

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Appropriations.

SB23-213 be amended as follows:

1 Amend printed bill, strike everything below the enacting clause and  
2 substitute:

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

5 **ARTICLE 33**

6 **State Land Use Requirements For Affordable Housing**

7 **PART 1**

8 **HOUSING NEEDS PLANNING**

9 **29-33-101. Legislative declaration.** (1) THE GENERAL ASSEMBLY  
10 HEREBY FINDS, DETERMINES, AND DECLARES THAT:

11 (a) COLORADO LACKS A COORDINATED PROCESS TO SET GOALS,  
12 DEVELOP SOLUTIONS, AND TRACK PROGRESS TOWARDS MEETING  
13 STATEWIDE, REGIONAL, AND LOCAL HOUSING NEEDS;

14 (b) CONSISTENT INFORMATION ABOUT STATEWIDE, REGIONAL, AND  
15 LOCAL HOUSING NEEDS IS ESSENTIAL IN DEVELOPING EQUITABLE AND  
16 EFFECTIVE HOUSING POLICIES AND STRATEGIES AND IMPROVING EFFORTS  
17 TO INCREASE HOUSING AFFORDABILITY OVER TIME;

18 (c) HOUSING MARKETS EXPAND BEYOND THE BORDERS OF  
19 INDIVIDUAL LOCAL GOVERNMENTS, AND INFORMATION IS REQUIRED ON A  
20 LOCAL, REGIONAL, AND STATEWIDE SCALE TO MAKE A HOLISTIC PLAN FOR  
21 ADDRESSING HOUSING NEEDS;

22 (d) ALTHOUGH SOME LOCAL GOVERNMENTS WORK TO ASSESS AND  
23 ADDRESS HOUSING NEEDS, THESE LOCAL GOVERNMENTS USE DIFFERENT  
24 METHODOLOGIES, DO THIS WORK AT DIFFERENT TIMES, AND LACK  
25 REGIONAL COORDINATION;

26 (e) LOCAL GOVERNMENTS THAT DO NOT ALLOW HOUSING SUPPLY  
27 TO KEEP PACE WITH HOUSEHOLD AND JOB GROWTH IN THEIR JURISDICTIONS  
28 EXPORT THEIR HOUSING NEEDS TO NEIGHBORING COMMUNITIES, CAUSING  
29 REGIONAL IMBALANCES THAT IMPACT EQUITY, POLLUTION,  
30 INFRASTRUCTURE COSTS, AND QUALITY OF LIFE;

31 (f) REQUIRING LOCAL GOVERNMENTS TO PLAN FOR AND  
32 IMPLEMENT STRATEGIES TO MEET AN EQUITABLE AMOUNT OF THEIR  
33 REGION'S HOUSING DEMAND WILL HELP MITIGATE THESE IMBALANCES AND  
34 THEIR NEGATIVE IMPACTS;

35 (g) THE STATE MANAGES MULTIPLE GRANT-BASED PROGRAMS  
36 DESIGNED TO HELP LOCAL GOVERNMENTS ASSESS AND MEET HOUSING  
37 NEEDS, AND THESE PROGRAMS WILL BE ABLE TO MORE EFFECTIVELY

1 ADDRESS HOUSING ISSUES WITH MORE COMPREHENSIVE AND CONSISTENT  
2 INFORMATION INFORMED BY REGIONAL AND STATEWIDE DATA; AND  
3 (h) THE AFFORDABLE HOUSING TRANSFORMATIONAL TASK FORCE  
4 ESTABLISHED IN SECTION 24-75-229 (6)(a), IDENTIFIED A STATEWIDE  
5 HOUSING NEEDS ASSESSMENT AND PRODUCTION STRATEGY AS A TOP  
6 LEGISLATIVE PRIORITY FOR COLORADO IN THE TASK FORCE'S FEBRUARY  
7 23, 2022, REPORT TO THE GENERAL ASSEMBLY.

8 **29-33-102. Definitions.** AS USED IN THIS ARTICLE 33, UNLESS THE  
9 CONTEXT OTHERWISE REQUIRES:

10 (1) "ACCESSIBLE UNIT" MEANS A HOUSING UNIT THAT SATISFIES  
11 THE REQUIREMENTS OF THE FEDERAL "FAIR HOUSING ACT", 42 U.S.C. SEC.  
12 3601 ET SEQ., AS AMENDED.

13 (2) "ACCESSORY DWELLING UNIT" MEANS AN INTERNAL,  
14 ATTACHED, OR DETACHED RESIDENTIAL DWELLING UNIT THAT:

15 (a) PROVIDES COMPLETE INDEPENDENT LIVING FACILITIES FOR ONE  
16 OR MORE PERSONS;

17 (b) IS LOCATED ON THE SAME LOT AS A PROPOSED OR EXISTING  
18 PRIMARY RESIDENCE; AND

19 (c) INCLUDES PROVISIONS FOR LIVING, SLEEPING, EATING,  
20 COOKING, AND SANITATION.

21 (3) "AFFORDABLE HOUSING" MEANS HOUSING FOR WHICH LOW-  
22 AND MODERATE-INCOME HOUSEHOLDS DO NOT SPEND MORE THAN THIRTY  
23 PERCENT OF THEIR HOUSEHOLD INCOME ON HOUSING COSTS.

24 (4) "BROWNFIELD DEVELOPMENT" MEANS THE DEVELOPMENT OF  
25 BROWNFIELD SITES, AS DEFINED IN SECTION 31-25-103 (3.1).

26 (5) "BUILDABLE LANDS ANALYSIS" MEANS AN EVALUATION OF  
27 LANDS SUITABLE FOR DEVELOPMENT INCLUDING POTENTIAL GREYFIELD  
28 DEVELOPMENT, BROWNFIELD DEVELOPMENT, AND GREENFIELD  
29 DEVELOPMENT.

30 (6) "BUS RAPID TRANSIT" MEANS A BUS-BASED TRANSIT SERVICE  
31 THAT INCLUDES AT LEAST THREE OF THE FOLLOWING:

32 (a) SERVICE THAT IS SCHEDULED TO RUN EVERY FIFTEEN MINUTES  
33 OR LESS DURING THE HIGHEST FREQUENCY SERVICE HOURS;

34 (b) DEDICATED LANES OR BUSWAYS;

35 (c) TRAFFIC SIGNAL PRIORITY;

36 (d) OFF-BOARD FARE COLLECTION;

37 (e) ELEVATED PLATFORMS; OR

38 (f) ENHANCED STATIONS.

39 (7) "COMMUTER BUS RAPID TRANSIT" MEANS A BUS RAPID TRANSIT  
40 SERVICE THAT OPERATES ON A LIMITED-ACCESS HIGHWAY FOR THE  
41 MAJORITY OF ITS ROUTE.

42 (8) "COTTAGE CLUSTER" MEANS A GROUPING OF TWO OR MORE  
43 DETACHED HOUSING UNITS, EACH HOUSING UNIT HAVING A FOOTPRINT OF

1 NO MORE THAN NINE HUNDRED SQUARE FEET, AND THE GROUPING HAVING  
2 A COMMON COURTYARD.

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

7 (a) EVALUATIONS OF CONSISTENCY OF AN APPLICATION WITH  
8 LOCAL PLANS;

9 (b) COMPATIBILITY OR HARMONY OF AN APPLICATION WITH  
10 SURROUNDING LAND USES OR DEVELOPMENT;

11 (c) INDIVIDUALIZED EVALUATIONS RELATING TO MITIGATION OF  
12 IMPACTS; OR

13 (d) EVALUATION OF AN APPLICATION'S CONSISTENCY WITH PUBLIC  
14 WELFARE.

15 (10) "DISPLACEMENT" MEANS THE RELOCATION OF RESIDENTS DUE  
16 TO:

17 (a) INCREASED REAL ESTATE PRICES, RENTS, PROPERTY TAXES, OR  
18 OTHER ECONOMIC FACTORS;

19 (b) CAUSES SUCH AS EMINENT DOMAIN, LEASE NONRENEWALS,  
20 AND EVICTIONS;

21 (c) PHYSICAL CONDITIONS AND NEGLECT THAT RENDER  
22 RESIDENCES UNINHABITABLE;

23 (d) PHYSICAL DISPLACEMENT WHEREIN EXISTING HOUSING UNITS  
24 ARE LOST DUE TO PROPERTY REHABILITATION, REDEVELOPMENT, OR  
25 DEMOLITION; OR

26 (e) INDIRECT DISPLACEMENT THAT OCCURS WHEN LOW-INCOME  
27 RESIDENTS VACATE UNITS AND THOSE UNITS ARE NO LONGER AFFORDABLE  
28 TO OTHER LOW-INCOME HOUSEHOLDS.

29 (11) "DWELLING UNIT" MEANS A SINGLE UNIT PROVIDING  
30 COMPLETE INDEPENDENT LIVING FACILITIES FOR ONE OR MORE PERSONS,  
31 INCLUDING PERMANENT PROVISIONS FOR COOKING, EATING, LIVING,  
32 SANITATION, AND SLEEPING.

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

36 (13) "GREENFIELD DEVELOPMENT" MEANS NEW DEVELOPMENT ON  
37 LAND THAT HAS NOT BEEN PREVIOUSLY DEVELOPED AND THAT IS EITHER  
38 WITHIN A MUNICIPALITY OR OUTSIDE OF A MUNICIPALITY, BUT IS WITHIN  
39 A POTENTIAL ANNEXATION AREA.

40 (14) "GREYFIELD DEVELOPMENT" MEANS INFILL, REDEVELOPMENT,  
41 OR NEW DEVELOPMENT WITHIN AN EXISTING MUNICIPALITY OR CENSUS  
42 URBANIZED AREA ON VACANT, PARTIALLY VACANT, OR UNDERUTILIZED  
43 LAND THAT TAKES INTO CONSIDERATION DEVELOPMENT READINESS AND

1 MARKET FACTORS.

2 (15) "KEY CORRIDORS" MEANS ROADWAYS AND TRANSIT STOPS  
3 SERVED BY URBAN BUS RAPID TRANSIT SERVICES, COMMUTER BUS RAPID  
4 TRANSIT SERVICES, AND FREQUENT BUS SERVICES. FOR PURPOSES OF THIS  
5 SUBSECTION (15), "FREQUENT BUS SERVICE" MEANS A BUS ROUTE THAT IS  
6 SCHEDULED TO RUN AT LEAST EVERY FIFTEEN MINUTES DURING THE  
7 HIGHEST FREQUENCY SERVICE HOURS AND IS AT LEAST ONE MILE LONG.

8 (16) "LOCAL GOVERNMENT" MEANS A HOME RULE OR STATUTORY  
9 CITY, TOWN, TERRITORIAL CITY OR TOWN, CITY AND COUNTY, OR COUNTY  
10 AND HOME RULE COUNTY.

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

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

20 (19) "METROPOLITAN PLANNING ORGANIZATION" MEANS A  
21 METROPOLITAN PLANNING ORGANIZATION UNDER THE "FEDERAL TRANSIT  
22 ACT OF 1998", 49 U.S.C. SEC. 5301 ET SEQ., AS AMENDED.

23 (20) (a) "MIDDLE HOUSING" MEANS A TYPE OF HOUSING THAT  
24 INCLUDES BETWEEN TWO AND FOUR SEPARATE UNITS IN:  
25 (I) A BUILDING DESIGNED AS A SINGLE STRUCTURE;  
26 (II) A TOWNHOME BUILDING; OR  
27 (III) A COTTAGE CLUSTER.

28 (b) MUNICIPALITIES MAY DEFINE "MIDDLE HOUSING" TO INCLUDE  
29 ADDITIONAL HOUSING TYPES AND EXPANDED HOUSING UNIT AMOUNTS, SO  
30 LONG AS THE MUNICIPALITY'S DEFINITION IS NOT MORE RESTRICTIVE THAN  
31 THE DEFINITION OF "MIDDLE HOUSING" IN SUBSECTION (20)(a) OF THIS  
32 SECTION.

33 (21) "MIXED-INCOME DEVELOPMENT" MEANS HOUSING WHERE  
34 SOME OF THE HOUSING UNITS WITHIN A PARTICULAR DEVELOPMENT HAVE  
35 RESTRICTED RENTAL OR FOR-SALE RATES THAT ARE AFFORDABLE FOR  
36 LOW- AND MODERATE-INCOME HOUSEHOLDS AND SOME OF THE UNITS  
37 HAVE HIGHER RENTAL OR FOR-SALE RATES.

38 (22) "MIXED-USE DEVELOPMENT" MEANS A DEVELOPMENT  
39 PROJECT THAT INTEGRATES MULTIPLE LAND USE TYPES.

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

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

1 (a) THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT OF  
2 LOCAL AFFAIRS;  
3 (b) THE COLORADO ENERGY OFFICE;  
4 (c) THE DEPARTMENT OF NATURAL RESOURCES; AND  
5 (d) THE DEPARTMENT OF TRANSPORTATION.  
6 (25) "MULTIFAMILY HOUSING" MEANS A BUILDING OR GROUP OF  
7 BUILDINGS ON THE SAME LOT WITH SEPARATE LIVING UNITS FOR THREE OR  
8 MORE HOUSEHOLDS.  
9 (26) "MUNICIPALITY" MEANS A HOME RULE OR STATUTORY CITY  
10 OR TOWN, TERRITORIAL CHARTER CITY OR TOWN, OR CITY AND COUNTY.  
11 (27) "OBJECTIVE STANDARD" MEANS A STANDARD THAT BOTH:  
12 (a) DOES NOT REQUIRE A PUBLIC BODY OR OFFICIAL TO MAKE A  
13 PERSONAL OR SUBJECTIVE JUDGMENT; AND  
14 (b) IS UNIFORMLY VERIFIABLE OR ASCERTAINABLE BY REFERENCE  
15 TO AN EXTERNAL OR UNIFORM BENCHMARK OR CRITERION THAT IS  
16 AVAILABLE AND KNOWABLE BY THE DEVELOPMENT APPLICANT OR  
17 PROPONENT AND THE PUBLIC BODY OR OFFICIAL PRIOR TO THE  
18 DEVELOPMENT APPLICANT OR PROPONENT'S FILING OF A DEVELOPMENT  
19 PROPOSAL.  
20 (28) "POPULATION" MEANS THE CURRENT POPULATION AS  
21 REPORTED BY THE STATE DEMOGRAPHY OFFICE.  
22 (29) "REGULATED AFFORDABLE HOUSING" MEANS AFFORDABLE  
23 HOUSING THAT:  
24 (a) IS CREATED OR SUPPORTED BY PUBLIC SUBSIDIES, LOCAL  
25 INCLUSIONARY ZONING ORDINANCES, OR OTHER REGULATIONS OR  
26 PROGRAMS;  
27 (b) RESTRICTS OR LIMITS RENTAL OR SALE PRICE; AND  
28 (c) RESTRICTS RESIDENT INCOME LEVELS TO LOW- TO  
29 MODERATE-INCOME HOUSEHOLD LEVELS FOR A SPECIFIED PERIOD.  
30 (30) (a) "RURAL RESORT JOB CENTER MUNICIPALITY" MEANS A  
31 MUNICIPALITY THAT:  
32 (I) IS NOT WITHIN A METROPOLITAN PLANNING ORGANIZATION;  
33 (II) HAS A POPULATION OF ONE THOUSAND OR MORE;  
34 (III) HAS AT LEAST ONE THOUSAND TWO HUNDRED JOBS  
35 ACCORDING TO THE MOST RECENT UNITED STATES CENSUS BUREAU  
36 LONGITUDINAL EMPLOYER-HOUSEHOLD DYNAMICS ORIGIN-DESTINATION  
37 EMPLOYMENT STATISTICS;  
38 (IV) HAS A MINIMUM JOBS-TO-POPULATION RATIO OF SIXTY-FOUR  
39 HUNDREDTHS; AND  
40 (V) HAS A TRANSIT STOP SERVICED BY A TRANSIT AGENCY THAT  
41 SERVES AT LEAST TWO MUNICIPALITIES AND WITH SERVICE THAT INCLUDES  
42 AN AVERAGE OF AT LEAST TWENTY TRIPS PER DAY, AS OF JANUARY 1,  
43 2023.

1 (b) FOR PURPOSES OF THIS SUBSECTION (30), "TRANSIT AGENCY"  
2 MEANS AN ENTITY THAT IS BOTH:

3 (I) A REGIONAL SERVICE AUTHORITY PROVIDING SURFACE  
4 TRANSPORTATION PURSUANT TO PART 1 OF ARTICLE 7 OF TITLE 32, A  
5 REGIONAL TRANSPORTATION AUTHORITY CREATED PURSUANT TO PART 6  
6 OF ARTICLE 4 OF TITLE 43, OR ANY OTHER POLITICAL SUBDIVISION OF THE  
7 STATE, PUBLIC ENTITY, OR NONPROFIT CORPORATION PROVIDING MASS  
8 TRANSPORTATION SERVICES TO THE GENERAL PUBLIC; AND

9 (II) ELIGIBLE TO RECEIVE MONEY UNDER A GRANT AUTHORIZED BY  
10 49 U.S.C. SEC. 5307 OR 49 U.S.C. SEC. 5311.

11 (31) "SHORT-TERM RENTAL" MEANS THE RENTAL OF A LODGING  
12 UNIT FOR LESS THAN THIRTY DAYS. AS USED IN THIS SUBSECTION (31),  
13 "LODGING UNIT" MEANS ANY PROPERTY OR PORTION OF A PROPERTY THAT  
14 IS AVAILABLE FOR LODGING; EXCEPT THAT THE TERM EXCLUDES A HOTEL  
15 UNIT. LOCAL GOVERNMENTS MAY APPLY THEIR OWN DEFINITION OF  
16 "SHORT-TERM RENTAL" FOR THE PURPOSES OF THIS ARTICLE 33.

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

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

23 (34) "STRATEGIC GROWTH AND HOUSING MIX ANALYSIS" MEANS  
24 A COMPREHENSIVE ANALYSIS THAT IDENTIFIES STRATEGIC GROWTH AREAS,  
25 AS DEFINED IN SECTION 29-33-108 (3)(a), THAT CAN BOTH ACCOMMODATE  
26 THE HOUSING NEEDS IDENTIFIED IN HOUSING NEEDS ASSESSMENTS AND BE  
27 UTILIZED IN THE STRATEGIC GROWTH ELEMENT OF MASTER PLANS, AS  
28 DEFINED IN SECTION 31-23-206.

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

30 (a) A MUNICIPALITY THAT:

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

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

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

38 (b) A MUNICIPALITY THAT:

39 (I) IS WITHIN A METROPOLITAN PLANNING ORGANIZATION THAT  
40 HAS A POPULATION OF LESS THAN ONE MILLION; AND

41 (II) HAS A POPULATION OF AT LEAST TWENTY-FIVE THOUSAND.

42 (36) "TIER TWO URBAN MUNICIPALITY" MEANS A MUNICIPALITY  
43 THAT DOES NOT SATISFY THE DEFINITION OF A TIER ONE URBAN

1 MUNICIPALITY AND:

2 (a) IS WITHIN A METROPOLITAN PLANNING ORGANIZATION;

3 (b) HAS A POPULATION OF BETWEEN FIVE THOUSAND AND

4 TWENTY-FIVE THOUSAND; AND

5 (c) IS IN A COUNTY WITH A POPULATION OF TWO HUNDRED FIFTY

6 THOUSAND OR MORE.

7 (37) "TOWNHOME" MEANS A SINGLE-UNIT DWELLING UNIT

8 CONSTRUCTED IN A GROUP OF ATTACHED UNITS IN WHICH EACH UNIT

9 EXTENDS FROM FOUNDATION TO ROOF AND HAS OPEN SPACE ON AT LEAST

10 TWO SIDES.

11 (38) "TRANSIT-ORIENTED AREA" MEANS AN AREA WHERE ALL

12 PARCELS HAVE AT LEAST TWENTY-FIVE PERCENT OF THEIR AREA WITHIN

13 ONE-HALF MILE OF AN EXISTING FIXED-RAIL TRANSIT STATION. FOR THE

14 PURPOSES OF THIS SUBSECTION (38), A FIXED-RAIL TRANSIT STATION IS A

15 FIXED-RAIL TRANSIT SERVICE BOARDING AND EXITING LOCATION OR

16 STATION FOR THE GENERAL PUBLIC.

17 (39) "URBAN BUS RAPID TRANSIT SERVICE" MEANS A BUS RAPID

18 TRANSIT SERVICE THAT OPERATES ON A SURFACE STREET FOR THE

19 MAJORITY OF ITS ROUTE.

20 (40) "URBAN MUNICIPALITY" MEANS BOTH A TIER ONE AND A TIER

21 TWO URBAN MUNICIPALITY.

22 **29-33-103. Multi-agency advisory committee - rural resort**

23 **area committee - urban area advisory committee.** (1) THERE IS

24 HEREBY CREATED IN THE DEPARTMENT OF LOCAL AFFAIRS THE

25 MULTI-AGENCY ADVISORY COMMITTEE, REFERRED TO IN THIS SECTION AS

26 THE COMMITTEE.

27 (2) THE COMMITTEE IS A **TYPE 2** ENTITY, AS DEFINED IN SECTION

28 24-1-105, AND EXERCISES ITS POWERS AND PERFORMS ITS DUTIES AND

29 FUNCTIONS UNDER THE DEPARTMENT OF LOCAL AFFAIRS.

30 (3) (a) THE COMMITTEE CONSISTS OF THIRTEEN VOTING MEMBERS

31 AS FOLLOWS:

32 (I) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL

33 AFFAIRS, OR THE EXECUTIVE DIRECTOR'S DESIGNEE;

34 (II) THE EXECUTIVE DIRECTOR OF THE COLORADO ENERGY OFFICE,

35 OF THE EXECUTIVE DIRECTOR'S DESIGNEE;

36 (III) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF

37 TRANSPORTATION, OR THE EXECUTIVE DIRECTOR'S DESIGNEE;

38 (IV) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF NATURAL

39 RESOURCES, OR THE EXECUTIVE DIRECTOR'S DESIGNEE;

40 (V) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF

41 AGRICULTURE, OR THE EXECUTIVE DIRECTOR'S DESIGNEE;

42 (VI) ONE MEMBER WHO IS A STAFF-LEVEL REPRESENTATIVE FROM

43 A METROPOLITAN PLANNING ORGANIZATION WHO IS APPOINTED BY THE

1 SPEAKER OF THE HOUSE OF REPRESENTATIVES;  
2 (VII) ONE MEMBER WHO IS A STAFF-LEVEL REPRESENTATIVE FROM  
3 A METROPOLITAN PLANNING ORGANIZATION WHO IS APPOINTED BY THE  
4 MINORITY LEADER OF THE SENATE;  
5 (VIII) ONE MEMBER WHO HAS A BACKGROUND IN LAND USE  
6 PLANNING, IS A STAFF-LEVEL REPRESENTATIVE FROM A TIER ONE URBAN  
7 MUNICIPALITY, AND IS APPOINTED BY THE PRESIDENT OF THE SENATE;  
8 (IX) ONE MEMBER WHO HAS A BACKGROUND IN LAND USE  
9 PLANNING, IS A STAFF-LEVEL REPRESENTATIVE FROM A TIER ONE URBAN  
10 MUNICIPALITY, AND IS APPOINTED BY THE GOVERNOR;  
11 (X) ONE MEMBER WHO HAS A BACKGROUND IN LAND USE  
12 PLANNING, IS A STAFF-LEVEL REPRESENTATIVE FROM A RURAL RESORT JOB  
13 CENTER MUNICIPALITY, AND IS APPOINTED BY THE GOVERNOR;  
14 (XI) ONE MEMBER WHO HAS A BACKGROUND IN LAND USE  
15 PLANNING, IS A STAFF-LEVEL REPRESENTATIVE FROM A RURAL RESORT JOB  
16 CENTER MUNICIPALITY, AND IS APPOINTED BY THE SPEAKER OF THE HOUSE  
17 OF REPRESENTATIVES;  
18 (XII) ONE MEMBER WHO IS A STAFF-LEVEL REPRESENTATIVE FROM  
19 A COUNTY WHO IS APPOINTED BY THE PRESIDENT OF THE SENATE; AND  
20 (XIII) ONE MEMBER WHO IS A COMMUNITY REPRESENTATIVE WITH  
21 HOUSING EXPERTISE WHO IS APPOINTED BY THE PRESIDENT OF THE SENATE.  
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.  
28 (4) EACH MEMBER OF THE COMMITTEE WHO IS APPOINTED  
29 PURSUANT TO SUBSECTION (3) OF THIS SECTION SERVES AT THE PLEASURE  
30 OF THE OFFICIAL WHO APPOINTED THE MEMBER. THE TERM OF  
31 APPOINTMENT IS FOUR YEARS; EXCEPT THAT THE TERM OF EACH MEMBER  
32 INITIALLY APPOINTED PURSUANT TO SUBSECTIONS (3)(a)(I), (3)(a)(II),  
33 (3)(a)(III), (3)(a)(IV), AND (3)(a)(V) OF THIS SECTION IS TWO YEARS AND  
34 THE TERM OF EACH MEMBER INITIALLY APPOINTED PURSUANT TO  
35 SUBSECTIONS (3)(a)(VI), (3)(a)(VII), (3)(a)(VIII), (3)(a)(IX), (3)(a)(X),  
36 (3)(a)(XI), (3)(a)(XII), AND (3)(a)(XIII) OF THIS SECTION IS ONE YEAR. NO  
37 APPOINTED MEMBER OF THE COMMITTEE SHALL SERVE MORE THAN TWO  
38 CONSECUTIVE TERMS.  
39 (5) (a) THE GOVERNOR SHALL CALL THE FIRST MEETING OF THE  
40 COMMITTEE NO LATER THAN OCTOBER 1, 2023.  
41 (b) THE COMMITTEE SHALL ELECT A CHAIR FROM AMONG ITS  
42 MEMBERS TO SERVE FOR A TERM NOT TO EXCEED TWO YEARS, AS  
43 DETERMINED BY THE COMMITTEE. A MEMBER IS NOT ELIGIBLE TO SERVE



1 AS CHAIR FOR MORE THAN TWO SUCCESSIVE TERMS.

2 (c) THE COMMITTEE SHALL MEET AT LEAST ONCE EVERY YEAR.

3 THE CHAIR MAY CALL SUCH ADDITIONAL MEETINGS AS ARE NECESSARY

4 FOR THE COMMITTEE TO COMPLETE ITS DUTIES.

5 (6) THE COMMITTEE SHALL COMPLETE ITS DUTIES AS REQUIRED BY

6 THIS ARTICLE 33.

7 (7) UPON REQUEST BY THE COMMITTEE, THE DEPARTMENT OF

8 LOCAL AFFAIRS SHALL PROVIDE OFFICE SPACE, EQUIPMENT, AND STAFF

9 SERVICES AS MAY BE NECESSARY TO IMPLEMENT THIS SECTION.

10 (8) (a) THERE IS CREATED AS PART OF THE MULTI-AGENCY

11 ADVISORY COMMITTEE THE RURAL RESORT AREA SUBCOMMITTEE.

12 (b) THE RURAL RESORT AREA SUBCOMMITTEE CONSISTS OF AT

13 LEAST ONE OF THE MEMBERS OF THE MULTI-AGENCY COMMITTEE

14 APPOINTED PURSUANT TO SUBSECTION (3)(a)(X) OR (3)(a)(XI) OF THIS

15 SECTION, WHO SHALL SERVE AS THE CHAIR OF THE SUBCOMMITTEE, AND

16 OTHER MEMBERS AS DETERMINED BY THE MULTI-AGENCY'S COMMITTEE

17 BYLAWS TO ENSURE COMMUNITY ENGAGEMENT ACROSS RURAL RESORT

18 JOB CENTER MUNICIPALITIES.

19 (c) IN ACCORDANCE WITH SECTION 29-33-109, THE RURAL RESORT

20 AREA SUBCOMMITTEE SHALL DEVELOP RECOMMENDATIONS TO PRESENT

21 TO THE MULTI-AGENCY COMMITTEE CONCERNING MATTERS RELATED TO

22 RURAL RESORT JOB CENTER MUNICIPALITIES. PRIOR TO FINALIZING ANY

23 RECOMMENDATIONS, THE RURAL RESORT AREA SUBCOMMITTEE SHALL

24 PROVIDE A DRAFT OF THE RECOMMENDATIONS TO ALL RURAL RESORT

25 AREA JOB CENTER MUNICIPALITIES AND SHALL HOLD A PUBLIC HEARING ON

26 SUCH RECOMMENDATIONS NO SOONER THAN SIXTY DAYS AFTER

27 PROVIDING THESE RECOMMENDATIONS.

28 (9) (a) THERE IS CREATED AS PART OF THE MULTI-AGENCY

29 ADVISORY COMMITTEE THE URBAN AREA SUBCOMMITTEE.

30 (b) THE URBAN AREA SUBCOMMITTEE CONSISTS OF AT LEAST ONE

31 OF THE MEMBERS OF THE MULTI-AGENCY COMMITTEE APPOINTED

32 PURSUANT TO SUBSECTIONS (3)(a)(VI), (3)(a)(VII), (3)(a)(VIII), AND

33 (3)(a)(IX) OF THIS SECTION, WHO SHALL SERVE AS THE CHAIR OF THE

34 SUBCOMMITTEE, AND OTHER MEMBERS AS DETERMINED BY THE

35 MULTI-AGENCY'S COMMITTEE BYLAWS TO ENSURE COMMUNITY

36 ENGAGEMENT ACROSS TIER ONE AND TWO URBAN MUNICIPALITIES.

37 (c) IN ACCORDANCE WITH SECTION 29-33-109, THE URBAN AREA

38 SUBCOMMITTEE SHALL DEVELOP RECOMMENDATIONS TO PRESENT TO THE

39 MULTI-AGENCY COMMITTEE CONCERNING MATTERS RELATED TO URBAN

40 MUNICIPALITIES. PRIOR TO FINALIZING ANY RECOMMENDATIONS, THE

41 URBAN AREA SUBCOMMITTEE SHALL PROVIDE A DRAFT OF THE

42 RECOMMENDATION TO ALL TIER ONE AND TIER TWO MUNICIPALITIES AND

43 SHALL HOLD A PUBLIC HEARING ON SUCH RECOMMENDATIONS NO SOONER

1 THAN SIXTY DAYS AFTER PROVIDING THESE RECOMMENDATIONS.

2 **29-33-104. Housing needs assessments - methodology.**

3 (1)(a) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS

4 SHALL ISSUE A METHODOLOGY FOR DEVELOPING STATEWIDE, REGIONAL,

5 AND LOCAL HOUSING NEEDS ASSESSMENTS.

6 (b) THE MULTI-AGENCY ADVISORY COMMITTEE, IN CONSULTATION

7 WITH THE STATE DEMOGRAPHY OFFICE, SHALL, AS PART OF THE PUBLIC

8 COMMENT AND HEARING PROCESS ESTABLISHED IN SECTION 29-33-109(2),

9 DEVELOP RECOMMENDATIONS TO PROVIDE TO THE EXECUTIVE DIRECTOR

10 OF THE DEPARTMENT OF LOCAL AFFAIRS CONCERNING THE METHODOLOGY

11 FOR DEVELOPING STATEWIDE, REGIONAL, AND LOCAL HOUSING NEEDS

12 ASSESSMENTS.

13 (2) THE METHODOLOGY FOR DEVELOPING HOUSING NEEDS

14 ASSESSMENTS MAY INCLUDE:

15 (a) FOR THE STATEWIDE HOUSING NEEDS ASSESSMENT, METHODS

16 TO:

17 (I) ESTIMATE EXISTING HOUSING STOCK;

18 (II) CONDUCT A HOUSING SHORTAGE ANALYSIS;

19 (III) ESTIMATE THE HOUSING NECESSARY TO ACCOMMODATE THE

20 DEMOGRAPHIC AND POPULATION TRENDS FORECAST BY THE STATE

21 DEMOGRAPHY OFFICE, CATEGORIZED BY HOUSEHOLD SIZE; HOUSEHOLD

22 TYPE, INCLUDING FOR SUPPORTIVE, FOR-SALE, AND RENTAL HOUSING; AND

23 INCOME LEVEL, INCLUDING EXTREMELY LOW-INCOME, VERY LOW-INCOME,

24 AND LOW-INCOME HOUSEHOLDS AS DEFINED BY THE UNITED STATES

25 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND

26 (IV) ENSURE LOCAL GOVERNMENT INPUT AND COORDINATION.

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

28 (I) ASSESS REGIONAL HOUSING NEEDS FOR EACH REGION, BASED

29 ON:

30 (A) EXISTING AND PROJECTED HOUSING SHORTAGES AND

31 SURPLUSES FOR DIFFERENT HOUSEHOLD TYPES AND INCOME LEVELS,

32 INCLUDING EXTREMELY LOW-INCOME, VERY LOW-INCOME, AND

33 LOW-INCOME HOUSEHOLDS AS DEFINED BY THE UNITED STATES

34 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT;

35 (B) EXISTING HOUSING DIVERSITY AND STOCK;

36 (C) CURRENT JOBS BY INCOME LEVEL;

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

38 (E) DEMOGRAPHIC AND POPULATION TRENDS FORECAST BY THE

39 STATE DEMOGRAPHY OFFICE; AND

40 (II) DESIGNATE REGIONS BASED ON THE BOUNDARIES OF

41 METROPOLITAN PLANNING ORGANIZATIONS, RURAL REGIONS, AND RURAL

42 RESORT REGIONS. THE DESIGNATION OF RURAL REGIONS AND RURAL

43 RESORT REGIONS MUST BE BASED ON REGIONAL COMMUTING PATTERNS

1 AMONG OTHER FACTORS.

2 (c) FOR LOCAL HOUSING NEEDS ASSESSMENTS, METHODS TO  
3 ASSESS LOCAL HOUSING NEEDS FOR EACH LOCAL GOVERNMENT, BASED ON:

4 (I) THE CURRENT PROPORTION OF THE LOCALITY'S POPULATION IN  
5 DIFFERENT HOUSEHOLD INCOME LEVELS, INCLUDING EXTREMELY  
6 LOW-INCOME, VERY LOW-INCOME, AND LOW-INCOME HOUSEHOLDS AS  
7 DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
8 DEVELOPMENT;

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

10 (III) THE LOCALITY'S JOB-HOUSING BALANCE, INCLUDING THE  
11 AVAILABILITY OF HOUSING AFFORDABLE TO LOW-INCOME WORKERS IN THE  
12 LOCALITY;

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

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

15 (VI) VACANCY RATES IN THE LOCALITY;

16 (VII) MEASURES OF HOMELESSNESS AND HOUSING INSTABILITY IN  
17 THE LOCALITY; AND

18 (VIII) DEMOGRAPHIC AND POPULATION TRENDS FORECAST BY THE  
19 STATE DEMOGRAPHY OFFICE.

20 (3) (a) NO LATER THAN DECEMBER 31, 2024, AND EVERY SIX  
21 YEARS THEREAFTER, IN ACCORDANCE WITH THE METHODOLOGIES FOR  
22 DEVELOPING HOUSING NEEDS ASSESSMENTS, THE EXECUTIVE DIRECTOR OF  
23 THE DEPARTMENT OF LOCAL AFFAIRS, WITH INPUT FROM THE  
24 MULTI-AGENCY ADVISORY COMMITTEE, SHALL PRODUCE STATEWIDE,  
25 REGIONAL, AND LOCAL HOUSING NEEDS ASSESSMENTS WITH TWENTY-YEAR  
26 PLANNING FORECASTS.

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

30 (I) HOUSING NEEDS IN THE AREA SORTED BY INCOME LEVELS,  
31 INCLUDING EXTREMELY LOW-INCOME, VERY LOW-INCOME, AND  
32 LOW-INCOME HOUSEHOLDS AS DEFINED BY THE UNITED STATES  
33 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND UNIT TYPES,  
34 INCLUDING ACCESSIBLE UNITS, SUPPORTIVE HOUSING, FOR-SALE HOUSING  
35 AND RENTAL HOUSING;

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

37 (III) THE NUMBER OF JOBS IN THE AREA;

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

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

40 (c) MUNICIPALITIES THAT ARE REQUIRED TO COMPLETE HOUSING  
41 NEEDS PLANS MAY USE THE LOCAL AND REGIONAL HOUSING NEEDS  
42 ASSESSMENTS TO INFORM THEIR HOUSING NEEDS PLANS.

43 **29-33-105. Housing needs plans - guidance - definition.**

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

4 (b) THE MULTI-AGENCY ADVISORY COMMITTEE SHALL, AS PART OF  
5 THE PUBLIC COMMENT AND HEARING PROCESS ESTABLISHED IN SECTION  
6 29-33-109 (2), DEVELOP RECOMMENDATIONS TO PROVIDE TO THE  
7 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS  
8 CONCERNING GUIDANCE FOR CREATING A HOUSING NEEDS PLAN.

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

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

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

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

32 (4) A HOUSING NEEDS PLAN MUST INCLUDE:

33 (a) A NARRATIVE DESCRIPTION OF THE STAKEHOLDER  
34 ENGAGEMENT CONDUCTED DURING THE DEVELOPMENT OF THE HOUSING  
35 NEEDS PLAN;

36 (b) AN ANALYSIS OF HOW THE URBAN MUNICIPALITY WILL PROVIDE  
37 A REALISTIC OPPORTUNITY FOR DEVELOPMENT THAT WILL ADDRESS ITS  
38 LOCAL HOUSING NEEDS ASSESSMENT, INCLUDING THE DEMONSTRATED  
39 HOUSING NEEDS FOR PERSONS OF DIFFERENT AGES AND INCOME LEVELS,  
40 OVER THE NEXT TWENTY YEARS WITH AN EQUITABLE DISTRIBUTION OF  
41 HOUSING WITHIN THE JURISDICTION;

42 (c) A HOUSING NEEDS IMPLEMENTATION PLAN, WHICH MUST  
43 DESCRIBE THE STRATEGIES THAT THE URBAN MUNICIPALITY WILL PURSUE

1 TO MEET ITS HOUSING NEEDS, INCLUDING THE IDENTIFICATION OF HOUSING  
2 RESOURCES, CHANGES TO LOCAL LAWS, AND OTHER STRATEGIES SUCH AS  
3 THOSE IN THE MENU OF AFFORDABILITY STRATEGIES CREATED IN SECTION  
4 29-33-106;

5 (d) A DESCRIPTION OF ANY STRATEGIES THAT THE URBAN  
6 MUNICIPALITY ADOPTS OR HAS PREVIOUSLY ADOPTED FROM THE MENU OF  
7 AFFORDABILITY STRATEGIES DESCRIBED IN SECTION 29-33-106. THESE  
8 STRATEGIES SHOULD MAKE PROGRESS TOWARD MEETING DEMONSTRATED  
9 HOUSING NEEDS ACROSS ALL HOUSEHOLD INCOMES AND TYPES; AND

10 (e) IN THE CASE OF AN URBAN MUNICIPALITY, A NARRATIVE  
11 ANALYSIS OF ANY AREA AT ELEVATED RISK OF RESIDENTIAL  
12 DISPLACEMENT THAT THE URBAN MUNICIPALITY HAS IDENTIFIED AND A  
13 DESCRIPTION OF AND IMPLEMENTATION PLAN FOR ANY STRATEGIES FROM  
14 THE MENU OF DISPLACEMENT MITIGATION MEASURES DESCRIBED IN  
15 SECTION 29-33-107, THAT THE URBAN MUNICIPALITY WILL USE TO  
16 MITIGATE IDENTIFIED DISPLACEMENT RISKS IN THESE AREAS.

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

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

29 (7) (a) A COUNTY OR MUNICIPALITY WITHIN A REGION DEFINED IN  
30 THE REGIONAL HOUSING NEEDS ASSESSMENT MAY PARTICIPATE IN A  
31 REGIONAL HOUSING NEEDS PLANNING PROCESS.

32 (b) A REGIONAL HOUSING NEEDS PLANNING PROCESS MAY BE LED  
33 BY A REGIONAL ENTITY AND MUST ENCOURAGE PARTICIPATING COUNTIES  
34 AND MUNICIPALITIES TO IDENTIFY STRATEGIES THAT IMPROVE  
35 COORDINATION BETWEEN ENTITIES TO MEET THE HOUSING NEEDS  
36 IDENTIFIED FOR THOSE LOCAL GOVERNMENTS IN THE REGIONAL AND  
37 LOCAL HOUSING NEEDS ASSESSMENTS.

38 (8) (a) THE MULTI-AGENCY COMMITTEE CREATED IN SECTION  
39 29-33-103 SHALL PROVIDE GUIDANCE FOR THE COMPLETION OF A  
40 STRATEGIC GROWTH AND HOUSING MIX ANALYSIS.

41 (b) IN COMPLETING A STRATEGIC GROWTH AND HOUSING MIX  
42 ANALYSIS, A METROPOLITAN PLANNING ORGANIZATION OR A  
43 MUNICIPALITY MUST:

1 (I) COMPREHENSIVELY IDENTIFY AREAS THAT CAN BE DEVELOPED  
2 OR REDEVELOPED AND THAT QUALIFY AS STRATEGIC GROWTH AREAS;  
3 (II) PRIORITIZE STRATEGIC GROWTH AREAS WITHIN EXISTING  
4 CENSUS-DEFINED URBANIZED AREAS, AND INCLUDE GUIDANCE FOR THE  
5 LOCATION OF MIDDLE AND MULTIFAMILY HOUSING;  
6 (III) DEVELOP SCENARIOS THAT EVALUATE THE IMPACTS OF  
7 PRIORITIZING GROWTH IN STRATEGIC GROWTH AREAS IN COMPARISON TO  
8 EXISTING GROWTH PATTERNS. THESE SCENARIOS MUST ADDRESS THE  
9 FISCAL IMPACTS ON INFRASTRUCTURE OF GROWTH PATTERNS IN ADDITION  
10 TO OTHER PERFORMANCE MEASURES AS IDENTIFIED BY THE  
11 METROPOLITAN PLANNING ORGANIZATION. METROPOLITAN PLANNING  
12 ORGANIZATIONS AND MUNICIPALITIES MAY UTILIZE PREVIOUS SCENARIO  
13 ANALYSES IN SATISFYING THIS SUBSECTION (8)(b)(III).  
14 (IV) EVALUATE THE EXISTING ZONING AND DENSITY PERMITTED  
15 WITHIN STRATEGIC GROWTH AREAS; AND  
16 (V) USE A METHOD THAT ALLOWS A MUNICIPALITY TO EFFICIENTLY  
17 UTILIZE THE INFORMATION IN THE STRATEGIC GROWTH AND HOUSING MIX  
18 ANALYSIS IN THE DEVELOPMENT OF THE STRATEGIC GROWTH ELEMENT OF  
19 THE MUNICIPALITY'S MASTER PLAN, REQUIRED PURSUANT TO SECTION  
20 31-23-206.  
21 (c) (I) ON OR BEFORE DECEMBER 31, 2025, A METROPOLITAN  
22 PLANNING ORGANIZATION WITH A POPULATION OF TWO HUNDRED FIFTY  
23 THOUSAND OR MORE SHALL, IN CONSULTATION WITH THE RELEVANT  
24 COUNTIES AND MUNICIPALITIES, COMPLETE A STRATEGIC GROWTH AND  
25 HOUSING MIX ANALYSIS.  
26 (II) ON OR BEFORE DECEMBER 31, 2025, A MUNICIPALITY WITH A  
27 POPULATION OF FIFTY THOUSAND OR MORE THAT IS WITHIN A  
28 METROPOLITAN PLANNING ORGANIZATION WITH A POPULATION OF LESS  
29 THAN TWO HUNDRED FIFTY THOUSAND SHALL COMPLETE A STRATEGIC  
30 GROWTH AND HOUSING MIX ANALYSIS.  
31 **29-33-106. Menu of urban municipality affordability**  
32 **strategies.** IN ORDER TO SUPPORT AFFORDABILITY AND ADVANCE  
33 MEETING THE HOUSING NEEDS OF ALL INCOME LEVELS IDENTIFIED IN THE  
34 LOCAL HOUSING NEEDS ASSESSMENT, INCLUDING EXTREMELY  
35 LOW-INCOME, VERY LOW-INCOME, AND LOW-INCOME HOUSEHOLDS AS  
36 DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
37 DEVELOPMENT, THE MENU OF AFFORDABILITY STRATEGIES FOR AN URBAN  
38 MUNICIPALITY MUST INCLUDE THE FOLLOWING:  
39 (1) IMPLEMENTATION OF A LOCAL INCLUSIONARY ZONING  
40 ORDINANCE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS  
41 29-20-104 (e.5) AND (e.7);  
42 (2) THE CREATION OF A PROGRAM TO SUBSIDIZE OR OTHERWISE  
43 REDUCE LOCAL DEVELOPMENT REVIEW OR FEES, INCLUDING:

- 1 (a) BUILDING PERMIT FEES;  
2 (b) PLANNING WAIVERS;  
3 (c) WATER AND SEWER TAP FEES; AND  
4 (d) INFRASTRUCTURE COSTS FOR REGULATED AFFORDABLE  
5 HOUSING DEVELOPMENT;  
6 (3) THE CREATION OF AN EXPEDITED DEVELOPMENT REVIEW  
7 PROCESS FOR REGULATED AFFORDABLE HOUSING DEVELOPMENTS;  
8 (4) THE ESTABLISHMENT OF A DENSITY BONUS PROGRAM THAT  
9 GRANTS INCREASED FLOOR AREA RATIO, DENSITY, OR HEIGHT TO INCREASE  
10 THE CONSTRUCTION OF REGULATED AFFORDABLE HOUSING UNITS;  
11 (5) ENABLING REGULATED AFFORDABLE HOUSING AS A USE BY  
12 RIGHT IN HOUSING TYPES AND AREAS CONSISTENT WITH THE GOALS OF  
13 INCREASING HOUSING AFFORDABILITY, SUPPLY, AND HOUSING UNIT TYPE  
14 DIVERSITY;  
15 (6) THE ESTABLISHMENT OF A POLICY OR PLAN TO LEVERAGE  
16 MUNICIPALLY OWNED, SOLD, OR MANAGED LAND FOR REGULATED  
17 AFFORDABLE HOUSING DEVELOPMENT;  
18 (7) 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 (8) THE REGULATION OF SHORT-TERM RENTALS OR SECOND HOMES  
22 IN A WAY THAT SUPPORTS LOCAL HOUSING NEEDS;  
23 (9) THE ELIMINATION OF LOCAL PARKING REQUIREMENTS FOR  
24 REGULATED AFFORDABLE HOUSING;  
25 (10) MAKING COMMITMENT TO AND REMAINING ELIGIBLE FOR THE  
26 STATE AFFORDABLE HOUSING FUND CREATED IN SECTION 29-32-102 (1);  
27 (11) INCENTIVIZING OR CREATING A DEDICATED LOCAL PROGRAM  
28 TO FACILITATE INVESTMENT IN LAND BANKING OR COMMUNITY LAND  
29 TRUSTS;  
30 (12) ADOPTING A WATER ALLOCATION POLICY BY A UTILITY  
31 PROVIDER THAT PRIORITIZES WATER SUPPLIES FOR AFFORDABLE OR DENSE  
32 HOUSING TYPES OVER LESS EFFICIENT HOUSING OR OTHER LESS CRITICAL  
33 USES;  
34 (13) ESTABLISHING A POLICY TO ALIGN INFRASTRUCTURE  
35 STRATEGIES WITH THE NEEDS IDENTIFIED IN THE RELEVANT LOCAL  
36 HOUSING NEEDS ASSESSMENT. POLICIES MAY INCLUDE THE PRIORITIZATION  
37 OF UTILITIES AND AVAILABLE AND USABLE WATER RIGHTS, COST  
38 EXEMPTIONS, AND DISCOUNTS, FOR REGULATED AFFORDABLE HOUSING  
39 THAT MEETS ANY NEEDS IDENTIFIED IN THE RELEVANT LOCAL HOUSING  
40 NEEDS ASSESSMENT; AND  
41 (14) ANY OTHER STRATEGIES PROPOSED BY A LOCAL GOVERNMENT  
42 OR THE MULTI-AGENCY ADVISORY COMMITTEE THAT ARE APPROVED BY  
43 THE DEPARTMENT OF LOCAL AFFAIRS AND THAT SUPPORT EQUAL OR

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

3 **29-33-107. Displacement assessments - displacement**  
4 **mitigation measures.** (1) (a) NO LATER THAN MARCH 31, 2024, THE  
5 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS SHALL  
6 DEVELOP GUIDANCE, AFTER CONSULTATION WITH COMMUNITY GROUPS  
7 EXPERIENCED IN WORKING WITH INDIVIDUALS WHO HAVE BEEN DISPLACED  
8 OR PREVENTING DISPLACEMENT, TO GUIDE MUNICIPALITIES IN  
9 CONDUCTING DISPLACEMENT ASSESSMENTS AND ADOPTING DISPLACEMENT  
10 MITIGATION MEASURES. THE ASSESSMENT SHALL BE DESIGNED WITH THE  
11 GOAL OF PROVIDING URBAN MUNICIPALITIES WITH ADEQUATE GUIDANCE  
12 AND TOOLS TO PREVENT DISPLACEMENT FROM AREAS, COMMUNITIES, OR  
13 HOUSEHOLDS AT HIGH RISK FOR DISPLACEMENT.

14 (b) THE MULTI-AGENCY ADVISORY COMMITTEE SHALL, AS PART OF  
15 THE PUBLIC COMMENT AND HEARING PROCESS ESTABLISHED IN SECTION  
16 29-33-109 (2), DEVELOP RECOMMENDATIONS TO PROVIDE TO THE  
17 EXECUTIVE DIRECTOR OF LOCAL AFFAIRS CONCERNING THE DEVELOPMENT  
18 OF A MENU OF DISPLACEMENT MITIGATION MEASURES.

19 (2) THE MENU OF DISPLACEMENT MITIGATION MEASURES MUST:  
20 (a) PROVIDE GUIDANCE TO IDENTIFY THE AREAS AT THE HIGHEST  
21 RISKS FOR DISPLACEMENT USING OBJECTIVE STANDARDS. THIS  
22 ASSESSMENT MUST INCLUDE FACTORS THAT CAN BE USED TO IDENTIFY  
23 RISKS FOR DISPLACEMENT AT THE CENSUS TRACT OR OTHER SIMILAR  
24 GEOGRAPHIC SCALE. THE FACTORS MUST INCLUDE, BUT ARE NOT LIMITED  
25 TO, THE FOLLOWING:

26 (I) THE PERCENTAGE OF RESIDENTS WHO ARE LOW-INCOME;  
27 (II) THE PERCENTAGE OF RESIDENTS WHO ARE RENTERS;  
28 (III) THE PERCENTAGE OF COST-BURDENED HOUSEHOLDS, DEFINED  
29 AS SPENDING MORE THAN THIRTY PERCENT OF THE RESIDENT'S INCOME ON  
30 HOUSING NEEDS;  
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  
37 THE UNITED STATES;  
38 (VII) PERCENTAGE OF WORKERS WHO LIVE WITHIN A TEN-MILE  
39 RADIUS OF THE URBAN MUNICIPALITY OR TWENTY-MILE RADIUS OF A  
40 RURAL RESORT JOB CENTER;  
41 (VIII) THE EMPLOYMENT RATE; AND  
42 (IX) THE PERCENTAGE OF HOUSEHOLDS THAT DO NOT HAVE  
43 INTERNET ACCESS;



1 (b) PROVIDE GUIDANCE AND RECOMMENDATIONS FOR HOW A  
2 LOCAL GOVERNMENT SHALL INCORPORATE DISPLACEMENT MITIGATION  
3 MEASURES INTO A HOUSING NEEDS PLAN; AND  
4 (c) INCLUDE DISPLACEMENT MITIGATION MEASURES LOCAL  
5 GOVERNMENTS MAY CHOOSE FROM IN DEVELOPING A HOUSING NEEDS  
6 PLAN.  
7 (3) THE DEPARTMENT OF LOCAL AFFAIRS SHALL PROVIDE  
8 TECHNICAL ASSISTANCE AND FUNDING TO SUPPORT URBAN MUNICIPALITIES  
9 IN CONDUCTING DISPLACEMENT ASSESSMENT AND IN IDENTIFYING  
10 DISPLACEMENT MITIGATION MEASURES TO ADDRESS THE RISK OF  
11 DISPLACEMENT IN THE AREAS AT THE HIGHEST RISK OF DISPLACEMENT.  
12 **29-33-108. Strategic growth objectives - reporting.** (1) (a) No  
13 LATER THAN MARCH 31, 2024, THE EXECUTIVE DIRECTOR OF THE  
14 DEPARTMENT OF LOCAL AFFAIRS SHALL PUBLISH A REPORT THAT  
15 IDENTIFIES MULTI-AGENCY IMPLEMENTATION PRINCIPLES TO ACHIEVE  
16 STRATEGIC GROWTH OBJECTIVES. THE EXECUTIVE DIRECTOR SHALL  
17 UPDATE THIS REPORT EVERY SIX YEARS.  
18 (b) THE MULTI-AGENCY ADVISORY COMMITTEE SHALL, AS PART OF  
19 THE PUBLIC COMMENT AND HEARING PROCESS ESTABLISHED IN SECTION  
20 29-33-109 (2), DEVELOP RECOMMENDATIONS TO PROVIDE TO THE  
21 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS  
22 CONCERNING THE REPORT DESCRIBED IN SUBSECTION (1)(a) OF THIS  
23 SECTION.  
24 (2) STRATEGIC GROWTH OBJECTIVES SERVE AS BROAD GUIDANCE  
25 TO STATE AGENCIES AND OTHER ENTITIES ENGAGED IN THE  
26 IMPLEMENTATION OF SENATE BILL 23-213, ARE INTENDED TO AID IN  
27 REACHING THE HOUSING AND LAND USE GOALS OF SENATE BILL 23-213 AS  
28 IDENTIFIED IN SUBSECTION (4) OF THIS SECTION, AND ARE TO BE UTILIZED  
29 IN DEVELOPING MULTI-AGENCY IMPLEMENTATION PRINCIPLES FOR  
30 STRATEGIC GROWTH OBJECTIVES. STRATEGIC GROWTH OBJECTIVES MUST  
31 BE DRAFTED IN A WAY THAT, AT A MINIMUM:  
32 (a) DEFINES STRATEGIC GROWTH AREAS AS AREAS WITHIN  
33 EXISTING CENSUS URBANIZED AREAS THAT INCLUDE AREAS:  
34 (I) WITHIN KEY CORRIDORS AND TRANSIT-ORIENTED AREAS;  
35 (II) THAT ARE VACANT, PARTIALLY VACANT, AND UNDERUTILIZED  
36 LAND;  
37 (III) THAT CAN ACCOMMODATE INFILL DEVELOPMENT,  
38 REDEVELOPMENT, AND NEW DEVELOPMENT;  
39 (IV) THAT CAN ACCOMMODATE INFILL DEVELOPMENT,  
40 REDEVELOPMENT, AND NEW DEVELOPMENT;  
41 (V) THAT INCLUDE GREYFIELD DEVELOPMENT, BROWNFIELD  
42 DEVELOPMENT, AND GREENFIELD DEVELOPMENT;  
43 (VI) THAT INCLUDE A VARIETY OF HOUSING TYPES AT DENSITY

1 LEVELS THAT SUPPORT FREQUENT TRANSIT SERVICE, FOR BOTH EXISTING  
2 AND FUTURE TRANSIT CORRIDORS;  
3 (VII) THAT INCLUDE MIDDLE HOUSING AND MULTIFAMILY  
4 HOUSING IN EXISTING OR FUTURE WALKABLE MIXED-USE NEIGHBORHOODS  
5 AND CENTERS;  
6 (VIII) WITH SUFFICIENT WATER SUPPLIES AND ALLOCATIONS TO  
7 AFFORDABLE AND WATER-EFFICIENT HOUSING TYPES; AND  
8 (IX) BEYOND EXISTING A CENSUS URBANIZED AREA EXPERIENCING  
9 GROWTH MAY BE CONSIDERED A STRATEGIC GROWTH AREA IF IT MEETS  
10 THE CRITERIA IN SUBSECTIONS (2)(a)(VI), (2)(a)(VII), AND (2)(a)(VIII) OF  
11 THIS SECTION;  
12 (b) REQUIRES STATE AGENCIES TO CONSIDER THE DIFFERENT  
13 CONTEXTS AND NEEDS OF STRATEGIC GROWTH AREAS IN RURAL, RURAL  
14 RESORT, AND URBAN AREAS OF THE STATE;  
15 (c) PROMOTES INVESTMENTS THAT SUPPORT STRATEGIC GROWTH  
16 AREAS;  
17 (d) STREAMLINES AGENCY PERMITTING PROCESSES TO SUPPORT  
18 STRATEGIC GROWTH AREAS;  
19 (e) REQUIRES PROJECT PRIORITIZATION PROCESSES AND GRANT  
20 PROGRAMS TO SUPPORT STRATEGIC GROWTH AREAS;  
21 (f) CONSIDERS STEPS TO SUPPORT STRATEGIC GROWTH OBJECTIVES  
22 WHEN UPDATING PLANNING DOCUMENTS, INCLUDING PERFORMANCE  
23 MEASURES AND PERFORMANCE TARGETS; AND  
24 (g) ALLOWS FOR THE IDENTIFICATION OF NEW STRATEGIC GROWTH  
25 OBJECTIVES AS NEEDED DURING THE IMPLEMENTATION OF THE  
26 MULTI-AGENCY IMPLEMENTATION PRINCIPLES IDENTIFIED IN SUBSECTION  
27 (1)(a) OF THIS SECTION.  
28 (3) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL  
29 AFFAIRS MAY IDENTIFY AND DEFINE ADDITIONAL STRATEGIC GROWTH  
30 OBJECTIVES BEYOND THOSE IDENTIFIED IN SUBSECTION (2) OF THIS  
31 SECTION.  
32 (4) FOR THE PURPOSES OF THIS SECTION, THE HOUSING AND LAND  
33 USE GOALS OF SENATE BILL 23-213 INCLUDE:  
34 (a) PLANNING FOR FUTURE GROWTH;  
35 (b) INCREASING HOUSING AFFORDABILITY AND ACCESSIBILITY;  
36 (c) INCREASING ECONOMIC MOBILITY;  
37 (d) ALIGNING WATER SUPPLY AND HOUSING PLANNING;  
38 (e) BALANCING REGIONAL JOBS AND HOUSING;  
39 (f) REDUCING AIR POLLUTION AND GREENHOUSE GAS EMISSIONS;  
40 AND  
41 (g) PRESERVING OPEN SPACE AND AGRICULTURAL LAND.  
42 (5)(a) NO LATER THAN JUNE 30, 2025, THE MULTI-AGENCY GROUP  
43 SHALL SUBMIT A REPORT TO THE EXECUTIVE DIRECTOR OF THE

1 DEPARTMENT OF LOCAL AFFAIRS WITH REVIEW AND CO-SUBMITTAL FROM  
2 THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF NATURAL RESOURCES  
3 WHO SHALL SUBMIT THE REPORT TO THE GENERAL ASSEMBLY.

4 (b) THE REPORT MUST ASSESS BOTH:

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

9 (II) POLICY OPTIONS TO OPTIMIZE WATER SUPPLY AND  
10 DEVELOPMENT.

11 (6) ON OR BEFORE DECEMBER 31, 2023, THE MULTI-AGENCY  
12 COMMITTEE CREATED IN SECTION 29-33-103 SHALL SUBMIT A REPORT TO  
13 THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION,  
14 WHO SHALL SUBMIT THE REPORT TO THE GENERAL ASSEMBLY,  
15 IDENTIFYING KEY CORRIDORS FOR URBAN BUS RAPID TRANSIT SERVICE AND  
16 FREQUENT BUS SERVICE.

17 (7) NO LATER THAN DECEMBER 31, 2023, THE MULTI-AGENCY  
18 COMMITTEE CREATED IN SECTION 29-33-103 SHALL DELIVER A REPORT TO  
19 THE GENERAL ASSEMBLY CONCERNING LEGISLATIVE AND ADMINISTRATIVE  
20 RECOMMENDATIONS TO ADDRESS LONG-TERM HOUSING SUPPLY AND  
21 AFFORDABILITY NEEDS, IN A MANNER THAT CONSERVES WATER, OPEN  
22 SPACE AND AGRICULTURAL LAND, REDUCES GREENHOUSE GAS AND AIR  
23 POLLUTION, AND REDUCES LONG-TERM INFRASTRUCTURE COSTS.

24 **29-33-109. Public comment and hearing process.** (1) IN  
25 DEVELOPING RECOMMENDATIONS CONCERNING GUIDANCE FOR THE  
26 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS, THE  
27 MULTI-AGENCY ADVISORY COMMITTEE CREATED IN SECTION 29-33-103  
28 (1), RURAL RESORT AREA SUBCOMMITTEE CREATED IN SECTION 29-33-103  
29 (8), OR THE URBAN AREA SUBCOMMITTEE CREATED IN SECTION 29-33-103  
30 (9), SHALL CONDUCT A PUBLIC COMMENT AND HEARING PROCESS ABOUT:

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

34 (b) CREATING A HOUSING NEEDS PLAN PURSUANT TO SECTION  
35 29-33-105;

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

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

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

43 (f) DEVELOPING REPORTING GUIDANCE AND TEMPLATES FOR

1 RURAL RESORT JOB CENTER MUNICIPALITIES AND URBAN MUNICIPALITIES  
2 PURSUANT TO SECTION 29-33-113.

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

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

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

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

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

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

23 **29-33-110. Natural and agricultural land priorities report.**

24 (1) NO LATER THAN DECEMBER 31, 2024, THE OFFICE OF CLIMATE  
25 PREPAREDNESS CREATED IN SECTION 24-38.8-102 (1) SHALL CONSULT  
26 WITH THE DEPARTMENT OF AGRICULTURE, THE DIVISION OF PARKS AND  
27 WILDLIFE WITHIN THE DEPARTMENT OF NATURAL RESOURCES, THE  
28 OUTDOOR RECREATION INDUSTRY OFFICE IN THE OFFICE OF ECONOMIC  
29 DEVELOPMENT, THE COLORADO TOURISM OFFICE, AND THE MULTI-AGENCY  
30 GROUP TO DEVELOP A REPORT THAT IDENTIFIES INTERJURISDICTIONAL  
31 PRIORITIES THAT METROPOLITAN PLANNING ORGANIZATIONS SHOULD  
32 APPLY TO ACHIEVE BOTH:

33 (a) CONNECTIVITY TO OPEN SPACE, WILDLIFE HABITAT, AND OTHER  
34 PRIORITY LANDSCAPES; AND

35 (b) PRESERVATION OF AGRICULTURAL LAND, HISTORIC AND  
36 CULTURAL RESOURCES, URBAN PARKS AND GREEN SPACES, EXURBAN OPEN  
37 SPACE, RECREATIONAL RESOURCES, WILDLIFE HABITATS, AND ECOSYSTEMS  
38 WITH THE GREATEST NEED FOR CONSERVATION.

39 (2) THE REPORT MUST INTEGRATE AND INCLUDE INFORMATION  
40 FROM RELEVANT EXISTING AND UNDER DEVELOPMENT STATE PLANS,  
41 INCLUDING THE DIVISION OF PARKS AND WILDLIFE'S STATE WILDLIFE  
42 ACTION PLAN, THAT ADDRESS CONSERVATION, RECREATION, AND CLIMATE  
43 ADAPTATION, AND MUST BE UPDATED TO INCORPORATE RESULTS OF NEW

1 PLANS, DATA, OR ANALYSES THAT ARE COMPLETED AFTER THE INITIAL  
2 COMPLETION OF THE REPORT.

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

7 **29-33-111. Rural resort job center municipalities - existing**  
8 **plans to address local housing needs - menu of affordability strategies**  
9 **- regional housing needs planning process. (1) Existing plans to**  
10 **address local housing needs.** A RURAL RESORT JOB CENTER  
11 MUNICIPALITY THAT ADOPTS A PLAN TO ADDRESS LOCAL HOUSING NEEDS  
12 PRIOR TO THE EFFECTIVE DATE OF THIS SECTION MAY, RATHER THAN  
13 DEVELOPING AND ADOPTING A NEW HOUSING NEEDS PLAN PURSUANT TO  
14 SUBSECTION (3)(b) OF THIS SECTION, UPDATE ITS EXISTING PLAN TO  
15 ADDRESS ADDITIONAL NEEDS IDENTIFIED IN THE LOCAL HOUSING NEEDS  
16 ASSESSMENT BEYOND WHAT THE MUNICIPALITY'S EXISTING PLAN TO  
17 ADDRESS LOCAL HOUSING NEEDS INCLUDES, AND ANY REQUIREMENTS IN  
18 SECTION 29-33-105 (4) NOT ALREADY INCLUDED IN THE MUNICIPALITY'S  
19 EXISTING PLAN TO ADDRESS LOCAL HOUSING NEEDS.

20 (2) **Menu of affordability strategies.** IN ORDER TO SUPPORT  
21 AFFORDABILITY AND ADVANCE MEETING THE HOUSING NEEDS OF ALL  
22 INCOME LEVELS IDENTIFIED IN THE LOCAL HOUSING NEEDS ASSESSMENT,  
23 THE MENU OF AFFORDABILITY STRATEGIES FOR A RURAL RESORT JOB  
24 CENTER MUNICIPALITY MUST INCLUDE THE FOLLOWING:

25 (a) A STRATEGY DEFINED BY THE RURAL RESORT JOB CENTER  
26 MUNICIPALITY THAT SETS PARAMETERS FOR THE CONSTRUCTION AND  
27 PERMITTING OF ACCESSORY DWELLING UNITS WITH AFFORDABILITY  
28 PROTECTIONS THAT MEET THE RURAL RESORT JOB CENTER MUNICIPALITY'S  
29 HOUSING AFFORDABILITY NEEDS;

30 (b) A STRATEGY DEFINED BY THE RURAL RESORT JOB CENTER  
31 MUNICIPALITY THAT SETS PARAMETERS FOR THE CONSTRUCTION AND  
32 PERMITTING OF MIDDLE HOUSING AND MULTIFAMILY HOUSING THAT:

33 (I) IS WITHIN A WALKABLE DISTANCE OF TRANSIT STOPS, WHEN  
34 POSSIBLE;

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

38 (III) PROVIDES HOUSING THAT MEETS THE RURAL RESORT JOB  
39 CENTER MUNICIPALITY'S HOUSING AFFORDABILITY NEEDS AND DOES NOT  
40 ENCOURAGE OR REQUIRE ANY HOUSING THAT DOES NOT MEET THE RURAL  
41 RESORT JOB CENTER MUNICIPALITY'S HOUSING AFFORDABILITY NEEDS;

42 (c) IMPLEMENTING A LOCAL INCLUSIONARY ZONING ORDINANCE IN  
43 ACCORDANCE WITH THE REQUIREMENTS OF SECTION 29-20-104 (e.5) AND

1 (e.7);  
2 (d) THE CREATION OF A PROGRAM TO SUBSIDIZE OR OTHERWISE  
3 REDUCE LOCAL DEVELOPMENT FEES THAT MAY INCLUDE:  
4 (I) BUILDING PERMIT FEES;  
5 (II) WATER AND SEWER TAP FEES; AND  
6 (III) OTHER INFRASTRUCTURE COSTS FOR REGULATED  
7 AFFORDABLE HOUSING DEVELOPMENT;  
8 (e) CREATING AN EXPEDITED DEVELOPMENT REVIEW PROCESS FOR  
9 REGULATED AFFORDABLE HOUSING DEVELOPMENTS;  
10 (f) ESTABLISHING A DENSITY BONUS PROGRAM THAT ALLOWS  
11 INCREASED FLOOR AREA RATIO, DENSITY, OR HEIGHT BEYOND WHAT IS  
12 OTHERWISE REQUIRED BY THIS ARTICLE 33 TO INCREASE THE  
13 CONSTRUCTION OF REGULATED AFFORDABLE HOUSING UNITS;  
14 (g) ENABLING REGULATED AFFORDABLE HOUSING AS A USE BY  
15 RIGHT;  
16 (h) ESTABLISHING A POLICY OR PLAN TO LEVERAGE  
17 MUNICIPALLY-OWNED LAND FOR THE DEVELOPMENT OF REGULATED  
18 AFFORDABLE HOUSING;  
19 (i) ESTABLISHING A DEDICATED LOCAL REVENUE SOURCE FOR THE  
20 DEVELOPMENT OF REGULATED AFFORDABLE HOUSING;  
21 (j) REGULATING SHORT-TERM RENTALS OR SECOND HOMES;  
22 (k) REDUCING OR ELIMINATING LOCAL PARKING REQUIREMENTS  
23 FOR REGULATED AFFORDABLE HOUSING;  
24 (l) MAKING A COMMITMENT TO AND REMAINING ELIGIBLE FOR THE  
25 STATEWIDE AFFORDABLE HOUSING FUND CREATED IN SECTION 29-32-102  
26 (1);  
27 (m) ADOPTING A POLICY THAT RESULTS IN NON-CONSTRUCTION  
28 SOLUTIONS TO INCREASE AFFORDABLE HOUSING, INCLUDING THE:  
29 (I) ACQUISITION OF DEED RESTRICTIONS ON EXISTING  
30 MARKET-RATE HOUSING UNITS;  
31 (II) PRESERVATION OF EXISTING DEED RESTRICTIONS; OR  
32 (III) PROGRAMS TO DISINCENTIVE THE USE OF HOMES AS  
33 NON-PRIMARY RESIDENCES;  
34 (n) ADOPTING A REGIONAL HOUSING NEEDS PLAN WITH  
35 MULTI-JURISDICTIONAL COMMITMENTS TO MEET IDENTIFIED HOUSING  
36 TARGETS TO INCREASE THE SUPPLY OF AFFORDABLE HOUSING;  
37 (o) ADOPTING A STRATEGY PROPOSED BY EITHER A LOCAL  
38 GOVERNMENT OR THE MULTI-AGENCY ADVISORY COMMITTEE, AND THAT  
39 IS APPROVED BY THE DEPARTMENT OF LOCAL AFFAIRS, THAT SUPPORTS  
40 EQUAL OR GREATER HOUSING AFFORDABILITY CONSISTENT WITH THE  
41 NEEDS IDENTIFIED IN THE RELEVANT LOCAL HOUSING NEEDS ASSESSMENT;  
42 AND  
43 (p) ADOPTING A POLICY OR REGULATORY TOOL THAT INCENTIVIZES

1 THE PROMOTION OF AFFORDABLE HOUSING DEVELOPMENT AS IDENTIFIED  
2 IN SECTION 24-32-130 (3).

3 **(3) Regional housing needs planning process.** (a) (I) A COUNTY  
4 OR MUNICIPALITY WITHIN A REGION DEFINED IN THE REGIONAL HOUSING  
5 NEEDS ASSESSMENT MAY PARTICIPATE IN A REGIONAL HOUSING NEEDS  
6 PLANNING PROCESS.

7 (II) THE COUNTIES OR MUNICIPALITIES THAT PARTICIPATE IN A  
8 PLANNING PROCESS:

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

12 (B) ARE ENCOURAGED TO INCORPORATE STRATEGIC GROWTH  
13 OBJECTIVES AS DEFINED IN SECTION 29-33-108 IN THE PLANNING PROCESS;  
14 AND

15 (C) ARE ENCOURAGED TO IDENTIFY STRATEGIES THAT ADDRESS  
16 THE HOUSING NEEDS IDENTIFIED IN LOCAL HOUSING NEEDS ASSESSMENTS  
17 THROUGH THE ADOPTION OF INTERJURISDICTIONAL STRATEGIES AND  
18 AFFORDABILITY STRATEGIES FROM THE MENU IN SUBSECTION (2) OF THIS  
19 SECTION.

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

24 (IV) A REGIONAL HOUSING NEEDS PLANNING PROCESS MAY BE LED  
25 BY A REGIONAL ENTITY AND MUST ENCOURAGE PARTICIPATING COUNTIES  
26 AND MUNICIPALITIES TO IDENTIFY STRATEGIES THAT IMPROVE  
27 COORDINATION BETWEEN ENTITIES TO MEET THE HOUSING NEEDS  
28 IDENTIFIED FOR THOSE LOCAL GOVERNMENTS IN THE REGIONAL AND  
29 LOCAL HOUSING NEEDS ASSESSMENTS.

30 (V) BY DECEMBER 31, 2024, THE RURAL RESORT AREA  
31 SUBCOMMITTEE CREATED IN SECTION 29-33-103 (8) SHALL ISSUE A REPORT  
32 TO THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS ON  
33 THE STATUS, OPPORTUNITIES, AND CHALLENGES OF REGIONAL PLANNING  
34 IN THE RURAL RESORT REGIONS, INCLUDING THE CONNECTION BETWEEN  
35 HOUSING AND TRANSPORTATION AND REGIONAL EQUITY IN REGARDS TO  
36 COMMUNITIES THAT HOUSE THE WORKFORCE AND THOSE THAT ARE RURAL  
37 RESORT JOB CENTER MUNICIPALITIES. THE RURAL RESORT AREA  
38 SUBCOMMITTEE CREATED IN SECTION 29-33-103 (8) SHALL ALSO  
39 EVALUATE AND MAKE RECOMMENDATIONS ON THE USE OF DATA TO  
40 CREATE AFFORDABILITY STRATEGIES IN REGIONAL AND LOCAL HOUSING  
41 ASSESSMENTS AND REGIONAL AND LOCAL HOUSING PLANS THAT FOLLOW  
42 STRATEGIC GROWTH OBJECTIVES AS DEFINED IN SECTION 29-33-108.

43 (b) (I) NO LATER THAN DECEMBER 31, 2026, AND EVERY SIX

1 YEARS THEREAFTER, A RURAL RESORT JOB CENTER MUNICIPALITY SHALL  
2 DEVELOP, ADOPT, AND SUBMIT TO THE DEPARTMENT OF LOCAL AFFAIRS A  
3 HOUSING NEEDS PLAN. THE HOUSING NEEDS PLAN MUST INCLUDE THE  
4 FOLLOWING:

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

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

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; AND

21 (D) AN IMPLEMENTATION PLAN THAT DESCRIBES HOW THE RURAL  
22 RESORT JOB CENTER MUNICIPALITY WILL COMPLY WITH ANY SELECTED  
23 AFFORDABILITY STRATEGIES FROM SECTION 29-33-106.

24 (II) BEFORE ADOPTING AND SUBMITTING A HOUSING NEEDS PLAN,  
25 A RURAL RESORT JOB CENTER MUNICIPALITY SHALL PUBLISH THE MOST  
26 RECENT DRAFT OF ITS HOUSING NEEDS PLAN AND PROVIDE NOTICE OF A  
27 PUBLIC COMMENT PERIOD FOR THE RECEIPT OF WRITTEN COMMENTS  
28 CONCERNING THE PLAN. THE RURAL RESORT JOB CENTER MUNICIPALITY  
29 MAY ALSO CHOOSE TO HOLD A PUBLIC HEARING ON THE PLAN.

30 (III) THE DEPARTMENT OF LOCAL AFFAIRS SHALL POST THE  
31 HOUSING NEEDS PLANS SUBMITTED BY RURAL RESORT JOB CENTER  
32 MUNICIPALITIES PUBLICLY ON THE DEPARTMENT OF LOCAL AFFAIRS  
33 WEBSITE.

34 **29-33-112. Water supply forecast.** (1) NO LATER THAN JUNE 30,  
35 2025, THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS  
36 IN CONSULTATION WITH THE COLORADO WATER CONSERVATION BOARD  
37 SHALL SUBMIT A JOINT REPORT TO THE GENERAL ASSEMBLY CONFORMING  
38 TO THE COLORADO WATER PLAN ADOPTED IN JANUARY 2023 THAT  
39 ASSESSES:

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

42 (b) A FRAMEWORK TO GUIDE INVESTMENTS IN DEVELOPMENT AND  
43 CONSERVATION; AND



1 (c) A RANGE OF POLICY OPTIONS TO MAXIMIZE EFFICIENCY OF  
2 EXISTING WATER SUPPLY AND IDENTIFY IMPACTS OF FUTURE  
3 DEVELOPMENT.

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

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

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

31 (3) (a) THE HOUSING PLANS ASSISTANCE FUND IS CREATED IN THE  
32 STATE TREASURY. THE FUND CONSISTS OF ANY MONEY THAT THE GENERAL  
33 ASSEMBLY MAY TRANSFER OR APPROPRIATE TO THE FUND FOR  
34 IMPLEMENTATION OF THE GRANT PROGRAM, AND GIFTS, GRANTS, OR  
35 DONATIONS CREDITED TO THE FUND. THE STATE TREASURER SHALL CREDIT  
36 ALL INTEREST AND INCOME DERIVED FROM THE DEPOSIT AND INVESTMENT  
37 OF MONEY IN THE HOUSING PLANS ASSISTANCE CASH FUND TO THE FUND.

38 (b) SUBJECT TO ANNUAL APPROPRIATION BY THE GENERAL  
39 ASSEMBLY, THE DEPARTMENT OF LOCAL AFFAIRS MAY EXPEND MONEY  
40 FROM THE FUND FOR THE PURPOSES OF PROVIDING TECHNICAL ASSISTANCE  
41 AND IMPLEMENTING A GRANT PROGRAM PURSUANT TO SUBSECTIONS (1)  
42 AND (2) OF THIS SECTION.

43 **29-33-114. Reporting requirements.** (1) (a) NO LATER THAN

1 DECEMBER 31, 2025, THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF  
2 LOCAL AFFAIRS SHALL DEVELOP REPORTING GUIDANCE AND TEMPLATES  
3 FOR RURAL RESORT JOB CENTER MUNICIPALITIES AND URBAN  
4 MUNICIPALITIES.

5 (b) THE MULTI-AGENCY ADVISORY COMMITTEE SHALL, AS PART OF  
6 THE PUBLIC COMMENT AND HEARING PROCESS ESTABLISHED IN SECTION  
7 29-33-109 (2), PROVIDE RECOMMENDATIONS TO THE EXECUTIVE DIRECTOR  
8 OF THE DEPARTMENT OF LOCAL AFFAIRS CONCERNING THE DEVELOPMENT  
9 OF REPORTING GUIDANCE AND TEMPLATES FOR RURAL RESORT JOB CENTER  
10 MUNICIPALITIES AND URBAN MUNICIPALITIES.

11 (2) AT A MINIMUM, RURAL RESORT JOB CENTER MUNICIPALITIES  
12 AND URBAN MUNICIPALITIES SHALL REPORT, NO LATER THAN DECEMBER  
13 31, 2026, AND NO LATER THAN DECEMBER 31 OF EACH YEAR THEREAFTER,  
14 IN A FORM AND MANNER DETERMINED BY THE DEPARTMENT OF LOCAL  
15 AFFAIRS, THE FOLLOWING HOUSING DATA FOR THE PREVIOUS CALENDAR  
16 YEAR TO THE DEPARTMENT OF LOCAL AFFAIRS:

17 (a) THE NUMBER OF PERMITS THAT THE MUNICIPALITY ISSUED FOR  
18 NEW HOUSING UNITS CATEGORIZED BY THE NUMBER OF UNITS IN EACH  
19 STRUCTURE TYPE;

20 (b) THE NUMBER OF NEW HOUSING UNITS CATEGORIZED BY THE  
21 NUMBER OF UNITS IN EACH STRUCTURE TYPE, IN THE MUNICIPALITY ON  
22 WHICH CONSTRUCTION HAS BEGUN;

23 (c) TIMEFRAMES TO COMPLETE RESIDENTIAL PERMIT REVIEWS BY  
24 HOUSING TYPE;

25 (d) WORKFORCE ASSIGNED TO DEVELOPMENT REVIEW BY POSITION  
26 TYPE;

27 (e) THE IMPLEMENTATION STATUS OF THE STRATEGIES IDENTIFIED  
28 IN THE MUNICIPALITY'S HOUSING NEEDS PLAN;

29 (f) ZONING INFORMATION THAT MAY INCLUDE GEOSPATIAL DATA  
30 SPECIFYING ZONING DISTRICTS, ALLOWED USES AND DENSITIES, AND  
31 OTHER DATA IN A STANDARD FORMAT; AND

32 (g) THE NUMBER OF INTERGOVERNMENTAL AGREEMENTS THAT  
33 THE MUNICIPALITY HAS ENTERED INTO TO ADDRESS ITS LOCAL AND  
34 REGIONAL HOUSING NEEDS ASSESSMENTS AND A DESCRIPTION OF THESE  
35 AGREEMENTS.

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

41 **29-33-115. Compliance.** NO LATER THAN JUNE 30, 2027, THE  
42 DEPARTMENT OF LOCAL AFFAIRS SHALL CONDUCT A COMPLIANCE REVIEW  
43 AND APPROVE HOUSING NEEDS PLANS OR PROVIDE FEEDBACK TO RURAL

1 RESORT JOB CENTER MUNICIPALITIES AND URBAN MUNICIPALITIES AS  
2 NEEDED. THE SUBMISSION OF A COMPLIANT HOUSING NEEDS PLAN MUST BE  
3 CONSIDERED IN THE DEVELOPMENT OF STRATEGIC GROWTH OBJECTIVES.

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

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

13 **SECTION 4.** In Colorado Revised Statutes, 24-32-3303, **amend**  
14 (1)(c) as follows:

15 **24-32-3303. Division of housing - powers and duties - rules.**

16 (1) The division has the following powers and duties pursuant to this part  
17 33:

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

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

23 **29-20-110. Local government residential occupancy limits -**  
24 **definitions.** (1) NOTWITHSTANDING ANY OTHER PROVISION TO THE  
25 CONTRARY, A LOCAL GOVERNMENT SHALL NOT ENACT OR ENFORCE  
26 RESIDENTIAL OCCUPANCY LIMITS THAT DIFFER BASED ON THE  
27 RELATIONSHIPS OF THE OCCUPANTS OF A DWELLING.

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

31 (3) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
32 REQUIRES:

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

36 (b) "LOCAL GOVERNMENT" MEANS A HOME RULE OR STATUTORY  
37 CITY, TOWN, TERRITORIAL CITY OR TOWN, CITY AND COUNTY, OR COUNTY  
38 OR HOME RULE COUNTY.

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

42 **30-28-106. Adoption of master plan - contents.** (3) (a) THE  
43 MASTER PLAN OF A COUNTY OR REGION, WITH THE ACCOMPANYING MAPS,

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

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

16 (II) A HOUSING ELEMENT;

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

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

25 (B) THE IDENTIFICATION OF ADDITIONAL LOCAL STRATEGIC  
26 GROWTH AREAS;

27 (C) THE IDENTIFICATION OF TRANSPORTATION, UTILITY, AND  
28 OTHER INFRASTRUCTURE GAPS AND INFRASTRUCTURE PROJECTS,  
29 PREFERABLY WITHIN A CAPITAL IMPROVEMENT PLAN, THAT WOULD  
30 ENABLE STRATEGIC GROWTH AREAS TO BE DEVELOPED OR REDEVELOPED;  
31 AND

32 (D) THE IDENTIFICATION OF ZONING REFINEMENTS AND DENSITIES  
33 NECESSARY TO ACCOMMODATE THE HOUSING NEEDS INCLUDED IN  
34 HOUSING NEEDS ASSESSMENTS, AND TO MEET STRATEGIC GROWTH  
35 OBJECTIVES FOR STRATEGIC GROWTH AREAS.

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

38 (B) IN COMPLETING A WATER SUPPLY ELEMENT, THE PLANNING  
39 COMMISSION SHALL CONSULT WITH THE ENTITIES THAT SUPPLY WATER FOR  
40 USE WITHIN THE COUNTY OR REGION TO ENSURE COORDINATION ON WATER  
41 SUPPLY AND FACILITY PLANNING, AND THE WATER SUPPLY ELEMENT MUST  
42 IDENTIFY WATER SUPPLIES AND FACILITIES SUFFICIENT TO MEET THE NEEDS  
43 OF THE PUBLIC AND PRIVATE INFRASTRUCTURE REASONABLY ANTICIPATED

1 OR IDENTIFIED IN THE PLANNING PROCESS;

2 (C) THE WATER SUPPLY ELEMENT MUST INCLUDE WATER  
3 CONSERVATION POLICIES, TO BE DETERMINED BY THE COUNTY, WHICH  
4 MAY INCLUDE GOALS SPECIFIED IN THE STATE WATER PLAN ADOPTED  
5 PURSUANT TO SECTION 37-60-106.3 AND MAY INCLUDE POLICIES TO  
6 IMPLEMENT WATER CONSERVATION AND OTHER STATE WATER PLAN GOALS  
7 AS A CONDITION OF DEVELOPMENT APPROVALS, INCLUDING SUBDIVISIONS,  
8 PLANNED UNIT DEVELOPMENTS, SPECIAL USE PERMITS, AND ZONING  
9 CHANGES.

10 (D) THE DEPARTMENT OF LOCAL AFFAIRS CREATED IN SECTION  
11 24-1-125 MAY HIRE AND EMPLOY ONE FULL-TIME EMPLOYEE TO PROVIDE  
12 EDUCATIONAL RESOURCES AND ASSISTANCE TO COUNTIES THAT INCLUDE  
13 WATER CONSERVATION POLICIES IN THEIR MASTER PLANS AS DESCRIBED  
14 IN SUBSECTION (3)(a)(IV)(C) OF THIS SECTION.

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

17 (I) THE GENERAL LOCATION, CHARACTER, AND EXTENT OF  
18 EXISTING, PROPOSED, OR PROJECTED STREETS OR ROADS, RIGHTS-OF-WAY,  
19 VIADUCTS, BRIDGES, WATERWAYS, WATERFRONTS, PARKWAYS,  
20 HIGHWAYS, MASS TRANSIT ROUTES AND CORRIDORS, AND ANY  
21 TRANSPORTATION PLAN PREPARED BY ANY METROPOLITAN PLANNING  
22 ORGANIZATION THAT COVERS ALL OR A PORTION OF THE COUNTY OR  
23 REGION AND THAT THE COUNTY OR REGION HAS RECEIVED NOTIFICATION  
24 OF OR, IF THE COUNTY OR REGION IS NOT LOCATED IN AN AREA COVERED  
25 BY A METROPOLITAN PLANNING ORGANIZATION, ANY TRANSPORTATION  
26 PLAN PREPARED BY THE DEPARTMENT OF TRANSPORTATION THAT THE  
27 COUNTY OR REGION HAS RECEIVED NOTIFICATION OF AND THAT APPLIES TO  
28 THE COUNTY OR REGION;

29 (II) THE GENERAL LOCATION OF PUBLIC PLACES OR FACILITIES,  
30 INCLUDING PUBLIC SCHOOLS, CULTURALLY, HISTORICALLY, OR  
31 ARCHAEOLOGICALLY SIGNIFICANT BUILDINGS, SITES, AND OBJECTS,  
32 PLAYGROUNDS, FORESTS, RESERVATIONS, SQUARES, PARKS, AIRPORTS,  
33 AVIATION FIELDS, MILITARY INSTALLATIONS, AND OTHER PUBLIC WAYS,  
34 GROUNDS, OPEN SPACES, TRAILS, AND DESIGNATED FEDERAL, STATE, AND  
35 LOCAL WILDLIFE AREAS. FOR PURPOSES OF THIS SECTION, "MILITARY  
36 INSTALLATION" HAS THE SAME MEANING AS SPECIFIED IN SECTION  
37 29-20-105.6 (2)(b).

38 (III) THE GENERAL LOCATION AND EXTENT OF PUBLIC UTILITIES,  
39 TERMINALS, CAPITAL FACILITIES, AND TRANSFER FACILITIES, WHETHER  
40 PUBLICLY OR PRIVATELY OWNED, FOR WATER, LIGHT, POWER, SANITATION,  
41 TRANSPORTATION, COMMUNICATION, HEAT, AND OTHER PURPOSES, AND  
42 ANY PROPOSED OR PROJECTED NEEDS FOR CAPITAL FACILITIES AND  
43 UTILITIES, INCLUDING THE PRIORITIES, ANTICIPATED COSTS, AND FUNDING

1 PROPOSALS FOR SUCH FACILITIES AND UTILITIES;

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

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

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

25 (VII) THE GENERAL SOURCE AND EXTENT OF FORESTS,  
26 AGRICULTURAL AREAS, FLOOD CONTROL AREAS, AND OPEN DEVELOPMENT  
27 AREAS FOR PURPOSES OF CONSERVATION, FOOD AND WATER SUPPLY,  
28 SANITARY AND DRAINAGE FACILITIES, FLOOD CONTROL, OR THE  
29 PROTECTION OF URBAN DEVELOPMENT;

30 (VIII) A LAND CLASSIFICATION AND UTILIZATION PROGRAM;

31 (IX) PROJECTIONS OF POPULATION GROWTH AND HOUSING NEEDS  
32 TO ACCOMMODATE THE PROJECTED POPULATION FOR SPECIFIED  
33 INCREMENTS OF TIME. THE COUNTY OR REGION MAY BASE THESE  
34 PROJECTIONS UPON DATA FROM THE DEPARTMENT OF LOCAL AFFAIRS AND  
35 UPON THE COUNTY'S OR REGION'S LOCAL OBJECTIVES.

36 (X) THE LOCATION OF AREAS CONTAINING STEEP SLOPES,  
37 GEOLOGICAL HAZARDS, ENDANGERED OR THREATENED SPECIES,  
38 WETLANDS, FLOODPLAINS, FLOODWAYS, AND FLOOD RISK ZONES, HIGHLY  
39 ERODIBLE LAND OR UNSTABLE SOILS, AND WILDFIRE HAZARDS. FOR  
40 PURPOSES OF DETERMINING THE LOCATION OF SUCH AREAS, THE PLANNING  
41 COMMISSION SHALL CONSIDER THE FOLLOWING SOURCES FOR GUIDANCE:

42 (A) THE COLORADO GEOLOGICAL SURVEY FOR DEFINING AND  
43 MAPPING GEOLOGICAL HAZARDS;

1 (B) THE UNITED STATES FISH AND WILDLIFE SERVICE OF THE  
2 UNITED STATES DEPARTMENT OF THE INTERIOR AND THE PARKS AND  
3 WILDLIFE COMMISSION CREATED IN SECTION 33-9-101, FOR LOCATING  
4 AREAS INHABITED BY ENDANGERED OR THREATENED SPECIES;  
5 (C) THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE  
6 UNITED STATES FISH AND WILDLIFE SERVICE NATIONAL WETLANDS  
7 INVENTORY FOR DEFINING AND MAPPING WETLANDS;  
8 (D) THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR  
9 DEFINING AND MAPPING FLOODPLAINS, FLOODWAYS, AND FLOOD RISK  
10 ZONES;  
11 (E) THE NATURAL RESOURCES CONSERVATION SERVICE OF THE  
12 UNITED STATES DEPARTMENT OF AGRICULTURE FOR DEFINING AND  
13 MAPPING UNSTABLE SOILS AND HIGHLY ERODIBLE LAND; AND  
14 (F) THE COLORADO STATE FOREST SERVICE FOR LOCATING  
15 WILDFIRE HAZARD AREAS.  
16 (8) IN ADOPTING OR AMENDING A MASTER PLAN, THE COMMISSION  
17 SHALL IDENTIFY, PROVIDE NOTICE TO, AND CONSULT WITH RELEVANT  
18 ENTITIES TO ENSURE THAT THE ADOPTION OR AMENDING OF THE MASTER  
19 PLAN IS AN INCLUSIVE PROCESS.  
20 (9) NO MORE THAN THIRTY DAYS AFTER ADOPTING OR AMENDING  
21 THE MASTER PLAN, THE COMMISSION SHALL SUBMIT THE MASTER PLAN TO  
22 THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT OF LOCAL  
23 AFFAIRS. THE DIVISION OF LOCAL GOVERNMENT SHALL REVIEW THESE  
24 MASTER PLANS TO ENSURE THEY COMPLY WITH THE REQUIREMENTS OF  
25 THIS SECTION.  
26 (10) NOT LESS THAN SIXTY DAYS PRIOR TO ADOPTING OR  
27 AMENDING THE MASTER PLAN, A COUNTY OR REGIONAL PLANNING  
28 COMMISSION SHALL SUBMIT THE MASTER PLAN TO THE DIVISION OF LOCAL  
29 GOVERNMENT IN THE DEPARTMENT OF LOCAL AFFAIRS. THE DIVISION OF  
30 LOCAL GOVERNMENT SHALL REVIEW THESE MASTER PLANS TO ENSURE  
31 THEY COMPLY WITH THE REQUIREMENTS OF THIS SECTION. THE DIVISION  
32 SHALL PROVIDE COMMENTS IN WRITING DESCRIBING THE EXTENT TO  
33 WHICH THE MASTER PLAN MEETS OR DOES NOT MEET THE REQUIREMENTS  
34 OF THIS SECTION. THE DEPARTMENT OF LOCAL AFFAIRS MAY HIRE AND  
35 EMPLOY ONE FULL-TIME EMPLOYEE TO PROVIDE EDUCATIONAL RESOURCES  
36 AND ASSISTANCE TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF  
37 THIS SECTION.  
38 **SECTION 7.** In Colorado Revised Statutes, 31-15-713, **add**  
39 **(1)(d)** as follows:  
40 **31-15-713. Power to sell public works - real property.** (1) The  
41 governing body of each municipality has the power:  
42 (d) NOTWITHSTANDING SUBSECTIONS (1)(a) AND (1)(b) OF THIS  
43 SECTION, TO SELL AND DISPOSE OF, BY ORDINANCE, ANY PUBLIC BUILDING

1 OR REAL PROPERTY OWNED BY A MUNICIPALITY THAT IS HELD FOR  
2 GOVERNMENT PURPOSES OTHER THAN PARK PURPOSES, IF THE SALE AND  
3 DISPOSITION OF THE PUBLIC BUILDING OR REAL PROPERTY IS FOR THE  
4 PURPOSE OF PROVIDING PROPERTY TO BE USED FOR THE DEVELOPMENT OF  
5 AFFORDABLE HOUSING, AS THE TERM IS DEFINED IN SECTION 29-33-102 (3).  
6 THE GOVERNING BODY SHALL DETERMINE THE TERMS AND CONDITIONS OF  
7 THE SALE AND DISPOSITION AT A REGULAR OR SPECIAL MEETING AND  
8 SHALL MAKE THESE TERMS AND CONDITIONS PUBLICLY AVAILABLE.

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

12 **31-23-301. Grant of power.** (5) (a) As used in this subsection  
13 (5), unless the context otherwise requires:

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

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

18 (b) (I) No municipality may have or enact zoning regulations,  
19 subdivision regulations, or any other regulation affecting development  
20 that exclude or have the effect of excluding homes from the municipality  
21 that are:

22 (A) Homes certified by the division of housing created in section  
23 24-32-704 or a party authorized to act on its behalf; THE APPROVAL  
24 PROCESSES OF MODULAR HOMES SHALL BE BASED ON OBJECTIVE  
25 STANDARDS AND ADMINISTRATIVE REVIEW THAT ARE EQUIVALENT TO  
26 THAT REQUIRED FOR SITE-BUILT HOMES, UNLESS A MUNICIPALITY  
27 REGULATES SITE-BUILT HOMES THROUGH A SUBJECTIVE REVIEW PROCESS,  
28 IN WHICH CASE A MUNICIPALITY MAY USE AN EQUIVALENT REVIEW  
29 PROCESS FOR A MODULAR HOME AND A SITE-BUILT HOME;

30 (B) Homes certified by the United States department of housing  
31 and urban development through its office of manufactured housing  
32 programs, a successor agency, or a party authorized to act on its behalf.  
33 THE APPROVAL PROCESSES OF MANUFACTURED HOMES SHALL BE BASED  
34 ON OBJECTIVE STANDARDS AND ADMINISTRATIVE REVIEW THAT ARE  
35 EQUIVALENT TO THAT REQUIRED FOR SITE-BUILT HOMES, UNLESS A  
36 MUNICIPALITY REGULATES SITE-BUILT HOMES THROUGH A SUBJECTIVE  
37 REVIEW PROCESS, IN WHICH CASE A MUNICIPALITY MAY USE AN  
38 EQUIVALENT REVIEW PROCESS FOR A MANUFACTURED HOME AND A  
39 SITE-BUILT HOME. ~~or~~

40 (b) (I.5) A MUNICIPALITY SHALL NOT IMPOSE MORE RESTRICTIVE  
41 STANDARDS ON MANUFACTURED AND MODULAR HOMES THAN THOSE THE  
42 MUNICIPALITY APPLIES TO SITE BUILT HOMES IN THE SAME RESIDENTIAL  
43 ZONES. RESTRICTIVE STANDARDS INCLUDE ZONING REGULATIONS,



1 SUBDIVISION REGULATIONS, AND ANY OTHER REGULATION AFFECTING  
2 DEVELOPMENT SUCH AS REQUIREMENTS RELATING TO:  
3 (A) PERMANENT FOUNDATIONS;  
4 (B) MINIMUM FLOOR SPACE;  
5 (C) HOME SIZE OR SECTIONAL REQUIREMENTS;  
6 (D) IMPROVEMENT LOCATION STANDARDS;  
7 (E) SIDE YARD STANDARDS; AND  
8 (F) SETBACK STANDARDS.  
9 **SECTION 9.** In Colorado Revised Statutes, 31-23-206, **repeal**  
10 **and reenact, with amendments,** (1); and **add** (1.5), (8), (9), (10), and  
11 (11) as follows:  
12 **31-23-206. Master plan.** (1) IT IS THE DUTY OF THE COMMISSION  
13 TO MAKE AND ADOPT A MASTER PLAN FOR THE PHYSICAL DEVELOPMENT  
14 OF THE MUNICIPALITY, INCLUDING ANY AREAS OUTSIDE ITS BOUNDARIES,  
15 SUBJECT TO THE APPROVAL OF THE GOVERNMENTAL BODY HAVING  
16 JURISDICTION THEREOF, THAT IN THE COMMISSION'S JUDGMENT BEAR  
17 RELATION TO THE PLANNING OF THE MUNICIPALITY. THE MASTER PLAN OF  
18 A MUNICIPALITY IS AN ADVISORY DOCUMENT TO GUIDE LAND  
19 DEVELOPMENT DECISIONS; HOWEVER, THE PLAN OR ANY PART THEREOF  
20 MAY BE MADE BINDING BY INCLUSION IN THE MUNICIPALITY'S ADOPTED  
21 SUBDIVISION, ZONING, PLATTING, PLANNED UNIT DEVELOPMENT, OR OTHER  
22 SIMILAR LAND DEVELOPMENT REGULATIONS AFTER SATISFYING NOTICE,  
23 DUE PROCESS, AND HEARING REQUIREMENTS FOR LEGISLATIVE OR  
24 QUASI-JUDICIAL PROCESSES AS APPROPRIATE. WHEN A COMMISSION  
25 DECIDES TO ADOPT A MASTER PLAN, THE COMMISSION SHALL CONDUCT  
26 PUBLIC HEARINGS, AFTER NOTICE OF SUCH PUBLIC HEARINGS HAS BEEN  
27 PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION IN THE  
28 MUNICIPALITY IN A MANNER SUFFICIENT TO NOTIFY THE PUBLIC OF THE  
29 TIME, PLACE, AND NATURE OF THE PUBLIC HEARING, PRIOR TO FINAL  
30 ADOPTION OF A MASTER PLAN IN ORDER TO ENCOURAGE PUBLIC  
31 PARTICIPATION IN AND AWARENESS OF THE DEVELOPMENT OF SUCH PLAN  
32 AND SHALL ACCEPT AND CONSIDER ORAL AND WRITTEN PUBLIC COMMENTS  
33 THROUGHOUT THE PROCESS OF DEVELOPING THE PLAN. THE PLAN,  
34 ADOPTED OR AMENDED ON OR AFTER JUNE 30, 2024, WITH THE  
35 ACCOMPANYING MAPS, PLATS, CHARTS, AND DESCRIPTIVE MATTER, MUST  
36 INCLUDE:  
37 (a) A HOUSING ELEMENT THAT USES BEST AVAILABLE DATA, SUCH  
38 AS THE MOST RECENT LOCAL HOUSING NEEDS PLAN CREATED PURSUANT  
39 TO SECTION 29-33-104 OR OTHER RECENT HOUSING ANALYSES;  
40 (b) NATURAL AND AGRICULTURAL LAND PRIORITIES IN  
41 ACCORDANCE WITH THE NATURAL AND AGRICULTURAL LAND PRIORITIES  
42 REPORT CREATED IN SECTION 29-33-110;  
43 (c) A STRATEGIC GROWTH ELEMENT THAT MUST INCLUDE:

1           (I) THE INFORMATION RELEVANT TO THE MUNICIPALITY  
2 CONTAINED IN THE REGIONAL STRATEGIC GROWTH AND HOUSING MIX  
3 ANALYSIS CONDUCTED PURSUANT TO SECTION 29-33-105 (8)(a) AND AN  
4 ANALYSIS OF HOW THE MUNICIPALITY IS INCLUDING THIS INFORMATION IN  
5 THE MASTER PLAN;  
6           (II) THE IDENTIFICATION OF ADDITIONAL LOCAL STRATEGIC  
7 GROWTH AREAS;  
8           (III) THE IDENTIFICATION OF TRANSPORTATION, UTILITY, AND  
9 OTHER INFRASTRUCTURE GAPS AND INFRASTRUCTURE PROJECTS,  
10 PREFERABLY WITHIN A CAPITAL IMPROVEMENT PLAN, THAT WOULD  
11 ENABLE STRATEGIC GROWTH AREAS TO BE DEVELOPED OR REDEVELOPED;  
12 AND  
13           (IV) THE IDENTIFICATION OF ZONING REFINEMENTS AND DENSITIES  
14 NECESSARY TO ACCOMMODATE THE HOUSING NEEDS INCLUDED IN  
15 HOUSING NEEDS ASSESSMENTS, AND TO MEET STRATEGIC GROWTH  
16 OBJECTIVES FOR STRATEGIC GROWTH AREAS.  
17           (d) (I) THE GENERAL LOCATION AND EXTENT OF AN ADEQUATE  
18 AND SUITABLE SUPPLY OF WATER;  
19           (II) IN COMPLETING THE WATER SUPPLY ELEMENT, THE PLANNING  
20 COMMISSION SHALL CONSULT WITH THE ENTITIES THAT SUPPLY WATER FOR  
21 USE WITHIN THE MUNICIPALITY TO ENSURE COORDINATION ON WATER  
22 SUPPLY AND FACILITY PLANNING, AND THE WATER SUPPLY ELEMENT MUST  
23 IDENTIFY WATER SUPPLIES AND FACILITIES SUFFICIENT TO MEET THE NEEDS  
24 OF THE PUBLIC AND PRIVATE INFRASTRUCTURE REASONABLY ANTICIPATED  
25 OR IDENTIFIED IN THE PLANNING PROCESS;  
26           (III) THE WATER SUPPLY ELEMENT MUST INCLUDE WATER  
27 CONSERVATION POLICIES, TO BE DETERMINED BY THE MUNICIPALITY,  
28 WHICH MAY INCLUDE GOALS SPECIFIED IN THE STATE WATER PLAN  
29 ADOPTED PURSUANT TO SECTION 37-60-106.3 AND MAY INCLUDE POLICIES  
30 TO IMPLEMENT WATER CONSERVATION AND OTHER STATE WATER PLAN  
31 GOALS AS A CONDITION OF DEVELOPMENT APPROVALS, INCLUDING  
32 SUBDIVISIONS, PLANNED UNIT DEVELOPMENTS, SPECIAL USE PERMITS, AND  
33 ZONING CHANGES;  
34           (IV) THE DEPARTMENT OF LOCAL AFFAIRS CREATED IN SECTION  
35 24-1-125 MAY HIRE AND EMPLOY ONE FULL-TIME EMPLOYEE TO PROVIDE  
36 EDUCATIONAL RESOURCES AND ASSISTANCE TO MUNICIPALITIES THAT  
37 INCLUDE WATER CONSERVATION POLICIES IN THEIR MASTER PLANS AS  
38 DESCRIBED IN SUBSECTION (1)(d)(III) OF THIS SECTION;  
39           (V) NOTHING IN THIS SUBSECTION (1)(d) SHALL BE CONSTRUED TO  
40 SUPERSEDE, ABROGATE, OR OTHERWISE IMPAIR THE ALLOCATION OF  
41 WATER PURSUANT TO THE STATE CONSTITUTION OR LAWS, THE RIGHT TO  
42 BENEFICIALLY USE WATER PURSUANT TO DECREES, CONTRACTS, OR OTHER  
43 WATER USE AGREEMENTS, OR THE OPERATION, MAINTENANCE, REPAIR,

1 REPLACEMENT, OR USE OF ANY WATER FACILITY.

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

6 (1.5) AFTER CONSULTATION ON EACH OF THE FOLLOWING, WHERE  
7 APPLICABLE OR APPROPRIATE, THE MASTER PLAN MAY INCLUDE:

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

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

27 (c) THE GENERAL LOCATION AND EXTENT OF PUBLIC UTILITIES  
28 TERMINALS, CAPITAL FACILITIES, AND TRANSFER FACILITIES, WHETHER  
29 PUBLICLY OR PRIVATELY OWNED OR OPERATED, FOR WATER, LIGHT,  
30 SANITATION, TRANSPORTATION, COMMUNICATION, POWER, AND OTHER  
31 PURPOSES, AND ANY PROPOSED OR PROJECTED NEEDS FOR CAPITAL  
32 FACILITIES AND UTILITIES, INCLUDING THE PRIORITIES, ANTICIPATED  
33 COSTS, AND FUNDING PROPOSALS FOR SUCH FACILITIES AND UTILITIES;

34 (d) THE ACCEPTANCE, REMOVAL, RELOCATION, WIDENING,  
35 NARROWING, VACATING, ABANDONMENT, MODIFICATION, CHANGE OF USE,  
36 OR EXTENSION OF ANY OF THE PUBLIC WAYS, RIGHTS-OF-WAY, INCLUDING  
37 THE COORDINATION OF SUCH RIGHTS-OF-WAY WITH THE RIGHTS-OF-WAY  
38 OF OTHER MUNICIPALITIES, COUNTIES, OR REGIONS, GROUNDS, OPEN  
39 SPACES, BUILDINGS, PROPERTY, UTILITY, OR TERMINALS, REFERRED TO IN  
40 SUBSECTIONS (1.5) (a) THROUGH (a) OF THIS SECTION AND SUBSECTION  
41 (1)(d) OF THIS SECTION;

42 (e) A ZONING PLAN FOR THE CONTROL OF THE HEIGHT, AREA, BULK,  
43 LOCATION, AND USE OF BUILDINGS AND PREMISES. SUCH A ZONING PLAN

1 MAY PROTECT AND ASSURE ACCESS TO APPROPRIATE CONDITIONS FOR  
2 SOLAR, WIND, OR OTHER ALTERNATIVE ENERGY SOURCES, INCLUDING  
3 GEOTHERMAL ENERGY USED FOR WATER HEATING OR SPACE HEATING OR  
4 COOLING IN A SINGLE BUILDING, FOR SPACE HEATING FOR MORE THAN ONE  
5 BUILDING THROUGH A PIPELINE NETWORK, OR FOR ELECTRICITY  
6 GENERATION; HOWEVER, REGULATIONS AND RESTRICTIONS OF THE HEIGHT,  
7 NUMBER OF STORIES, SIZE OF BUILDINGS AND OTHER STRUCTURES, AND  
8 THE HEIGHT AND LOCATION OF TREES AND OTHER VEGETATION SHALL NOT  
9 APPLY TO EXISTING BUILDINGS, STRUCTURES, TREES, OR VEGETATION  
10 EXCEPT FOR NEW GROWTH ON SUCH VEGETATION.

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

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

22 (h) A PLAN FOR THE LOCATION AND PLACEMENT OF PUBLIC  
23 UTILITIES THAT FACILITATES THE PROVISION OF SUCH UTILITIES TO ALL  
24 EXISTING, PROPOSED, OR PROJECTED DEVELOPMENTS IN THE  
25 MUNICIPALITY;

26 (i) PROJECTIONS OF POPULATION GROWTH AND HOUSING NEEDS TO  
27 ACCOMMODATE THE PROJECTED POPULATION FOR SPECIFIED INCREMENTS  
28 OF TIME. THE MUNICIPALITY MAY BASE THESE PROJECTIONS UPON DATA  
29 FROM THE DEPARTMENT OF LOCAL AFFAIRS AND UPON THE MUNICIPALITY'S  
30 LOCAL OBJECTIVES.

31 (j) THE AREAS CONTAINING STEEP SLOPES, GEOLOGICAL HAZARDS,  
32 ENDANGERED OR THREATENED SPECIES, WETLANDS, FLOODPLAINS,  
33 FLOODWAYS, AND FLOOD RISK ZONES, HIGHLY ERODIBLE LAND OR  
34 UNSTABLE SOILS, AND WILDFIRE HAZARDS. FOR PURPOSES OF  
35 DETERMINING THE LOCATION OF SUCH AREAS, THE PLANNING COMMISSION  
36 SHALL CONSIDER THE FOLLOWING SOURCES FOR GUIDANCE:

37 (I) THE COLORADO GEOLOGICAL SURVEY FOR DEFINING AND  
38 MAPPING GEOLOGICAL HAZARDS;

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

43 (III) THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE

1 UNITED STATES FISH AND WILDLIFE SERVICE NATIONAL WETLANDS  
2 INVENTORY FOR DEFINING AND MAPPING WETLANDS;  
3 (IV) THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR  
4 DEFINING AND MAPPING FLOODPLAINS, FLOODWAYS, AND FLOOD RISK  
5 ZONES;  
6 (V) THE NATURAL RESOURCES CONSERVATION SERVICE OF THE  
7 UNITED STATES DEPARTMENT OF AGRICULTURE FOR DEFINING AND  
8 MAPPING UNSTABLE SOILS AND HIGHLY ERODIBLE LAND; AND  
9 (VI) THE COLORADO STATE FOREST SERVICE FOR LOCATING  
10 WILDFIRE HAZARD AREAS.  
11 (8) IN ADOPTING OR AMENDING A MASTER PLAN, THE COMMISSION  
12 SHALL IDENTIFY, PROVIDE NOTICE TO, AND CONSULT WITH RELEVANT  
13 ENTITIES TO ENSURE THAT THE ADOPTING OR AMENDING OF THE MASTER  
14 PLAN IS AN INCLUSIVE PROCESS.  
15 (9) NO MORE THAN THIRTY DAYS AFTER ADOPTING OR AMENDING  
16 THE MASTER PLAN, THE COMMISSION SHALL SUBMIT THE MASTER PLAN TO  
17 THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT OF LOCAL  
18 AFFAIRS. THE DIVISION OF LOCAL GOVERNMENT SHALL REVIEW THESE  
19 MASTER PLANS TO ENSURE THEY COMPLY WITH THE REQUIREMENTS OF  
20 THIS SECTION.  
21 (10) NOT LESS THAN SIXTY DAYS PRIOR TO ADOPTING OR  
22 AMENDING THE MASTER PLAN, THE COMMISSION SHALL SUBMIT THE  
23 MASTER PLAN TO THE DIVISION OF LOCAL GOVERNMENT IN THE  
24 DEPARTMENT OF LOCAL AFFAIRS. THE DIVISION OF LOCAL GOVERNMENT  
25 SHALL REVIEW THESE MASTER PLANS TO ENSURE THEY COMPLY WITH THE  
26 REQUIREMENTS OF THIS SECTION. THE DIVISION SHALL PROVIDE  
27 COMMENTS IN WRITING DESCRIBING THE EXTENT TO WHICH THE MASTER  
28 PLAN MEETS OR DOES NOT MEET THE REQUIREMENTS OF THIS SECTION. THE  
29 DEPARTMENT OF LOCAL AFFAIRS MAY HIRE AND EMPLOY ONE FULL-TIME  
30 EMPLOYEE TO PROVIDE EDUCATIONAL RESOURCES AND ASSISTANCE TO  
31 ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.  
32 (11) AN URBAN MUNICIPALITY, AS DEFINED IN SECTION 29-33-102  
33 (40), SUBJECT TO THIS SECTION SHALL REVIEW AND, IF NEEDED, REVISE ITS  
34 MASTER PLAN TO ENSURE THE PLAN COMPLIES WITH THE REQUIREMENTS  
35 OF THIS SECTION AT LEAST EVERY TEN YEARS. AN URBAN MUNICIPALITY  
36 MAY UTILIZE EXISTING PLANNING INFORMATION AND ANALYSIS TO SATISFY  
37 THE REQUIREMENTS OF THIS SUBSECTION (11), SO LONG AS THE  
38 INFORMATION OR ANALYSIS IS NOT MORE THAN FIVE YEARS OLD.  
39 **SECTION 10.** In Colorado Revised Statutes, 43-1-106, **amend**  
40 (15)(d) as follows:  
41 **43-1-106. Transportation commission - powers and duties -**  
42 **rules - definitions - efficiency and accountability committee.** (15) In  
43 addition to any other duties required by law, the commission shall have

1 the following charges:

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

10 (c) SUBSECTION (3)(a) OF THIS SECTION SHALL NOT APPLY TO  
11 REASONABLE RESTRICTIONS ON ACCESSORY DWELLING UNITS. AS USED IN  
12 THIS SUBSECTION (3)(c), "REASONABLE RESTRICTION" MEANS A  
13 RESTRICTION THAT DOES NOT UNREASONABLY INCREASE THE COST TO  
14 CONSTRUCT, EFFECTIVELY PROHIBIT THE CONSTRUCTION OF, OR  
15 EXTINGUISH THE ABILITY TO OTHERWISE CONSTRUCT, AN ACCESSORY  
16 DWELLING UNIT CONSISTENT WITH THE PROVISIONS OF THIS SECTION.

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

19 **43-1-113. Funds - budgets - fiscal year - reports and**  
20 **publications.** (20) BEFORE DECEMBER 31, 2024, OR BEFORE THE NEXT  
21 REGIONAL TRANSPORTATION PLANNING CYCLE BEGINS, THE DEPARTMENT  
22 SHALL ENSURE THAT THE PRIORITIZATION CRITERIA FOR ANY GRANT  
23 PROGRAM ADMINISTERED BY THE DEPARTMENT ARE CONSISTENT WITH  
24 STATE STRATEGIC GROWTH OBJECTIVES, AS DETERMINED IN SECTION  
25 29-33-108, SO LONG AS DOING SO DOES NOT VIOLATE FEDERAL LAW. THE  
26 STATE GROWTH OBJECTIVES MUST BE CLEARLY ARTICULATED IN A  
27 PROJECT'S REQUIREMENTS OF PROSPECTIVE FUNDING RECIPIENTS.

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

30 **43-1-1103. Transportation planning.** (2.5) BEGINNING  
31 DECEMBER 31, 2024, ANY REGIONAL TRANSPORTATION PLAN THAT IS  
32 CREATED OR UPDATED MUST ADDRESS AND ENSURE CONSISTENCY WITH  
33 STATE STRATEGIC GROWTH OBJECTIVES AS DETERMINED IN SECTION  
34 29-33-108.

35 (5) The department shall integrate and consolidate the regional  
36 transportation plans for the transportation planning regions into a  
37 comprehensive statewide transportation plan. The formation of the state  
38 plan shall be accomplished through a statewide planning process set by  
39 rules and regulations promulgated by the commission. The state plan shall  
40 address but shall not be limited to the following factors:

41 (i) Effective, efficient, and safe freight transport; ~~and~~

42 (j) Reduction of greenhouse gas emissions; AND

43 (k) BEGINNING DECEMBER 31, 2024, ADDRESS AND ENSURE

1 CONSISTENCY WITH STATE STRATEGIC GROWTH OBJECTIVES.  
2       **SECTION 13.** In Colorado Revised Statutes, 43-4-1103, **add**  
3 (2)(e) as follows:  
4       **43-4-1103. Multimodal transportation options fund - creation**  
5 **- revenue sources for fund - use of fund.** (2) (e) FEE REVENUES FROM  
6 THE MULTIMODAL TRANSPORTATION OPTIONS FUND GENERATED ON OR  
7 AFTER JANUARY 1, 2025, AND OTHER STATE FUNDS TRANSFERRED TO THE  
8 MULTIMODAL TRANSPORTATION OPTIONS FUND ON OR AFTER JULY 1, 2024,  
9 SHALL ONLY BE MADE FOR MULTIMODAL PROJECTS THAT THE DEPARTMENT  
10 DETERMINES ARE CONSISTENT WITH STATE STRATEGIC GROWTH  
11 OBJECTIVES, AS DETERMINED IN SECTION 29-33-108. THE STATE GROWTH  
12 OBJECTIVES MUST BE CLEARLY ARTICULATED IN A PROJECT'S  
13 REQUIREMENTS OF PROSPECTIVE FUNDING RECIPIENTS.  
14       **SECTION 14. Appropriation.** For the 2023-24 state fiscal year,  
15 \$15,000,000 is appropriated to the housing plans assistance fund created  
16 in section 29-33-113 (3), C.R.S. This appropriation is from the general  
17 fund. The department of local affairs is responsible for the accounting  
18 related to this appropriation. Any unexpended and unencumbered money  
19 appropriated to the department of local affairs for state fiscal year  
20 2023-24 remains available for expenditure by the division of local  
21 government in the department of local affairs or local government  
22 grantees through state fiscal year 2026-27 without further appropriation  
23 for the department of local affairs and local grantees to comply with  
24 planning requirements in the legislation.  
25       **SECTION 15. Safety clause.** The general assembly hereby finds,  
26 determines, and declares that this act is necessary for the immediate  
27 preservation of the public peace, health, or safety."

28 Page 1, strike lines 103 through 113.

29 Page 2, strike lines 101 through 110 and substitute "**ADDRESS HOUSING**  
30 **NEEDS ACROSS THE STATE, PROHIBITING A LOCAL GOVERNMENT FROM**  
31 **ENFORCING CERTAIN OCCUPANCY LIMITS, MODIFYING THE CONTENT**  
32 **REQUIREMENTS FOR COUNTY AND MUNICIPAL MASTER PLANS, CRITERIA**  
33 **FOR CERTAIN GRANT PROGRAMS, AND EXPENDITURES FROM THE**  
34 **MULTIMODAL TRANSPORTATION OPTIONS FUND TO ALIGN WITH STATE**  
35 **STRATEGIC GROWTH OBJECTIVES, AND MAKING AN APPROPRIATION.**".

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