTY  
17 THOUSAND OR MORE SHALL, IN CONSULTATION WITH THE RELEVANT  
18 COUNTIES AND MUNICIPALITIES, COMPLETE A STRATEGIC GROWTH AND  
19 HOUSING MIX ANALYSIS.

20 (II) ON OR BEFORE DECEMBER 31, 2025, A MUNICIPALITY WITH A  
21 POPULATION OF FIFTY THOUSAND OR MORE THAT IS WITHIN A  
22 METROPOLITAN PLANNING ORGANIZATION WITH A POPULATION OF LESS  
23 THAN TWO HUNDRED FIFTY THOUSAND SHALL COMPLETE A STRATEGIC  
24 GROWTH AND HOUSING MIX ANALYSIS.

25 **29-33-106. Menu of urban municipality affordability and**  
26 **accessibility strategies. (1) IN ORDER TO SUPPORT AFFORDABILITY AND**  
27 **ADVANCE MEETING THE HOUSING NEEDS OF LOW-INCOME,**



1 MODERATE-INCOME, AND MEDIUM-INCOME HOUSEHOLDS, AS DEFINED BY  
2 THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
3 DEVELOPMENT, THE MENU OF AFFORDABILITY STRATEGIES FOR AN URBAN  
4 MUNICIPALITY MUST INCLUDE BOTH AFFORDABLE DEVELOPMENT  
5 STRATEGIES AND LONG-TERM AFFORDABILITY STRATEGIES. THE  
6 AFFORDABLE DEVELOPMENT STRATEGIES INCLUDED IN THE MENU OF  
7 AFFORDABILITY STRATEGIES FOR AN URBAN MUNICIPALITY MUST INCLUDE  
8 THE FOLLOWING:

9 (a) IMPLEMENTATION OF A LOCAL INCLUSIONARY ZONING  
10 ORDINANCE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS  
11 29-20-104 (e.5) AND (e.7);

12 (b) THE CREATION OF A PROGRAM TO SUBSIDIZE OR OTHERWISE  
13 REDUCE LOCAL DEVELOPMENT FEES FOR REGULATED AFFORDABLE  
14 HOUSING DEVELOPMENT THAT MAY INCLUDE:

15 (I) BUILDING PERMIT FEES;

16 (II) WATER AND SEWER TAP FEES; AND

17 (III) INFRASTRUCTURE COSTS;

18 (c) THE CREATION OF AN EXPEDITED DEVELOPMENT REVIEW  
19 PROCESS FOR REGULATED AFFORDABLE HOUSING DEVELOPMENTS;

20 (d) THE ESTABLISHMENT OF A DENSITY BONUS PROGRAM THAT  
21 GRANTS INCREASED FLOOR AREA RATIO, DENSITY, OR HEIGHT TO INCREASE  
22 THE CONSTRUCTION OF REGULATED AFFORDABLE HOUSING UNITS;

23 (e) ENABLING REGULATED AFFORDABLE HOUSING AS A USE BY  
24 RIGHT IN HOUSING TYPES AND AREAS CONSISTENT WITH THE GOALS OF  
25 INCREASING AND PRESERVING HOUSING AFFORDABILITY, SUPPLY, AND  
26 HOUSING UNIT TYPE DIVERSITY;

27 (f) THE ESTABLISHMENT OF A POLICY OR PLAN TO LEVERAGE

1 MUNICIPALLY OWNED, SOLD, OR MANAGED LAND FOR REGULATED  
2 AFFORDABLE HOUSING DEVELOPMENT;

3 (g) THE ELIMINATION OF LOCAL PARKING REQUIREMENTS FOR  
4 REGULATED AFFORDABLE HOUSING;

5 (h) PRIORITIZING WATER SUPPLIES FOR AFFORDABLE OR DENSE  
6 HOUSING TYPES OVER LESS EFFICIENT HOUSING OR OTHER LESS CRITICAL  
7 USES THROUGH A WATER POLICY ESTABLISHED BY THE MUNICIPALITY OR  
8 IN COORDINATION WITH A UTILITY PROVIDER;

9 (i) THE PRIORITIZED APPLICATION OF MIDDLE HOUSING, KEY  
10 CORRIDOR, AND TRANSIT-ORIENTED AREA DENSITIES IN THE  
11 MUNICIPALITY'S HIGHEST-INCOME CENSUS TRACTS;

12 (j) ESTABLISHING A POLICY TO ALIGN INFRASTRUCTURE  
13 STRATEGIES WITH THE NEEDS IDENTIFIED IN THE RELEVANT LOCAL  
14 HOUSING NEEDS ASSESSMENT. POLICIES MAY INCLUDE THE PRIORITIZATION  
15 OF UTILITIES AND AVAILABLE AND USABLE WATER RIGHTS, COST  
16 EXEMPTIONS, AND DISCOUNTS, FOR REGULATED AFFORDABLE HOUSING  
17 THAT MEETS ANY NEEDS IDENTIFIED IN THE RELEVANT LOCAL HOUSING  
18 NEEDS ASSESSMENT;

19 (k) ESTABLISHING HOUSING AND LAND USE POLICIES INFORMED BY  
20 THE FINDINGS AND RECOMMENDATIONS OF THE STRATEGIC ACTION PLAN  
21 ON AGING, DEVELOPED PURSUANT TO SECTION 24-32-3406, AND THE  
22 LIFELONG COLORADO INITIATIVE CREATED PURSUANT TO SECTION  
23 26-11-302, INCLUDING THE EIGHT REALMS OF LIVABLE AND AGE FRIENDLY  
24 COMMUNITIES; AND

25 (l) ANY OTHER STRATEGIES PROPOSED BY A LOCAL GOVERNMENT  
26 OR THE MULTI-AGENCY ADVISORY COMMITTEE THAT ARE APPROVED BY  
27 THE DEPARTMENT OF LOCAL AFFAIRS AND THAT SUPPORT EQUAL OR

1 GREATER AFFORDABILITY AND ACCESSIBILITY CONSISTENT WITH THE  
2 NEEDS IDENTIFIED IN THE RELEVANT LOCAL HOUSING NEEDS ASSESSMENT.

3 (2) THE LONG-TERM AFFORDABILITY STRATEGIES INCLUDED IN THE  
4 MENU OF AFFORDABILITY STRATEGIES FOR AN URBAN MUNICIPALITY MUST  
5 INCLUDE THE FOLLOWING:

6 (a) THE ESTABLISHMENT OF A DEDICATED LOCAL REVENUE SOURCE  
7 FOR REGULATED AFFORDABLE HOUSING DEVELOPMENT, SUCH AS  
8 INSTITUTING A LINKAGE FEE ON NEW DEVELOPMENTS;

9 (b) THE REGULATION OF SHORT-TERM RENTALS, SECOND HOMES,  
10 OR OTHER VACANT UNITS IN A WAY THAT PROMOTES THE MAXIMUM USE  
11 OF LOCAL HOUSING STOCK FOR LOCAL HOUSING NEEDS AS DETERMINED  
12 THROUGH A HOUSING NEEDS ASSESSMENT. THIS REGULATION MAY  
13 INCLUDE EXACTING A VACANCY FEE ON UNDERUTILIZED UNITS.

14 (c) MAKING COMMITMENT TO AND REMAINING ELIGIBLE FOR THE  
15 STATE AFFORDABLE HOUSING FUND CREATED IN SECTION 29-32-102 (1);

16 (d) PRESERVING AFFORDABILITY OF BOTH REGULATED AND  
17 UNREGULATED HOUSING THROUGH INTERVENTIONS SUCH AS CAPITAL  
18 INVESTMENTS IN PROPERTY RESTORATION OR REHABILITATION, LOCAL  
19 RIGHT OF FIRST REFUSAL PROGRAMS, OR PROGRAMS THAT TRANSITION  
20 EXISTING HOUSING STOCK TO REGULATED AFFORDABLE HOUSING;

21 (e) INCENTIVIZING OR CREATING A DEDICATED LOCAL PROGRAM TO  
22 FACILITATE INVESTMENT IN LAND BANKING OR COMMUNITY LAND TRUSTS;

23 (f) THE ESTABLISHMENT OF AN AFFORDABLE HOMEOWNERSHIP  
24 STRATEGY SUCH AS:

25 (I) THE ACQUISITION OR PRESERVATION OF DEED RESTRICTIONS ON  
26 CURRENT HOUSING UNITS;

27 (II) THE ESTABLISHMENT OF AN INCENTIVE PROGRAM TO

1 ENCOURAGE REALTORS TO WORK WITH PROSPECTIVE LOW-INCOME AND  
2 MINORITY HOMEBUYERS; OR

3 (III) THE ESTABLISHMENT OF AN AFFORDABLE RENT-TO-OWN  
4 PROGRAM; AND

5 (g) PRIORITIZING THE USE OF MUNICIPALLY OWNED DEVELOPABLE  
6 LAND FOR AFFORDABLE HOUSING DEVELOPMENT, INCLUDING  
7 AFFORDABILITY DEED RESTRICTIONS OF AT LEAST SEVENTY-FIVE YEARS.

8 (3) URBAN MUNICIPALITIES SHALL DEMONSTRATE THE ADOPTION  
9 OF THE NUMBER OF THE AFFORDABILITY STRATEGIES SPECIFIED IN SECTION  
10 29-33-105 (4)(d)(I) AND SUBMIT A REPORT DETAILING THESE STRATEGIES  
11 TO THE DEPARTMENT OF LOCAL AFFAIRS NO LATER THAN JUNE 30, 2025.  
12 IN DETERMINING WHICH STRATEGIES TO ADOPT, AN URBAN MUNICIPALITY  
13 SHALL CONSIDER PREVIOUS PLANS ADDRESSING HOUSING NEEDS OR OTHER  
14 AVAILABLE DATA TO INFORM THE SELECTION OF STRATEGIES TO ADDRESS  
15 KNOWN HOUSING NEEDS. URBAN MUNICIPALITIES MUST ADOPT AT LEAST  
16 TWO STRATEGIES FROM THE LIST OF AFFORDABLE DEVELOPMENT  
17 STRATEGIES IN SUBSECTION (1) OF THIS SECTION AND AT LEAST ONE  
18 STRATEGY FROM THE LIST OF LONG-TERM AFFORDABILITY STRATEGIES IN  
19 SUBSECTION (2) OF THIS SECTION.

20 (4) NOTWITHSTANDING SECTION 29-33-105 (4)(d)(I), AN URBAN  
21 MUNICIPALITY MAY SUBMIT EVIDENCE TO THE DEPARTMENT OF LOCAL  
22 AFFAIRS CONCERNING AFFORDABILITY STRATEGIES THAT THE  
23 MUNICIPALITY HAS ADOPTED OUTSIDE OF THOSE LISTED IN THIS SECTION,  
24 OR THAT THE MUNICIPALITY ADOPTED PRIOR TO THE EFFECTIVE DATE OF  
25 THIS SECTION, AND THE IMPACT OF THOSE STRATEGIES. THE DEPARTMENT  
26 MAY DETERMINE WHETHER THOSE STRATEGIES MAY QUALIFY AS  
27 AFFORDABILITY STRATEGIES FOR PURPOSES OF SECTION 29-33-105

1 (4)(d)(I).

2 **29-33-107. Displacement risk assessment and mitigation**  
3 **strategies. (1) (a) NO LATER THAN DECEMBER 31, 2024, THE EXECUTIVE**  
4 **DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS SHALL DEVELOP A**  
5 **DISPLACEMENT RISK ASSESSMENT, DEVELOP DISPLACEMENT MITIGATION**  
6 **STRATEGIES, AND DETERMINE THE NUMBER OF STRATEGIES THAT MUST BE**  
7 **SELECTED TO GUIDE TIER ONE AND TIER TWO URBAN MUNICIPALITIES AND**  
8 **RURAL RESORT JOB CENTER MUNICIPALITIES IN PREVENTING**  
9 **DISPLACEMENT AS PART OF THE REQUIRED HOUSING NEEDS PLAN**  
10 **PURSUANT TO SECTION 29-33-105.**

11 **(b) THE DISPLACEMENT ASSESSMENT, DISPLACEMENT MITIGATION**  
12 **STRATEGIES, AND NUMBER OF DISPLACEMENT MITIGATION STRATEGIES**  
13 **MUST PROVIDE ADEQUATE GUIDANCE AND TOOLS TO PREVENT**  
14 **DISPLACEMENT FROM AREAS, COMMUNITIES, OR HOUSEHOLDS AT HIGH**  
15 **RISK FOR DISPLACEMENT.**

16 **(2) Displacement risk assessment. (a) A DISPLACEMENT RISK**  
17 **ASSESSMENT MUST CONSIDER:**

18 **(I) GEOGRAPHY AS DETERMINED BY FEEDBACK GATHERED FROM**  
19 **THE RESIDENTS OF THE COMMUNITY AND NOT NECESSARILY BY CENSUS**  
20 **TRACTS;**

21 **(II) NEIGHBORHOOD-LEVEL EARLY WARNING AND RESPONSE**  
22 **SYSTEMS THAT CAN HELP MUNICIPALITIES AND COMMUNITY ADVOCATES**  
23 **GET AHEAD OF TRENDS AND PREDICTIONS OF FUTURE CHANGE WITH A**  
24 **FOCUS ON DISPLACEMENT DUE TO RISING HOUSING COSTS;**

25 **(III) BASELINE CENSUS DATA AND THE INCLUSION OF OTHER DATA**  
26 **POINTS THAT ARE UPDATED ON A FREQUENT BASIS;**

27 **(IV) NEIGHBORHOOD CHANGE, WHICH MEANS THE CONSIDERATION**

1 OF DATA THAT CAPTURES THE FULL SPECTRUM OF BOTH POSITIVE AND  
2 NEGATIVE ECONOMIC, RACIAL OR ETHNIC, AND STRUCTURAL CHANGES IN  
3 A GEOGRAPHIC AREA;

4 (V) NEIGHBORHOOD REVITALIZATION, WHICH MEANS CHANGE  
5 VIEWED AS POSITIVE, USUALLY ACCOMPANIED BY NEW PUBLIC OR PRIVATE  
6 INVESTMENT;

7 (VI) GENTRIFICATION CHANGES THAT CAPTURE THE  
8 TRANSFORMATION OF AREAS HISTORICALLY INHABITED BY MARGINALIZED  
9 GROUPS, USUALLY RACIAL, ETHNIC, OR CLASS GROUPS, INTO AREAS USED  
10 BY THE DOMINANT CLASS OR RACIAL OR ETHNIC GROUP. THIS TYPE OF  
11 CHANGE MAY BE CHARACTERIZED BY INCREASED INVESTMENTS IN AREAS  
12 THAT HAVE SEEN LONG-TERM DISINVESTMENT.

13 (VII) DISPLACEMENT, AS DEFINED IN SECTION 29-33-102.  
14 DISPLACEMENT IS DISTINCT FROM RESIDENTIAL MOBILITY, WHICH  
15 INCLUDES VOLUNTARY HOUSEHOLD MOVEMENT.

16 (b) A DISPLACEMENT RISK ASSESSMENT MUST INCLUDE THE  
17 FOLLOWING FACTORS THAT CAN BE USED TO IDENTIFY RISKS FOR  
18 DISPLACEMENT AT THE CENSUS TRACT OR OTHER SIMILAR GEOGRAPHIC  
19 SCALE, AS DETERMINED BY THE RESIDENTS OF A GIVEN COMMUNITY:

20 (I) THE PERCENTAGE OF HOUSEHOLDS WHO ARE EXTREMELY  
21 LOW-INCOME, VERY LOW-INCOME, AND LOW-INCOME, AS DEFINED BY THE  
22 UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT;

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

24 (III) THE PERCENTAGE OF COST-BURDENED HOUSEHOLDS;

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

1           (V) THE PERCENTAGE OF HOUSEHOLDS IN WHICH THE PRIMARY  
2           LANGUAGE THAT IS SPOKEN IS A LANGUAGE OTHER THAN ENGLISH;

3           (VI) THE PERCENTAGE OF RESIDENTS WHO WERE BORN OUTSIDE OF  
4           THE UNITED STATES ACCORDING TO PUBLICLY AVAILABLE STATE AND  
5           FEDERAL INFORMATION;

6           (VII) THE EMPLOYMENT RATE;

7           (VIII) THE PERCENTAGE OF WORKERS WHO LIVE WITHIN A  
8           TEN-MILE RADIUS OF AN URBAN MUNICIPALITY OR TWENTY-MILE RADIUS  
9           OF A RURAL RESORT JOB CENTER;

10          (IX) THE PERCENTAGE OF HOUSEHOLDS THAT DO NOT HAVE  
11          INTERNET ACCESS;

12          (X) EXISTING AFFORDABLE HOUSING STOCK AT RISK OF  
13          DISPLACING CURRENT RESIDENTS DUE TO MARKET FORCES, REVISED  
14          NEIGHBORHOOD ARCHITECTURAL DESIGN CHANGES, OR AGING  
15          STRUCTURES;

16          (XI) INSTITUTIONAL INVESTOR REAL ESTATE ACTIVITY IN THE  
17          FOR-SALE MARKET;

18          (XII) AN EVALUATION OF INCREASED LAND PRICES, RENTAL  
19          PRICES, PROPERTY VALUES, AND OTHER REAL ESTATE AND HOUSING  
20          AFFORDABILITY IMPACTS THAT COULD CREATE A VULNERABILITY TO, OR  
21          ELEVATED RISK OF, DISPLACEMENT FOR RESIDENTS CURRENTLY LIVING IN  
22          THE AREA OR COMMUNITY;

23          (XIII) THE NUMBER OF RENTERS WHO WERE LEGALLY EVICTED FOR  
24          NONPAYMENT OF RENT IN THE PRIOR CALENDAR YEAR, FOR ALL AREAS  
25          WHERE THIS INFORMATION IS READILY AVAILABLE;

26          (XIV) THE NUMBER OF SMALL BUSINESSES, AS MEASURED BY  
27          ANNUAL GROSS SALES AMOUNT; AND

1           (XV) THE CHANGE IN THE NUMBER OF BUSINESSES OVER FIVE  
2           YEARS PRIOR TO ASSESSMENT.

3           (c) THE DISPLACEMENT RISK ASSESSMENT MUST BE DEVELOPED IN  
4           A MANNER THAT ALLOWS FOR MUNICIPALITIES TO CONDUCT AN INITIAL  
5           DISPLACEMENT RISK ASSESSMENT, NECESSARY SUBSEQUENT  
6           DISPLACEMENT RISK ASSESSMENTS, AND DISPLACEMENT RISK  
7           ASSESSMENTS OF SPECIFIC PROJECTS TO DETERMINE THE PROJECT'S  
8           DISPLACEMENT RISK.

9           (3) Displacement mitigation strategies. (a) THE GOAL OF  
10          DISPLACEMENT MITIGATION STRATEGIES IS TO ENSURE THAT:

11          (I) VULNERABLE HOMEOWNERS AND RENTERS IN GENTRIFYING  
12          NEIGHBORHOODS ARE NOT DISPLACED FROM THEIR CURRENT HOMES AND  
13          NEIGHBORHOODS;

14          (II) THE EXISTING AFFORDABLE HOUSING STOCK, BOTH SUBSIDIZED  
15          AND UNSUBSIDIZED, IN GENTRIFYING NEIGHBORHOODS IS PRESERVED SO  
16          THAT DWELLING UNITS ARE IN GOOD CONDITION WHILE REMAINING  
17          AFFORDABLE TO LOW-INCOME RESIDENTS;

18          (III) CITY PLANNING AND LAND USE DECISIONS INCORPORATE  
19          INCLUSIVE AND EQUITABLE DISPLACEMENT MITIGATION STRATEGIES, AND  
20          LOW-INCOME PERSONS AND COMMUNITIES OF COLOR ARE EMPOWERED TO  
21          PARTICIPATE EARLY AND MEANINGFULLY IN LAND USE DECISIONS THAT  
22          SHAPE THEIR HOMES, NEIGHBORHOODS, AND COMMUNITIES;

23          (IV) NEW AFFORDABLE HOUSING OPTIONS ARE CREATED TO SERVE  
24          CURRENT AND FUTURE VULNERABLE HOUSEHOLDS IN GENTRIFYING  
25          NEIGHBORHOODS;

26          (V) VULNERABLE RESIDENTS ARE ABLE TO REMAIN IN OR RETURN  
27          TO THEIR COMMUNITIES BY ACCESSING THE NEW AFFORDABLE HOUSING



1 OPPORTUNITIES IN THEIR NEIGHBORHOODS; AND  
2 (VI) AN EQUAL OR GREATER AMOUNT OF AFFORDABLE HOUSING  
3 IS PROVIDED IN AREAS IDENTIFIED AS AT-RISK OF DISPLACEMENT BASED ON  
4 THE DISPLACEMENT RISK ASSESSMENT. THIS IS A CENTRAL TENANT OF THE  
5 DISPLACEMENT MITIGATION STRATEGIES.  
6 (b) EACH OF THE DISPLACEMENT MITIGATION STRATEGIES MUST BE  
7 ABLE TO BE INCORPORATED BY TIER ONE AND TWO MUNICIPALITIES AND  
8 RURAL RESORT JOB CENTER MUNICIPALITIES INTO THE MUNICIPALITY'S  
9 HOUSING NEEDS PLAN AS REQUIRED BY SECTION 29-33-105. THESE  
10 DISPLACEMENT MITIGATION STRATEGIES MUST INCLUDE:  
11 (I) GUIDANCE AND RECOMMENDATIONS FOR HOW A LOCAL  
12 GOVERNMENT SHALL INCORPORATE THE DISPLACEMENT RISK ASSESSMENT  
13 REQUIRED PURSUANT TO SUBSECTION (1) OF THIS SECTION;  
14 (II) LONG-TERM DISPLACEMENT MITIGATION MEASURES FROM  
15 WHICH LOCAL GOVERNMENTS MUST CHOOSE TO ADDRESS AREAS  
16 IDENTIFIED IN THE DISPLACEMENT RISK ASSESSMENT REQUIRED BY  
17 SUBSECTION (2) OF THIS SECTION, INCLUDING:  
18 (A) DEVELOPING A PROGRAM TO OFFER TECHNICAL ASSISTANCE  
19 AND FINANCIAL SUPPORT FOR COMMUNITY ORGANIZATIONS TO DEVELOP  
20 INDEPENDENT COMMUNITY LAND TRUSTS;  
21 (B) LOCAL GOVERNMENT PLANNING FOR ACQUISITION AND  
22 REHABILITATING OF NATURALLY OCCURRING AFFORDABLE RENTALS,  
23 EITHER TO ENTER INTO LAND TRUST OR TO INCLUDE AFFORDABILITY DEED  
24 RESTRICTIONS;  
25 (C) IMPLEMENTING LOCAL RIGHT OF FIRST REFUSAL FOR EXPIRING  
26 REGULATED AFFORDABLE UNITS, PRIORITIZE LOCAL FUNDS TOWARD  
27 AFFORDABLE UNIT RECAPTURE, AND IMPLEMENTING OR CONTINUING DEED

1 RESTRICTED AFFORDABILITY; AND  
2 (D) PROVIDING HOMESTEAD TAX EXEMPTIONS FOR LONGTIME  
3 HOMEOWNERS IN NEIGHBORHOODS IDENTIFIED AS VULNERABLE TO  
4 DISPLACEMENT AND FOR LOW- TO MODERATE-INCOME HOMEOWNERS  
5 WITHIN ONE-HALF MILE OF LARGE MULTIFAMILY DEVELOPMENTS;  
6 (III) REQUIRING MULTIFAMILY DEVELOPERS WHO BUILD  
7 DEVELOPEMNTS IN AREAS AT RISK OF DISPLACEMENT, AS IDENTIFIED BY  
8 THE DISPLACEMENT RISK ASSESSMENT, TO CREATE A COMMUNITY  
9 BENEFITS AGREEMENT WITH AFFECTED POPULATIONS WITHIN  
10 ONE-QUARTER MILE OF THE DEVELOPMENT;  
11 (IV) PROVIDING A PRIORITIZATION POLICY FOR CURRENT  
12 RESIDENTS IN THIRTY PERCENT OF ANY NEW MULTIFAMILY DEVELOPMENT  
13 FOR THE FIRST TWO MONTHS OF WHEN UNITS ARE LEASED AFTER  
14 CONSTRUCTION IN A MULTIFAMILY DEVELOPMENT;  
15 (V) REQUIRING GREATER AFFORDABILITY REQUIREMENTS FOR  
16 MISSING MIDDLE HOUSING IN AREAS THAT ARE IDENTIFIED AS AT-RISK OF  
17 DISPLACEMENT PURSUANT TO THE DISPLACEMENT RISK ASSESSMENT  
18 REQUIRED IN SUBSECTION (1) OF THIS SECTION:  
19 (A) IN AREAS WITH SINGLE FAMILY ZONING, ONE IN THREE UNITS  
20 IN ANY TRIPLEX MUST BE AFFORDABLE TO PEOPLE WITH INCOMES AT OR  
21 BELOW ONE HUNDRED PERCENT OF THE LOCAL NEIGHBORHOOD AREA  
22 MEDIAN INCOME; AND  
23 (B) IN AREAS ZONED FOR USE BY SINGLE FAMILY DWELLINGS THAT  
24 ARE REZONED FOR MULTIFAMILY UNITS WITH THREE TO FOUR UNITS, FIFTY  
25 PERCENT OF THE UNITS MUST BE AFFORDABLE TO PEOPLE WITH INCOMES  
26 AT OR BELOW ONE HUNDRED PERCENT OF THE LOCAL NEIGHBORHOOD  
27 AREA MEDIAN INCOME; AND

1           (VI) SHORT-TERM DISPLACEMENT MITIGATION MEASURES FROM  
2           WHICH LOCAL GOVERNMENTS SHALL CHOOSE, INCLUDING:

3           (A) THE CREATION OF A LOCALLY FUNDED AND ADMINISTERED  
4           RENTAL AND MORTGAGE ASSISTANCE PROGRAM;

5           (B) THE CREATION OF AN EVICTION AND FORECLOSURE NO-COST  
6           LEGAL REPRESENTATION PROGRAM;

7           (C) THE ESTABLISHMENT OF A HOUSING COUNSELING AND  
8           NAVIGATION PROGRAM; AND

9           (D) THE CREATION OF A PROPERTY TAX AND DOWN PAYMENT  
10          ASSISTANCE PROGRAM.

11          (c) MUNICIPALITIES SHALL ADOPT A MINIMUM NUMBER OF  
12          SHORT-TERM AND LONG-TERM DISPLACEMENT MITIGATION STRATEGIES.

13          (I) THE NUMBER OF SHORT-TERM AND LONG-TERM  
14          EVIDENCE-BASED DISPLACEMENT MITIGATION STRATEGIES THAT AN  
15          URBAN OR RURAL RESORT JOB CENTER MUNICIPALITY SHALL ADOPT IS  
16          DETERMINED BASED ON THE PERCENTAGE OF THE POPULATION FOUND TO  
17          BE VULNERABLE TO DISPLACEMENT ACCORDING TO THE DISPLACEMENT  
18          RISK ASSESSMENT.

19          (II) THE STRATEGIES A MUNICIPALITY SELECTS MUST BE  
20          EVIDENCED-BASED AND PROVIDE SUPPORTING INFORMATION AND A  
21          NARRATIVE TO DEMONSTRATE HOW THE STRATEGIES WILL MITIGATE  
22          DISPLACEMENT AS IDENTIFIED IN THE DISPLACEMENT RISK ASSESSMENT.

23          (d) AN URBAN AND RURAL RESORT JOB CENTER MUNICIPALITY  
24          SHALL PROVIDE A NARRATIVE AND EVIDENCE FOR HOW EACH  
25          DISPLACEMENT MITIGATION STRATEGY IT ADOPTS CORRESPONDS TO THE  
26          NEIGHBORHOOD MEDIAN INCOME OF DISPLACEMENT-VULNERABLE AREAS  
27          AS DETERMINED BY THE DISPLACEMENT RISK ASSESSMENT.

1           (4) Assessment and strategies. NO LATER THAN DECEMBER 31,  
2           2024, AND EVERY FIVE YEARS THEREAFTER, IN ACCORDANCE WITH THE  
3           GUIDANCE FOR CREATING A DISPLACEMENT RISK ASSESSMENT AND THE  
4           SELECTION OF DISPLACEMENT MITIGATION STRATEGIES, EVERY TIER ONE  
5           AND TWO URBAN MUNICIPALITY AND RURAL RESORT JOB CENTER  
6           MUNICIPALITY SHALL DEVELOP, ADOPT, AND SUBMIT A DISPLACEMENT  
7           RISK ASSESSMENT AND A DESCRIPTION OF THE EVIDENCE-BASED  
8           DISPLACEMENT MITIGATION STRATEGIES IT SELECTED TO THE  
9           DEPARTMENT OF LOCAL AFFAIRS AS PART OF A HOUSING NEEDS PLAN  
10           REQUIRED UNDER SECTION 29-33-105. THE DEPARTMENT OF LOCAL  
11           AFFAIRS SHALL POST THE SUBMITTED PLANS PUBLICLY ON ITS WEBSITE.

12           (5) Public comment. BEFORE ADOPTING AND SUBMITTING A FINAL  
13           DISPLACEMENT RISK ASSESSMENT AND MAKING A FINAL SELECTION OF  
14           EVIDENCE-BASED DISPLACEMENT MITIGATION STRATEGIES, A TIER ONE OR  
15           TIER TWO URBAN MUNICIPALITY AND A RURAL RESORT JOB CENTER  
16           MUNICIPALITY SHALL PUBLISH THE MOST RECENT DRAFT OF ITS  
17           DISPLACEMENT RISK ASSESSMENT AND THE EVIDENCE-BASED  
18           DISPLACEMENT MITIGATION STRATEGIES IT SELECTED AND ENGAGE IN A  
19           PUBLIC COMMENT PROCESS. THAT PUBLIC COMMENT PROCESS MUST  
20           INCLUDE:

21           (a) PROVIDING PUBLIC NOTICE AND HOLDING AT LEAST TWO PUBLIC  
22           HEARINGS AT WHICH MEMBERS OF THE PUBLIC HAVE AN OPPORTUNITY TO  
23           COMMENT;

24           (b) ALLOWING SUBMISSION OF WRITTEN COMMENTS;

25           (c) CONDUCTING OUTREACH TO AND SOLICITING FEEDBACK FROM  
26           THE LOCAL COMMUNITY GROUPS THAT ARE MOST AT-RISK OF  
27           DISPLACEMENT;

1           (d) CONSULTING WITH EXPERTS IN DISABILITY RIGHTS,  
2 HOMELESSNESS PREVENTION, AFFORDABLE HOUSING, AND TENANT RIGHTS;

3           (e) CONDUCTING OUTREACH TO COMMUNITIES AT RISK OF  
4 DISPLACEMENT; AND

5           (f) AN ENCOURAGEMENT OF PARTICIPATION IN THE PUBLIC  
6 COMMENT PROCESS, ENSURING ACCESSIBILITY TO THE COMMENT AND  
7 HEARING PROCESS BY PROVIDING TRANSLATIONS OF THE DRAFT AND FINAL  
8 DISPLACEMENT RISK ASSESSMENT, EVIDENCE-BASED DISPLACEMENT  
9 MITIGATION STRATEGIES, OR OTHER RELATED MATERIALS AND BY  
10 PROVIDING INTERPRETATION IN LANGUAGES PREDOMINANTLY SPOKEN IN  
11 EACH COMMUNITY FOR HEARINGS AND OUTREACH.

12           **(6) Prior displacement efforts.** By JANUARY 1, 2025, TIER ONE  
13 AND TWO URBAN MUNICIPALITIES AND RURAL RESORT JOB CENTER  
14 MUNICIPALITIES MAY SUBMIT EVIDENCE-BASED MITIGATION STRATEGIES  
15 LINKED TO DISPLACEMENT RISK ASSESSMENTS AND THE IMPACT OF THE  
16 MEASURES THAT THE MUNICIPALITY ADOPTED PRIOR TO THE EFFECTIVE  
17 DATE OF THIS SECTION TO THE DEPARTMENT OF LOCAL AFFAIRS. NO LATER  
18 THAN DECEMBER 25, 2025, THE DEPARTMENT MAY DETERMINE WHETHER  
19 THOSE STRATEGIES QUALIFY AS A DISPLACEMENT MITIGATION LONG-TERM  
20 OR SHORT-TERM MEASURE TO GO TOWARDS SATISFYING THE NUMBER OF  
21 MEASURES THAT MUST BE ADOPTED FOR PURSUANT TO SUBSECTION  
22 **(3)(c)(I)** OF THIS SECTION.

23           **(7) Technical assistance.** THE DEPARTMENT OF LOCAL AFFAIRS  
24 SHALL PROVIDE TECHNICAL ASSISTANCE AND FUNDING TO SUPPORT TIER  
25 ONE AND TWO URBAN MUNICIPALITIES AND RURAL RESORT JOB CENTER  
26 MUNICIPALITIES IN CONDUCTING A DISPLACEMENT ASSESSMENT AND IN  
27 IDENTIFYING DISPLACEMENT MITIGATION STRATEGIES TO ADDRESS THE

1 RISK OF DISPLACEMENT IN THE AREAS AT THE HIGHEST RISK OF  
2 DISPLACEMENT.

3 **29-33-108. Strategic growth objectives - reporting.** (1) (a) No  
4 LATER THAN MARCH 31, 2024, THE EXECUTIVE DIRECTOR OF THE  
5 DEPARTMENT OF LOCAL AFFAIRS SHALL PUBLISH A REPORT THAT  
6 IDENTIFIES MULTI-AGENCY IMPLEMENTATION PRINCIPLES TO ACHIEVE  
7 STRATEGIC GROWTH OBJECTIVES. THE EXECUTIVE DIRECTOR SHALL  
8 UPDATE THIS REPORT EVERY SIX YEARS.

9 (b) THE MULTI-AGENCY ADVISORY COMMITTEE SHALL, AS PART OF  
10 THE PUBLIC COMMENT AND HEARING PROCESS ESTABLISHED IN SECTION  
11 29-33-109 (2), DEVELOP RECOMMENDATIONS TO PROVIDE TO THE  
12 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS  
13 CONCERNING THE REPORT DESCRIBED IN SUBSECTION (1)(a) OF THIS  
14 SECTION.

15 (2) STRATEGIC GROWTH OBJECTIVES SERVE AS BROAD GUIDANCE  
16 TO STATE AGENCIES AND OTHER ENTITIES ENGAGED IN THE  
17 IMPLEMENTATION OF SENATE BILL 23-213, ARE INTENDED TO AID IN  
18 REACHING THE HOUSING AND LAND USE GOALS OF SENATE BILL 23-213 AS  
19 IDENTIFIED IN SUBSECTION (4) OF THIS SECTION, AND ARE TO BE UTILIZED  
20 IN DEVELOPING MULTI-AGENCY IMPLEMENTATION PRINCIPLES FOR  
21 STRATEGIC GROWTH OBJECTIVES. STRATEGIC GROWTH OBJECTIVES MUST  
22 BE DRAFTED IN A WAY THAT, AT A MINIMUM:

23 (a) DEFINES STRATEGIC GROWTH AREAS AS AREAS WITHIN  
24 EXISTING CENSUS URBANIZED AREAS THAT INCLUDE AREAS:

25 (I) WITHIN KEY CORRIDORS AND TRANSIT-ORIENTED AREAS;

26 (II) THAT ARE VACANT, PARTIALLY VACANT, AND UNDERUTILIZED  
27 LAND;

1           (III) THAT CAN ACCOMMODATE INFILL DEVELOPMENT,  
2 REDEVELOPMENT, AND NEW DEVELOPMENT;

3           (IV) THAT INCLUDE GREYFIELD DEVELOPMENT AND BROWNFIELD  
4 DEVELOPMENT;

5           (V) THAT INCLUDE A VARIETY OF HOUSING TYPES AT DENSITY  
6 LEVELS THAT SUPPORT FREQUENT TRANSIT SERVICE, FOR BOTH EXISTING  
7 AND FUTURE TRANSIT CORRIDORS;

8           (VI) THAT INCLUDE MIDDLE HOUSING AND MULTIFAMILY HOUSING  
9 IN EXISTING OR FUTURE WALKABLE MIXED-USE NEIGHBORHOODS AND  
10 CENTERS;

11           (VII) WITH SUFFICIENT WATER SUPPLIES AND ALLOCATIONS TO  
12 AFFORDABLE AND WATER-EFFICIENT DESIGN; AND

13           (VIII) BEYOND EXISTING A CENSUS URBANIZED AREA  
14 EXPERIENCING GROWTH MAY BE CONSIDERED A STRATEGIC GROWTH AREA  
15 IF IT MEETS THE CRITERIA IN SUBSECTIONS (2)(a)(V), (2)(a)(VI), AND  
16 (2)(a)(VII) OF THIS SECTION;

17           (b) REQUIRES STATE AGENCIES TO CONSIDER THE DIFFERENT  
18 CONTEXTS AND NEEDS OF STRATEGIC GROWTH AREAS IN RURAL, RURAL  
19 RESORT, AND URBAN AREAS OF THE STATE;

20           (c) PROMOTES INVESTMENTS THAT SUPPORT STRATEGIC GROWTH  
21 AREAS;

22           (d) STREAMLINES AGENCY PERMITTING PROCESSES TO SUPPORT  
23 STRATEGIC GROWTH AREAS;

24           (e) REQUIRES PROJECT PRIORITIZATION PROCESSES AND GRANT  
25 PROGRAMS TO SUPPORT STRATEGIC GROWTH AREAS;

26           (f) CONSIDERS STEPS TO SUPPORT STRATEGIC GROWTH OBJECTIVES  
27 WHEN UPDATING PLANNING DOCUMENTS, INCLUDING PERFORMANCE

1 MEASURES AND PERFORMANCE TARGETS; AND

2 (g) ALLOWS FOR THE IDENTIFICATION OF NEW STRATEGIC GROWTH  
3 OBJECTIVES AS NEEDED DURING THE IMPLEMENTATION OF THE  
4 MULTI-AGENCY IMPLEMENTATION PRINCIPLES IDENTIFIED IN SUBSECTION  
5 (1)(a) OF THIS SECTION.

6 (3)(a) NO LATER THAN JUNE 30, 2025, THE MULTI-AGENCY GROUP  
7 SHALL SUBMIT A REPORT TO THE EXECUTIVE DIRECTOR OF THE  
8 DEPARTMENT OF LOCAL AFFAIRS WITH REVIEW AND CO-SUBMITTAL FROM  
9 THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF NATURAL RESOURCES  
10 WHO SHALL SUBMIT THE REPORT TO THE GENERAL ASSEMBLY.

11 (b) THE REPORT MUST ASSESS BOTH:

12 (I) THE AVAILABILITY AND SUFFICIENCY OF WATER SUPPLIES IN  
13 COUNTIES WITH A POPULATION GREATER THAN TWO HUNDRED AND FIFTY  
14 THOUSAND TO PROVIDE FOR ANTICIPATED GROWTH AND DEVELOPMENT;

15 (II) POLICY OPTIONS TO PROMOTE WATER USE EFFICIENCY; AND

16 (III) POLICY OPTIONS TO OPTIMIZE WATER SUPPLY AND  
17 DEVELOPMENT.

18 (4) ON OR BEFORE DECEMBER 31, 2023, THE MULTI-AGENCY  
19 COMMITTEE CREATED IN SECTION 29-33-103 SHALL SUBMIT A REPORT TO  
20 THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION,  
21 WHO SHALL SUBMIT THE REPORT TO THE GENERAL ASSEMBLY,  
22 IDENTIFYING KEY CORRIDORS FOR URBAN BUS RAPID TRANSIT SERVICE AND  
23 FREQUENT BUS SERVICE.

24 (5) NO LATER THAN DECEMBER 31, 2023, THE MULTI-AGENCY  
25 COMMITTEE CREATED IN SECTION 29-33-103 SHALL DELIVER A REPORT TO  
26 THE GENERAL ASSEMBLY CONCERNING LEGISLATIVE AND ADMINISTRATIVE  
27 RECOMMENDATIONS TO ADDRESS LONG-TERM HOUSING SUPPLY AND



1 AFFORDABILITY NEEDS, IN A MANNER THAT CONSERVES WATER, OPEN  
2 SPACE AND AGRICULTURAL LAND, REDUCES GREENHOUSE GAS EMISSION  
3 IN A MANNER SUFFICIENT TO MEET THE STATE'S STATUTORY REDUCTION  
4 GOALS AND AIR POLLUTION, DEMONSTRATES THE REDUCTION OF  
5 NEAR-ROAD AIR POLLUTION, AND REDUCES LONG-TERM INFRASTRUCTURE  
6 COSTS.

7 **29-33-109. Public comment and hearing process.** (1) IN  
8 DEVELOPING RECOMMENDATIONS CONCERNING GUIDANCE FOR THE  
9 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS, THE  
10 MULTI-AGENCY ADVISORY COMMITTEE CREATED IN SECTION 29-33-103  
11 (1), RURAL RESORT AREA SUBCOMMITTEE CREATED IN SECTION 29-33-103  
12 (8), OR THE URBAN AREA SUBCOMMITTEE CREATED IN SECTION 29-33-103  
13 (9), SHALL CONDUCT A PUBLIC COMMENT AND HEARING PROCESS ABOUT:

14 (a) DEVELOPING METHODOLOGY FOR THE DEVELOPMENT OF  
15 STATEWIDE, REGIONAL, AND LOCAL HOUSING NEEDS ASSESSMENTS  
16 PURSUANT TO SECTION 29-33-104;

17 (b) CREATING A HOUSING NEEDS PLAN PURSUANT TO SECTION  
18 29-33-105;

19 (c) DEVELOPING A MENU OF AFFORDABILITY STRATEGIES THAT  
20 INCLUDES STRATEGIES TO ADDRESS HOUSING PRODUCTION,  
21 PRESERVATION, AND AFFORDABILITY PURSUANT TO SECTION 29-33-106;

22 (d) DEVELOPING A MENU OF DISPLACEMENT MITIGATION  
23 MEASURES FOR URBAN MUNICIPALITIES PURSUANT TO SECTION 29-33-107;

24 (e) PUBLISHING A REPORT THAT IDENTIFIES STRATEGIC GROWTH  
25 OBJECTIVES PURSUANT TO SECTION 29-33-108; AND

26 (f) DEVELOPING REPORTING GUIDANCE AND TEMPLATES FOR  
27 RURAL RESORT JOB CENTER MUNICIPALITIES AND URBAN MUNICIPALITIES

1 PURSUANT TO SECTION 29-33-113.

2 (2) TO CONDUCT THE PUBLIC COMMENT AND HEARING PROCESS  
3 REQUIRED BY SUBSECTION (1) OF THIS SECTION, THE MULTI-AGENCY  
4 ADVISORY COMMITTEE CREATED IN SECTION 29-33-103 (1), RURAL RESORT  
5 AREA SUBCOMMITTEE CREATED IN SECTION 29-33-103 (8), OR THE URBAN  
6 AREA SUBCOMMITTEE CREATED IN SECTION 29-33-103 (9), SHALL:

7 (a) PROVIDE PUBLIC NOTICE AND HOLD AT LEAST TWO PUBLIC  
8 HEARINGS AT WHICH MEMBERS OF THE PUBLIC HAVE AN OPPORTUNITY TO  
9 COMMENT ON THE SUBJECT OF THE HEARING;

10 (b) ALLOW THE SUBMISSION OF WRITTEN COMMENTS ON THE  
11 SUBJECT OF THE HEARING;

12 (c) CONDUCT OUTREACH TO AND SOLICIT FEEDBACK FROM LOCAL  
13 GOVERNMENTS AND REGIONAL PLANNING AGENCIES;

14 (d) CONSULT WITH EXPERTS IN DISABILITY RIGHTS, RACIAL EQUITY  
15 AND HOMELESSNESS PREVENTION, AFFORDABLE HOUSING, FAIR HOUSING,  
16 PLANNING AND ZONING, AND RELATED FIELDS; AND

17 (e) ENSURE ACCESSIBILITY TO THE COMMENT AND HEARING  
18 PROCESS BY PROVIDING TRANSLATED MATERIALS AND INTERPRETATION  
19 SERVICES, PROVIDING AT LEAST ONE OF THE HEARINGS IN PERSON, AND  
20 CONDUCTING OUTREACH TO ENCOURAGE PARTICIPATION FROM  
21 UNDERREPRESENTED COMMUNITIES.

22 **29-33-110. Natural and agricultural land priorities report.**

23 (1) NO LATER THAN DECEMBER 31, 2024, THE OFFICE OF CLIMATE  
24 PREPAREDNESS CREATED IN SECTION 24-38.8-102 (1) SHALL CONSULT  
25 WITH THE DEPARTMENT OF AGRICULTURE, THE DIVISION OF PARKS AND  
26 WILDLIFE WITHIN THE DEPARTMENT OF NATURAL RESOURCES, THE  
27 OUTDOOR RECREATION INDUSTRY OFFICE IN THE OFFICE OF ECONOMIC

1 DEVELOPMENT, THE COLORADO TOURISM OFFICE, AND THE MULTI-AGENCY  
2 GROUP TO DEVELOP A REPORT THAT IDENTIFIES INTERJURISDICTIONAL  
3 PRIORITIES THAT METROPOLITAN PLANNING ORGANIZATIONS SHOULD  
4 APPLY TO ACHIEVE BOTH:

5 (a) CONNECTIVITY TO OPEN SPACE, WILDLIFE HABITAT, AND OTHER  
6 PRIORITY LANDSCAPES; AND

7 (b) PRESERVATION OF AGRICULTURAL LAND, HISTORIC AND  
8 CULTURAL RESOURCES, URBAN PARKS AND GREEN SPACES, EXURBAN OPEN  
9 SPACE, RECREATIONAL RESOURCES, WILDLIFE HABITATS, AND ECOSYSTEMS  
10 WITH THE GREATEST NEED FOR CONSERVATION.

11 (2) THE REPORT MUST INTEGRATE AND INCLUDE INFORMATION  
12 FROM RELEVANT EXISTING AND UNDER DEVELOPMENT STATE PLANS,  
13 INCLUDING THE DIVISION OF PARKS AND WILDLIFE'S STATE WILDLIFE  
14 ACTION PLAN, THAT ADDRESS CONSERVATION, RECREATION, AND CLIMATE  
15 ADAPTATION, AND MUST BE UPDATED TO INCORPORATE RESULTS OF NEW  
16 PLANS, DATA, OR ANALYSES THAT ARE COMPLETED AFTER THE INITIAL  
17 COMPLETION OF THE REPORT.

18 (3) THE DEPARTMENT OF LOCAL AFFAIRS SHALL PUBLISH THE  
19 REPORT AND MAKE IT AVAILABLE AS A RESOURCE FOR LOCAL  
20 GOVERNMENTS FOR USE IN DEVELOPING MASTER PLANS PURSUANT TO  
21 SECTIONS 30-28-106 AND 31-23-206 AS APPLICABLE.

22 **29-33-111. Rural resort job center municipalities - existing**  
23 **plans to address local housing needs - menu of affordability strategies**  
24 **- regional housing needs planning process. (1) Existing plans to**  
25 **address local housing needs. A RURAL RESORT JOB CENTER**  
26 **MUNICIPALITY THAT ADOPTS A PLAN TO ADDRESS LOCAL HOUSING NEEDS**  
27 **PRIOR TO THE EFFECTIVE DATE OF THIS SECTION MAY, RATHER THAN**

1 DEVELOPING AND ADOPTING A NEW HOUSING NEEDS PLAN PURSUANT TO  
2 SUBSECTION (3)(b) OF THIS SECTION, UPDATE ITS EXISTING PLAN TO  
3 ADDRESS ADDITIONAL NEEDS IDENTIFIED IN THE LOCAL HOUSING NEEDS  
4 ASSESSMENT BEYOND WHAT THE MUNICIPALITY'S EXISTING PLAN TO  
5 ADDRESS LOCAL HOUSING NEEDS INCLUDES, AND ANY REQUIREMENTS IN  
6 SECTION 29-33-105 (4) NOT ALREADY INCLUDED IN THE MUNICIPALITY'S  
7 EXISTING PLAN TO ADDRESS LOCAL HOUSING NEEDS.

8 **(2) Rural resort job center municipality planning goals. In**  
9 ORDER TO SUPPORT AFFORDABILITY AND ADVANCE MEETING THE HOUSING  
10 NEEDS OF LOW- AND MODERATE-INCOME HOUSEHOLDS, AS DEFINED BY  
11 THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
12 DEVELOPMENT, THE MENU OF AFFORDABILITY STRATEGIES FOR A RURAL  
13 RESORT JOB CENTER MUNICIPALITY MUST INCLUDE BOTH AFFORDABLE  
14 DEVELOPMENT STRATEGIES AND LONG-TERM AFFORDABILITY STRATEGIES.  
15 THE AFFORDABLE DEVELOPMENT STRATEGIES INCLUDED IN THE MENU OF  
16 AFFORDABILITY STRATEGIES FOR A RURAL RESORT JOB CENTER  
17 MUNICIPALITY MUST INCLUDE THE FOLLOWING:

18 **(a) A STRATEGY DEFINED BY THE RURAL RESORT JOB CENTER**  
19 MUNICIPALITY THAT SETS PARAMETERS FOR THE CONSTRUCTION AND  
20 PERMITTING OF ACCESSORY DWELLING UNITS WITH AFFORDABILITY  
21 PROTECTIONS THAT MEET THE RURAL RESORT JOB CENTER MUNICIPALITY'S  
22 HOUSING AFFORDABILITY NEEDS;

23 **(b) A STRATEGY DEFINED BY THE RURAL RESORT JOB CENTER**  
24 MUNICIPALITY THAT SETS PARAMETERS FOR THE CONSTRUCTION AND  
25 PERMITTING OF MIDDLE HOUSING AND MULTIFAMILY HOUSING THAT:

26 **(I) IS WITHIN A WALKABLE DISTANCE OF TRANSIT STOPS, WHEN**  
27 POSSIBLE;

1           (II) INCORPORATES AFFORDABILITY PROTECTIONS SUCH AS DEED  
2           RESTRICTIONS AND SHORT-TERM RENTAL RESTRICTIONS AS IDENTIFIED BY  
3           THE RURAL RESORT JOB CENTER MUNICIPALITY; AND

4           (III) PROVIDES HOUSING THAT MEETS THE RURAL RESORT JOB  
5           CENTER MUNICIPALITY'S DEMONSTRATED HOUSING AFFORDABILITY NEEDS  
6           AND SHORTAGES, TAKING INTO CONSIDERATION REGIONAL WORKFORCE  
7           COMMUTING TRENDS;

8           (c) IMPLEMENTING A LOCAL INCLUSIONARY ZONING ORDINANCE IN  
9           ACCORDANCE WITH THE REQUIREMENTS OF SECTION 29-20-104 (e.5) AND  
10          (e.7);

11          (d) THE CREATION OF A PROGRAM TO SUBSIDIZE OR OTHERWISE  
12          REDUCE LOCAL DEVELOPMENT FEES FOR REGULATED AFFORDABLE  
13          HOUSING DEVELOPMENT THAT MAY INCLUDE:

- 14           (I) BUILDING PERMIT FEES;
- 15           (II) PLANNING WAIVERS;
- 16           (III) WATER AND SEWER TAP FEES; AND
- 17           (IV) OTHER INFRASTRUCTURE COSTS;

18          (e) CREATING AN EXPEDITED DEVELOPMENT REVIEW PROCESS FOR  
19          AFFORDABLE HOUSING DEVELOPMENTS;

20          (f) ESTABLISHING A DENSITY BONUS PROGRAM THAT ALLOWS  
21          INCREASED FLOOR AREA RATIO, DENSITY, OR HEIGHT BEYOND WHAT IS  
22          OTHERWISE REQUIRED BY THIS ARTICLE 33 TO INCREASE THE  
23          CONSTRUCTION OF AFFORDABLE HOUSING UNITS;

24          (g) ENABLING AFFORDABLE HOUSING AS A USE BY RIGHT IN  
25          HOUSING TYPES AND AREAS BEYOND WHAT IS REQUIRED BY THIS ARTICLE  
26          33, SUCH AS ADDITIONAL ZONE DISTRICTS, HIGHER ALLOWED DENSITIES,  
27          OR OTHER APPROACHES CONSISTENT WITH THE GOALS OF INCREASING

1 HOUSING AFFORDABILITY, SUPPLY, AND HOUSING UNIT TYPE DIVERSITY;  
2 (h) ESTABLISHING A POLICY OR PLAN TO LEVERAGE  
3 MUNICIPALLY-OWNED LAND FOR THE DEVELOPMENT OF AFFORDABLE  
4 HOUSING;  
5 (i) ESTABLISHING A DEDICATED LOCAL REVENUE SOURCE FOR THE  
6 DEVELOPMENT OF AFFORDABLE HOUSING;  
7 (j) REGULATING SHORT-TERM RENTALS OR SECOND HOMES;  
8 (k) REDUCING OR ELIMINATING LOCAL PARKING REQUIREMENTS  
9 FOR AFFORDABLE HOUSING;  
10 (l) MAKING A COMMITMENT TO AND REMAINING ELIGIBLE FOR THE  
11 STATEWIDE AFFORDABLE HOUSING FUND CREATED IN SECTION 29-32-102  
12 (1);  
13 (m) ADOPTING A POLICY THAT RESULTS IN NON-CONSTRUCTION  
14 SOLUTIONS TO INCREASE AFFORDABLE HOUSING, INCLUDING THE:  
15 (I) ACQUISITION OF DEED RESTRICTIONS ON EXISTING  
16 MARKET-RATE HOUSING UNITS;  
17 (II) PRESERVATION OF EXISTING DEED RESTRICTIONS; OR  
18 (III) PROGRAMS TO DISINCENTIVE THE USE OF HOMES AS  
19 NON-PRIMARY RESIDENCES;  
20 (n) ADOPTING A REGIONAL HOUSING NEEDS PLAN WITH  
21 MULTI-JURISDICTIONAL COMMITMENTS TO MEET IDENTIFIED HOUSING  
22 TARGETS TO INCREASE THE SUPPLY OF AFFORDABLE HOUSING;  
23 (o) THE PRIORITIZED APPLICATION OF MIDDLE HOUSING, KEY  
24 CORRIDOR, AND TRANSIT-ORIENTED AREA DENSITIES IN THE  
25 MUNICIPALITY'S HIGHEST INCOME CENSUS TRACTS;  
26 (p) THE ESTABLISHMENT OF POLICIES TO ALIGN INFRASTRUCTURE  
27 STRATEGIES WITH THE NEEDS IDENTIFIED IN THE RELEVANT LOCAL

1 HOUSING NEEDS ASSESSMENT. THESE POLICIES MAY INCLUDE THE  
2 PRIORITIZATION OF UTILITIES AND AVAILABLE AND USABLE WATER RIGHTS,  
3 OR COST EXEMPTIONS AND DISCOUNTS, FOR REGULATED AFFORDABLE  
4 HOUSING THAT MEETS NEEDS IDENTIFIED IN THE RELEVANT LOCAL  
5 HOUSING NEEDS ASSESSMENT;

6 (q) ADOPTING A STRATEGY PROPOSED BY EITHER A LOCAL  
7 GOVERNMENT OR THE MULTI-AGENCY ADVISORY COMMITTEE, AND THAT  
8 IS APPROVED BY THE DEPARTMENT OF LOCAL AFFAIRS, THAT SUPPORTS  
9 EQUAL OR GREATER HOUSING AFFORDABILITY CONSISTENT WITH THE  
10 NEEDS IDENTIFIED IN THE RELEVANT LOCAL HOUSING NEEDS ASSESSMENT;

11 AND

12 (r) ADOPTING A POLICY OR REGULATORY TOOL THAT INCENTIVIZES  
13 THE PROMOTION OF AFFORDABLE HOUSING DEVELOPMENT AS IDENTIFIED  
14 IN SECTION 24-32-130 (3).

15 (3) THE LONG-TERM AFFORDABILITY STRATEGIES INCLUDED IN THE  
16 MENU OF AFFORDABILITY STRATEGIES FOR A RURAL RESORT JOB CENTER  
17 MUNICIPALITY MUST INCLUDE THE FOLLOWING:

18 (a) THE ESTABLISHMENT OF A DEDICATED LOCAL REVENUE SOURCE  
19 FOR REGULATED AFFORDABLE HOUSING DEVELOPMENT, SUCH AS  
20 INSTITUTING A LINKAGE FEE ON NEW DEVELOPMENTS;

21 (b) THE REGULATION OF SHORT-TERM RENTALS, SECOND HOMES,  
22 OR OTHER VACANT UNITS IN A WAY THAT PROMOTES THE MAXIMUM USE  
23 OF LOCAL HOUSING STOCK FOR LOCAL HOUSING NEEDS AS DETERMINED  
24 THROUGH A HOUSING NEEDS ASSESSMENT. THIS REGULATION MAY  
25 INCLUDE EXACTING A VACANCY FEE ON UNDERUTILIZED UNITS.

26 (c) MAKING COMMITMENT TO AND REMAINING ELIGIBLE FOR THE  
27 STATE AFFORDABLE HOUSING FUND CREATED IN SECTION 29-32-102 (1);

1           (d) THE ESTABLISHMENT OF AN AFFORDABLE HOMEOWNERSHIP  
2           STRATEGY SUCH AS:

3           (I) THE ACQUISITION OF PRESERVATION OF DEED RESTRICTIONS ON  
4           CURRENT HOUSING UNITS;

5           (II) THE ESTABLISHMENT OF AN INCENTIVE PROGRAM TO  
6           ENCOURAGE REALTORS TO WORK WITH PROSPECTIVE LOW-INCOME AND  
7           MINORITY HOMEBUYERS; OR

8           (III) THE ESTABLISHMENT OF AN AFFORDABLE RENT-TO-OWN  
9           PROGRAM;

10          (e) PRIORITIZING THE USE OF MUNICIPALLY OWNED DEVELOPABLE  
11          LAND FOR AFFORDABLE HOUSING DEVELOPMENT, INCLUDING  
12          AFFORDABILITY DEED RESTRICTIONS OF AT LEAST SEVENTY-FIVE YEARS;

13          (f) INCENTIVIZING OR CREATING A DEDICATED LOCAL PROGRAM TO  
14          FACILITATE INVESTMENT IN LAND BANKING OR COMMUNITY LAND TRUSTS;  
15          AND

16          (g) PRESERVING AFFORDABILITY OF BOTH REGULATED AND  
17          UNREGULATED HOUSING THROUGH INTERVENTIONS SUCH AS CAPITAL  
18          INVESTMENTS IN PROPERTY RESTORATION OR REHABILITATION, LOCAL  
19          RIGHT OF FIRST REFUSAL PROGRAMS, OR PROGRAMS THAT TRANSITION  
20          EXISTING HOUSING STOCK TO REGULATED AFFORDABLE HOUSING.

21          (4)(a) RURAL RESORT JOB CENTER MUNICIPALITIES MAY ADOPT AT  
22          LEAST FIVE OF THE AFFORDABILITY STRATEGIES LISTED IN SUBSECTION (2)  
23          OF THIS SECTION AND MUST SUBMIT A REPORT DETAILING THESE  
24          STRATEGIES TO THE DEPARTMENT OF LOCAL AFFAIRS NO LATER THAN  
25          DECEMBER 31, 2026. IN DETERMINING WHICH STRATEGIES TO ADOPT, A  
26          RURAL RESORT JOB CENTER MUNICIPALITY SHALL CONSIDER PREVIOUS  
27          PLANS ADDRESSING HOUSING NEEDS OR OTHER AVAILABLE DATA TO



1 INFORM THE SELECTION OF STRATEGIES TO ADDRESS KNOWN HOUSING  
2 NEEDS.

3 (b) NOTWITHSTANDING SUBSECTION (4)(a) OF THIS SECTION, A  
4 RURAL RESORT JOB CENTER MUNICIPALITY MUST ADOPT AT LEAST TWO  
5 STRATEGIES FROM THE LIST OF AFFORDABLE DEVELOPMENT STRATEGIES  
6 IN SUBSECTION (2) OF THIS SECTION AND AT LEAST ONE STRATEGY FROM  
7 THE LIST OF LONG-TERM AFFORDABILITY STRATEGIES IN SUBSECTION (3)  
8 OF THIS SECTION.

9 (c) NOTWITHSTANDING SUBSECTION (4)(a) OF THIS SECTION, A  
10 RURAL RESORT JOB CENTER MUNICIPALITY MAY SUBMIT EVIDENCE TO THE  
11 DEPARTMENT OF LOCAL AFFAIRS CONCERNING AFFORDABILITY  
12 STRATEGIES THAT THE MUNICIPALITY HAS ADOPTED OUTSIDE OF THOSE  
13 LISTED IN THIS SECTION, OR THAT THE MUNICIPALITY ADOPTED PRIOR TO  
14 THE EFFECTIVE DATE OF THIS SECTION, AND THE IMPACT OF THOSE  
15 STRATEGIES. THE DEPARTMENT MAY DETERMINE WHETHER THOSE  
16 STRATEGIES QUALIFY AS AFFORDABILITY STRATEGIES FOR PURPOSES OF  
17 SUBSECTION (4)(a) OF THIS SECTION.

18 (5) Regional housing needs planning process. (a) (I) A COUNTY  
19 OR MUNICIPALITY WITHIN A REGION DEFINED IN THE REGIONAL HOUSING  
20 NEEDS ASSESSMENT MAY PARTICIPATE IN A REGIONAL HOUSING NEEDS  
21 PLANNING PROCESS.

22 (II) THE COUNTIES OR MUNICIPALITIES THAT PARTICIPATE IN A  
23 PLANNING PROCESS:

24 (A) MAY UTILIZE DATA AND INFORMATION FROM A RURAL RESORT  
25 REGIONAL HOUSING NEEDS ASSESSMENT THAT IS NO MORE THAN FIVE  
26 YEARS OLD TO INFORM THEIR PARTICIPATION IN THE PLANNING PROCESS;

27 (B) ARE ENCOURAGED TO INCORPORATE STRATEGIC GROWTH

1 OBJECTIVES AS DEFINED IN SECTION 29-33-108 IN THE PLANNING PROCESS;

2 AND

3 (C) ARE ENCOURAGED TO IDENTIFY STRATEGIES THAT ADDRESS  
4 THE HOUSING NEEDS IDENTIFIED IN LOCAL HOUSING NEEDS ASSESSMENTS  
5 THROUGH THE ADOPTION OF INTERJURISDICTIONAL STRATEGIES AND  
6 AFFORDABILITY STRATEGIES FROM THE MENU IN SUBSECTION (2) OF THIS  
7 SECTION.

8 (III) IF NO EXISTING REGIONAL PLAN EXISTS, A GROUP OF COUNTIES  
9 OR MUNICIPALITIES MAY REQUEST THAT THE RURAL RESORT AREA  
10 SUBCOMMITTEE CREATED IN SECTION 29-33-103 (8) FACILITATE THE  
11 CREATION OF A REGIONAL PLANNING PROCESS.

12 (IV) A REGIONAL HOUSING NEEDS PLANNING PROCESS MAY BE LED  
13 BY A REGIONAL ENTITY AND MUST ENCOURAGE PARTICIPATING COUNTIES  
14 AND MUNICIPALITIES TO IDENTIFY STRATEGIES THAT IMPROVE  
15 COORDINATION BETWEEN ENTITIES TO MEET THE HOUSING NEEDS  
16 IDENTIFIED FOR THOSE LOCAL GOVERNMENTS IN THE REGIONAL AND  
17 LOCAL HOUSING NEEDS ASSESSMENTS.

18 (V) BY DECEMBER 31, 2024, THE RURAL RESORT AREA  
19 SUBCOMMITTEE CREATED IN SECTION 29-33-103 (8) SHALL ISSUE A REPORT  
20 TO THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS ON  
21 THE STATUS, OPPORTUNITIES, AND CHALLENGES OF REGIONAL PLANNING  
22 IN THE RURAL RESORT REGIONS, INCLUDING THE CONNECTION BETWEEN  
23 HOUSING AND TRANSPORTATION AND REGIONAL EQUITY IN REGARDS TO  
24 COMMUNITIES THAT HOUSE THE WORKFORCE AND THOSE THAT ARE RURAL  
25 RESORT JOB CENTER MUNICIPALITIES.

26 (b) (I) NO LATER THAN DECEMBER 31, 2026, AND EVERY SIX  
27 YEARS THEREAFTER, A RURAL RESORT JOB CENTER MUNICIPALITY SHALL

1 DEVELOP, ADOPT, AND SUBMIT TO THE DEPARTMENT OF LOCAL AFFAIRS A  
2 HOUSING NEEDS PLAN. THE HOUSING NEEDS PLAN MUST INCLUDE THE  
3 FOLLOWING:

4 (A) A NARRATIVE DESCRIPTION OF THE STAKEHOLDER  
5 ENGAGEMENT CONDUCTED DURING THE DEVELOPMENT OF THE HOUSING  
6 NEEDS PLAN;

7 (B) AN ANALYSIS OF HOW THE RURAL RESORT JOB CENTER  
8 MUNICIPALITY WILL ADDRESS LOCAL HOUSING NEEDS AS IDENTIFIED FROM  
9 A REGIONAL HOUSING ASSESSMENT, AND THE LOCAL HOUSING NEEDS  
10 ASSESSMENT, INCLUDING DEMONSTRATED HOUSING NEEDS FOR PERSONS  
11 OF DIFFERENT INCOME LEVELS, OVER THE NEXT TWENTY YEARS WITH AN  
12 EQUITABLE DISTRIBUTION OF HOUSING WITHIN THE MUNICIPALITY;

13 (C) A NARRATIVE ANALYSIS OF ANY AREA AT ELEVATED RISK OF  
14 RESIDENTIAL DISPLACEMENT THAT THE RURAL RESORT JOB CENTER  
15 MUNICIPALITY HAS IDENTIFIED, AT THE DISCRETION OF EACH  
16 MUNICIPALITY, AND A DESCRIPTION OF AN IMPLEMENTATION PLAN FOR  
17 ANY DISPLACEMENT MITIGATION MEASURES THAT THE RURAL RESORT JOB  
18 CENTER HAS CONSIDERED AS OPTIONS AND DECIDED TO USE, AT THE  
19 DISCRETION OF EACH MUNICIPALITY, TO MITIGATE IDENTIFIED  
20 DISPLACEMENT RISKS IN THESE AREAS;

21 (D) A DEFINITION OF AFFORDABILITY IN ADDRESSING HOUSING  
22 NEEDS, INCLUDING WORKFORCE HOUSING. THIS DEFINITION MUST BE  
23 BASED ON THE HOUSING NEEDS ASSESSMENT AND INCLUDE RELEVANT  
24 AREA MEDIAN INCOME CLASSIFICATIONS, AND MAY INCLUDE INCOME  
25 LEVELS OF ALL FULL-TIME RESIDENTS WHOSE HOUSING NEEDS ARE NOT  
26 MET. IF THE RURAL RESORT JOB CENTER MUNICIPALITY HAS A PREEXISTING  
27 DEFINITION OF AFFORDABILITY THAT IS SUPPORTED BY THE OUTCOMES OF

1 THE MOST RECENT HOUSING NEEDS ASSESSMENT, THEN IT MAY RELY ON  
2 AND REPORT THAT DEFINITION; AND

3 (E) AN IMPLEMENTATION PLAN THAT DESCRIBES HOW THE RURAL  
4 RESORT JOB CENTER MUNICIPALITY WILL COMPLY WITH ANY SELECTED  
5 AFFORDABILITY STRATEGIES FROM SECTION 29-33-111 (2).

6 (II) BEFORE ADOPTING AND SUBMITTING A HOUSING NEEDS PLAN,  
7 A RURAL RESORT JOB CENTER MUNICIPALITY SHALL PUBLISH THE MOST  
8 RECENT DRAFT OF ITS HOUSING NEEDS PLAN AND PROVIDE NOTICE OF A  
9 PUBLIC COMMENT PERIOD FOR THE RECEIPT OF WRITTEN COMMENTS  
10 CONCERNING THE PLAN. THE RURAL RESORT JOB CENTER MUNICIPALITY  
11 MAY ALSO CHOOSE TO HOLD A PUBLIC HEARING ON THE PLAN.

12 (III) THE DEPARTMENT OF LOCAL AFFAIRS SHALL POST THE  
13 HOUSING NEEDS PLANS SUBMITTED BY RURAL RESORT JOB CENTER  
14 MUNICIPALITIES PUBLICLY ON THE DEPARTMENT OF LOCAL AFFAIRS  
15 WEBSITE.

16 **29-33-112. Water supply forecast.** (1) NO LATER THAN JUNE 30,  
17 2025, THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS  
18 IN CONSULTATION WITH THE COLORADO WATER CONSERVATION BOARD  
19 SHALL SUBMIT A JOINT REPORT TO THE GENERAL ASSEMBLY CONFORMING  
20 TO THE COLORADO WATER PLAN AND BASIN IMPLEMENTATION PLANS  
21 ADOPTED IN JANUARY 2023 THAT ASSESSES:

22 (a) THE AVAILABILITY AND SUFFICIENCY OF WATER SUPPLIES IN  
23 COUNTIES TO PROVIDE FOR ANTICIPATED GROWTH AND DEVELOPMENT;

24 (b) A FRAMEWORK TO GUIDE INVESTMENTS IN DEVELOPMENT AND  
25 CONSERVATION; AND

26 (c) A RANGE OF POLICY OPTIONS TO MAXIMIZE EFFICIENCY OF  
27 EXISTING WATER SUPPLY AND IDENTIFY IMPACTS OF FUTURE

1 DEVELOPMENT.

2 (2) THE DIRECTOR SHALL CONSULT WATER PROVIDERS AND  
3 PUBLISHED WATER SUPPLY MASTER PLANS IN THE PREPARATION OF THE  
4 REPORT.

5 **29-33-113. Technical assistance - housing plans assistance**  
6 **fund - definition.** (1) THE DIVISION OF LOCAL GOVERNMENT WITHIN THE  
7 DEPARTMENT OF LOCAL AFFAIRS SHALL PROVIDE TECHNICAL ASSISTANCE  
8 MATERIALS, BRIEFINGS, CONSULTING SERVICES, TEMPLATES, TOOLS,  
9 TRAININGS, WEBINARS, OR OTHER GUIDANCE TO AID LOCAL GOVERNMENTS  
10 AND METROPOLITAN PLANNING ORGANIZATIONS IN UPDATING LOCAL LAWS  
11 AND OTHERWISE COMPLYING WITH THIS ARTICLE 33.

12 (2) TO ASSIST LOCAL GOVERNMENTS IN COMPLYING WITH THIS  
13 ARTICLE 33, THE DIVISION OF LOCAL GOVERNMENT WITHIN THE  
14 DEPARTMENT OF LOCAL AFFAIRS, WITH THE SUPPORT OF THE  
15 MULTI-AGENCY GROUP, SHALL PROVIDE TECHNICAL ASSISTANCE FUNDING  
16 THROUGH EITHER A GRANT PROGRAM OR THE PROVISION OF CONSULTANT  
17 SERVICES THROUGH SUBJECT JURISDICTIONS OR BOTH A GRANT PROGRAM  
18 AND PROVISION OF CONSULTANT SERVICES. THE DIVISION OF LOCAL  
19 GOVERNMENT MAY ALSO PROVIDE TECHNICAL ASSISTANCE FUNDING  
20 THROUGH A METROPOLITAN PLANNING ORGANIZATION, COUNTY, OR OTHER  
21 REGIONAL ENTITY. BEGINNING JANUARY 1, 2026, AND EVERY YEAR  
22 THEREAFTER, THE DEPARTMENT OF LOCAL AFFAIRS SHALL PROVIDE A  
23 REPORT ON THE ASSISTANCE REQUESTED BY LOCAL GOVERNMENTS  
24 PURSUANT TO THIS SECTION, WHETHER OR NOT ADEQUATE STATE FUNDING  
25 IS AVAILABLE TO MEET THE ASSISTANCE REQUESTED BY LOCAL  
26 GOVERNMENTS, AND ANY ADDITIONAL RESOURCES THAT LOCAL  
27 GOVERNMENTS HAVE IDENTIFIED THAT WOULD HELP COMPLETE ADVISORY

1 HOUSING NEEDS PLANS.

2 (3) (a) THE HOUSING PLANS ASSISTANCE FUND IS CREATED IN THE  
3 STATE TREASURY. THE FUND CONSISTS OF ANY MONEY THAT THE GENERAL  
4 ASSEMBLY MAY TRANSFER OR APPROPRIATE TO THE FUND FOR  
5 IMPLEMENTATION OF THE GRANT PROGRAM, AND GIFTS, GRANTS, OR  
6 DONATIONS CREDITED TO THE FUND. THE STATE TREASURER SHALL CREDIT  
7 ALL INTEREST AND INCOME DERIVED FROM THE DEPOSIT AND INVESTMENT  
8 OF MONEY IN THE HOUSING PLANS ASSISTANCE CASH FUND TO THE FUND.

9 (b) SUBJECT TO ANNUAL APPROPRIATION BY THE GENERAL  
10 ASSEMBLY, THE DEPARTMENT OF LOCAL AFFAIRS MAY EXPEND MONEY  
11 FROM THE FUND FOR THE PURPOSES OF PROVIDING TECHNICAL ASSISTANCE  
12 AND IMPLEMENTING A GRANT PROGRAM PURSUANT TO SUBSECTIONS (1)  
13 AND (2) OF THIS SECTION.

14 **29-33-114. Reporting requirements. (1) (a) NO LATER THAN**  
15 **DECEMBER 31, 2025, THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF**  
16 **LOCAL AFFAIRS SHALL DEVELOP REPORTING GUIDANCE AND TEMPLATES**  
17 **FOR RURAL RESORT JOB CENTER MUNICIPALITIES AND URBAN**  
18 **MUNICIPALITIES.**

19 (b) THE MULTI-AGENCY ADVISORY COMMITTEE SHALL, AS PART OF  
20 THE PUBLIC COMMENT AND HEARING PROCESS ESTABLISHED IN SECTION  
21 29-33-109 (2), PROVIDE RECOMMENDATIONS TO THE EXECUTIVE DIRECTOR  
22 OF THE DEPARTMENT OF LOCAL AFFAIRS CONCERNING THE DEVELOPMENT  
23 OF REPORTING GUIDANCE AND TEMPLATES FOR RURAL RESORT JOB CENTER  
24 MUNICIPALITIES AND URBAN MUNICIPALITIES.

25 (2) AT A MINIMUM, RURAL RESORT JOB CENTER MUNICIPALITIES  
26 AND URBAN MUNICIPALITIES SHALL REPORT, NO LATER THAN DECEMBER  
27 31, 2026, AND NO LATER THAN DECEMBER 31 OF EACH YEAR THEREAFTER,

1 IN A FORM AND MANNER DETERMINED BY THE DEPARTMENT OF LOCAL  
2 AFFAIRS, THE FOLLOWING HOUSING DATA FOR THE PREVIOUS CALENDAR  
3 YEAR TO THE DEPARTMENT OF LOCAL AFFAIRS:

4 (a) THE NUMBER OF PERMITS ISSUED BY EACH OF THE CATEGORIES  
5 WITHIN THE HOUSING NEEDS ASSESSMENT OF A MUNICIPALITY OR RURAL  
6 RESORT JOB CENTER, INCLUDING, BUT NOT LIMITED TO, BY INCOME, BY  
7 HOME OWNERSHIP VERSUS RENTAL, BY REGULATED AFFORDABLE HOUSING,  
8 AND BY NUMBER OF BEDROOMS;

9 (b) THE NUMBER OF PERMITS THAT THE MUNICIPALITY ISSUED FOR  
10 NEW HOUSING UNITS CATEGORIZED BY THE NUMBER OF UNITS IN EACH  
11 STRUCTURE TYPE AND INCOME LEVEL;

12 (c) THE NUMBER OF NEW HOUSING UNITS CATEGORIZED BY THE  
13 NUMBER OF UNITS IN EACH STRUCTURE TYPE, IN THE MUNICIPALITY ON  
14 WHICH CONSTRUCTION HAS BEGUN;

15 (d) TIMEFRAMES TO COMPLETE RESIDENTIAL PERMIT REVIEWS BY  
16 HOUSING TYPE;

17 (e) WORKFORCE ASSIGNED TO DEVELOPMENT REVIEW BY POSITION  
18 TYPE;

19 (f) THE IMPLEMENTATION STATUS OF THE STRATEGIES IDENTIFIED  
20 IN THE MUNICIPALITY'S HOUSING NEEDS PLAN;

21 (g) THE NUMBER OF DWELLING UNIT PERMITS FOR  
22 TRANSIT-ORIENTED COMMUNITIES.

23 (h) ZONING INFORMATION THAT MAY INCLUDE GEOSPATIAL DATA  
24 SPECIFYING ZONING DISTRICTS, ALLOWED USES AND DENSITIES, AND  
25 OTHER DATA IN A STANDARD FORMAT; AND

26 (i) THE NUMBER OF INTERGOVERNMENTAL AGREEMENTS THAT THE  
27 MUNICIPALITY HAS ENTERED INTO TO ADDRESS ITS LOCAL AND REGIONAL

1 HOUSING NEEDS ASSESSMENTS AND A DESCRIPTION OF THESE  
2 AGREEMENTS.

3 (3) UPON RECEIVING THE REPORTS FROM THE RURAL RESORT JOB  
4 CENTER MUNICIPALITIES AND URBAN MUNICIPALITIES PURSUANT TO  
5 SUBSECTION (2) OF THIS SECTION, THE DEPARTMENT OF LOCAL AFFAIRS  
6 SHALL PUBLISH AN ANALYSIS ON A PUBLICLY AVAILABLE DASHBOARD  
7 THAT INCLUDES ALL OF THE INFORMATION IN THE REPORTS.

8 **29-33-115. Compliance.** NO LATER THAN JUNE 30, 2027, THE  
9 DEPARTMENT OF LOCAL AFFAIRS SHALL CONDUCT A COMPLIANCE REVIEW  
10 AND APPROVE HOUSING NEEDS PLANS OR PROVIDE FEEDBACK TO RURAL  
11 RESORT JOB CENTER MUNICIPALITIES AND URBAN MUNICIPALITIES AS  
12 NEEDED. THE SUBMISSION OF A COMPLIANT HOUSING NEEDS PLAN MUST BE  
13 CONSIDERED IN THE DEVELOPMENT OF STRATEGIC GROWTH OBJECTIVES.

14 **29-33-116. Statewide summit.** (1) NO LATER THAN APRIL 15,  
15 2024, THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS,  
16 ALONG WITH A MEMBERSHIP ASSOCIATION OF MUNICIPALITIES, A  
17 MEMBERSHIP ASSOCIATION OF COUNTIES, AND A MEMBERSHIP  
18 ASSOCIATION OF SPECIAL DISTRICTS, SHALL HOLD BOTH A STATEWIDE  
19 SUMMIT AND AT LEAST SIX REGIONAL MEETINGS THROUGHOUT THE STATE.

20 (2) PARTICIPANTS AT THE SUMMIT AND REGIONAL MEETINGS  
21 SHALL:

22 (a) DISCUSS THE ISSUES OF LAND USE, HOUSING AVAILABILITY AND  
23 AFFORDABILITY, WATER AVAILABILITY, AND TRANSPORTATION; AND

24 (b) DEVELOP REGIONAL AND STATEWIDE SOLUTIONS FOR  
25 ADDRESSING THE ISSUES DISCUSSED AT THE SUMMIT AND REGIONAL  
26 MEETINGS PURSUANT TO SUBSECTION (2)(a) OF THIS SECTION.

27 (3) NO LATER THAN SEPTEMBER 15, 2024, THE EXECUTIVE



1 DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS SHALL REPORT ON THE  
2 RESULTS OF THE SUMMIT AND REGIONAL MEETINGS TO THE SENATE LOCAL  
3 GOVERNMENT AND HOUSING COMMITTEE AND THE HOUSE OF  
4 REPRESENTATIVES TRANSPORTATION, HOUSING, AND LOCAL GOVERNMENT  
5 COMMITTEE, OR THEIR SUCCESSOR COMMITTEES.

6 (4) AT LEAST FOUR OF THE REGIONAL MEETINGS MUST BE HELD  
7 OUTSIDE OF THE DENVER REGIONAL COUNCIL OF GOVERNMENTS' AREA.

8 (5) THE SUMMIT AND REGIONAL MEETINGS MUST INCLUDE  
9 REPRESENTATIVES FROM:

- 10 (a) LOCAL GOVERNMENTS;
- 11 (b) CHAMBERS OF COMMERCE;
- 12 (c) AFFORDABLE HOUSING GROUPS;
- 13 (d) INFRASTRUCTURE AND SERVICE PROVIDERS;
- 14 (e) WATER PROVIDERS;
- 15 (f) THE AGRICULTURAL SECTOR;
- 16 (g) HOMEBUILDERS;
- 17 (h) ENVIRONMENTAL GROUPS;
- 18 (i) ECONOMIC DEVELOPMENT PROFESSIONALS;
- 19 (j) TRANSPORTATION EXPERTS;
- 20 (k) TRIBAL GOVERNMENTS; AND
- 21 (l) OTHER STAKEHOLDERS AS NECESSARY TO PROVIDE DIVERSE  
22 PERSPECTIVES ON THE ISSUES DISCUSSED AT THE SUMMIT AND REGIONAL  
23 MEETINGS PURSUANT TO SUBSECTION (2)(a) OF THIS SECTION.

24 **29-33-117. Legislative oversight committee concerning**  
25 **affordable housing and homelessness - creation - duties. (1) Creation.**

26 (a) THERE IS CREATED A LEGISLATIVE OVERSIGHT COMMITTEE  
27 CONCERNING AFFORDABLE HOUSING AND HOMELESSNESS, WHICH IS

1 REFERRED TO IN THIS SECTION AS THE "COMMITTEE".

2 (b) THE COMMITTEE CONSISTS OF SIX MEMBERS AS FOLLOWS:

3 (I) THE PRESIDENT OF THE SENATE SHALL APPOINT TWO SENATORS  
4 TO SERVE ON THE COMMITTEE, AND THE MINORITY LEADER OF THE SENATE  
5 SHALL APPOINT ONE SENATOR TO SERVE ON THE COMMITTEE; AND

6 (II) THE SPEAKER OF THE HOUSE OF REPRESENTATIVES SHALL  
7 APPOINT THREE REPRESENTATIVES TO SERVE ON THE COMMITTEE, NO  
8 MORE THAN TWO OF WHOM ARE MEMBERS OF THE SAME POLITICAL PARTY.

9 (c) AS SOON AS PRACTICABLE AFTER THE CONVENING DATE OF THE  
10 SECOND REGULAR SESSION OF THE SEVENTY-FOURTH GENERAL ASSEMBLY,  
11 BUT NO LATER THAN THE END OF THE LEGISLATIVE SESSION, THE SPEAKER,  
12 THE PRESIDENT, AND THE MINORITY LEADER OF THE SENATE SHALL EACH  
13 APPOINT MEMBERS TO THE COMMITTEE PURSUANT TO SUBSECTION (1)(b)  
14 OF THIS SECTION. THEREAFTER, THE TERMS OF MEMBERS APPOINTED OR  
15 REAPPOINTED BY THE SPEAKER, THE PRESIDENT, AND THE MINORITY  
16 LEADER OF THE SENATE EXPIRE ON THE CONVENING DATE OF THE FIRST  
17 REGULAR SESSION OF THE NEXT GENERAL ASSEMBLY, AND ALL  
18 SUBSEQUENT APPOINTMENTS AND REAPPOINTMENTS BY THE SPEAKER, THE  
19 PRESIDENT, AND THE MINORITY LEADER OF THE SENATE MUST BE MADE AS  
20 SOON AS PRACTICABLE AFTER THE CONVENING DATE, BUT NO LATER THAN  
21 THE END OF THE LEGISLATIVE SESSION.

22 (d) THE PERSON MAKING THE ORIGINAL APPOINTMENT OR  
23 REAPPOINTMENT SHALL FILL ANY VACANCY BY APPOINTMENT FOR THE  
24 REMAINDER OF AN UNEXPIRED TERM. MEMBERS APPOINTED OR  
25 REAPPOINTED SERVE AT THE PLEASURE OF THE APPOINTING AUTHORITY  
26 AND CONTINUE IN OFFICE UNTIL THE MEMBER'S SUCCESSOR IS APPOINTED.

27 (e) THE PRESIDENT OF THE SENATE SHALL SELECT THE FIRST CHAIR

1 OF THE COMMITTEE, AND THE SPEAKER OF THE HOUSE OF  
2 REPRESENTATIVES SHALL SELECT THE FIRST VICE-CHAIR. THE CHAIR AND  
3 VICE-CHAIR SHALL ALTERNATE ANNUALLY THEREAFTER BETWEEN THE  
4 TWO HOUSES.

5 (f) THE CHAIR AND VICE-CHAIR OF THE COMMITTEE MAY  
6 ESTABLISH ORGANIZATIONAL AND PROCEDURAL RULES AS ARE NECESSARY  
7 FOR THE OPERATION OF THE COMMITTEE AND, IN COLLABORATION WITH  
8 THE TASK FORCE CONCERNING AFFORDABLE HOUSING AND HOMELESSNESS  
9 CREATED IN SECTION 29-33-117, GUIDELINES AND EXPECTATIONS FOR  
10 ONGOING COLLABORATION WITH THE TASK FORCE.

11 (g) (I) MEMBERS OF THE COMMITTEE MAY RECEIVE PAYMENT OF  
12 PER DIEM AND REIMBURSEMENT FOR ACTUAL AND NECESSARY EXPENSES  
13 AUTHORIZED PURSUANT TO SECTION 2-2-307.

14 (II) THE DIRECTOR OF RESEARCH OF THE LEGISLATIVE COUNCIL  
15 AND THE DIRECTOR OF THE OFFICE OF LEGISLATIVE LEGAL SERVICES SHALL  
16 SUPPLY STAFF ASSISTANCE TO THE COMMITTEE AS THEY DEEM  
17 APPROPRIATE, WITHIN EXISTING APPROPRIATIONS.

18 (2) Duties. (a) (I) THE COMMITTEE SHALL MEET AT LEAST THREE,  
19 BUT NO MORE THAN SIX, TIMES EACH YEAR AND AT SUCH OTHER TIMES AS  
20 IT DEEMS NECESSARY. ALL MEETINGS OF THE COMMITTEE ARE OPEN TO  
21 THE PUBLIC AND MUST BE RECORDED.

22 (II) EACH COMMITTEE MEMBER SHALL ANNUALLY EITHER ATTEND  
23 OR CALL INTO AT LEAST ONE REGULAR TASK FORCE CONCERNING  
24 AFFORDABLE HOUSING AND HOMELESSNESS MEETING. COMMITTEE  
25 MEMBERS ARE ENCOURAGED TO ATTEND SEPARATE MEETINGS AND INFORM  
26 THE REST OF THE COMMITTEE ABOUT THE CURRENT WORK OF THE TASK  
27 FORCE.

1           (b) THE COMMITTEE IS RESPONSIBLE FOR THE OVERSIGHT OF THE  
2           TASK FORCE CONCERNING AFFORDABLE HOUSING AND HOMELESSNESS  
3           CREATED IN SECTION 29-33-117, AND SHALL SUBMIT ANNUAL REPORTS  
4           PURSUANT TO SUBSECTION (2)(c) OF THIS SECTION TO THE GENERAL  
5           ASSEMBLY REGARDING THE TASK FORCE'S FINDINGS AND  
6           RECOMMENDATIONS. IN ADDITION, THE COMMITTEE MAY RECOMMEND  
7           LEGISLATIVE CHANGES THAT ARE TREATED AS BILLS RECOMMENDED BY  
8           AN INTERIM LEGISLATIVE COMMITTEE FOR PURPOSES OF ANY  
9           INTRODUCTION DEADLINES OR BILL LIMITATIONS IMPOSED BY THE JOINT  
10           RULES OF THE GENERAL ASSEMBLY.

11           (c) (I) ON OR BEFORE JANUARY 15 OF EACH YEAR, THE COMMITTEE  
12           IS REQUIRED TO SUBMIT A REPORT TO THE GENERAL ASSEMBLY AND MAKE  
13           SUCH REPORT PUBLICLY AVAILABLE ON ITS WEBSITE; HOWEVER, DURING  
14           ANY INTERIM IN WHICH THE GENERAL ASSEMBLY HAS SUSPENDED INTERIM  
15           COMMITTEE ACTIVITIES, THE COMMITTEE IS NOT REQUIRED TO SUBMIT  
16           SUCH A REPORT. THE ANNUAL REPORT MUST BRIEFLY SUMMARIZE THE  
17           STUDY ISSUES, RECOMMENDATIONS CONSIDERED, AND ANY ACTIONS  
18           TAKEN BY THE COMMITTEE AND THE TASK FORCE DURING THE PREVIOUS  
19           YEAR.

20           (II) THE REPORT MUST COMPLY WITH THE PROVISIONS OF SECTION  
21           24-1-117 (9). NOTWITHSTANDING SECTION 24-1-117 (11)(a)(I), THE  
22           REQUIREMENT IN THIS SECTION TO REPORT TO THE GENERAL ASSEMBLY  
23           CONTINUES INDEFINITELY.

24           (d) AS NECESSARY, THE COMMITTEE MAY REQUEST PUBLIC  
25           TESTIMONY AND TESTIMONY AND REPORTS FROM STATE AGENCIES.

26           (3) THIS SECTION IS REPEALED, EFFECTIVE SEPTEMBER 1, 2027.  
27           BEFORE THE REPEAL, THIS SECTION IS SCHEDULED FOR REVIEW, ALONG

1 WITH SECTION 29-33-117, IN ACCORDANCE WITH SECTION 24-34-104.

2 **29-33-118. Task force concerning affordable housing and**  
3 **homelessness - creation - membership - duties. (1) Creation. THERE**  
4 IS CREATED A TASK FORCE CONCERNING AFFORDABLE HOUSING AND  
5 HOMELESSNESS, WHICH IS REFERRED TO IN THIS SECTION AS THE "TASK  
6 FORCE". THE TASK FORCE CONSISTS OF TWENTY-FIVE MEMBERS APPOINTED  
7 AS PROVIDED IN SUBSECTION (2) OF THIS SECTION AND ANY STAFF SUPPORT  
8 AS PROVIDED FOR IN SECTION 29-33-116.

9 **(2) Membership - terms. (a) THE FOLLOWING NINE MEMBERS**  
10 MUST BE APPOINTED ON OR BEFORE AUGUST 1, 2024:

11 **(I) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL**  
12 AFFAIRS SHALL APPOINT ONE MEMBER TO REPRESENT THE DIVISION OF  
13 HOUSING;

14 **(II) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL**  
15 AFFAIRS SHALL APPOINT ONE MEMBER TO REPRESENT THE DIVISION OF  
16 HOUSING'S OFFICE OF HOMELESSNESS INITIATIVES;

17 **(III) THE EXECUTIVE DIRECTOR OF THE COLORADO HOUSING AND**  
18 FINANCE AUTHORITY SHALL APPOINT ONE MEMBER TO REPRESENT THE  
19 AUTHORITY;

20 **(IV) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF HEALTH**  
21 CARE POLICY AND FINANCING SHALL APPOINT ONE MEMBER TO REPRESENT  
22 THE DEPARTMENT;

23 **(V) THE COMMISSIONER OF THE BEHAVIORAL HEALTH**  
24 ADMINISTRATION SHALL APPOINT ONE MEMBER REPRESENTING THE  
25 BEHAVIORAL HEALTH ADMINISTRATION;

26 **(VI) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF**  
27 CORRECTIONS SHALL APPOINT ONE MEMBER TO REPRESENT THE

1 DEPARTMENT;

2 (VII) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF  
3 EDUCATION SHALL APPOINT ONE MEMBER TO REPRESENT THE  
4 DEPARTMENT;

5 (VIII) THE GOVERNOR SHALL APPOINT ONE MEMBER TO REPRESENT  
6 EITHER THE DEPARTMENT OF LABOR AND EMPLOYMENT OR THE  
7 DEPARTMENT OF HUMAN SERVICES; AND

8 (IX) THE GOVERNOR SHALL APPOINT ONE MEMBER TO REPRESENT  
9 EITHER THE COLORADO ENERGY OFFICE OR THE OFFICE OF ECONOMIC  
10 DEVELOPMENT AND INTERNATIONAL TRADE.

11 (b) THE CHAIR AND VICE-CHAIR OF THE LEGISLATIVE OVERSIGHT  
12 COMMITTEE CONCERNING AFFORDABLE HOUSING AND HOMELESSNESS  
13 CREATED IN SECTION 29-33-116, REFERRED TO IN THIS SECTION AS THE  
14 "COMMITTEE", SHALL APPOINT SIXTEEN ADDITIONAL MEMBERS.  
15 COMMITTEE STAFF ARE RESPONSIBLE FOR PUBLICLY ANNOUNCING  
16 VACANCIES FOR THE FOLLOWING POSITIONS, AND REQUESTING  
17 CANDIDATES SUBMIT A LETTER OF INTEREST FOR THE SPECIFIC POSITION,  
18 SO THAT THE LETTERS OF INTEREST ARE DUE NO LATER THAN ONE WEEK  
19 AFTER THE EFFECTIVE DATE OF THIS SECTION. THE LEGISLATIVE  
20 OVERSIGHT COMMITTEE, BY MAJORITY VOTE, SHALL APPROVE THE  
21 APPOINTMENTS FOR THESE POSITIONS. THE TASK FORCE MEMBERS TO BE  
22 APPOINTED PURSUANT TO THIS SUBSECTION (2)(b) INCLUDE:

23 (I) ONE MEMBER WHO REPRESENTS A HOMELESS SERVICES  
24 PROVIDER IN AN URBAN AREA;

25 (II) ONE MEMBER WHO REPRESENTS A HOMELESS SERVICES  
26 PROVIDER IN A RURAL OR RURAL RESORT AREA;

27 (III) ONE MEMBER WHO REPRESENTS A FOR-PROFIT DEVELOPER OF

- 1 AFFORDABLE RENTAL HOUSING;
- 2 (IV) ONE MEMBER WHO REPRESENTS A NOT-FOR-PROFIT
- 3 DEVELOPER OF AFFORDABLE RENTAL HOUSING;
- 4 (V) ONE MEMBER WHO REPRESENTS A FOR-PROFIT DEVELOPER OF
- 5 AFFORDABLE FOR-SALE HOUSING;
- 6 (VI) ONE MEMBER WHO REPRESENTS A NOT-FOR-PROFIT
- 7 DEVELOPER OF AFFORDABLE FOR-SALE HOUSING;
- 8 (VII) ONE MEMBER WHO REPRESENTS A PROVIDER OF SUPPORTIVE
- 9 HOUSING OR SUPPORTIVE SERVICES;
- 10 (VIII) ONE MEMBER WHO REPRESENTS AN OPERATOR OF
- 11 MULTIFAMILY AFFORDABLE HOUSING;
- 12 (IX) ONE MEMBER FROM A LOCAL GOVERNMENT IN AN URBAN
- 13 AREA;
- 14 (X) ONE MEMBER FROM A LOCAL GOVERNMENT IN A RURAL AREA;
- 15 (XI) ONE MEMBER FROM A LOCAL GOVERNMENT IN A RURAL
- 16 RESORT AREA;
- 17 (XII) ONE MEMBER WHO REPRESENTS AN AFFORDABLE HOUSING
- 18 ADVOCACY ORGANIZATION;
- 19 (XIII) ONE MEMBER WHO REPRESENTS EITHER A HOMELESSNESS
- 20 ADVOCACY ORGANIZATION OR AN ANTI-POVERTY ADVOCACY
- 21 ORGANIZATION;
- 22 (XIV) ONE MEMBER WITH LIVED EXPERIENCE OF HOMELESSNESS
- 23 WHO IS LIVING IN PERMANENT SUPPORTIVE HOUSING AT THE TIME OF THEIR
- 24 APPOINTMENT;
- 25 (XV) ONE MEMBER WHO, AT THE TIME OF THEIR APPOINTMENT, IS
- 26 LIVING IN AFFORDABLE RENTAL HOUSING THAT IS RESTRICTED TO EIGHTY
- 27 PERCENT OR LESS OF AREA MEDIAN INCOME; AND

1           (XVI) ONE MEMBER WHO, AT THE TIME OF THEIR APPOINTMENT,  
2 IS LIVING IN AFFORDABLE RENTAL HOUSING THAT IS RESTRICTED TO ONE  
3 HUNDRED AND TWENTY PERCENT OR LESS OF AREA MEDIAN INCOME.

4           (c) BEGINNING ON THE EFFECTIVE DATE OF THIS SECTION,  
5 MEMBERS APPOINTED TO THE TASK FORCE PURSUANT TO SUBSECTION  
6 (2)(b) OF THIS SECTION SHALL SERVE NO MORE THAN THREE CONSECUTIVE  
7 TWO-YEAR TERMS, WITH THE APPOINTING AUTHORITY'S APPROVAL FOR  
8 EACH SPECIFIC TERM. WITH THE APPOINTING AUTHORITY'S APPROVAL, A  
9 MEMBER OF THE TASK FORCE WHO IS SERVING ON THE TASK FORCE AS OF  
10 THE EFFECTIVE DATE OF THIS SECTION IS CONSIDERED TO BE BEGINNING  
11 THE MEMBER'S FIRST TWO-YEAR TERM.

12           (d) (I) A VACANCY OCCURRING IN A POSITION THAT IS APPOINTED  
13 PURSUANT TO SUBSECTION (2)(a) OF THIS SECTION MUST BE FILLED AS  
14 SOON AS POSSIBLE BY THE INITIAL APPOINTING OFFICIAL. IN ADDITION, THE  
15 INITIAL APPOINTING OFFICIAL MAY REMOVE AND REPLACE ANY  
16 APPOINTMENT THE OFFICIAL MADE TO THE TASK FORCE MADE PURSUANT  
17 TO SUBSECTION (2)(a) OF THIS SECTION.

18           (II) A VACANCY OCCURRING IN A POSITION FILLED BY THE CHAIR  
19 AND VICE-CHAIR OF THE COMMITTEE PURSUANT TO SUBSECTION (2)(b) OF  
20 THIS SECTION MUST BE FILLED AS SOON AS POSSIBLE BY THE CHAIR AND  
21 VICE-CHAIR OF THE COMMITTEE IN ACCORDANCE WITH THE LIMITATIONS  
22 SPECIFIED IN SUBSECTION (2)(b) OF THIS SECTION. IN ADDITION, THE CHAIR  
23 AND VICE-CHAIR OF THE COMMITTEE MAY REMOVE AND REPLACE ANY  
24 APPOINTMENT TO THE TASK FORCE MADE PURSUANT TO SUBSECTION (2)(b)  
25 OF THIS SECTION.

26           (e) IN MAKING APPOINTMENTS TO THE TASK FORCE, THE  
27 APPOINTING AUTHORITIES SHALL ENSURE THAT THE MEMBERSHIP OF THE



1 TASK FORCE INCLUDES PERSONS WHO HAVE EXPERIENCE WITH OR  
2 INTEREST IN THE STUDY AREAS OF THE TASK FORCE AS SET FORTH IN  
3 SUBSECTION (3) OF THIS SECTION; PERSONS WHO REFLECT THE ETHNIC,  
4 CULTURAL, AND GENDER DIVERSITY OF THE STATE; PERSONS  
5 REPRESENTING OF ALL AREAS OF THE STATE; AND, TO THE EXTENT  
6 PRACTICABLE, PERSONS WITH DISABILITIES.

7 (f) (I) ALL TASK FORCE MEMBERS ARE EXPECTED TO SEEK INPUT  
8 FROM THE VARIOUS NETWORKS OR ORGANIZATIONAL STRUCTURES OF THE  
9 BODY THEY REPRESENT, IF ANY. EVERY APPOINTING OFFICER IS  
10 ENCOURAGED TO NOMINATE A REPRESENTATIVE WHO CAN PARTICIPATE IN  
11 MAKING TASK FORCE SUBJECT MATTER EXPERT RECOMMENDATIONS, YET  
12 STILL APPROPRIATELY REPRESENT THE RELEVANT STATE AGENCY.

13 (II) IN ORDER TO ADVANCE THE WORK OF THE TASK FORCE, TASK  
14 FORCE MEMBERS ARE ENCOURAGED TO PARTICIPATE IN DECISION-MAKING,  
15 WITH THE UNDERSTANDING THAT INDIVIDUAL VOTES ON TASK FORCE  
16 ISSUES ARE BASED ON SUBJECT MATTER EXPERTISE AND DO NOT COMMIT  
17 REPRESENTATIVE AGENCIES OR ORGANIZATIONS TO ANY POSITION OR  
18 ACTION. TASK FORCE MEMBERS SHALL ADHERE TO ANY AGREED UPON  
19 PROCEDURAL RULES AND GUIDELINES.

20 (g) MEMBERS OF THE TASK FORCE SERVE WITHOUT  
21 COMPENSATION. HOWEVER, MEMBERS OF THE TASK FORCE APPOINTED  
22 PURSUANT TO SUBSECTION (2)(b) OF THIS SECTION MAY RECEIVE  
23 REIMBURSEMENT FOR ACTUAL AND NECESSARY EXPENSES ASSOCIATED  
24 WITH THEIR DUTIES ON THE TASK FORCE.

25 (3) **Issues for study.** (a) THE TASK FORCE SHALL TRACK THE  
26 IMPLEMENTATION OF, IMPACTS OF, AND STATE EXPENDITURES  
27 CONCERNING THIS ARTICLE 33 AND LEGISLATION RELATED TO THE FINAL

1 REPORT OF THE AFFORDABLE HOUSING TRANSFORMATIONAL TASK FORCE  
2 FROM FEBRUARY 2020, AND PROPOSITION 123 AS APPROVED BY  
3 COLORADO VOTERS DURING THE 2022 GENERAL ELECTION.

4 (b) THE TASK FORCE SHALL EVALUATE, REVIEW, AND MAKE  
5 RECOMMENDATIONS ON AFFORDABLE HOUSING AND HOMELESSNESS  
6 POLICIES.

7 (c) IN EVALUATING THE ISSUES SET FORTH IN SUBSECTION (3)(b)  
8 OF THIS SECTION, THE TASK FORCE SHALL SPECIFICALLY CONSIDER THE  
9 FOLLOWING RELATED ISSUES, INCLUDING:

10 (I) STATEWIDE HOUSING NEEDS AND GAPS AS IDENTIFIED BY THE  
11 STATE, REGIONAL, AND HOUSING NEEDS ASSESSMENT REQUIRED IN  
12 SECTION 29-33-104, INCLUDING ANY LOCAL, REGIONAL, OR STATE PLANS  
13 DERIVED FROM THESE ASSESSMENTS;

14 (II) BEST PRACTICES FOR AND BARRIERS TO AFFORDABLE HOUSING  
15 PRODUCTION AND PRESERVATION INCLUDING DEVELOPMENT AND  
16 LONG-TERM AFFORDABILITY STRATEGIES AND DISPLACEMENT MITIGATION  
17 MEASURES AS DESCRIBED IN SECTIONS 29-33-106 AND 29-33-107;

18 (III) BEST PRACTICES FOR STABILIZING CURRENTLY HOUSED  
19 INDIVIDUALS AT RISK OF ENTERING HOMELESSNESS;

20 (IV) STATEWIDE HOMELESSNESS ANALYSIS AS CONDUCTED BY A  
21 CONTRACTOR SELECTED BY THE OFFICE OF HOMELESS INITIATIVES WITHIN  
22 THE DEPARTMENT OF LOCAL AFFAIRS;

23 (V) BEST PRACTICES FOR RESOLVING AND PREVENTING  
24 HOMELESSNESS;

25 (VI) THE ADMINISTRATION BY THE DIVISION OF HOUSING WITHIN  
26 THE DEPARTMENT OF LOCAL AFFAIRS AND THE COLORADO HOUSING AND  
27 FINANCE AUTHORITY OF STATE AND FEDERAL FUNDS RELATED TO

1 HOUSING;  
2 (VII) THE IMPACT OF HOUSING AND HOMELESSNESS ON STATE  
3 AGENCIES; AND

4 (VIII) THE IMPACT AND PROGRESS OF ANY LAND USE REFORMS,  
5 INCLUDING THOSE IN THIS SECTION, ON HOUSING AVAILABILITY AND  
6 AFFORDABILITY INCLUDING REVIEW AND RESPONSE TO ANY  
7 RECOMMENDATIONS, ANALYSES, ASSESSMENTS, AND PLANS THAT ARE  
8 RELEASED BY THE MULTI-AGENCY COMMITTEE CREATED IN SECTION  
9 29-33-103 AND USED TO IMPLEMENT LONG-TERM AND DEVELOPMENT  
10 AFFORDABILITY STRATEGIES AND DISPLACEMENT MITIGATION MEASURES.

11 (d) THE REQUIREMENTS SET FORTH IN THIS SUBSECTION (3) DO NOT  
12 PROHIBIT THE TASK FORCE, AT ANY TIME DURING ITS EXISTENCE, FROM  
13 REQUESTING PERMISSION FROM THE COMMITTEE TO STUDY, PRESENT  
14 FINDINGS, AND MAKE RECOMMENDATIONS ON ANY ISSUE RELATED TO THE  
15 SCOPE OF THE TASK FORCE AND OVERSIGHT COMMITTEE.

16 (e) AS NECESSARY, THE TASK FORCE MAY REQUEST TESTIMONY  
17 AND REPORTS FROM STATE AGENCIES AND THE MULTI-AGENCY  
18 COMMITTEES CREATED IN SECTION 29-33-103, AS APPROVED BY THE  
19 COMMITTEE.

20 **(4) Additional duties of the task force.** THE TASK FORCE SHALL  
21 ANNUALLY DELIVER POLICY AND LEGISLATIVE RECOMMENDATIONS TO THE  
22 COMMITTEE PURSUANT TO THIS SECTION. IN ADDITION, THE TASK FORCE  
23 SHALL:

24 (a) ON OR BEFORE AUGUST 1 OF EACH YEAR, SELECT A CHAIR AND  
25 VICE-CHAIR FROM AMONG ITS MEMBERS;

26 (b) MEET AT LEAST SIX TIMES EACH YEAR, OR MORE OFTEN AS  
27 DIRECTED BY THE CHAIR OF THE COMMITTEE, AND SUCH MEETINGS MUST

1 BE BOTH OPEN TO THE PUBLIC AND RECORDED;

2 (c) ESTABLISH ORGANIZATIONAL AND PROCEDURAL RULES FOR THE  
3 OPERATION OF THE TASK FORCE AND FOR COLLABORATION WITH THE  
4 COMMITTEE;

5 (d) DESIGNATE SPECIFIC TASK FORCE MEMBERS RESPONSIBLE FOR  
6 COLLABORATING WITH AND OBTAINING INPUT FROM OTHER GROUPS, TASK  
7 FORCES, OR STATEWIDE INITIATIVES THAT COMPLEMENT OR RELATE TO  
8 THE TASK FORCE'S IDENTIFIED AREAS OF STUDY;

9 (e) CREATE NO MORE THAN THREE SUBCOMMITTEES AS NEEDED TO  
10 CARRY OUT THE DUTIES OF THE TASK FORCE. THE SUBCOMMITTEES MAY  
11 CONSIST, IN PART, OF PERSONS WHO ARE NOT MEMBERS OF THE TASK  
12 FORCE. SUCH PERSONS MAY VOTE ON ISSUES BEFORE THE SUBCOMMITTEE  
13 BUT ARE NOT ENTITLED TO A VOTE AT TASK FORCE MEETINGS.

14 (f) STUDY THE IMPLEMENTATION OF COMMITTEE LEGISLATION  
15 PASSED BY THE GENERAL ASSEMBLY;

16 (g) UPON REQUEST BY A COMMITTEE MEMBER, PROVIDE  
17 EVIDENCE-BASED FEEDBACK ON THE POTENTIAL BENEFITS OR  
18 CONSEQUENCES OF A LEGISLATIVE OR OTHER POLICY PROPOSAL NOT  
19 DIRECTLY AFFILIATED WITH OR GENERATED BY THE TASK FORCE. THE  
20 FEEDBACK MUST BE DELIVERED WITHIN TWO WEEKS TO THE ENTIRE  
21 COMMITTEE AND REMAIN AS CONCISE AS POSSIBLE WHILE CAPTURING ANY  
22 AVAILABLE EVIDENCE. IF THE TASK FORCE CANNOT IDENTIFY EVIDENCE TO  
23 EFFECTIVELY INFORM A RESPONSE, THE FEEDBACK WILL INDICATE A LACK  
24 OF EVIDENCE AND REPORT ON ANY ACTIONS TAKEN.

25 (h) (I) ON OR BEFORE AUGUST 1 OF EACH YEAR, PREPARE AND  
26 SUBMIT TO THE COMMITTEE, A REPORT THAT, AT A MINIMUM, INCLUDES:

27 (A) ISSUES STUDIED BY THE TASK FORCE, AS WELL AS FINDINGS

1 FOR LEGISLATIVE OR OTHER RECOMMENDATIONS;

2 (B) LEGISLATIVE OR POLICY PROPOSALS OF THE TASK FORCE THAT  
3 IDENTIFY THE POLICY ISSUES INVOLVED, THE AGENCIES RESPONSIBLE FOR  
4 THE IMPLEMENTATION OF THE CHANGES, AND THE FUNDING SOURCES  
5 REQUIRED FOR IMPLEMENTATION;

6 (C) A SUMMARY OF TASK FORCE MEETING ACTIVITIES AND  
7 DISCUSSIONS;

8 (D) ANY EVIDENCE-BASED FEEDBACK PROVIDED TO THE  
9 COMMITTEE PURSUANT TO SUBSECTION (4)(g) OF THIS SECTION; AND

10 (E) A SUMMARY OF EFFORTS MADE TO COMMUNICATE,  
11 COLLABORATE, OR COORDINATE WITH OTHER GROUPS, TASK FORCES, OR  
12 STATE INITIATIVES.

13 (II) THE TASK FORCE MAY POST THE REPORT ON THE COMMITTEE'S  
14 WEBSITE.

15 (5) **Coordination.** THE TASK FORCE MAY WORK WITH OTHER  
16 GROUPS, TASK FORCES, OR STATEWIDE INITIATIVES THAT ARE PURSUING  
17 ISSUES AND POLICY INITIATIVES SIMILAR TO THOSE ADDRESSED IN  
18 SUBSECTION (3) OF THIS SECTION. THE TASK FORCE MAY DEVELOP  
19 RELATIONSHIPS WITH OTHER TASK FORCES, COMMITTEES, AND  
20 ORGANIZATIONS TO LEVERAGE EFFICIENT POLICY-MAKING OPPORTUNITIES  
21 THROUGH COLLABORATIVE EFFORTS.

22 (6) NOTWITHSTANDING ANY PROVISION OF THIS SECTION, THE  
23 TASK FORCE IS NOT REQUIRED TO MEET, SUBMIT ANNUAL POLICY AND  
24 LEGISLATIVE RECOMMENDATIONS, OR SUBMIT AN ANNUAL REPORT TO THE  
25 COMMITTEE DURING ANY INTERIM IN WHICH THE GENERAL ASSEMBLY HAS  
26 SUSPENDED INTERIM COMMITTEE ACTIVITIES.

27 (7) THIS SECTION IS REPEALED, EFFECTIVE SEPTEMBER 1, 2027.

1 BEFORE THE REPEAL, THIS SECTION IS SCHEDULED FOR REVIEW ALONG  
2 WITH SECTION 29-33-116 IN ACCORDANCE WITH SECTION 24-34-104.

3 **SECTION 2.** In Colorado Revised Statutes, 24-32-705, **add** (8)  
4 as follows:

5 **24-32-705. Functions of division.** (8) THE DIVISION SHALL  
6 CONSULT WITH THE MULTI-AGENCY ADVISORY COMMITTEE CREATED IN  
7 SECTION 29-33-103 ON FACTORY-BUILT STRUCTURES AND TINY HOME  
8 CREATED IN SECTION 24-32-3305 (3), TO PRODUCE A REPORT NO LATER  
9 THAN JUNE 30, 2024, ON THE OPPORTUNITIES AND BARRIERS IN CURRENT  
10 STATE LAWS AND REGULATIONS CONCERNING THE BUILDING OF  
11 MANUFACTURED HOMES, MODULAR HOMES, AND TINY HOMES.

12 **SECTION 3.** In Colorado Revised Statutes, 24-32-3303, **amend**  
13 (1)(c) as follows:

14 **24-32-3303. Division of housing - powers and duties - rules.**

15 (1) The division has the following powers and duties pursuant to this part  
16 33:

17 (c) To review and approve quality assurance representatives that  
18 intend to perform FINAL CONSTRUCTION PLAN REVIEWS, inspections, and  
19 issue insignia of approval pursuant to this part 33;

20 **SECTION 4.** In Colorado Revised Statutes, 24-34-104, **add**  
21 (28)(a)(XI) as follows:

22 **24-34-104. General assembly review of regulatory agencies**  
23 **and functions for repeal, continuation, or reestablishment - legislative**  
24 **declaration - repeal.** (28) (a) The following agencies, functions, or  
25 both, are scheduled for repeal on September 1, 2027:

26 (XI) THE LEGISLATIVE OVERSIGHT COMMITTEE CONCERNING  
27 AFFORDABLE HOUSING AND HOMELESSNESS CREATED IN SECTION

1 29-33-116 AND THE TASK FORCE CONCERNING AFFORDABLE HOUSING AND  
2 HOMELESSNESS CREATED IN SECTION 29-33-117.

3 **SECTION 5.** In Colorado Revised Statutes, add 29-20-110 as  
4 follows:

5 **29-20-110. Local government residential occupancy limits -**  
6 **definitions.** (1) NOTWITHSTANDING ANY OTHER PROVISION TO THE  
7 CONTRARY, A LOCAL GOVERNMENT SHALL NOT ENACT OR ENFORCE  
8 RESIDENTIAL OCCUPANCY LIMITS THAT DIFFER BASED ON THE  
9 RELATIONSHIPS OF THE OCCUPANTS OF A DWELLING.

10 (2) NOTHING IN THIS SECTION PREVENTS A LOCAL GOVERNMENT  
11 FROM ESTABLISHING RESIDENTIAL OCCUPANCY LIMITS FOR DWELLING  
12 UNITS FOR SHORT-TERM RENTALS, AS DEFINED IN SECTION 29-33-102 (35).

13 (3) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
14 REQUIRES:

15 (a) "DWELLING" MEANS ANY IMPROVED REAL PROPERTY, OR  
16 PORTION THEREOF, THAT IS USED OR INTENDED TO BE USED AS A  
17 RESIDENCE.

18 (b) "LOCAL GOVERNMENT" MEANS A HOME RULE OR STATUTORY  
19 CITY, TOWN, TERRITORIAL CITY OR TOWN, CITY AND COUNTY, OR COUNTY  
20 OR HOME RULE COUNTY.

21 **SECTION 6.** In Colorado Revised Statutes, 30-28-106, repeal  
22 and reenact, with amendments, (3)(a); and add (3)(a.5), (8), (9), and  
23 (10) as follows:

24 **30-28-106. Adoption of master plan - contents.** (3) (a) THE  
25 MASTER PLAN OF A COUNTY OR REGION, WITH THE ACCOMPANYING MAPS,  
26 PLATS, CHARTS, AND DESCRIPTIVE AND EXPLANATORY MATTER, MUST  
27 SHOW THE COUNTY OR REGIONAL PLANNING COMMISSION'S

1 RECOMMENDATIONS FOR THE DEVELOPMENT OF THE TERRITORY COVERED  
2 BY THE PLAN. THE MASTER PLAN OF A COUNTY OR REGION IS AN ADVISORY  
3 DOCUMENT TO GUIDE LAND DEVELOPMENT DECISIONS; HOWEVER, THE  
4 PLAN OR ANY PART THEREOF MAY BE MADE BINDING BY INCLUSION IN THE  
5 COUNTY'S OR REGION'S ADOPTED SUBDIVISION, ZONING, PLATTING,  
6 PLANNED UNIT DEVELOPMENT, OR OTHER SIMILAR LAND DEVELOPMENT  
7 REGULATIONS AFTER SATISFYING NOTICE, DUE PROCESS, AND HEARING  
8 REQUIREMENTS FOR LEGISLATIVE OR QUASI-JUDICIAL PROCESSES AS  
9 APPROPRIATE. A MASTER PLAN ADOPTED OR AMENDED ON OR AFTER JUNE  
10 30, 2024, MUST INCLUDE:

11 (I) NATURAL AND AGRICULTURAL LAND PRIORITIES IN  
12 ACCORDANCE WITH THE NATURAL AND AGRICULTURAL LAND PRIORITIES  
13 REPORT CREATED IN SECTION 29-33-110;

14 (II) A HOUSING ELEMENT;

15 (III) FOR COUNTIES WITH A POPULATION OF GREATER THAN TWO  
16 HUNDRED FIFTY THOUSAND, A STRATEGIC GROWTH ELEMENT THAT MUST  
17 INCLUDE;

18 (A) THE INFORMATION RELEVANT TO THE COUNTY CONTAINED IN  
19 THE REGIONAL STRATEGIC GROWTH AND HOUSING MIX ANALYSIS  
20 CONDUCTED PURSUANT TO SECTION 29-33-105 (8)(a) AND AN ANALYSIS  
21 OF HOW THE COUNTY IS INCLUDING THIS INFORMATION IN THE MASTER  
22 PLAN;

23 (B) THE IDENTIFICATION OF ADDITIONAL LOCAL STRATEGIC  
24 GROWTH AREAS;

25 (C) THE IDENTIFICATION OF TRANSPORTATION, UTILITY, AND  
26 OTHER INFRASTRUCTURE GAPS AND INFRASTRUCTURE PROJECTS,  
27 PREFERABLY WITHIN A CAPITAL IMPROVEMENT PLAN, THAT WOULD



1 ENABLE STRATEGIC GROWTH AREAS TO BE DEVELOPED OR REDEVELOPED;

2 AND

3 (D) THE IDENTIFICATION OF ZONING REFINEMENTS AND DENSITIES  
4 NECESSARY TO ACCOMMODATE THE HOUSING NEEDS INCLUDED IN  
5 HOUSING NEEDS ASSESSMENTS, AND TO MEET STRATEGIC GROWTH  
6 OBJECTIVES FOR STRATEGIC GROWTH AREAS.

7 (IV) (A) THE GENERAL LOCATION AND EXTENT OF AN ADEQUATE  
8 AND SUITABLE SUPPLY OF WATER;

9 (B) IN COMPLETING A WATER SUPPLY ELEMENT, THE PLANNING  
10 COMMISSION SHALL CONSULT WITH THE ENTITIES THAT SUPPLY WATER FOR  
11 USE WITHIN THE COUNTY OR REGION TO ENSURE COORDINATION ON WATER  
12 SUPPLY AND FACILITY PLANNING, AND THE WATER SUPPLY ELEMENT MUST  
13 IDENTIFY WATER SUPPLIES AND FACILITIES SUFFICIENT TO MEET THE NEEDS  
14 OF THE PUBLIC AND PRIVATE INFRASTRUCTURE REASONABLY ANTICIPATED  
15 OR IDENTIFIED IN THE PLANNING PROCESS;

16 (C) THE WATER SUPPLY ELEMENT MUST INCLUDE WATER  
17 CONSERVATION POLICIES, TO BE DETERMINED BY THE COUNTY, WHICH  
18 MAY INCLUDE GOALS SPECIFIED IN THE STATE WATER PLAN ADOPTED  
19 PURSUANT TO SECTION 37-60-106.3 AND MAY INCLUDE POLICIES TO  
20 IMPLEMENT WATER CONSERVATION AND OTHER STATE WATER PLAN GOALS  
21 AS A CONDITION OF DEVELOPMENT APPROVALS, INCLUDING SUBDIVISIONS,  
22 PLANNED UNIT DEVELOPMENTS, SPECIAL USE PERMITS, AND ZONING  
23 CHANGES.

24 (D) THE DEPARTMENT OF LOCAL AFFAIRS CREATED IN SECTION  
25 24-1-125 MAY HIRE AND EMPLOY ONE FULL-TIME EMPLOYEE TO PROVIDE  
26 EDUCATIONAL RESOURCES AND ASSISTANCE TO COUNTIES THAT INCLUDE  
27 WATER CONSERVATION POLICIES IN THEIR MASTER PLANS AS DESCRIBED

1 IN SUBSECTION (3)(a)(IV)(C) OF THIS SECTION.

2 (a.5) AFTER CONSIDERATION OF EACH OF THE FOLLOWING, WHERE  
3 APPLICABLE OR APPROPRIATE, THE MASTER PLAN MAY INCLUDE:

4 (I) THE GENERAL LOCATION, CHARACTER, AND EXTENT OF  
5 EXISTING, PROPOSED, OR PROJECTED STREETS OR ROADS, RIGHTS-OF-WAY,  
6 VIADUCTS, BRIDGES, WATERWAYS, WATERFRONTS, PARKWAYS,  
7 HIGHWAYS, MASS TRANSIT ROUTES AND CORRIDORS, AND ANY  
8 TRANSPORTATION PLAN PREPARED BY ANY METROPOLITAN PLANNING  
9 ORGANIZATION THAT COVERS ALL OR A PORTION OF THE COUNTY OR  
10 REGION AND THAT THE COUNTY OR REGION HAS RECEIVED NOTIFICATION  
11 OF OR, IF THE COUNTY OR REGION IS NOT LOCATED IN AN AREA COVERED  
12 BY A METROPOLITAN PLANNING ORGANIZATION, ANY TRANSPORTATION  
13 PLAN PREPARED BY THE DEPARTMENT OF TRANSPORTATION THAT THE  
14 COUNTY OR REGION HAS RECEIVED NOTIFICATION OF AND THAT APPLIES TO  
15 THE COUNTY OR REGION;

16 (II) THE GENERAL LOCATION OF PUBLIC PLACES OR FACILITIES,  
17 INCLUDING PUBLIC SCHOOLS, CULTURALLY, HISTORICALLY, OR  
18 ARCHAEOLOGICALLY SIGNIFICANT BUILDINGS, SITES, AND OBJECTS,  
19 PLAYGROUNDS, FORESTS, RESERVATIONS, SQUARES, PARKS, AIRPORTS,  
20 AVIATION FIELDS, MILITARY INSTALLATIONS, AND OTHER PUBLIC WAYS,  
21 GROUNDS, OPEN SPACES, TRAILS, AND DESIGNATED FEDERAL, STATE, AND  
22 LOCAL WILDLIFE AREAS. FOR PURPOSES OF THIS SECTION, "MILITARY  
23 INSTALLATION" HAS THE SAME MEANING AS SPECIFIED IN SECTION  
24 29-20-105.6 (2)(b).

25 (III) THE GENERAL LOCATION AND EXTENT OF PUBLIC UTILITIES,  
26 TERMINALS, CAPITAL FACILITIES, AND TRANSFER FACILITIES, WHETHER  
27 PUBLICLY OR PRIVATELY OWNED, FOR WATER, LIGHT, POWER, SANITATION,

1 TRANSPORTATION, COMMUNICATION, HEAT, AND OTHER PURPOSES, AND  
2 ANY PROPOSED OR PROJECTED NEEDS FOR CAPITAL FACILITIES AND  
3 UTILITIES, INCLUDING THE PRIORITIES, ANTICIPATED COSTS, AND FUNDING  
4 PROPOSALS FOR SUCH FACILITIES AND UTILITIES;

5 (IV) THE ACCEPTANCE, WIDENING, REMOVAL, EXTENSION,  
6 RELOCATION, NARROWING, VACATION, ABANDONMENT, MODIFICATION, OR  
7 CHANGE OF USE OF ANY OF THE PUBLIC WAYS, RIGHTS-OF-WAY, INCLUDING  
8 THE COORDINATION OF SUCH RIGHTS-OF-WAY WITH THE RIGHTS-OF-WAY  
9 OF OTHER COUNTIES, REGIONS, OR MUNICIPALITIES, GROUNDS, OPEN  
10 SPACES, BUILDINGS, PROPERTIES, UTILITIES, OR TERMINALS, REFERRED TO  
11 IN SUBSECTIONS (1)(a.5)(I) THROUGH (1)(a.5)(IV) OF THIS SECTION;

12 (V) METHODS FOR ASSURING ACCESS TO APPROPRIATE CONDITIONS  
13 FOR SOLAR, WIND, OR OTHER ALTERNATIVE ENERGY SOURCES, INCLUDING  
14 GEOHERMAL ENERGY USED FOR WATER HEATING OR SPACE HEATING OR  
15 COOLING IN A SINGLE BUILDING, FOR SPACE HEATING FOR MORE THAN ONE  
16 BUILDING THROUGH A PIPELINE NETWORK, OR FOR ELECTRICITY  
17 GENERATION;

18 (VI) THE GENERAL CHARACTER, LOCATION, AND EXTENT OF  
19 COMMUNITY CENTERS, TOWNSITES, HOUSING DEVELOPMENTS, WHETHER  
20 PUBLIC OR PRIVATE, THE EXISTING, PROPOSED, OR PROJECTED LOCATION  
21 OF RESIDENTIAL NEIGHBORHOODS AND SUFFICIENT LAND FOR FUTURE  
22 HOUSING DEVELOPMENT FOR THE EXISTING AND PROJECTED ECONOMIC  
23 AND OTHER NEEDS OF ALL CURRENT AND ANTICIPATED RESIDENTS OF THE  
24 COUNTY OR REGION, AND URBAN CONSERVATION OR REDEVELOPMENT  
25 AREAS. IF A COUNTY OR REGION HAS ENTERED INTO A REGIONAL PLANNING  
26 AGREEMENT, SUCH AGREEMENT MAY BE INCORPORATED BY REFERENCE  
27 INTO THE MASTER PLAN.

1           (VII) THE GENERAL SOURCE AND EXTENT OF FORESTS,  
2           AGRICULTURAL AREAS, FLOOD CONTROL AREAS, AND OPEN DEVELOPMENT  
3           AREAS FOR PURPOSES OF CONSERVATION, FOOD AND WATER SUPPLY,  
4           SANITARY AND DRAINAGE FACILITIES, FLOOD CONTROL, OR THE  
5           PROTECTION OF URBAN DEVELOPMENT;

6           (VIII) A LAND CLASSIFICATION AND UTILIZATION PROGRAM;

7           (IX) PROJECTIONS OF POPULATION GROWTH AND HOUSING NEEDS  
8           TO ACCOMMODATE THE PROJECTED POPULATION FOR SPECIFIED  
9           INCREMENTS OF TIME. THE COUNTY OR REGION MAY BASE THESE  
10          PROJECTIONS UPON DATA FROM THE DEPARTMENT OF LOCAL AFFAIRS AND  
11          UPON THE COUNTY'S OR REGION'S LOCAL OBJECTIVES.

12          (X) THE LOCATION OF AREAS CONTAINING STEEP SLOPES,  
13          GEOLOGICAL HAZARDS, ENDANGERED OR THREATENED SPECIES,  
14          WETLANDS, FLOODPLAINS, FLOODWAYS, AND FLOOD RISK ZONES, HIGHLY  
15          ERODIBLE LAND OR UNSTABLE SOILS, AND WILDFIRE HAZARDS. FOR  
16          PURPOSES OF DETERMINING THE LOCATION OF SUCH AREAS, THE PLANNING  
17          COMMISSION SHALL CONSIDER THE FOLLOWING SOURCES FOR GUIDANCE:

18               (A) THE COLORADO GEOLOGICAL SURVEY FOR DEFINING AND  
19               MAPPING GEOLOGICAL HAZARDS;

20               (B) THE UNITED STATES FISH AND WILDLIFE SERVICE OF THE  
21               UNITED STATES DEPARTMENT OF THE INTERIOR AND THE PARKS AND  
22               WILDLIFE COMMISSION CREATED IN SECTION 33-9-101, FOR LOCATING  
23               AREAS INHABITED BY ENDANGERED OR THREATENED SPECIES;

24               (C) THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE  
25               UNITED STATES FISH AND WILDLIFE SERVICE NATIONAL WETLANDS  
26               INVENTORY FOR DEFINING AND MAPPING WETLANDS;

27               (D) THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR

1 DEFINING AND MAPPING FLOODPLAINS, FLOODWAYS, AND FLOOD RISK  
2 ZONES;

3 (E) THE NATURAL RESOURCES CONSERVATION SERVICE OF THE  
4 UNITED STATES DEPARTMENT OF AGRICULTURE FOR DEFINING AND  
5 MAPPING UNSTABLE SOILS AND HIGHLY ERODIBLE LAND; AND

6 (F) THE COLORADO STATE FOREST SERVICE FOR LOCATING  
7 WILDFIRE HAZARD AREAS.

8 (8) IN ADOPTING OR AMENDING A MASTER PLAN, THE COMMISSION  
9 SHALL IDENTIFY, PROVIDE NOTICE TO, AND CONSULT WITH RELEVANT  
10 ENTITIES TO ENSURE THAT THE ADOPTION OR AMENDING OF THE MASTER  
11 PLAN IS AN INCLUSIVE PROCESS.

12 (9) NO MORE THAN THIRTY DAYS AFTER ADOPTING OR AMENDING  
13 THE MASTER PLAN, THE COMMISSION SHALL SUBMIT THE MASTER PLAN TO  
14 THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT OF LOCAL  
15 AFFAIRS. THE DIVISION OF LOCAL GOVERNMENT SHALL REVIEW THESE  
16 MASTER PLANS AND MAY PROVIDE COMMENTS TO THE COUNTY OR  
17 COMMISSION.

18 (10) NOT LESS THAN SIXTY DAYS PRIOR TO ADOPTING OR  
19 AMENDING THE MASTER PLAN, A COUNTY OR REGIONAL PLANNING  
20 COMMISSION SHALL SUBMIT THE MASTER PLAN TO THE DIVISION OF LOCAL  
21 GOVERNMENT IN THE DEPARTMENT OF LOCAL AFFAIRS. THE DIVISION OF  
22 LOCAL GOVERNMENT SHALL REVIEW THESE MASTER PLANS AND MAY  
23 PROVIDE COMMENTS TO THE COUNTY OR COMMISSION. THE DIVISION  
24 SHALL PROVIDE COMMENTS IN WRITING DESCRIBING THE EXTENT TO  
25 WHICH THE MASTER PLAN MEETS OR DOES NOT MEET THE REQUIREMENTS  
26 OF THIS SECTION. THE DEPARTMENT OF LOCAL AFFAIRS MAY HIRE AND  
27 EMPLOY ONE FULL-TIME EMPLOYEE TO PROVIDE EDUCATIONAL RESOURCES

1 AND ASSISTANCE TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF  
2 THIS SECTION.

3 **SECTION 7.** In Colorado Revised Statutes, 31-15-713, **add**  
4 (1)(d) as follows:

5 **31-15-713. Power to sell public works - real property.** (1) The  
6 governing body of each municipality has the power:

7 (d) NOTWITHSTANDING SUBSECTIONS (1)(a) AND (1)(b) OF THIS  
8 SECTION, TO SELL AND DISPOSE OF, BY ORDINANCE, ANY PUBLIC BUILDING  
9 OR REAL PROPERTY OWNED BY A MUNICIPALITY THAT IS HELD FOR  
10 GOVERNMENT PURPOSES OTHER THAN PARK PURPOSES, IF THE SALE AND  
11 DISPOSITION OF THE PUBLIC BUILDING OR REAL PROPERTY IS FOR THE  
12 PURPOSE OF PROVIDING PROPERTY TO BE USED FOR THE DEVELOPMENT OF  
13 AFFORDABLE HOUSING, AS THE TERM IS DEFINED IN SECTION 29-33-102 (3).  
14 THE GOVERNING BODY SHALL DETERMINE THE TERMS AND CONDITIONS OF  
15 THE SALE AND DISPOSITION AT A REGULAR OR SPECIAL MEETING AND  
16 SHALL MAKE THESE TERMS AND CONDITIONS PUBLICLY AVAILABLE.

17 **SECTION 8.** In Colorado Revised Statutes, 31-23-301, **amend**  
18 (5)(b)(I)(A) and (5)(b)(I)(B); **add** (5)(a)(III), (5)(a)(IV), (5)(a)(V), and  
19 (5)(b)(I.5) as follows:

20 **31-23-301. Grant of power.** (5) (a) As used in this subsection  
21 (5), unless the context otherwise requires:

22 (III) "MANUFACTURED HOME" HAS THE SAME MEANING AS SET  
23 FORTH IN SECTION 24-32-3302 (20).

24 (IV) "MODULAR HOME" HAS THE SAME MEANING AS SET FORTH IN  
25 SECTION 24-32-3302 (25).

26 (b) (I) No municipality may have or enact zoning regulations,  
27 subdivision regulations, or any other regulation affecting development

1 that exclude or have the effect of excluding homes from the municipality  
2 that are:

3 (A) Homes certified by the division of housing created in section  
4 24-32-704 or a party authorized to act on its behalf; THE APPROVAL  
5 PROCESSES OF MODULAR HOMES SHALL BE BASED ON OBJECTIVE  
6 STANDARDS, AS DEFINED IN SECTION 29-33-102 (27), AND  
7 ADMINISTRATIVE REVIEW THAT ARE EQUIVALENT TO THAT REQUIRED FOR  
8 SITE-BUILT HOMES, UNLESS A MUNICIPALITY REGULATES SITE-BUILT  
9 HOMES THROUGH A DISCRETIONARY REVIEW PROCESS, AS DEFINED IN  
10 SECTION 29-33-102 (9), IN WHICH CASE A MUNICIPALITY MAY USE AN  
11 EQUIVALENT REVIEW PROCESS FOR A MODULAR HOME AND A SITE-BUILT  
12 HOME;

13 (B) Homes certified by the United States department of housing  
14 and urban development through its office of manufactured housing  
15 programs, a successor agency, or a party authorized to act on its behalf.  
16 THE APPROVAL PROCESSES OF MANUFACTURED HOMES SHALL BE BASED  
17 ON OBJECTIVE STANDARDS AND ADMINISTRATIVE REVIEW THAT ARE  
18 EQUIVALENT TO THAT REQUIRED FOR SITE-BUILT HOMES, UNLESS A  
19 MUNICIPALITY REGULATES SITE-BUILT HOMES THROUGH A DISCRETIONARY  
20 REVIEW PROCESS, AS DEFINED IN SECTION 29-33-102 (9), IN WHICH CASE  
21 A MUNICIPALITY MAY USE AN EQUIVALENT REVIEW PROCESS FOR A  
22 MANUFACTURED HOME AND A SITE-BUILT HOME. ~~or~~

23 (b) (I.5) A MUNICIPALITY SHALL NOT IMPOSE MORE RESTRICTIVE  
24 STANDARDS ON MANUFACTURED AND MODULAR HOMES THAN THOSE THE  
25 MUNICIPALITY APPLIES TO SITE BUILT HOMES IN THE SAME RESIDENTIAL  
26 ZONES. RESTRICTIVE STANDARDS INCLUDE ZONING REGULATIONS,  
27 SUBDIVISION REGULATIONS, AND ANY OTHER REGULATION AFFECTING

1 DEVELOPMENT SUCH AS REQUIREMENTS RELATING TO:

2 (A) PERMANENT FOUNDATIONS;

3 (B) MINIMUM FLOOR SPACE;

4 (C) HOME SIZE OR SECTIONAL REQUIREMENTS;

5 (D) IMPROVEMENT LOCATION STANDARDS;

6 (E) SIDE YARD STANDARDS; AND

7 (F) SETBACK STANDARDS.

8 **SECTION 9.** In Colorado Revised Statutes, 31-23-206, **repeal**  
9 **and reenact, with amendments, (1); and add (1.5), (8), (9), (10), and**  
10 **(11) as follows:**

11 **31-23-206. Master plan. (1) IT IS THE DUTY OF THE COMMISSION**  
12 **TO MAKE AND ADOPT A MASTER PLAN FOR THE PHYSICAL DEVELOPMENT**  
13 **OF THE MUNICIPALITY, INCLUDING ANY AREAS OUTSIDE ITS BOUNDARIES,**  
14 **SUBJECT TO THE APPROVAL OF THE GOVERNMENTAL BODY HAVING**  
15 **JURISDICTION THEREOF, THAT IN THE COMMISSION'S JUDGMENT BEAR**  
16 **RELATION TO THE PLANNING OF THE MUNICIPALITY. THE MASTER PLAN OF**  
17 **A MUNICIPALITY IS AN ADVISORY DOCUMENT TO GUIDE LAND**  
18 **DEVELOPMENT DECISIONS; HOWEVER, THE PLAN OR ANY PART THEREOF**  
19 **MAY BE MADE BINDING BY INCLUSION IN THE MUNICIPALITY'S ADOPTED**  
20 **SUBDIVISION, ZONING, PLATTING, PLANNED UNIT DEVELOPMENT, OR OTHER**  
21 **SIMILAR LAND DEVELOPMENT REGULATIONS AFTER SATISFYING NOTICE,**  
22 **DUE PROCESS, AND HEARING REQUIREMENTS FOR LEGISLATIVE OR**  
23 **QUASI-JUDICIAL PROCESSES AS APPROPRIATE. WHEN A COMMISSION**  
24 **DECIDES TO ADOPT A MASTER PLAN, THE COMMISSION SHALL CONDUCT**  
25 **PUBLIC HEARINGS, AFTER NOTICE OF SUCH PUBLIC HEARINGS HAS BEEN**  
26 **PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION IN THE**  
27 **MUNICIPALITY IN A MANNER SUFFICIENT TO NOTIFY THE PUBLIC OF THE**



1 TIME, PLACE, AND NATURE OF THE PUBLIC HEARING, PRIOR TO FINAL  
2 ADOPTION OF A MASTER PLAN IN ORDER TO ENCOURAGE PUBLIC  
3 PARTICIPATION IN AND AWARENESS OF THE DEVELOPMENT OF SUCH PLAN  
4 AND SHALL ACCEPT AND CONSIDER ORAL AND WRITTEN PUBLIC COMMENTS  
5 THROUGHOUT THE PROCESS OF DEVELOPING THE PLAN. THE PLAN,  
6 ADOPTED OR AMENDED ON OR AFTER JUNE 30, 2024, WITH THE  
7 ACCOMPANYING MAPS, PLATS, CHARTS, AND DESCRIPTIVE MATTER, MUST  
8 INCLUDE:

9 (a) A HOUSING ELEMENT THAT USES BEST AVAILABLE DATA, SUCH  
10 AS THE MOST RECENT LOCAL HOUSING NEEDS PLAN CREATED PURSUANT  
11 TO SECTION 29-33-104 OR OTHER RECENT HOUSING ANALYSES;

12 (b) NATURAL AND AGRICULTURAL LAND PRIORITIES IN  
13 ACCORDANCE WITH THE NATURAL AND AGRICULTURAL LAND PRIORITIES  
14 REPORT CREATED IN SECTION 29-33-110;

15 (c) A STRATEGIC GROWTH ELEMENT THAT MUST INCLUDE:

16 (I) THE INFORMATION RELEVANT TO THE MUNICIPALITY  
17 CONTAINED IN THE REGIONAL STRATEGIC GROWTH AND HOUSING MIX  
18 ANALYSIS CONDUCTED PURSUANT TO SECTION 29-33-105 (8)(c) AND AN  
19 ANALYSIS OF HOW THE MUNICIPALITY IS INCLUDING THIS INFORMATION IN  
20 THE MASTER PLAN;

21 (II) THE IDENTIFICATION OF ADDITIONAL LOCAL STRATEGIC  
22 GROWTH AREAS;

23 (III) THE IDENTIFICATION OF TRANSPORTATION, UTILITY, AND  
24 OTHER INFRASTRUCTURE GAPS AND INFRASTRUCTURE PROJECTS,  
25 PREFERABLY WITHIN A CAPITAL IMPROVEMENT PLAN, THAT WOULD  
26 ENABLE STRATEGIC GROWTH AREAS TO BE DEVELOPED OR REDEVELOPED;

27 AND

1           (IV) THE IDENTIFICATION OF ZONING REFINEMENTS AND DENSITIES  
2           NECESSARY TO ACCOMMODATE THE HOUSING NEEDS INCLUDED IN  
3           HOUSING NEEDS ASSESSMENTS, AND TO MEET STRATEGIC GROWTH  
4           OBJECTIVES FOR STRATEGIC GROWTH AREAS.

5           (d) (I) THE GENERAL LOCATION AND EXTENT OF AN ADEQUATE  
6           AND SUITABLE SUPPLY OF WATER;

7           (II) IN COMPLETING THE WATER SUPPLY ELEMENT, THE PLANNING  
8           COMMISSION SHALL CONSULT WITH THE ENTITIES THAT SUPPLY WATER FOR  
9           USE WITHIN THE MUNICIPALITY TO ENSURE COORDINATION ON WATER  
10           SUPPLY AND FACILITY PLANNING, AND THE WATER SUPPLY ELEMENT MUST  
11           IDENTIFY WATER SUPPLIES AND FACILITIES SUFFICIENT TO MEET THE NEEDS  
12           OF THE PUBLIC AND PRIVATE INFRASTRUCTURE REASONABLY ANTICIPATED  
13           OR IDENTIFIED IN THE PLANNING PROCESS;

14           (III) THE WATER SUPPLY ELEMENT MUST INCLUDE WATER  
15           CONSERVATION POLICIES, TO BE DETERMINED BY THE MUNICIPALITY,  
16           WHICH MAY INCLUDE GOALS SPECIFIED IN THE STATE WATER PLAN  
17           ADOPTED PURSUANT TO SECTION 37-60-106.3 AND MAY INCLUDE POLICIES  
18           TO IMPLEMENT WATER CONSERVATION AND OTHER STATE WATER PLAN  
19           GOALS AS A CONDITION OF DEVELOPMENT APPROVALS, INCLUDING  
20           SUBDIVISIONS, PLANNED UNIT DEVELOPMENTS, SPECIAL USE PERMITS, AND  
21           ZONING CHANGES;

22           (IV) THE DEPARTMENT OF LOCAL AFFAIRS CREATED IN SECTION  
23           24-1-125 MAY HIRE AND EMPLOY ONE FULL-TIME EMPLOYEE TO PROVIDE  
24           EDUCATIONAL RESOURCES AND ASSISTANCE TO MUNICIPALITIES THAT  
25           INCLUDE WATER CONSERVATION POLICIES IN THEIR MASTER PLANS AS  
26           DESCRIBED IN SUBSECTION (1)(d)(III) OF THIS SECTION;

27           (V) NOTHING IN THIS SUBSECTION (1)(d) SHALL BE CONSTRUED TO

1 SUPERSEDE, ABROGATE, OR OTHERWISE IMPAIR THE ALLOCATION OF  
2 WATER PURSUANT TO THE STATE CONSTITUTION OR LAWS, THE RIGHT TO  
3 BENEFICIALLY USE WATER PURSUANT TO DECREES, CONTRACTS, OR OTHER  
4 WATER USE AGREEMENTS, OR THE OPERATION, MAINTENANCE, REPAIR,  
5 REPLACEMENT, OR USE OF ANY WATER FACILITY.

6 (e) THE MOST RECENT VERSION OF THE PLAN REQUIRED BY  
7 SECTION 31-12-105 (1)(e) OR A SIMILAR ELEMENT ANALYZING AND  
8 MAKING A PLAN FOR AREAS OF POTENTIAL GROWTH WITHIN THREE MILES  
9 OF THE MUNICIPAL BOUNDARY.

10 (1.5) AFTER CONSULTATION ON EACH OF THE FOLLOWING, WHERE  
11 APPLICABLE OR APPROPRIATE, THE MASTER PLAN MAY INCLUDE:

12 (a) THE GENERAL SOURCE, CHARACTER, AND EXTENT OF EXISTING,  
13 PROPOSED, OR PROJECTED STREETS, ROADS, RIGHTS-OF-WAY, BRIDGES,  
14 WATERWAYS, WATERFRONTS, PARKWAYS, HIGHWAYS, MASS TRANSIT  
15 ROUTES AND CORRIDORS, AND ANY TRANSPORTATION PLAN PREPARED BY  
16 ANY METROPOLITAN PLANNING ORGANIZATION THAT COVERS ALL OR A  
17 PORTION OF THE MUNICIPALITY AND THAT THE MUNICIPALITY HAS  
18 RECEIVED NOTIFICATION OF OR, IF THE MUNICIPALITY IS NOT LOCATED IN  
19 AN AREA COVERED BY A METROPOLITAN PLANNING ORGANIZATION, ANY  
20 TRANSPORTATION PLAN PREPARED BY THE DEPARTMENT OF  
21 TRANSPORTATION THAT THE MUNICIPALITY HAS RECEIVED NOTIFICATION  
22 OF AND THAT COVERS ALL OR A PORTION OF THE MUNICIPALITY;

23 (b) THE GENERAL LOCATION OF PUBLIC PLACES OR FACILITIES,  
24 INCLUDING PUBLIC SCHOOLS, CULTURALLY, HISTORICALLY, OR  
25 ARCHAEOLOGICALLY SIGNIFICANT BUILDINGS, SITES, AND OBJECTS,  
26 PLAYGROUNDS, SQUARES, PARKS, AIRPORTS, AVIATION FIELDS, MILITARY  
27 INSTALLATIONS, AND OTHER PUBLIC WAYS, GROUNDS, OPEN SPACES,

1 TRAILS, AND DESIGNATED FEDERAL, STATE, AND LOCAL WILDLIFE AREAS.  
2 FOR PURPOSES OF THIS SECTION, "MILITARY INSTALLATION" HAS THE SAME  
3 MEANING AS SPECIFIED IN SECTION 29-20-105.6 (2)(b).

4 (c) THE GENERAL LOCATION AND EXTENT OF PUBLIC UTILITIES  
5 TERMINALS, CAPITAL FACILITIES, AND TRANSFER FACILITIES, WHETHER  
6 PUBLICLY OR PRIVATELY OWNED OR OPERATED, FOR WATER, LIGHT,  
7 SANITATION, TRANSPORTATION, COMMUNICATION, POWER, AND OTHER  
8 PURPOSES, AND ANY PROPOSED OR PROJECTED NEEDS FOR CAPITAL  
9 FACILITIES AND UTILITIES, INCLUDING THE PRIORITIES, ANTICIPATED  
10 COSTS, AND FUNDING PROPOSALS FOR SUCH FACILITIES AND UTILITIES;

11 (d) THE ACCEPTANCE, REMOVAL, RELOCATION, WIDENING,  
12 NARROWING, VACATING, ABANDONMENT, MODIFICATION, CHANGE OF USE,  
13 OR EXTENSION OF ANY OF THE PUBLIC WAYS, RIGHTS-OF-WAY, INCLUDING  
14 THE COORDINATION OF SUCH RIGHTS-OF-WAY WITH THE RIGHTS-OF-WAY  
15 OF OTHER MUNICIPALITIES, COUNTIES, OR REGIONS, GROUNDS, OPEN  
16 SPACES, BUILDINGS, PROPERTY, UTILITY, OR TERMINALS, REFERRED TO IN  
17 SUBSECTIONS (1.5) (a) THROUGH (a) OF THIS SECTION AND SUBSECTION  
18 (1)(d) OF THIS SECTION;

19 (e) A ZONING PLAN FOR THE CONTROL OF THE HEIGHT, AREA, BULK,  
20 LOCATION, AND USE OF BUILDINGS AND PREMISES. SUCH A ZONING PLAN  
21 MAY PROTECT AND ASSURE ACCESS TO APPROPRIATE CONDITIONS FOR  
22 SOLAR, WIND, OR OTHER ALTERNATIVE ENERGY SOURCES, INCLUDING  
23 GEOHERMAL ENERGY USED FOR WATER HEATING OR SPACE HEATING OR  
24 COOLING IN A SINGLE BUILDING, FOR SPACE HEATING FOR MORE THAN ONE  
25 BUILDING THROUGH A PIPELINE NETWORK, OR FOR ELECTRICITY  
26 GENERATION; HOWEVER, REGULATIONS AND RESTRICTIONS OF THE HEIGHT,  
27 NUMBER OF STORIES, SIZE OF BUILDINGS AND OTHER STRUCTURES, AND

1 THE HEIGHT AND LOCATION OF TREES AND OTHER VEGETATION SHALL NOT  
2 APPLY TO EXISTING BUILDINGS, STRUCTURES, TREES, OR VEGETATION  
3 EXCEPT FOR NEW GROWTH ON SUCH VEGETATION.

4 (f) THE GENERAL CHARACTER, LOCATION, AND EXTENT OF  
5 COMMUNITY CENTERS, HOUSING DEVELOPMENTS, WHETHER PUBLIC OR  
6 PRIVATE, THE EXISTING, PROPOSED, OR PROJECTED LOCATION OF  
7 RESIDENTIAL NEIGHBORHOODS AND SUFFICIENT LAND FOR FUTURE  
8 HOUSING DEVELOPMENT FOR THE EXISTING AND PROJECTED ECONOMIC  
9 AND OTHER NEEDS OF ALL CURRENT AND ANTICIPATED RESIDENTS OF THE  
10 MUNICIPALITY, AND REDEVELOPMENT AREAS. IF A MUNICIPALITY HAS  
11 ENTERED INTO A REGIONAL PLANNING AGREEMENT, SUCH AGREEMENT  
12 MAY BE INCORPORATED BY REFERENCE INTO THE MASTER PLAN.

13 (g) A MASTER PLAN FOR THE EXTRACTION OF COMMERCIAL  
14 MINERAL DEPOSITS PURSUANT TO SECTION 34-1-304;

15 (h) A PLAN FOR THE LOCATION AND PLACEMENT OF PUBLIC  
16 UTILITIES THAT FACILITATES THE PROVISION OF SUCH UTILITIES TO ALL  
17 EXISTING, PROPOSED, OR PROJECTED DEVELOPMENTS IN THE  
18 MUNICIPALITY;

19 (i) PROJECTIONS OF POPULATION GROWTH AND HOUSING NEEDS TO  
20 ACCOMMODATE THE PROJECTED POPULATION FOR SPECIFIED INCREMENTS  
21 OF TIME. THE MUNICIPALITY MAY BASE THESE PROJECTIONS UPON DATA  
22 FROM THE DEPARTMENT OF LOCAL AFFAIRS AND UPON THE MUNICIPALITY'S  
23 LOCAL OBJECTIVES.

24 (j) THE AREAS CONTAINING STEEP SLOPES, GEOLOGICAL HAZARDS,  
25 ENDANGERED OR THREATENED SPECIES, WETLANDS, FLOODPLAINS,  
26 FLOODWAYS, AND FLOOD RISK ZONES, HIGHLY ERODIBLE LAND OR  
27 UNSTABLE SOILS, AND WILDFIRE HAZARDS. FOR PURPOSES OF

1 DETERMINING THE LOCATION OF SUCH AREAS, THE PLANNING COMMISSION  
2 SHALL CONSIDER THE FOLLOWING SOURCES FOR GUIDANCE:

3 (I) THE COLORADO GEOLOGICAL SURVEY FOR DEFINING AND  
4 MAPPING GEOLOGICAL HAZARDS;

5 (II) THE UNITED STATES FISH AND WILDLIFE SERVICE OF THE  
6 UNITED STATES DEPARTMENT OF THE INTERIOR AND THE PARKS AND  
7 WILDLIFE COMMISSION CREATED IN SECTION 33-9-101, FOR LOCATING  
8 AREAS INHABITED BY ENDANGERED OR THREATENED SPECIES;

9 (III) THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE  
10 UNITED STATES FISH AND WILDLIFE SERVICE NATIONAL WETLANDS  
11 INVENTORY FOR DEFINING AND MAPPING WETLANDS;

12 (IV) THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR  
13 DEFINING AND MAPPING FLOODPLAINS, FLOODWAYS, AND FLOOD RISK  
14 ZONES;

15 (V) THE NATURAL RESOURCES CONSERVATION SERVICE OF THE  
16 UNITED STATES DEPARTMENT OF AGRICULTURE FOR DEFINING AND  
17 MAPPING UNSTABLE SOILS AND HIGHLY ERODIBLE LAND; AND

18 (VI) THE COLORADO STATE FOREST SERVICE FOR LOCATING  
19 WILDFIRE HAZARD AREAS.

20 (8) IN ADOPTING OR AMENDING A MASTER PLAN, THE COMMISSION  
21 SHALL IDENTIFY, PROVIDE NOTICE TO, AND CONSULT WITH RELEVANT  
22 ENTITIES TO ENSURE THAT THE ADOPTING OR AMENDING OF THE MASTER  
23 PLAN IS AN INCLUSIVE PROCESS.

24 (9) NO MORE THAN THIRTY DAYS AFTER ADOPTING OR AMENDING  
25 THE MASTER PLAN, THE COMMISSION SHALL SUBMIT THE MASTER PLAN TO  
26 THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT OF LOCAL  
27 AFFAIRS. THE DIVISION OF LOCAL GOVERNMENT SHALL REVIEW THESE

1 MASTER PLANS TO ENSURE THEY COMPLY WITH THE REQUIREMENTS OF  
2 THIS SECTION.

3 (10) NOT LESS THAN SIXTY DAYS PRIOR TO ADOPTING OR  
4 AMENDING THE MASTER PLAN, THE COMMISSION SHALL SUBMIT THE  
5 MASTER PLAN TO THE DIVISION OF LOCAL GOVERNMENT IN THE  
6 DEPARTMENT OF LOCAL AFFAIRS. THE DIVISION OF LOCAL GOVERNMENT  
7 SHALL REVIEW THESE MASTER PLANS TO ENSURE THEY COMPLY WITH THE  
8 REQUIREMENTS OF THIS SECTION. THE DIVISION SHALL PROVIDE  
9 COMMENTS IN WRITING DESCRIBING THE EXTENT TO WHICH THE MASTER  
10 PLAN MEETS OR DOES NOT MEET THE REQUIREMENTS OF THIS SECTION. THE  
11 DEPARTMENT OF LOCAL AFFAIRS MAY HIRE AND EMPLOY ONE FULL-TIME  
12 EMPLOYEE TO PROVIDE EDUCATIONAL RESOURCES AND ASSISTANCE TO  
13 ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.

14 (11) AN URBAN MUNICIPALITY, AS DEFINED IN SECTION 29-33-102  
15 (40), SUBJECT TO THIS SECTION SHALL REVIEW AND, IF NEEDED, REVISE ITS  
16 MASTER PLAN TO ENSURE THE PLAN COMPLIES WITH THE REQUIREMENTS  
17 OF THIS SECTION AT LEAST EVERY TEN YEARS. AN URBAN MUNICIPALITY  
18 MAY UTILIZE EXISTING PLANNING INFORMATION AND ANALYSIS TO SATISFY  
19 THE REQUIREMENTS OF THIS SUBSECTION (11), SO LONG AS THE  
20 INFORMATION OR ANALYSIS IS NOT MORE THAN FIVE YEARS OLD.

21 **SECTION 10.** In Colorado Revised Statutes, 43-1-106, **amend**  
22 **(15)(d) as follows:**

23 **43-1-106. Transportation commission - powers and duties -**  
24 **rules - definitions - efficiency and accountability committee.** (15) **In**  
25 **addition to any other duties required by law, the commission shall have**  
26 **the following charges:**

27 **(d) To study and make recommendations for existing and future**

1 transportation systems in Colorado with a focus of such study and  
2 recommendations being a ten-year plan for each mode of transportation.  
3 Such THE ten-year plan shall MUST be based on what can be reasonably  
4 expected to be implemented with the estimated revenues which are likely  
5 to be available AND MUST INCLUDE PRIORITIZATION CRITERIA THAT ARE  
6 CONSISTENT WITH STATE STRATEGIC GROWTH OBJECTIVES FOR  
7 REGIONALLY SIGNIFICANT TRANSPORTATION PROJECTS.

8 **SECTION 11.** In Colorado Revised Statutes, 43-1-113, **add** (20)  
9 as follows:

10 **43-1-113. Funds - budgets - fiscal year - reports and**  
11 **publications. (20) BEFORE DECEMBER 31, 2024, OR BEFORE THE NEXT**  
12 **REGIONAL TRANSPORTATION PLANNING CYCLE BEGINS, THE DEPARTMENT**  
13 **SHALL ENSURE THAT THE PRIORITIZATION CRITERIA FOR ANY GRANT**  
14 **PROGRAM ADMINISTERED BY THE DEPARTMENT ARE CONSISTENT WITH**  
15 **STATE STRATEGIC GROWTH OBJECTIVES, AS DETERMINED IN SECTION**  
16 **29-33-108, SO LONG AS DOING SO DOES NOT VIOLATE FEDERAL LAW. THE**  
17 **STATE GROWTH OBJECTIVES MUST BE CLEARLY ARTICULATED IN A**  
18 **PROJECT'S REQUIREMENTS OF PROSPECTIVE FUNDING RECIPIENTS.**

19 **SECTION 12.** In Colorado Revised Statutes, 43-1-1103, **amend**  
20 **(5)(i) and (5)(j); and add (2.5) and (5)(k) as follows:**

21 **43-1-1103. Transportation planning. (2.5) BEGINNING**  
22 **DECEMBER 31, 2024, ANY REGIONAL TRANSPORTATION PLAN THAT IS**  
23 **CREATED OR UPDATED MUST ADDRESS AND ENSURE CONSISTENCY WITH**  
24 **STATE STRATEGIC GROWTH OBJECTIVES AS DETERMINED IN SECTION**  
25 **29-33-108.**

26 **(5) The department shall integrate and consolidate the regional**  
27 **transportation plans for the transportation planning regions into a**



1 comprehensive statewide transportation plan. The formation of the state  
2 plan shall be accomplished through a statewide planning process set by  
3 rules and regulations promulgated by the commission. The state plan shall  
4 address but shall not be limited to the following factors:

- 5 (i) Effective, efficient, and safe freight transport; and
- 6 (j) Reduction of greenhouse gas emissions IN A MANNER  
7 SUFFICIENT TO MEET THE STATE'S GOALS, AND REDUCTION OF NEAR-ROAD  
8 AIR POLLUTION; AND
- 9 (k) BEGINNING DECEMBER 31, 2024, ADDRESS AND ENSURE  
10 CONSISTENCY WITH STATE STRATEGIC GROWTH OBJECTIVES.

11 **SECTION 13.** In Colorado Revised Statutes, 43-4-1103, add  
12 (2)(e) as follows:

13 **43-4-1103. Multimodal transportation options fund - creation**  
14 **- revenue sources for fund - use of fund. (2) (e) FEE REVENUES FROM**  
15 **THE MULTIMODAL TRANSPORTATION OPTIONS FUND GENERATED ON OR**  
16 **AFTER JANUARY 1, 2025, AND OTHER STATE FUNDS TRANSFERRED TO THE**  
17 **MULTIMODAL TRANSPORTATION OPTIONS FUND ON OR AFTER JULY 1, 2024,**  
18 **SHALL ONLY BE MADE FOR MULTIMODAL PROJECTS THAT THE DEPARTMENT**  
19 **DETERMINES ARE CONSISTENT WITH STATE STRATEGIC GROWTH**  
20 **OBJECTIVES, AS DETERMINED IN SECTION 29-33-108. THE STATE GROWTH**  
21 **OBJECTIVES MUST BE CLEARLY ARTICULATED IN A PROJECT'S**  
22 **REQUIREMENTS OF PROSPECTIVE FUNDING RECIPIENTS.**

23 **SECTION 14. Appropriation.** (1) For the 2023-24 state fiscal  
24 year, \$15,000,000 is appropriated to the housing plans assistance fund  
25 created in section 29-33-112 (3)(a), C.R.S. This appropriation is from the  
26 general fund. The department of local affairs is responsible for the  
27 accounting related to this appropriation.

1           (2) For the 2023-24 state fiscal year, \$15,102,556 is appropriated  
2 to the department of local affairs. This appropriation consists of \$102,556  
3 from the general fund and \$15,000,000 reappropriated funds from the  
4 housing plans assistance fund received under subsection (1) of this  
5 section. To implement this act, the department may use this appropriation  
6 as follows:

7           (a) \$60,838 general fund for use by the state demography office  
8 for program costs, which amount is based on an assumption that the  
9 office will require an additional 0.6 FTE;

10           (b) \$37,708 general fund for use by the division of housing for  
11 personal services, which amount is based on an assumption that the office  
12 will require an additional 0.5 FTE;

13           (c) \$4,010 general fund for use by the division of housing for  
14 operating expenses; and

15           (d) \$15,000,000 reappropriated funds from the housing plans  
16 assistance fund received under subsection (1) of this section for use by the  
17 division of local government for the local land use assistance program,  
18 which amount is based on an assumption that the division will require an  
19 additional 10.4 FTE. Any money appropriated in this subsection (2)(d)  
20 not expended prior to July 1, 2024 is further appropriated for the 2024-25  
21 and 2025-26 state fiscal years for the same purpose.

22           (3) For the 2023-24 state fiscal year, \$78,529 is appropriated to  
23 the department of natural resources. This appropriation is from the  
24 general fund. To implement this act, the department may use this  
25 appropriation as follows:

26           (a) \$70,509 for use by the executive director's office for personal  
27 services, which amount is based on an assumption that the office will

1 require an additional 0.9 FTE; and

2 (b) \$8,020 for use by the executive director's office for operating  
3 expenses.

4 (4) For the 2023-24 state fiscal year, \$27,001 is appropriated to  
5 the office of the governor for use by the Colorado energy office. This  
6 appropriation is from the general fund and is based on an assumption that  
7 the office will require an additional 0.2 FTE. To implement this act, the  
8 office may use this appropriation for program administration.

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