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

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

ARTICLE 33
State Land Use Requirements For Affordable Housing

PART 1
HOUSING NEEDS PLANNING

29-33-101. Legislative declaration. (1) The general assembly hereby finds, determines, and declares that:
(a) Colorado lacks a coordinated process to set goals, develop solutions, and track progress towards meeting statewide, regional, and local housing needs;
(b) Consistent information about statewide, regional, and local housing needs is essential in developing equitable and effective housing policies and strategies and improving efforts to increase housing affordability over time;
(c) Housing markets expand beyond the borders of individual local governments, and information is required on a local, regional, and statewide scale to make a holistic plan for addressing housing needs;
(d) Although some local governments work to assess and address housing needs, these local governments use different methodologies, do this work at different times, and lack regional coordination;
(e) Local governments that do not allow housing supply to keep pace with household and job growth in their jurisdictions export their housing needs to neighboring communities, causing regional imbalances that impact equity, pollution, infrastructure costs, and quality of life;
(f) Requiring local governments to plan for and implement strategies to meet an equitable amount of their region's housing demand will help mitigate these imbalances and their negative impacts;
(g) The state manages multiple grant-based programs designed to help local governments assess and meet housing needs, and these programs will be able to more effectively
ADDRESS HOUSING ISSUES WITH MORE COMPREHENSIVE AND CONSISTENT
INFORMATION INFORMED BY REGIONAL AND STATEWIDE DATA; AND

(h) The affordable housing transformational task force
established in section 24-75-229 (6)(a), identified a statewide
housing needs assessment and production strategy as a top
legislative priority for Colorado in the task force’s February
23, 2022, report to the general assembly.

29-33-102. Definitions. As used in this article, unless the
context otherwise requires:

(1) "Accessible unit" means a housing unit that satisfies
the requirements of the federal "Fair Housing Act", 42 U.S.C. sec.
3601 et seq., as amended.

(2) "Accessory dwelling unit" means an internal,
attached, or detached residential dwelling unit that:
(a) provides complete independent living facilities for one
or more persons;
(b) is located on the same lot as a proposed or existing
primary residence; and
(c) includes provisions for living, sleeping, eating,
cooking, and sanitation.

(3) "Affordable housing" means housing for which low-
and moderate-income households do not spend more than thirty
percent of their household income on housing costs.

(4) "Brownfield development" means the development of
brownfield sites, as defined in section 31-25-103 (3.1).

(5) "Buildable lands analysis" means an evaluation of
lands suitable for development including potential greyfield
development, brownfield development, and greenfield
development.

(6) "Bus rapid transit" means a bus-based transit service
that includes at least three of the following:
(a) service that is scheduled to run every fifteen minutes
or less during the highest frequency service hours;
(b) dedicated lanes or busways;
(c) traffic signal priority;
(d) off-board fare collection;
(e) elevated platforms; or
(f) enhanced stations.

(7) "Commuter bus rapid transit" means a bus rapid transit
service that operates on a limited-access highway for the
majority of its route.

(8) "Cottage cluster" means a grouping of two or more
detached housing units, each housing unit having a footprint of
NO MORE THAN NINE HUNDRED SQUARE FEET, AND THE GROUPING HAVING A COMMON COURTYARD.

(9) "DISCRETIONARY APPROVAL PROCESS" MEANS A DEVELOPMENT APPROVAL PROCESS CONDUCTED PURSUANT TO LOCAL LAW THAT REQUIRES A PUBLIC BODY OR OFFICIAL TO MAKE ONE OR MORE SUBJECTIVE DETERMINATIONS, INCLUDING:
(a) EVALUATIONS OF CONSISTENCY OF AN APPLICATION WITH LOCAL PLANS;
(b) COMPATIBILITY OR HARMONY OF AN APPLICATION WITH SURROUNDING LAND USES OR DEVELOPMENT;
(c) INDIVIDUALIZED EVALUATIONS RELATING TO MITIGATION OF IMPACTS; OR
(d) EVALUATION OF AN APPLICATION'S CONSISTENCY WITH PUBLIC WELFARE.

(10) "DISPLACEMENT" MEANS THE RELOCATION OF RESIDENTS DUE TO:
(a) INCREASED REAL ESTATE PRICES, RENTS, PROPERTY TAXES, OR OTHER ECONOMIC FACTORS;
(b) CAUSES SUCH AS EMINENT DOMAIN, LEASE NONRENEWALS, AND EVICTIONS;
(c) PHYSICAL CONDITIONS AND NEGLECT THAT RENDER RESIDENCES UNINHABITABLE;
(d) PHYSICAL DISPLACEMENT WHEREIN EXISTING HOUSING UNITS ARE LOST DUE TO PROPERTY REHABILITATION, REDEVELOPMENT, OR DEMOLITION; OR
(e) INDIRECT DISPLACEMENT THAT OCCURS WHEN LOW-INCOME RESIDENTS VACATE UNITS AND THOSE UNITS ARE NO LONGER AFFORDABLE TO OTHER LOW-INCOME HOUSEHOLDS.

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

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

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

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

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

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

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

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


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

(I) A BUILDING DESIGNED AS A SINGLE STRUCTURE;

(II) A TOWNHOME BUILDING; OR

(III) A COTTAGE CLUSTER.

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

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

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

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

(24) "MULTI-AGENCY GROUP" MEANS A GROUP CREATED IN THE DEPARTMENT OF LOCAL AFFAIRS COMPOSED OF STAFF FROM:
(a) The Division of Local Government in the Department of Local Affairs;
(b) The Colorado Energy Office;
(c) The Department of Natural Resources; and
(d) The Department of Transportation.
(25) "Multifamily housing" means a building or group of buildings on the same lot with separate living units for three or more households.
(26) "Municipality" means a home rule or statutory city or town, territorial charter city or town, or city and county.
(27) "Objective standard" means a standard that both:
(a) Does not require a public body or official to make a personal or subjective judgment; and
(b) Is uniformly verifiable or ascertainable by reference to an external or uniform benchmark or criterion that is available and knowable by the development applicant or proponent and the public body or official prior to the development applicant or proponent’s filing of a development proposal.
(28) "Population" means the current population as reported by the State Demography Office.
(29) "Regulated affordable housing" means affordable housing that:
(a) Is created or supported by public subsidies, local inclusionary zoning ordinances, or other regulations or programs;
(b) Restricts or limits rental or sale price; and
(c) Restricts resident income levels to low- to moderate-income household levels for a specified period.
(30) (a) "Rural resort job center municipality" means a municipality that:
(I) Is not within a Metropolitan Planning Organization;
(II) Has a population of one thousand or more;
(III) Has at least one thousand two hundred jobs according to the most recent United States Census Bureau Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics;
(IV) Has a minimum jobs-to-population ratio of sixty-four hundredths; and
(V) Has a transit stop serviced by a transit agency that serves at least two municipalities and with service that includes an average of at least twenty trips per day, as of January 1, 2023.
(b) For purposes of this subsection (30), "Transit agency" means an entity that is both:

(I) A regional service authority providing surface transportation pursuant to part 1 of article 7 of title 32, a regional transportation authority created pursuant to part 6 of article 4 of title 43, or any other political subdivision of the state, public entity, or nonprofit corporation providing mass transportation services to the general public; and


(31) "Short-term rental" means the rental of a lodging unit for less than thirty days. As used in this subsection (31), "lodging unit" means any property or portion of a property that is available for lodging; except that the term excludes a hotel unit. Local governments may apply their own definition of "short-term rental" for the purposes of this article 33.

(32) "Single-unit detached dwelling" means a detached building with a single dwelling unit and on a single lot.

(33) "Strategic Growth area" means an area identified pursuant to section 29-33-108 (2)(a) that has the potential for growth and characteristics that make it a priority area for growth in relation to the goals of this Senate Bill 23-213.

(34) "Strategic growth and housing mix analysis" means a comprehensive analysis that identifies strategic growth areas, as defined in section 29-33-108 (3)(a), that can both accommodate the housing needs identified in housing needs assessments and be utilized in the strategic growth element of master plans, as defined in section 31-23-206.

(35) "Tier one urban municipality" means either:

(a) A municipality that:

(I) Is within a metropolitan planning organization that has a population of one million or more;

(II) Has at least ten percent of its land within an area that is designated as an urbanized area by the most recent federal decennial census with a population greater than seventy-five thousand; and

(III) Has a population of at least one thousand; or

(b) A municipality that:

(I) Is within a metropolitan planning organization that has a population of less than one million; and

(II) Has a population of at least twenty-five thousand.

(36) "Tier two urban municipality" means a municipality that does not satisfy the definition of a tier one urban
MUNICIPALITY AND:
   (a) IS WITHIN A METROPOLITAN PLANNING ORGANIZATION;
   (b) HAS A POPULATION OF BETWEEN FIVE THOUSAND AND
   TWENTY-FIVE THOUSAND; AND
   (c) IS IN A COUNTY WITH A POPULATION OF TWO HUNDRED FIFTY
   THOUSAND OR MORE.
   (37) "TOWNHOME" MEANS A SINGLE-UNIT DWELLING UNIT
   CONSTRUCTED IN A GROUP OF ATTACHED UNITS IN WHICH EACH UNIT
   EXTENDS FROM FOUNDATION TO ROOF AND HAS OPEN SPACE ON AT LEAST
   TWO SIDES.
   (38) "TRANSIT-ORIENTED AREA" MEANS AN AREA WHERE ALL
   PARCELS HAVE AT LEAST TWENTY-FIVE PERCENT OF THEIR AREA WITHIN
   ONE-HALF MILE OF AN EXISTING FIXED-RAIL TRANSIT STATION. FOR THE
   PURPOSES OF THIS SUBSECTION (38), A FIXED-RAIL TRANSIT STATION IS A
   FIXED-RAIL TRANSIT SERVICE BOARDING AND EXITING LOCATION OR
   STATION FOR THE GENERAL PUBLIC.
   (39) "URBAN BUS RAPID TRANSIT SERVICE" MEANS A BUS RAPID
   TRANSIT SERVICE THAT OPERATES ON A SURFACE STREET FOR THE
   MAJORITY OF ITS ROUTE.
   (40) "URBAN MUNICIPALITY" MEANS BOTH A TIER ONE AND A TIER
   TWO URBAN MUNICIPALITY.

29-33-103. Multi-agency advisory committee - rural resort
area committee - urban area advisory committee. (1) THERE IS
HEREBY CREATED IN THE DEPARTMENT OF LOCAL AFFAIRS THE
MULTI-AGENCY ADVISORY COMMITTEE, REFERRED TO IN THIS SECTION AS
THE COMMITTEE.
(2) THE COMMITTEE IS A TYPE 2 ENTITY, AS DEFINED IN SECTION
24-1-105, AND EXERCISES ITS POWERS AND PERFORMS ITS DUTIES AND
FUNCTIONS UNDER THE DEPARTMENT OF LOCAL AFFAIRS.
   (3) (a) THE COMMITTEE CONSISTS OF THIRTEEN VOTING MEMBERS
   AS FOLLOWS:
   (I) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL
   AFFAIRS, OR THE EXECUTIVE DIRECTOR’S DESIGNEE;
   (II) THE EXECUTIVE DIRECTOR OF THE COLORADO ENERGY OFFICE,
   OF THE EXECUTIVE DIRECTOR’S DESIGNEE;
   (III) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF
   TRANSPORTATION, OR THE EXECUTIVE DIRECTOR’S DESIGNEE;
   (IV) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF NATURAL
   RESOURCES, OR THE EXECUTIVE DIRECTOR’S DESIGNEE;
   (V) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF
   AGRICULTURE, OR THE EXECUTIVE DIRECTOR’S DESIGNEE;
   (VI) ONE MEMBER WHO IS A STAFF-LEVEL REPRESENTATIVE FROM
   A METROPOLITAN PLANNING ORGANIZATION WHO IS APPOINTED BY THE
SPEAKER OF THE HOUSE OF REPRESENTATIVES;

(VII) One member who is a staff-level representative from a metropolitan planning organization who is appointed by the minority leader of the Senate;

(VIII) One member who has a background in land use planning, is a staff-level representative from a tier one urban municipality, and is appointed by the president of the Senate;

(IX) One member who has a background in land use planning, is a staff-level representative from a tier one urban municipality, and is appointed by the governor;

(X) One member who has a background in land use planning, is a staff-level representative from a tier one urban municipality, and is appointed by the speaker of the house of representatives;

(XI) One member who has a background in land use planning, is a staff-level representative from a rural resort job center municipality, and is appointed by the governor;

(XII) One member who is a staff-level representative from a county who is appointed by the president of the Senate; and

(XIII) One member who is a community representative with housing expertise who is appointed by the president of the Senate.

(b) Initial appointments to the committee must be made no later than September 1, 2023.

(c) When making appointments to the multi-agency advisory committee, reasonable efforts must be made to appoint members who reflect the geographic and demographic diversity of the entire state.

(4) Each member of the committee who is appointed pursuant to subsection (3) of this section serves at the pleasure of the official who appointed the member. The term of appointment is four years; except that the term of each member initially appointed pursuant to subsections (3)(a)(I), (3)(a)(II), (3)(a)(III), (3)(a)(IV), and (3)(a)(V) of this section is two years and the term of each member initially appointed pursuant to subsections (3)(a)(VI), (3)(a)(VII), (3)(a)(VIII), (3)(a)(IX), (3)(a)(X), (3)(a)(XI), (3)(a)(XII), and (3)(a)(XIII) of this section is one year. No appointed member of the committee shall serve more than two consecutive terms.

(5) (a) The governor shall call the first meeting of the committee no later than October 1, 2023.

(b) The committee shall elect a chair from among its members to serve for a term not to exceed two years, as determined by the committee. A member is not eligible to serve
AS CHAIR FOR MORE THAN TWO SUCCESSIVE TERMS.

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

THE CHAIR MAY CALL SUCH ADDITIONAL MEETINGS AS ARE NECESSARY
FOR THE COMMITTEE TO COMPLETE ITS DUTIES.

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

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

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

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

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

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

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

(c) IN ACCORDANCE WITH SECTION 29-33-109, THE URBAN AREA
SUBCOMMITTEE SHALL DEVELOP RECOMMENDATIONS TO PRESENT TO THE
MULTI-AGENCY COMMITTEE CONCERNING MATTERS RELATED TO URBAN
MUNICIPALITIES. PRIOR TO FINALIZING ANY RECOMMENDATIONS, THE
URBAN AREA SUBCOMMITTEE SHALL PROVIDE A DRAFT OF THE
RECOMMENDATION TO ALL TIER ONE AND TIER TWO MUNICIPALITIES AND
SHALL HOLD A PUBLIC HEARING ON SUCH RECOMMENDATIONS NO SOONER
THAN SIXTY DAYS AFTER PROVIDING THESE RECOMMENDATIONS.

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

(1) (a) The Executive Director of the Department of Local Affairs shall issue a methodology for developing statewide, regional, and local housing needs assessments.

(b) The multi-agency advisory committee, in consultation with the State Demography Office, shall, as part of the public comment and hearing process established in Section 29-33-109(2), develop recommendations to provide to the Executive Director of the Department of Local Affairs concerning the methodology for developing statewide, regional, and local housing needs assessments.

(2) The methodology for developing housing needs assessments may include:

(a) For the statewide housing needs assessment, methods to:

(I) Estimate existing housing stock;

(II) Conduct a housing shortage analysis;

(III) Estimate the housing necessary to accommodate the demographic and population trends forecast by the State Demography Office, categorized by household type, including for supportive, for-sale, and rental housing; and income level, including extremely low-income, very low-income, and low-income households as defined by the United States Department of Housing and Urban Development; and

(IV) Ensure local government input and coordination.

(b) For regional housing needs assessments, methods to:

(I) Assess regional housing needs for each region, based on:

(A) Existing and projected housing shortages and surpluses for different household types and income levels, including extremely low-income, very low-income, and low-income households as defined by the United States Department of Housing and Urban Development;

(B) Existing housing diversity and stock;

(C) Current jobs by income level;

(D) Future population and job growth projections; and

(E) Demographic and population trends forecast by the State Demography Office; and

(II) Designate regions based on the boundaries of metropolitan planning organizations, rural regions, and rural resort regions. The designation of rural regions and rural resort regions must be based on regional commuting patterns.
AMONG OTHER FACTORS.

(c) For local housing needs assessments, methods to assess local housing needs for each local government, based on:

(I) the current proportion of the locality's population in different household income levels, including extremely low-income, very low-income, and low-income households as defined by the United States Department of Housing and Urban Development;

(II) the locality's current median income;

(III) the locality's job-housing balance, including the availability of housing affordable to low-income workers in the locality;

(IV) the locality's population and demographics;

(V) measures of local resources in the locality;

(VI) vacancy rates in the locality;

(VII) measures of homelessness and housing instability in the locality; and

(VIII) demographic and population trends forecast by the state demography office.

(3) (a) No later than December 31, 2024, and every six years thereafter, in accordance with the methodologies for developing housing needs assessments, the executive director of the department of local affairs, with input from the multi-agency advisory committee, shall produce statewide, regional, and local housing needs assessments with twenty-year planning forecasts.

(b) Each of the assessments must include for the relevant area, based on state demographic data during the twenty-year planning period, estimates of:

(I) housing needs in the area sorted by income levels, including extremely low-income, very low-income, and low-income households as defined by the United States Department of Housing and Urban Development; and unit types, including accessible units, supportive housing, for-sale housing and rental housing;

(II) the number of households in the area;

(III) the number of jobs in the area;

(IV) the area's population and demographics; and

(V) the area's existing housing stock;

(c) Municipalities that are required to complete housing needs plans may use the local and regional housing needs assessments to inform their housing needs plans.

29-33-105. Housing needs plans - guidance - definition.
(1) (a) No later than December 31, 2024, the Executive Director of the Department of Local Affairs shall issue guidance for creating a housing needs plan.

(b) The multi-agency advisory committee shall, as part of the public comment and hearing process established in Section 29-33-109 (2), develop recommendations to provide to the Executive Director of the Department of Local Affairs concerning guidance for creating a housing needs plan.

(2) The guidance for creating a housing needs plan must include guidance specifically for urban municipalities.

(3) (a) No later than December 31, 2026, and every six years thereafter, in accordance with the guidance for creating a housing needs plan, every urban municipality shall develop, adopt, and submit to the Department of Local Affairs a housing needs plan. The Department of Local Affairs shall post the submitted plans publicly on its website.

(b) Before adopting and submitting a housing needs plan, an urban municipality shall publish the most recent draft of its housing needs plan and provide notice of a public comment period for the receipt of written comments concerning the plan. The urban municipality may also choose to hold a public hearing on the plan.

(c) On or before June 30, 2024, and on or before June 30 every six years thereafter, a Tier One or Tier Two urban municipality with a population of less than twenty-five thousand and an annual median household income of less than fifty-five thousand dollars need not submit a housing needs plan to the Department of Local Affairs, if the municipality instead sends a letter to the Department in a form and manner determined by the Department indicating that the municipality does not intend to submit a housing needs plan.

(4) A housing needs plan must include:

(a) A narrative description of the stakeholder engagement conducted during the development of the housing needs plan;

(b) An analysis of how the urban municipality will provide a realistic opportunity for development that will address its local housing needs assessment, including the demonstrated housing needs for persons of different ages and income levels, over the next twenty years with an equitable distribution of housing within the jurisdiction;

(c) A housing needs implementation plan, which must describe the strategies that the urban municipality will pursue
TO MEET ITS HOUSING NEEDS, INCLUDING THE IDENTIFICATION OF HOUSING
RESOURCES, CHANGES TO LOCAL LAWS, AND OTHER STRATEGIES SUCH AS
THOSE IN THE MENU OF AFFORDABILITY STRATEGIES CREATED IN SECTION
29-33-106;

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

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

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

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

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

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

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

(b) IN COMPLETING A STRATEGIC GROWTH AND HOUSING MIX
ANALYSIS, A METROPOLITAN PLANNING ORGANIZATION OR A
MUNICIPALITY MUST:
(I) Comprehensively identify areas that can be developed or redeveloped and that qualify as strategic growth areas;

(II) Prioritize strategic growth areas within existing census-defined urbanized areas, and include guidance for the location of middle and multifamily housing;

(III) Develop scenarios that evaluate the impacts of prioritizing growth in strategic growth areas in comparison to existing growth patterns. These scenarios must address the fiscal impacts on infrastructure of growth patterns in addition to other performance measures as identified by the metropolitan planning organization. Metropolitan planning organizations and municipalities may utilize previous scenario analyses in satisfying this subsection (8)(b)(III).

(IV) Evaluate the existing zoning and density permitted within strategic growth areas; and

(V) Use a method that allows a municipality to efficiently utilize the information in the strategic growth and housing mix analysis in the development of the strategic growth element of the municipality’s master plan, required pursuant to Section 31-23-206.

(c) (I) On or before December 31, 2025, a metropolitan planning organization with a population of two hundred fifty thousand or more shall, in consultation with the relevant counties and municipalities, complete a strategic growth and housing mix analysis.

(II) On or before December 31, 2025, a municipality with a population of fifty thousand or more that is within a metropolitan planning organization with a population of less than two hundred fifty thousand shall complete a strategic growth and housing mix analysis.

29-33-106. Menu of urban municipality affordability strategies. In order to support affordability and advance meeting the housing needs of all income levels identified in the local housing needs assessment, including extremely low-income, very low-income, and low-income households as defined by the United States Department of Housing and Urban Development, the menu of affordability strategies for an urban municipality must include the following:

(1) Implementation of a local inclusionary zoning ordinance in accordance with the requirements of Sections 29-20-104 (e.5) and (e.7);

(2) The creation of a program to subsidize or otherwise reduce local development review or fees, including:
(a) Building permit fees;

(b) Planning waivers;

(c) Water and sewer tap fees; and

(d) Infrastructure costs for regulated affordable housing development;

(3) The creation of an expedited development review process for regulated affordable housing developments;

(4) The establishment of a density bonus program that grants increased floor area ratio, density, or height to increase the construction of regulated affordable housing units;

(5) Enabling regulated affordable housing as a use by right in housing types and areas consistent with the goals of increasing housing affordability, supply, and housing unit type diversity;

(6) The establishment of a policy or plan to leverage municipally owned, sold, or managed land for regulated affordable housing development;

(7) The establishment of a dedicated local revenue source for regulated affordable housing development, such as instituting a linkage fee on new developments;

(8) The regulation of short-term rentals or second homes in a way that supports local housing needs;

(9) The elimination of local parking requirements for regulated affordable housing;

(10) Making commitment to and remaining eligible for the state affordable housing fund created in Section 29-32-102 (1);

(11) Incentivizing or creating a dedicated local program to facilitate investment in land banking or community land trusts;

(12) Adopting a water allocation policy by a utility provider that prioritizes water supplies for affordable or dense housing types over less efficient housing or other less critical uses;

(13) Establishing a policy to align infrastructure strategies with the needs identified in the relevant local housing needs assessment. Policies may include the prioritization of utilities and available and usable water rights, cost exemptions, and discounts, for regulated affordable housing that meets any needs identified in the relevant local housing needs assessment; and

(14) Any other strategies proposed by a local government or the multi-agency advisory committee that are approved by the Department of Local Affairs and that support equal or
GREATER AFFORDABILITY CONSISTENT WITH THE NEEDS IDENTIFIED IN THE
RELEVANT LOCAL HOUSING NEEDS ASSESSMENT.

29-33-107. Displacement assessments - displacement mitigation measures. (1) (a) No later than March 31, 2024, the
executive director of the department of local affairs shall
develop guidance, after consultation with community groups
experienced in working with individuals who have been displaced
or preventing displacement, to guide municipalities in
conducting displacement assessments and adopting displacement
mitigation measures. The assessment shall be designed with the
goal of providing urban municipalities with adequate guidance
and tools to prevent displacement from areas, communities, or
households at high risk for displacement.

(b) The multi-agency advisory committee shall, as part of
the public comment and hearing process established in section
29-33-109 (2), develop recommendations to provide to the
executive director of local affairs concerning the development
of a menu of displacement mitigation measures.

(2) The menu of displacement mitigation measures must:
(a) Provide guidance to identify the areas at the highest
risks for displacement using objective standards. This
assessment must include factors that can be used to identify
risks for displacement at the census tract or other similar
geographic scale. The factors must include, but are not limited
to, the following:
(I) The percentage of residents who are low-income;
(II) The percentage of residents who are renters;
(III) The percentage of cost-burdened households, defined
as spending more than thirty percent of the resident's income on
housing needs;
(IV) The number of adults who are twenty-five years of
age or older and have not earned at least a high school
diploma;
(V) The percentage of households in which the primary
language that is spoken is a language other than English;
(VI) The percentage of residents who were born outside of
the United States;
(VII) Percentage of workers who live within a ten-mile
radius of the urban municipality or twenty-mile radius of a
rural resort job center;
(VIII) The employment rate; and
(IX) The percentage of households that do not have
internet access;
(b) PROVIDE GUIDANCE AND RECOMMENDATIONS FOR HOW A LOCAL GOVERNMENT SHALL INCORPORATE DISPLACEMENT MITIGATION MEASURES INTO A HOUSING NEEDS PLAN; AND

(c) INCLUDE DISPLACEMENT MITIGATION MEASURES LOCAL GOVERNMENTS MAY CHOOSE FROM IN DEVELOPING A HOUSING NEEDS PLAN.

(3) THE DEPARTMENT OF LOCAL AFFAIRS SHALL PROVIDE TECHNICAL ASSISTANCE AND FUNDING TO SUPPORT URBAN MUNICIPALITIES IN CONDUCTING DISPLACEMENT ASSESSMENT AND IN IDENTIFYING DISPLACEMENT MITIGATION MEASURES TO ADDRESS THE RISK OF DISPLACEMENT IN THE AREAS AT THE HIGHEST RISK OF DISPLACEMENT.

29-33-108. Strategic growth objectives - reporting. (1) (a) No later than March 31, 2024, the executive director of the department of local affairs shall publish a report that identifies multi-agency implementation principles to achieve strategic growth objectives. The executive director shall update this report every six years.

(b) The multi-agency advisory committee shall, as part of the public comment and hearing process established in section 29-33-109 (2), develop recommendations to provide to the executive director of the department of local affairs concerning the report described in subsection (1)(a) of this section.

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

(a) Defines strategic growth areas as areas within existing census urbanized areas that include areas:

   (I) Within key corridors and transit-oriented areas;

   (II) That are vacant, partially vacant, and underutilized land;

   (III) That can accommodate infill development, redevelopment, and new development;

   (IV) That can accommodate infill development, redevelopment, and new development;

   (V) That include greyfield development, brownfield development, and greenfield development;

   (VI) That include a variety of housing types at density
LEVELS THAT SUPPORT FREQUENT TRANSIT SERVICE, FOR BOTH EXISTING AND FUTURE TRANSIT CORRIDORS;

(VII) THAT INCLUDE MIDDLE HOUSING AND MULTIFAMILY HOUSING IN EXISTING OR FUTURE WALKABLE MIXED-USE NEIGHBORHOODS AND CENTERS;

(VIII) WITH SUFFICIENT WATER SUPPLIES AND ALLOCATIONS TO AFFORDABLE AND WATER-EFFICIENT HOUSING TYPES; AND

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

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

(c) PROMOTES INVESTMENTS THAT SUPPORT STRATEGIC GROWTH AREAS;

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

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

(f) CONSIDERS STEPS TO SUPPORT STRATEGIC GROWTH OBJECTIVES WHEN UPDATING PLANNING DOCUMENTS, INCLUDING PERFORMANCE MEASURES AND PERFORMANCE TARGETS; AND

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

(3) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF LOCAL AFFAIRS MAY IDENTIFY AND DEFINE ADDITIONAL STRATEGIC GROWTH OBJECTIVES BEYOND THOSE IDENTIFIED IN SUBSECTION (2) OF THIS SECTION.

(4) FOR THE PURPOSES OF THIS SECTION, THE HOUSING AND LAND USE GOALS OF SENATE BILL 23-213 INCLUDE:

(a) PLANNING FOR FUTURE GROWTH;

(b) INCREASING HOUSING AFFORDABILITY AND ACCESSIBILITY;

(c) INCREASING ECONOMIC MOBILITY;

(d) ALIGNING WATER SUPPLY AND HOUSING PLANNING;

(e) BALANCING REGIONAL JOBS AND HOUSING;

(f) REDUCING AIR POLLUTION AND GREENHOUSE GAS EMISSIONS;

AND

(g) PRESERVING OPEN SPACE AND AGRICULTURAL LAND.

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

(b) The report must assess both:

(I) The availability and sufficiency of water supplies in counties with a population greater than two hundred and fifty thousand to provide for anticipated growth and development; and

(II) Policy options to optimize water supply and development.

(6) On or before December 31, 2023, the multi-agency committee created in section 29-33-103 shall submit a report to the executive director of the department of transportation, who shall submit the report to the general assembly, identifying key corridors for urban bus rapid transit service and frequent bus service.

(7) No later than December 31, 2023, the multi-agency committee created in section 29-33-103 shall deliver a report to the general assembly concerning legislative and administrative recommendations to address long-term housing supply and affordability needs, in a manner that conserves water, open space and agricultural land, reduces greenhouse gas and air pollution, and reduces long-term infrastructure costs.

29-33-109. Public comment and hearing process. (1) In developing recommendations concerning guidance for the executive director of the department of local affairs, the multi-agency advisory committee created in section 29-33-103 (1), rural resort area subcommittee created in section 29-33-103 (8), or the urban area subcommittee created in section 29-33-103 (9), shall conduct a public comment and hearing process about:

(a) Developing methodology for the development of statewide, regional, and local housing needs assessments pursuant to section 29-33-104;

(b) Creating a housing needs plan pursuant to section 29-33-105;

(c) Developing a menu of affordability strategies that includes strategies to address housing production, preservation, and affordability pursuant to section 29-33-106;

(d) Developing a menu of displacement mitigation measures for urban municipalities pursuant to section 29-33-107;

(e) Publishing a report that identifies strategic growth objectives pursuant to section 29-33-108; and

(f) Developing reporting guidance and templates for
(2) To conduct the public comment and hearing process required by subsection (1) of this section, the multi-agency advisory committee created in section 29-33-103 (1), rural resort area subcommittee created in section 29-33-103 (8), or the urban area subcommittee created in section 29-33-103 (9), shall:

(a) Provide public notice and hold at least two public hearings at which members of the public have an opportunity to comment on the subject of the hearing;

(b) Allow the submission of written comments on the subject of the hearing;

(c) Conduct outreach to and solicit feedback from local governments and regional planning agencies;

(d) Consult with experts in disability rights, racial equity and homelessness prevention, affordable housing, fair housing, planning and zoning, and related fields; and

(e) Ensure accessibility to the comment and hearing process by providing translated materials and interpretation services, providing at least one of the hearings in person, and conducting outreach to encourage participation from underrepresented communities.

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

(1) No later than December 31, 2024, the Office of Climate Preparedness created in section 24-38.8-102 (1) shall consult with the Department of Agriculture, the Division of Parks and Wildlife within the Department of Natural Resources, the Outdoor Recreation Industry Office in the Office of Economic Development, the Colorado Tourism Office, and the multi-agency group to develop a report that identifies interjurisdictional priorities that metropolitan planning organizations should apply to achieve both:

(a) Connectivity to open space, wildlife habitat, and other priority landscapes; and

(b) Preservation of agricultural land, historic and cultural resources, urban parks and green spaces, exurban open space, recreational resources, wildlife habitats, and ecosystems with the greatest need for conservation.

(2) The report must integrate and include information from relevant existing and under development state plans, including the Division of Parks and Wildlife's State Wildlife Action Plan, that address conservation, recreation, and climate adaptation, and must be updated to incorporate results of new
PLANS, DATA, OR ANALYSES THAT ARE COMPLETED AFTER THE INITIAL COMPLETION OF THE REPORT.

(3) The Department of Local Affairs shall publish the report and make it available as a resource for local governments for use in developing master plans pursuant to Sections 30-28-106 and 31-23-206 as applicable.

29-33-111. Rural resort job center municipalities - existing plans to address local housing needs - menu of affordability strategies - regional housing needs planning process. (1) Existing plans to address local housing needs. A rural resort job center municipality that adopts a plan to address local housing needs prior to the effective date of this section may, rather than developing and adopting a new housing needs plan pursuant to subsection (3)(b) of this section, update its existing plan to address additional needs identified in the local housing needs assessment beyond what the municipality's existing plan to address local housing needs includes, and any requirements in section 29-33-105 (4) not already included in the municipality's existing plan to address local housing needs.

(2) Menu of affordability strategies. In order to support affordability and advance meeting the housing needs of all income levels identified in the local housing needs assessment, the menu of affordability strategies for a rural resort job center municipality must include the following:

(a) A strategy defined by the rural resort job center municipality that sets parameters for the construction and permitting of accessory dwelling units with affordability protections that meet the rural resort job center municipality's housing affordability needs;

(b) A strategy defined by the rural resort job center municipality that sets parameters for the construction and permitting of middle housing and multifamily housing that:

(I) is within a walkable distance of transit stops, when possible;

(II) incorporates affordability protections such as deed restrictions and short-term rental restrictions as identified by the rural resort job center municipality; and

(III) provides housing that meets the rural resort job center municipality's housing affordability needs and does not encourage or require any housing that does not meet the rural resort job center municipality's housing affordability needs;

(c) implementing a local inclusionary zoning ordinance in accordance with the requirements of section 29-20-104 (e.5) and
(e.7);

(d) The creation of a program to subsidize or otherwise reduce local development fees that may include:
   (I) Building permit fees;
   (II) Water and sewer tap fees; and
   (III) Other infrastructure costs for regulated affordable housing development;

(e) Creating an expedited development review process for regulated affordable housing developments;

(f) Establishing a density bonus program that allows increased floor area ratio, density, or height beyond what is otherwise required by this Article 33 to increase the construction of regulated affordable housing units;

(g) Enabling regulated affordable housing as a use by right;

(h) Establishing a policy or plan to leverage municipally-owned land for the development of regulated affordable housing;

   (i) Establishing a dedicated local revenue source for the development of regulated affordable housing;

   (j) Regulating short-term rentals or second homes;

   (k) Reducing or eliminating local parking requirements for regulated affordable housing;

   (l) Making a commitment to and remaining eligible for the statewide affordable housing fund created in Section 29-32-102 (1);

   (m) Adopting a policy that results in non-construction solutions to increase affordable housing, including the:

       (I) Acquisition of deed restrictions on existing market-rate housing units;

       (II) Preservation of existing deed restrictions; or

       (III) Programs to disincentive the use of homes as non-primary residences;

   (n) Adopting a regional housing needs plan with multi-jurisdictional commitments to meet identified housing targets to increase the supply of affordable housing;

   (o) Adopting a strategy proposed by either a local government or the multi-agency advisory committee, and that is approved by the Department of Local Affairs, that supports equal or greater housing affordability consistent with the needs identified in the relevant local housing needs assessment; and

   (p) Adopting a policy or regulatory tool that incentivizes
THE PROMOTION OF AFFORDABLE HOUSING DEVELOPMENT AS IDENTIFIED IN SECTION 24-32-130 (3).

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

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

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

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

AND

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

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

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

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

(b) (I) **NO LATER THAN DECEMBER 31, 2026, AND EVERY SIX**
YEARS THEREAFTER, A RURAL RESORT JOB CENTER MUNICIPALITY SHALL DEVELOP, ADOPT, AND SUBMIT TO THE DEPARTMENT OF LOCAL AFFAIRS A HOUSING NEEDS PLAN. THE HOUSING NEEDS PLAN MUST INCLUDE THE FOLLOWING:

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

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

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

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

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

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

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

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

(b) A FRAMEWORK TO GUIDE INVESTMENTS IN DEVELOPMENT AND CONSERVATION; AND
(c) A RANGE OF POLICY OPTIONS TO MAXIMIZE EFFICIENCY OF EXISTING WATER SUPPLY AND IDENTIFY IMPACTS OF FUTURE DEVELOPMENT.

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

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

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

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

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

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

(b) The multi-agency advisory committee shall, as part of the public comment and hearing process established in section 29-33-109 (2), provide recommendations to the executive director of the department of local affairs concerning the development of reporting guidance and templates for rural resort job center municipalities and urban municipalities.

(2) At a minimum, rural resort job center municipalities and urban municipalities shall report, no later than December 31, 2026, and no later than December 31 of each year thereafter, in a form and manner determined by the department of local affairs, the following housing data for the previous calendar year to the department of local affairs:

(a) The number of permits that the municipality issued for new housing units categorized by the number of units in each structure type;

(b) The number of new housing units categorized by the number of units in each structure type, in the municipality on which construction has begun;

(c) Timeframes to complete residential permit reviews by housing type;

(d) Workforce assigned to development review by position type;

(e) The implementation status of the strategies identified in the municipality’s housing needs plan;

(f) Zoning information that may include geospatial data specifying zoning districts, allowed uses and densities, and other data in a standard format; and

(g) The number of intergovernmental agreements that the municipality has entered into to address its local and regional housing needs assessments and a description of these agreements.

(3) Upon receiving the reports from the rural resort job center municipalities and urban municipalities pursuant to subsection (2) of this section, the department of local affairs shall publish an analysis on a publicly available dashboard that includes all of the information in the reports.

29-33-115. Compliance. No later than June 30, 2027, the department of local affairs shall conduct a compliance review and approve housing needs plans or provide feedback to rural
RESORT JOB CENTER MUNICIPALITIES AND URBAN MUNICIPALITIES AS NEEDED. THE SUBMISSION OF A COMPLIANT HOUSING NEEDS PLAN MUST BE CONSIDERED IN THE DEVELOPMENT OF STRATEGIC GROWTH OBJECTIVES.

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

24-32-705. Functions of division. (8) The division shall consult with the multi-agency advisory committee created in section 29-33-103 on factory-built structures and tiny home created in section 24-32-3305 (3), to produce a report no later than June 30, 2024, on the opportunities and barriers in current state laws and regulations concerning the building of manufactured homes, modular homes, and tiny homes.

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

24-32-3303. Division of housing - powers and duties - rules. (1) The division has the following powers and duties pursuant to this part 33:

(c) To review and approve quality assurance representatives that intend to perform final construction plan reviews, inspections, and issue insignia of approval pursuant to this part 33;

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

29-20-110. Local government residential occupancy limits - definitions. (1) Notwithstanding any other provision to the contrary, a local government shall not enact or enforce residential occupancy limits that differ based on the relationships of the occupants of a dwelling.

(2) Nothing in this section prevents a local government from establishing residential occupancy limits for dwelling units for short-term rentals, as defined in section 29-33-102 (35).

(3) As used in this section, unless the context otherwise requires:

(a) "DWELLING" means any improved real property, or portion thereof, that is used or intended to be used as a residence.

(b) "LOCAL GOVERNMENT" means a home rule or statutory city, town, territorial city or town, city and county, or county or home rule county.

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

30-28-106. Adoption of master plan - contents. (3) (a) The master plan of a county or region, with the accompanying maps,
PLATS, CHARTS, AND DESCRIPTIVE AND EXPLANATORY MATTER, MUST SHOW THE COUNTY OR REGIONAL PLANNING COMMISSION'S RECOMMENDATIONS FOR THE DEVELOPMENT OF THE TERRITORY COVERED BY THE PLAN. THE MASTER PLAN OF A COUNTY OR REGION IS AN ADVISORY DOCUMENT TO GUIDE LAND DEVELOPMENT DECISIONS; HOWEVER, THE PLAN OR ANY PART THEREOF MAY BE MADE BINDING BY INCLUSION IN THE COUNTY'S OR REGION'S ADOPTED SUBDIVISION, ZONING, PLATTING, PLANNED UNIT DEVELOPMENT, OR OTHER SIMILAR LAND DEVELOPMENT REGULATIONS AFTER SATISFYING NOTICE, DUE PROCESS, AND HEARING REQUIREMENTS FOR LEGISLATIVE OR QUASI-JUDICIAL PROCESSES AS APPROPRIATE. A MASTER PLAN ADOPTED ON OR AFTER JUNE 30, 2024, MUST INCLUDE:

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

(II) A HOUSING ELEMENT;

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

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

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

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

AND

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

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

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

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

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

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

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

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

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

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

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

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

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

(VIII) A LAND CLASSIFICATION AND UTILIZATION PROGRAM;

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

(X) THE LOCATION OF AREAS CONTAINING STEEP SLOPES,
GEological hazards, ENDANGERED OR THREATENED SPECIES,
WETLANDS, FLOODPLAINS, FLOODWAYS, AND FLOOD RISK ZONES, HIGHLY
ERODIBLE LAND OR UNSTABLE SOILS, AND WILDFIRE HazARDS. FOR
PURPOSES OF DETERMINING THE LOCATION OF SUCH AREAS, THE PLANNING
COMMISSION SHALL CONSIDER THE FOLLOWING SOURCES FOR GUIDANCE:

(A) THE COLORADO GEOLOGICAL SURVEY FOR DEFINING AND
MAPPING GEOLOGICAL HAZARDS;
(B) The United States Fish and Wildlife Service of the United States Department of the Interior and the Parks and Wildlife Commission created in section 33-9-101, for locating areas inhabited by endangered or threatened species;

(C) The United States Army Corps of Engineers and the United States Fish and Wildlife Service National Wetlands Inventory for defining and mapping wetlands;

(D) The Federal Emergency Management Agency for defining and mapping floodplains, floodways, and flood risk zones;

(E) The Natural Resources Conservation Service of the United States Department of Agriculture for defining and mapping unstable soils and highly erodible land; and

(F) The Colorado State Forest Service for locating wildfire hazard areas.

(8) In adopting or amending a master plan, the Commission shall identify, provide notice to, and consult with relevant entities to ensure that the adoption or amending of the master plan is an inclusive process.

(9) No more than thirty days after adopting or amending the master plan, the Commission shall submit the master plan to the Division of Local Government in the Department of Local Affairs. The Division of Local Government shall review these master plans to ensure they comply with the requirements of this section.

(10) Not less than sixty days prior to adopting or amending the master plan, a county or regional planning commission shall submit the master plan to the Division of Local Government in the Department of Local Affairs. The Division of Local Government shall review these master plans to ensure they comply with the requirements of this section. The Division shall provide comments in writing describing the extent to which the master plan meets or does not meet the requirements of this section. The Department of Local Affairs may hire and employ one full-time employee to provide educational resources and assistance to ensure compliance with the requirements of this section.

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

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

(d) Notwithstanding subsections (1)(a) and (1)(b) of this section, to sell and dispose of, by ordinance, any public building
OR REAL PROPERTY OWNED BY A MUNICIPALITY THAT IS HELD FOR
GOVERNMENT PURPOSES OTHER THAN PARK PURPOSES, IF THE SALE AND
DISPOSITION OF THE PUBLIC BUILDING OR REAL PROPERTY IS FOR THE
PURPOSE OF PROVIDING PROPERTY TO BE USED FOR THE DEVELOPMENT OF
AFFORDABLE HOUSING, AS THE TERM IS DEFINED IN SECTION 29-33-102 (3).
The governing body shall determine the terms and conditions of
the sale and disposition at a regular or special meeting and
shall make these terms and conditions publicly available.

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

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

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

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

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

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

(B) Homes certified by the United States department of housing
and urban development through its office of manufactured housing
programs, a successor agency, or a party authorized to act on its behalf.
The approval processes of manufactured homes shall be based
on objective standards and administrative review that are equivalent to
that required for site-built homes, unless a municipality
regulates site-built homes through a subjective review process, in which case a municipality may use an
equivalent review process for a manufactured home and a
site-built home.

(b) (I.5) A MUNICIPALITY SHALL NOT IMPOSE MORE RESTRICTIVE
STANDARDS ON MANUFACTURED AND MODULAR HOMES THAN THOSE THE
MUNICIPALITY APPLIES TO SITE BUILT HOMES IN THE SAME RESIDENTIAL
ZONES. RESTRICTIVE STANDARDS INCLUDE ZONING REGULATIONS,
SUBDIVISION REGULATIONS, AND ANY OTHER REGULATION AFFECTING
DEVELOPMENT SUCH AS REQUIREMENTS RELATING TO:

(A) PERMANENT FOUNDATIONS;

(B) MINIMUM FLOOR SPACE;

(C) HOME SIZE OR SECTIONAL REQUIREMENTS;

(D) IMPROVEMENT LOCATION STANDARDS;

(E) SIDE YARD STANDARDS; AND

(F) SETBACK STANDARDS.

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

31-23-206. Master plan. (1) IT IS THE DUTY OF THE COMMISSION
TO MAKE AND ADOPT A MASTER PLAN FOR THE PHYSICAL DEVELOPMENT
OF THE MUNICIPALITY, INCLUDING ANY AREAS OUTSIDE ITS BOUNDARIES,
SUBJECT TO THE APPROVAL OF THE GOVERNMENTAL BODY HAVING
JURISDICTION THEREOF, THAT IN THE COMMISSION'S JUDGMENT BEAR
RELATION TO THE PLANNING OF THE MUNICIPALITY. THE MASTER PLAN OF
A MUNICIPALITY IS AN ADVISORY DOCUMENT TO GUIDE LAND
DEVELOPMENT DECISIONS; HOWEVER, THE PLAN OR ANY PART THEREOF
MAY BE MADE BINDING BY INCLUSION IN THE MUNICIPALITY'S ADOPTED
SUBDIVISION, ZONING, PLATTING, PLANNED UNIT DEVELOPMENT, OR OTHER
SIMILAR LAND DEVELOPMENT REGULATIONS AFTER SATISFYING NOTICE,
DUE PROCESS, AND HEARING REQUIREMENTS FOR LEGISLATIVE OR
QUASI-JUDICIAL PROCESSES AS APPROPRIATE. WHEN A COMMISSION
DECIDES TO ADOPT A MASTER PLAN, THE COMMISSION SHALL CONDUCT
PUBLIC HEARINGS, AFTER NOTICE OF SUCH PUBLIC HEARINGS HAS BEEN
PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION IN THE
MUNICIPALITY IN A MANNER SUFFICIENT TO NOTIFY THE PUBLIC OF THE
TIME, PLACE, AND NATURE OF THE PUBLIC HEARING, PRIOR TO FINAL
ADOPTION OF A MASTER PLAN IN ORDER TO ENCOURAGE PUBLIC
PARTICIPATION IN AND AWARENESS OF THE DEVELOPMENT OF SUCH PLAN
AND SHALL ACCEPT AND CONSIDER ORAL AND WRITTEN PUBLIC COMMENTS
THROUGHOUT THE PROCESS OF DEVELOPING THE PLAN. THE PLAN,
ADOPTED OR AMENDED ON OR AFTER JUNE 30, 2024, WITH THE
ACCOMPANYING MAPS, PLATS, CHARTS, AND DESCRIPTIVE MATTER, MUST
INCLUDE:

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

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

(c) A STRATEGIC GROWTH ELEMENT THAT MUST INCLUDE:
The information relevant to the municipality contained in the regional strategic growth and housing mix analysis conducted pursuant to Section 29-33-105 (8)(a) and an analysis of how the municipality is including this information in the master plan;

(II) The identification of additional local strategic growth areas;

(III) The identification of transportation, utility, and other infrastructure gaps and infrastructure projects, preferably within a capital improvement plan, that would enable strategic growth areas to be developed or redeveloped;

and

(IV) The identification of zoning refinements and densities necessary to accommodate the housing needs included in housing needs assessments, and to meet strategic growth objectives for strategic growth areas.

(d) (I) The general location and extent of an adequate and suitable supply of water;

(II) In completing the water supply element, the planning commission shall consult with the entities that supply water for use within the municipality to ensure coordination on water supply and facility planning, and the water supply element must identify water supplies and facilities sufficient to meet the needs of the public and private infrastructure reasonably anticipated or identified in the planning process;

(III) The water supply element must include water conservation policies, to be determined by the municipality, which may include goals specified in the state water plan adopted pursuant to Section 37-60-106.3 and may include policies to implement water conservation and other state water plan goals as a condition of development approvals, including subdivisions, planned unit developments, special use permits, and zoning changes;

(IV) The department of local affairs created in Section 24-1-125 may hire and employ one full-time employee to provide educational resources and assistance to municipalities that include water conservation policies in their master plans as described in subsection (1)(d)(III) of this section;

(V) Nothing in this subsection (1)(d) shall be construed to supersede, abrogate, or otherwise impair the allocation of water pursuant to the state constitution or laws, the right to beneficially use water pursuant to decrees, contracts, or other water use agreements, or the operation, maintenance, repair,
(e) The most recent version of the plan required by section 31-12-105 (1)(e) or a similar element analyzing and making a plan for areas of potential growth within three miles of the municipal boundary.

(1.5) After consultation on each of the following, where applicable or appropriate, the master plan may include:

(a) The general source, character, and extent of existing, proposed, or projected streets, roads, rights-of-way, bridges, waterways, waterfronts, parkways, highways, mass transit routes and corridors, and any transportation plan prepared by any metropolitan planning organization that covers all or a portion of the municipality and that the municipality has received notification of or, if the municipality is not located in an area covered by a metropolitan planning organization, any transportation plan prepared by the department of transportation that the municipality has received notification of and that covers all or a portion of the municipality;

(b) The general location of public places or facilities, including public schools, culturally, historically, or archaeologically significant buildings, sites, and objects, playgrounds, squares, parks, airports, aviation fields, military installations, and other public ways, grounds, open spaces, trails, and designated federal, state, and local wildlife areas. For purposes of this section, "military installation" has the same meaning as specified in section 29-20-105.6 (2)(b).

(c) The general location and extent of public utilities terminals, capital facilities, and transfer facilities, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes, and any proposed or projected needs for capital facilities and utilities, including the priorities, anticipated costs, and funding proposals for such facilities and utilities;

(d) The acceptance, removal, relocation, widening, narrowing, vacating, abandonment, modification, change of use, or extension of any of the public ways, rights-of-way, including the coordination of such rights-of-way with the rights-of-way of other municipalities, counties, or regions, grounds, open spaces, buildings, property, utility, or terminals, referred to in subsections (1.5) (a) through (a) of this section and subsection (1)(d) of this section;

(e) A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises. Such a zoning plan
MAY PROTECT AND ASSURE ACCESS TO APPROPRIATE CONDITIONS FOR SOLAR, WIND, OR OTHER ALTERNATIVE ENERGY SOURCES, INCLUDING GEOTHERMAL ENERGY USED FOR WATER HEATING OR SPACE HEATING OR COOLING IN A SINGLE BUILDING, FOR SPACE HEATING FOR MORE THAN ONE BUILDING THROUGH A PIPELINE NETWORK, OR FOR ELECTRICITY GENERATION; HOWEVER, REGULATIONS AND RESTRICTIONS OF THE HEIGHT, NUMBER OF STORIES, SIZE OF BUILDINGS AND OTHER STRUCTURES, AND THE HEIGHT AND LOCATION OF TREES AND OTHER VEGETATION SHALL NOT APPLY TO EXISTING BUILDINGS, STRUCTURES, TREES, OR VEGETATION EXCEPT FOR NEW GROWTH ON SUCH VEGETATION.

(f) The general character, location, and extent of community centers, housing developments, whether public or private, the existing, proposed, or projected location of residential neighborhoods and sufficient land for future housing development for the existing and projected economic and other needs of all current and anticipated residents of the municipality, and redevelopment areas. If a municipality has entered into a regional planning agreement, such agreement may be incorporated by reference into the master plan.

(g) A master plan for the extraction of commercial mineral deposits pursuant to section 34-1-304;

(h) A plan for the location and placement of public utilities that facilitates the provision of such utilities to all existing, proposed, or projected developments in the municipality;

(i) Projections of population growth and housing needs to accommodate the projected population for specified increments of time. The municipality may base these projections upon data from the department of local affairs and upon the municipality's local objectives.

(j) The areas containing steep slopes, geological hazards, endangered or threatened species, wetlands, floodplains, floodways, and flood risk zones, highly erodible land or unstable soils, and wildfire hazards. For purposes of determining the location of such areas, the planning commission shall consider the following sources for guidance:

(I) The Colorado geological survey for defining and mapping geological hazards;

(II) The United States fish and wildlife service of the United States department of the interior and the parks and wildlife commission created in section 33-9-101, for locating areas inhabited by endangered or threatened species;

(III) The United States Army corps of engineers and the
UNITED STATES FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY FOR DEFINING AND MAPPING WETLANDS;

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

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

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

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

(9) NO MORE THAN THIRTY DAYS AFTER ADOPTING OR AMENDING THE MASTER PLAN, THE COMMISSION SHALL SUBMIT THE MASTER PLAN TO THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT OF LOCAL AFFAIRS. THE DIVISION OF LOCAL GOVERNMENT SHALL REVIEW THESE MASTER PLANS TO ENSURE THEY COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

(10) NOT LESS THAN SIXTY DAYS PRIOR TO ADOPTING OR AMENDING THE MASTER PLAN, THE COMMISSION SHALL SUBMIT THE MASTER PLAN TO THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT OF LOCAL AFFAIRS. THE DIVISION OF LOCAL GOVERNMENT SHALL REVIEW THESE MASTER PLANS TO ENSURE THEY COMPLY WITH THE REQUIREMENTS OF THIS SECTION. THE DIVISION SHALL PROVIDE COMMENTS IN WRITING DESCRIBING THE EXTENT TO WHICH THE MASTER PLAN MEETS OR DOES NOT MEET THE REQUIREMENTS OF THIS SECTION.

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

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

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

(d) To study and make recommendations for existing and future transportation systems in Colorado with a focus of such study and recommendations being a ten-year plan for each mode of transportation. Such ten-year plan shall be based on what can be reasonably expected to be implemented with the estimated revenues which are likely to be available and must include prioritization criteria that are consistent with state strategic growth objectives for regionally significant transportation projects.

(c) Subsection (3)(a) of this section shall not apply to reasonable restrictions on accessory dwelling units. As used in this subsection (3)(c), "reasonable restriction" means a restriction that does not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an accessory dwelling unit consistent with the provisions of this section.

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

43-1-113. Funds - budgets - fiscal year - reports and publications. (20) Before December 31, 2024, or before the next regional transportation planning cycle begins, the department shall ensure that the prioritization criteria for any grant program administered by the department are consistent with state strategic growth objectives, as determined in section 29-33-108, so long as doing so does not violate federal law. The state growth objectives must be clearly articulated in a project's requirements of prospective funding recipients.

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

43-1-1103. Transportation planning. (2.5) Beginning December 31, 2024, any regional transportation plan that is created or updated must address and ensure consistency with state strategic growth objectives as determined in section 29-33-108.

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

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

(j) Reduction of greenhouse gas emissions; and

(k) Beginning December 31, 2024, address and ensure
CONSISTENCY WITH STATE STRATEGIC GROWTH OBJECTIVES.

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

43-4-1103. Multimodal transportation options fund - creation - revenue sources for fund - use of fund. (2) (e) Fee revenues from the multimodal transportation options fund generated on or after January 1, 2025, and other state funds transferred to the multimodal transportation options fund on or after July 1, 2024, shall only be made for multimodal projects that the department determines are consistent with state strategic growth objectives, as determined in section 29-33-108. The state growth objectives must be clearly articulated in a project's requirements of prospective funding recipients.

SECTION 14. Appropriation. For the 2023-24 state fiscal year, $15,000,000 is appropriated to the housing plans assistance fund created in section 29-33-113 (3), C.R.S. This appropriation is from the general fund. The department of local affairs is responsible for the accounting related to this appropriation. Any unexpended and unencumbered money appropriated to the department of local affairs for state fiscal year 2023-24 remains available for expenditure by the division of local government in the department of local affairs or local government grantees through state fiscal year 2026-27 without further appropriation for the department of local affairs and local grantees to comply with planning requirements in the legislation.

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

Page 1, strike lines 103 through 113.

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

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