

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Local Government & Housing.

SB23-213 be amended as follows:

1 Amend printed bill, page 9, line 11, strike "and".

2 Page 9, line 15, strike "growth." and substitute "growth; and

3 (J) Displacement from low income neighborhoods has occurred
4 in Colorado under current land use regulations as housing rents and prices
5 have increased faster than wages, which has fundamentally changed the
6 demographics of some areas. These pressures have led to both direct
7 displacement of individual households from homes they can no longer
8 afford and indirect displacement as the result of changes in the
9 neighborhood population as low-income residents move out and the
10 vacated units are no longer affordable to similar households. As the state
11 and local governments seek to increase housing options and affordability,
12 it is essential to take steps to mitigate further displacement and enable
13 residents to stay in their neighborhoods if they wish."

14 Page 36, line 26, strike "DECEMBER 31, 2024," and substitute "MARCH 31,
15 2024,".

16 Page 37, line 2, after "MUNICIPALITIES." insert "THE MENU SHALL BE
17 DESIGNED WITH THE GOAL OF PROVIDING URBAN MUNICIPALITIES WITH
18 ADEQUATE GUIDANCE AND TOOLS TO PREVENT DISPLACEMENT FROM
19 AREAS, COMMUNITIES, OR HOUSEHOLDS AT HIGH RISK FOR DISPLACEMENT,
20 PARTICULARLY IN AREAS IMPACTED BY, AND WHERE HOUSING
21 DEVELOPMENT IS ALLOWED BY, PARTS 2, 3, 4, AND 5 OF THIS ARTICLE 33."

22 Page 37, line 9, after "THE" insert "AREAS AT THE".

23 Page 37, line 10, strike "STANDARDS;" and substitute "STANDARDS. THIS
24 GUIDANCE MUST INCLUDE FACTORS THAT CAN BE USED TO IDENTIFY RISKS
25 FOR DISPLACEMENT AT THE CENSUS TRACT OR OTHER SIMILAR
26 GEOGRAPHIC SCALE. THE FACTORS MUST INCLUDE, BUT ARE NOT LIMITED
27 TO, THE FOLLOWING:

28 (I) THE PERCENTAGE OF RESIDENTS WHO ARE LOW-INCOME;

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

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

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

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

36 (VI) THE PERCENTAGE OF RESIDENTS WHO WERE BORN OUTSIDE OF

1 THE UNITED STATES;
2 (VII) THE EMPLOYMENT RATE; AND
3 (VIII) THE PERCENTAGE OF HOUSEHOLDS THAT DO NOT HAVE
4 INTERNET ACCESS."

5 Page 37, lines 11 and 12, strike "A LOCAL GOVERNMENT" and substitute
6 "AN URBAN MUNICIPALITY".

7 Page 37, line 12, strike "ANTI-DISPLACEMENT" and substitute
8 "DISPLACEMENT MITIGATION".

9 Page 37, line 15, strike "CHOSE" and substitute "CHOOSE".

10 Page 37, after line 15 insert:

11 "(3) AN URBAN MUNICIPALITY MAY SUBMIT EVIDENCE TO THE
12 DEPARTMENT OF LOCAL AFFAIRS CONCERNING DISPLACEMENT MITIGATION
13 MEASURES THAT THE MUNICIPALITY ADOPTED PRIOR TO THE EFFECTIVE
14 DATE OF THIS SECTION, AND THE IMPACT OF THOSE MEASURES, AND THE
15 DEPARTMENT MAY DETERMINE WHETHER THOSE STRATEGIES MAY
16 QUALIFY AS A DISPLACEMENT MITIGATION MEASURE FOR PURPOSES OF
17 SECTION 29-33-105 (4)(g).

18 (4) THE DEPARTMENT OF LOCAL AFFAIRS SHALL PROVIDE
19 TECHNICAL ASSISTANCE AND FUNDING TO SUPPORT URBAN MUNICIPALITIES
20 IN CONDUCTING DISPLACEMENT ANALYSIS AND IN IDENTIFYING
21 DISPLACEMENT MITIGATION MEASURES TO ADDRESS THE RISK OF
22 DISPLACEMENT IN THE AREAS AT THE HIGHEST RISK OF DISPLACEMENT."

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