

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Transportation, Housing & Local Government.

HB25-1032 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** part 39 to
4 article 32 of title 24 as follows:

5 PART 39

6 COLORADO INTERAGENCY COUNCIL

7 ON HOMELESSNESS

8 **24-32-3901. Legislative declaration.** (1) THE GENERAL
9 ASSEMBLY FINDS AND DECLARES THAT:

10 (a) HOMELESSNESS IS ON THE RISE IN COLORADO. THERE WERE
11 FOURTEEN THOUSAND INDIVIDUALS EXPERIENCING HOMELESSNESS ON A
12 SINGLE NIGHT IN JANUARY 2023, WHICH REPRESENTS A THIRTY-NINE
13 PERCENT INCREASE FROM THE PREVIOUS YEAR. IN 2022, OVER ONE
14 HUNDRED THIRTY THOUSAND INDIVIDUALS USING MEDICAID CLAIMED
15 THEY HAD EXPERIENCED HOMELESSNESS IN COLORADO. STUDENT
16 HOMELESSNESS HAS ALSO INCREASED, DESPITE DECLINING ENROLLMENT.

17 (b) INDIVIDUALS EXPERIENCING HOMELESSNESS IN THE SEVEN-
18 COUNTY DENVER-METRO AREA CITED RELATIONSHIP PROBLEMS OR
19 BREAKUPS, INABILITY TO FIND OR MAINTAIN A JOB, FAMILY ISSUES,
20 INABILITY TO PAY RENTS OR MORTGAGES, AND COST OF HOUSING AS THE
21 TOP REASONS CONTRIBUTING TO HOMELESSNESS;

22 (c) AS OF 2024, COLORADO WAS THE EIGHTH LEAST AFFORDABLE
23 STATE IN THE NATION ACCORDING TO THE NATIONAL LOW INCOME
24 HOUSING COALITION. THE COALITION FOUND THAT, IN ORDER TO PAY FOR
25 A ONE-BEDROOM HOME, A COLORADO RENTER MUST EITHER MAKE
26 SIXTY-FIVE THOUSAND DOLLARS A YEAR OR WORK EIGHTY-FIVE HOURS A
27 WEEK MAKING MINIMUM WAGE. FORTY PERCENT OF UNSHELTERED
28 INDIVIDUALS HAVE PAYING JOBS, AND ONLY ONE IN FOUR INDIVIDUALS
29 WHO QUALIFY FOR RENTAL SUBSIDIES RECEIVE THEM.

30 (d) ACCORDING TO THE COLORADO FUTURES CENTER, NEARLY
31 HALF OF COLORADO HOUSEHOLDS HAVE ANNUAL INCOMES BELOW
32 SEVENTY-FIVE THOUSAND DOLLARS. THESE HOUSEHOLDS MUST SPEND AN
33 OUTSIZED PORTION OF THEIR EARNINGS ON HOUSING, REPRESENTING OVER
34 FIVE BILLION DOLLARS IN FOREGONE SPENDING IN OTHER SECTORS OF
35 COLORADO'S ECONOMY.

36 (e) HOUSING INSTABILITY IS AT AN ALL-TIME HIGH, AND THERE IS
37 A DEFICIT OF AFFORDABLE HOMES IN COLORADO. FOR INDIVIDUALS IN
38 COLORADO EARNING THIRTY PERCENT OR LESS OF THE AREA MEDIAN
39 INCOME, THERE ARE ONLY TWENTY-SEVEN AVAILABLE HOMES
40 CONSIDERED AFFORDABLE FOR EVERY ONE HUNDRED HOMES NEEDED.

1 (f) COLORADO LACKS SPECIFIC STATEWIDE STRATEGIES NEEDED TO
2 RESOLVE AND PREVENT HOMELESSNESS. THERE IS NO REQUIREMENT OR
3 INFRASTRUCTURE CURRENTLY IN PLACE TO CONVENE STATE AGENCIES,
4 LOCAL GOVERNMENTS, CONTINUUMS OF CARE, NONPROFITS, AND OTHER
5 HOUSING ORGANIZATIONS TO IMPLEMENT HOMELESSNESS SOLUTIONS.

6 (g) THE GENERAL ASSEMBLY INTENDS TO BRING TOGETHER LOCAL
7 GOVERNMENTS, CONTINUUMS OF CARE, NONPROFITS, AND HOUSING AND
8 HOMELESSNESS ORGANIZATIONS TO WORK TOGETHER TO REDUCE AND
9 PREVENT HOMELESSNESS IN COLORADO.

10 **24-32-3902. Definitions.** AS USED IN THIS PART 39, UNLESS THE
11 CONTEXT OTHERWISE REQUIRES:

12 (1) "CONTINUUM OF CARE ORGANIZATIONS" MEANS THE
13 CONTINUUM OF CARE ORGANIZATIONS ESTABLISHED PURSUANT TO 24 CFR
14 578, INCLUDING THE METRO DENVER HOMELESS INITIATIVE, THE
15 COLORADO BALANCE OF STATE CONTINUUM OF CARE, THE NORTHERN
16 COLORADO CONTINUUM OF CARE, AND THE PIKES PEAK CONTINUUM OF
17 CARE.

18 (2) "COUNCIL" MEANS THE COLORADO INTERAGENCY COUNCIL ON
19 HOMELESSNESS CREATED IN SECTION 24-39-103.

20 (3) "DEPARTMENT" MEANS THE DEPARTMENT OF LOCAL AFFAIRS
21 CREATED IN SECTION 24-1-125.

22 (4) "DESIGNATED ORGANIZATION" MEANS THE NONPROFIT
23 ORGANIZATION THAT MAY BE DESIGNATED PURSUANT TO SECTION
24 24-32-3903.

25 (5) "EXECUTIVE DIRECTOR" MEANS THE EXECUTIVE DIRECTOR OF
26 THE DEPARTMENT OF LOCAL AFFAIRS.

27 (6) "HOMELESSNESS SERVICE PROVIDER" MEANS AN
28 ORGANIZATION PROVIDING AN OPERATIONAL SERVICE.

29 (7) "NONPROFIT PARTNER" MEANS A NONPROFIT ORGANIZATION
30 THAT THE DEPARTMENT HAS CONTRACTED WITH AND DESIGNATED
31 PURSUANT TO SECTION 24-32-3903.

32 (8) "OPERATIONAL SERVICE" HAS THE SAME MEANING AS SET
33 FORTH IN SECTION 39-22-548 (2)(h).

34 (9) "SUPPORTIVE HOUSING" HAS THE SAME MEANING AS SET FORTH
35 IN SECTION 24-32-3701 (17).

36 **24-32-3903. Colorado interagency council on homelessness -**
37 **created - advisory powers - report.** (1) THE COLORADO INTERAGENCY
38 COUNCIL ON HOMELESSNESS IS CREATED IN THE DEPARTMENT OF LOCAL
39 AFFAIRS. THE COUNCIL, OR A NONPROFIT PARTNER, SHALL ADVISE AND
40 MAKE RECOMMENDATIONS TO THE GENERAL ASSEMBLY ON:

41 (a) FACILITATING AND COORDINATING HOMELESSNESS RESPONSE,
42 RESOURCES, AND BEST PRACTICES BETWEEN STATE AND LOCAL PARTNERS;

43 (b) SETTING STATEWIDE STRATEGY FOR HOMELESSNESS
44 RESOLUTION AND PREVENTION;

45 (c) INCREASING ACCESS TO SUPPORTIVE RESOURCES FOR HOMELESS

1 INDIVIDUALS, INCLUDING INCOME BENEFITS, FOOD BENEFITS, HEALTHCARE
2 COVERAGE, AND SUPPORT RELATED TO MENTAL HEALTH AND SUBSTANCE
3 USE;

4 (d) IDENTIFYING AND MAXIMIZING HOUSING RESOURCES PROVIDED
5 BY STATE AGENCIES;

6 (e) IMPROVING CROSS-SYSTEM POLICIES AND PROCEDURES FOR
7 STATE AGENCIES AND HOMELESSNESS SERVICE PROVIDERS; AND

8 (f) ORGANIZING OTHER HOMELESSNESS RESPONSE MEASURES AS
9 THE COUNCIL SEES FIT.

10 (2) THE DEPARTMENT SHALL:

11 (a) CONVENE THE COUNCIL AT LEAST ONCE EVERY MONTH; OR

12 (b) USE A REQUEST FOR PROPOSAL PROCESS TO CONTRACT WITH
13 AND DESIGNATE A NONPROFIT PARTNER THAT WILL CONVENE THE COUNCIL
14 AT LEAST ONCE A MONTH.

15 (3) IF THE DEPARTMENT CONTRACTS WITH A NONPROFIT PARTNER
16 IN ACCORDANCE WITH SUBSECTION (2)(b) OF THIS SECTION, THE
17 CONTRACT MUST REQUIRE THE NONPROFIT PARTNER TO PROVIDE
18 STAFFING, ADMINISTRATIVE, AND OPERATIONAL ASSISTANCE TO THE
19 COUNCIL AND MAKE RECOMMENDATIONS TO THE GENERAL ASSEMBLY IN
20 ACCORDANCE WITH SUBSECTION (1) OF THIS SECTION FOR NO MORE THAN
21 SEVENTY-FIVE THOUSAND DOLLARS PER YEAR. THE NONPROFIT PARTNER
22 IS AUTHORIZED TO EXPEND ANY MONEY IT RECEIVES AS NECESSARY TO
23 PROVIDE STAFFING, ADMINISTRATIVE, AND OPERATIONAL SERVICES FOR
24 THE COUNCIL. THE NONPROFIT PARTNER AND THE DEPARTMENT MAY
25 SOLICIT AND ACCEPT MONETARY AND IN-KIND GIFTS, GRANTS, AND
26 DONATIONS USED TO FURTHER THE COUNCIL'S DUTIES AND
27 RESPONSIBILITIES.

28 (4) BEGINNING IN JANUARY 2026, AND IN JANUARY EVERY YEAR
29 THEREAFTER, AS PART OF THE DEPARTMENT'S PRESENTATION DURING ITS
30 "SMART ACT" HEARING REQUIRED BY SECTION 2-7-203, THE COUNCIL
31 SHALL SUBMIT AND PRESENT A REPORT, INCORPORATING INFORMATION
32 AND FEEDBACK RECEIVED FROM THE ADVISORY COMMITTEE CREATED IN
33 SECTION 24-32-3905, WHICH MUST INCLUDE:

34 (a) THE COUNCIL'S PLAN, INCLUDING A TIMELINE, FOR DEVELOPING
35 AND IMPLEMENTING A STATEWIDE STRATEGY ON HOMELESSNESS
36 RESOLUTION AND PREVENTION;

37 (b) IDENTIFICATION OF GAPS AND BARRIERS THAT IMPEDE ACCESS
38 TO OPERATIONAL SERVICES FOR HOMELESS INDIVIDUALS;

39 (c) IDENTIFICATION OF STATE AGENCY-PROVIDED HOUSING
40 RESOURCES, INCLUDING UTILIZATION RATES;

41 (d) RECOMMENDATIONS FOR FUNDING AND POLICIES THAT COULD
42 BE IMPLEMENTED AT THE STATE LEVEL TO SUPPORT HOMELESSNESS
43 PREVENTION AND RESOLUTION;

44 (e) RECOMMENDATIONS THAT HAVE BEEN PROPOSED IN
45 COORDINATION WITH CONTINUUM OF CARE ORGANIZATIONS TO IMPROVE

1 THE IMPLEMENTATION OF THE HOMELESS MANAGEMENT INFORMATION
2 SYSTEM, DATA REPORTING, AND COORDINATED ENTRY SYSTEMS;
3 (f) UPDATES ON REGIONAL NAVIGATION CAMPUSES CREATED
4 PURSUANT TO SECTION 24-32-727; AND
5 (g) UPDATES ON CONTINUUM OF CARE ORGANIZATIONS.

6 **24-32-3904. Membership.** (1) THE COUNCIL CONSISTS OF THE
7 EXECUTIVE DIRECTORS OR DIRECTORS, OR THEIR DESIGNEES, OF THE
8 FOLLOWING STATE AGENCIES:
9 (a) THE GOVERNOR'S OFFICE;
10 (b) THE DEPARTMENT OF LOCAL AFFAIRS;
11 (c) THE DEPARTMENT OF EDUCATION;
12 (d) THE DEPARTMENT OF CORRECTIONS;
13 (e) THE DEPARTMENT OF HEALTH CARE POLICY AND FINANCING;
14 (f) THE BEHAVIORAL HEALTH ADMINISTRATION OF THE
15 DEPARTMENT OF HUMAN SERVICES;
16 (g) THE DEPARTMENT OF HUMAN SERVICES;
17 (h) THE DEPARTMENT OF LABOR AND EMPLOYMENT;
18 (i) THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT; AND
19 (j) THE DEPARTMENT OF PUBLIC SAFETY.

20 (2) THE EXECUTIVE DIRECTOR MAY APPOINT TO THE COUNCIL THE
21 DIRECTORS, OR THE DIRECTORS' DESIGNEES, OF OTHER STATE AGENCIES OR
22 INDIVIDUALS TO REPRESENT POLITICAL SUBDIVISIONS AS THE EXECUTIVE
23 DIRECTOR DEEMS NECESSARY.

24 **24-32-3905. Advisory committee to the Colorado interagency**
25 **council on homelessness - creation - membership.** (1) THE ADVISORY
26 COMMITTEE TO THE COLORADO INTERAGENCY COUNCIL ON
27 HOMELESSNESS IS CREATED TO PROVIDE RECOMMENDATIONS TO INCREASE
28 ACCESS TO HOUSING AND REDUCE HOMELESSNESS FOR ALL COLORADO
29 RESIDENTS.

30 (2) THE ADVISORY COMMITTEE MUST CONSIST OF AT LEAST
31 FIFTEEN MEMBERS WHO HAVE EXPERIENCE WORKING FOR THE RESOLUTION
32 AND PREVENTION OF HOMELESSNESS AND WITH INDIVIDUALS
33 EXPERIENCING HOMELESSNESS. THE EXECUTIVE DIRECTOR SHALL ENSURE
34 EQUITABLE GEOGRAPHIC AND DEMOGRAPHIC REPRESENTATION WHEN
35 APPOINTING COMMITTEE MEMBERS. THE COMMITTEE SHALL CONSIST OF
36 THE FOLLOWING MEMBERS APPOINTED BY THE EXECUTIVE DIRECTOR:
37 (a) THE DIRECTOR, OR THE DIRECTOR'S DESIGNEE, OF A NONPROFIT
38 ORGANIZATION WITH A MISSION RELATED TO HOMELESSNESS;
39 (b) THE LEADER OF A FAITH-BASED ORGANIZATION THAT IS
40 PRIMARILY FOCUSED ON HOMELESSNESS RESOLUTION AND PREVENTION;
41 (c) A HOMELESSNESS SERVICE PROVIDER THAT IS PRIMARILY
42 FOCUSED ON SPECIALIZED POPULATIONS EXPERIENCING HOMELESSNESS,
43 INCLUDING VETERANS, SENIORS, PEOPLE LIVING WITH DISABLING
44 CONDITIONS, PEOPLE EXPERIENCING CHRONIC HOMELESSNESS, NATIVE
45 AMERICANS, OR OTHER GROUPS OF PEOPLE WITH SYSTEMIC AND

1 HISTORICAL BARRIERS TO ACCESSING HOUSING;

2 (d) THE DIRECTOR, OR THE DIRECTOR'S DESIGNEE, OF A

3 PHILANTHROPIC ORGANIZATION THAT SUPPORTS HOMELESSNESS SERVICE

4 PROVIDERS;

5 (e) A REPRESENTATIVE FROM EACH CONTINUUM OF CARE

6 ORGANIZATION THAT PROVIDES SERVICES IN THE STATE;

7 (f) AN ELECTED LOCAL GOVERNMENT REPRESENTATIVE;

8 (g) AN INDIVIDUAL WITH LIVED EXPERIENCE OF HOMELESSNESS;

9 (h) AN INDIVIDUAL WITH LIVED EXPERIENCE NAVIGATING

10 AFFORDABLE HOUSING AND HOUSING RESOURCES;

11 (i) AN OWNER OR OPERATOR OF PERMANENT SUPPORTIVE HOUSING;

12 (j) A HOUSING NAVIGATOR OR REPRESENTATIVE FROM AN

13 ORGANIZATION THAT ADMINISTERS HOUSING VOUCHERS;

14 (k) A REPRESENTATIVE FROM A PUBLIC HOUSING AUTHORITY; AND

15 (l) A CERTIFIED PEER SPECIALIST WHO WORKS WITH PEOPLE

16 EXPERIENCING HOMELESSNESS.

17 (3) IN ADDITION TO THE FIFTEEN MEMBERS REQUIRED TO SIT ON

18 THE COMMITTEE PURSUANT TO SUBSECTION (2) OF THIS SECTION, THE

19 EXECUTIVE DIRECTOR MAY, AS THE EXECUTIVE DIRECTOR DEEMS

20 NECESSARY, APPOINT REPRESENTATIVES FROM:

21 (a) SERVICE ORGANIZATIONS FOR PEOPLE LIVING WITH

22 DISABILITIES;

23 (b) ORGANIZATIONS THAT PROVIDE LEGAL REPRESENTATION FOR

24 LOW-INCOME HOUSEHOLDS OR PEOPLE EXPERIENCING HOMELESSNESS;

25 (c) ORGANIZATIONS THAT PROVIDE SERVICES AND PROGRAMS FOR

26 FAMILIES EXPERIENCING HOMELESSNESS; OR

27 (d) ORGANIZATIONS THAT PROVIDE RENTAL ASSISTANCE OR

28 EVICTION PREVENTION SERVICES.

29 (4) THE ADVISORY COMMITTEE SHALL MEET AT AN INTERVAL

30 CHOSEN BY THE EXECUTIVE DIRECTOR, BUT NOT LESS THAN ONCE EVERY

31 THREE MONTHS.

32 (5) THE ADVISORY COMMITTEE SHALL:

33 (a) DEVELOP AND IMPLEMENT A PLAN TO RECEIVE PUBLIC

34 FEEDBACK ON STATEWIDE STRATEGIES, BEST PRACTICES, POLICIES, AND

35 FUNDING RECOMMENDATIONS RELATED TO HOMELESSNESS PREVENTION

36 AND RESOLUTION;

37 (b) RECOMMEND EVIDENCE-BASED POLICIES AND FUNDING

38 STRATEGIES TO SUPPORT HOMELESSNESS PREVENTION AND RESOLUTION

39 TO THE COUNCIL PRIOR TO THE COUNCIL'S FINALIZATION OF THE REPORT

40 REQUIRED BY SECTION 24-32-3903 (4); AND

41 (c) ANSWER QUESTIONS AND INQUIRIES RECEIVED FROM THE

42 COUNCIL.

43 **24-32-3906. Repeal of part - review of functions.** THIS PART 39

44 IS REPEALED, EFFECTIVE SEPTEMBER 1, 2027. BEFORE THE REPEAL, THIS

45 ARTICLE 39 IS SCHEDULED FOR REVIEW IN ACCORDANCE WITH SECTION

1 24-34-104.

2 **SECTION 2.** In Colorado Revised Statutes, 24-34-104, **add**
3 (28)(a)(XI) as follows:

4 **24-34-104. General assembly review of regulatory agencies**
5 **and functions for repeal, continuation, or reestablishment - legislative**
6 **declaration - repeal.** (28) (a) The following agencies, functions, or both,
7 are scheduled for repeal on September 1, 2027:

8 (XI) THE COLORADO INTERAGENCY COUNCIL ON HOMELESSNESS,
9 CREATED IN PART 39 OF ARTICLE 32 OF TITLE 24.

10 **SECTION 3.** In Colorado Revised Statutes, **add** 29-1-204.7 as
11 follows:

12 **29-1-204.7. Establishment of multijurisdictional homelessness**
13 **response authorities - definitions.** (1) **Definitions.** AS USED IN THIS
14 SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES:

15 (a) "AUTHORITY" MEANS A MULTIJURISDICTIONAL HOMELESSNESS
16 RESPONSE AUTHORITY CREATED PURSUANT TO SUBSECTION (2) OF THIS
17 SECTION.

18 (b) "BOARD" MEANS THE BOARD OF DIRECTORS THAT GOVERNS AN
19 AUTHORITY IN ACCORDANCE WITH SUBSECTION (3) OF THIS SECTION AND
20 IN WHICH ALL LEGISLATIVE POWER OF THE AUTHORITY IS VESTED.

21 (c) "CONTRACTING LOCAL GOVERNMENT" MEANS A LOCAL
22 GOVERNMENT THAT HAS ENTERED INTO AN INTERGOVERNMENTAL
23 AGREEMENT WITH OTHER LOCAL GOVERNMENTS IN ORDER TO FORM AN
24 AUTHORITY PURSUANT TO SUBSECTION (2) OF THIS SECTION.

25 (d) "INTERGOVERNMENTAL AGREEMENT" MEANS THE AGREEMENT
26 ENTERED INTO BY LOCAL GOVERNMENTS PURSUANT TO SUBSECTION (2) OF
27 THIS SECTION TO CREATE AN AUTHORITY.

28 (e) "LOCAL GOVERNMENT" MEANS A HOME RULE OR STATUTORY
29 CITY, TOWN, COUNTY, OR CITY AND COUNTY.

30 (2) **Creation.** ANY COMBINATION OF LOCAL GOVERNMENTS MAY,
31 BY CONTRACT WITH EACH OTHER, ESTABLISH A SEPARATE GOVERNMENTAL
32 ENTITY TO BE KNOWN AS A MULTIJURISDICTIONAL HOMELESSNESS
33 RESPONSE AUTHORITY. AN AUTHORITY SHALL:

34 (a) BE USED BY THE CONTRACTING LOCAL GOVERNMENTS TO
35 REDUCE AND PREVENT HOMELESSNESS; AND

36 (b) HAVE BOUNDARIES THAT CONTAIN THE ENTIRETY OF ALL THE
37 CONTRACTING LOCAL GOVERNMENTS, BUT NOTHING MORE.

38 (3) **Requirements for the intergovernmental agreement.** THE
39 INTERGOVERNMENTAL AGREEMENT ESTABLISHING AN AUTHORITY SHALL
40 SPECIFY:

41 (a) THE NAME OF THE AUTHORITY AND THE FUNCTIONS OR
42 SERVICES RELATED TO THE AUTHORITY'S PURPOSE OF REDUCING AND
43 PREVENTING HOMELESSNESS;

44 (b) DETAILS REGARDING THE ESTABLISHMENT AND ORGANIZATION
45 OF A BOARD OF DIRECTORS, INCLUDING:

1 (I) THE NUMBER OF DIRECTORS, THEIR MANNER OF APPOINTMENT,
2 THEIR TERMS OF OFFICE, THEIR COMPENSATION, IF ANY, AND THE
3 PROCEDURE FOR FILLING VACANCIES ON THE BOARD;
4 (II) THE OFFICERS OF THE AUTHORITY, THE MANNER OF THEIR
5 SELECTION, AND THEIR DUTIES;
6 (III) THE VOTING REQUIREMENTS FOR ACTION BY THE BOARD;
7 EXCEPT THAT, UNLESS SPECIFICALLY OTHERWISE PROVIDED, A MAJORITY
8 OF DIRECTORS CONSTITUTES A QUORUM, AND A MAJORITY OF A QUORUM
9 IS NECESSARY FOR ANY ACTION TAKEN BY THE BOARD; AND
10 (IV) THE DUTIES OF THE BOARD, WHICH MUST INCLUDE THE
11 OBLIGATION TO COMPLY WITH PARTS 1, 5, AND 6 OF THIS ARTICLE 1;
12 (c) PROVISIONS FOR THE DISPOSITION, DIVISION, OR DISTRIBUTION
13 OF ANY PROPERTY OR ASSETS OF THE AUTHORITY;
14 (d) THE TERM OF THE CONTRACT, WHICH MAY BE CONTINUED FOR
15 A DEFINITE TERM OR UNTIL RESCINDED OR TERMINATED, AND THE
16 METHOD, IF ANY, BY WHICH IT MAY BE RESCINDED OR TERMINATED;
17 EXCEPT THAT SUCH A CONTRACT MAY NOT BE RESCINDED OR TERMINATED
18 SO LONG AS THE AUTHORITY HAS BONDS, NOTES, OR OTHER OBLIGATIONS
19 OUTSTANDING UNLESS PROVISION FOR FULL PAYMENT OF SUCH
20 OBLIGATIONS, BY ESCROW OR OTHERWISE, HAS BEEN MADE PURSUANT TO
21 THE TERMS OF SUCH OBLIGATIONS;
22 (e) ANY EXPECTED SOURCES OF REVENUE OF THE AUTHORITY; AND
23 (f) THE AUTHORITY'S PLAN REGARDING THE LEVYING AND
24 DISTRIBUTION OF SALES TAXES FOR THE PURPOSES OF PLANNING,
25 COORDINATING, AND IMPLEMENTING REGIONAL STRATEGIES TO REDUCE
26 AND PREVENT HOMELESSNESS PURSUANT TO SUBSECTION (5) OF THIS
27 SECTION.
28 (4) **General discretionary powers of the authority.** THE
29 GENERAL DISCRETIONARY POWERS OF THE AUTHORITY INCLUDE:
30 (a) TO PLAN, COORDINATE, AND IMPLEMENT REGIONAL STRATEGIES
31 TO REDUCE AND PREVENT HOMELESSNESS;
32 (b) TO COORDINATE AND PLAN WITH THE DEPARTMENT OF LOCAL
33 AFFAIRS AND THE CONTINUUM OF CARE ORGANIZATION THAT OPERATES
34 WITHIN THE BOUNDARIES OF THE AUTHORITY TO REDUCE AND PREVENT
35 HOMELESSNESS;
36 (c) TO, IF FEASIBLE AND AGREED UPON BY THE CONTRACTING
37 LOCAL GOVERNMENTS AND THE CONTINUUM OF CARE ORGANIZATION,
38 CONTRACT WITH THE CONTINUUM OF CARE ORGANIZATION THAT OPERATES
39 WITHIN THE BOUNDARIES OF THE AUTHORITY TO DESIGNATE THE
40 CONTINUUM OF CARE ORGANIZATION AS THE ADMINISTRATOR OF THE
41 AUTHORITY;
42 (d) TO MAKE AND ENTER INTO CONTRACTS WITH ANY PERSON,
43 INCLUDING, WITHOUT LIMITATION, CONTRACTS WITH STATE OR FEDERAL
44 AGENCIES, CONTINUUM OF CARE ORGANIZATIONS, PRIVATE ENTERPRISES,
45 AND NONPROFIT ORGANIZATIONS THAT ARE ALSO INVOLVED IN REDUCING

1 AND PREVENTING HOMELESSNESS, IRRESPECTIVE OF WHETHER SUCH
2 AGENCIES ARE PARTIES TO THE INTERGOVERNMENTAL AGREEMENT;
3 (e) TO EMPLOY AGENTS AND EMPLOYEES;
4 (f) TO ACQUIRE, HOLD, LEASE AS LESSOR OR LESSEE, SELL, OR
5 OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY, COMMODITY,
6 OR SERVICE;
7 (g) TO INCUR DEBTS, LIABILITIES, OR OBLIGATIONS;
8 (h) TO SUE AND BE SUED IN ITS OWN NAME;
9 (i) TO ADOPT, BY RESOLUTION, REGULATIONS RESPECTING THE
10 EXERCISE OF ITS POWERS AND THE CARRYING OUT OF ITS PURPOSES;
11 (j) TO AGREE TO LEVY SALES TAXES FOR THE PURPOSES OF
12 PLANNING, COORDINATING, AND IMPLEMENTING REGIONAL STRATEGIES TO
13 REDUCE AND PREVENT HOMELESSNESS PURSUANT TO SUBSECTION (5) OF
14 THIS SECTION;
15 (k) TO EXERCISE ANY OTHER POWERS THAT ARE ESSENTIAL TO THE
16 PROVISION OF FUNCTIONS, SERVICES, OR FACILITIES BY THE AUTHORITY
17 AND THAT ARE SPECIFIED IN THE INTERGOVERNMENTAL AGREEMENT; AND
18 (l) TO PERFORM ANY ACTS AUTHORIZED BY THIS SECTION UNDER,
19 THROUGH, OR BY MEANS OF AN AGENT OR BY CONTRACTS WITH ANY
20 PERSON, FIRM, OR CORPORATION.
21 **(5) Authority of local governments to levy sales taxes.** IF THE
22 INTERGOVERNMENTAL AGREEMENT THAT CREATES AN AUTHORITY
23 PROVIDES THAT THE CONTRACTING LOCAL GOVERNMENTS SHALL LEVY A
24 SALES TAX TO BE USED BY THE AUTHORITY TO PLAN, COORDINATE, AND
25 IMPLEMENT REGIONAL STRATEGIES TO REDUCE AND PREVENT
26 HOMELESSNESS:
27 (a) ALL CONTRACTING LOCAL GOVERNMENTS SHALL, AT THE SAME
28 GENERAL ELECTION HELD IN NOVEMBER OF AN ODD-NUMBERED YEAR,
29 SUBMIT TO THEIR REGISTERED ELECTORS A BALLOT QUESTION THAT
30 RELATES TO THE TAX INCREASE AND THAT COMPLIES WITH SECTION 20 OF
31 ARTICLE X OF THE STATE CONSTITUTION AND SUBSECTION (6) OF THIS
32 SECTION;
33 (b) THE INTERGOVERNMENTAL AGREEMENT MUST INCLUDE
34 PROVISIONS THAT APPLY TO A CASE IN WHICH THE ELECTORS IN SOME BUT
35 NOT ALL OF THE CONTRACTING LOCAL GOVERNMENTS APPROVE THE
36 COLLECTION OF THE SALES TAX AT THE GENERAL ELECTION DESCRIBED IN
37 SUBSECTION (5)(a) OF THIS SECTION;
38 (c) ANY SALES TAX LEVIED PURSUANT TO THIS SUBSECTION (5) IS
39 IN ADDITION TO ANY OTHER SALES TAX IMPOSED PURSUANT TO LAW;
40 (d) THE DEPARTMENT OF REVENUE SHALL COLLECT, ADMINISTER,
41 AND ENFORCE THE SALES TAX LEVIED PURSUANT TO THIS SUBSECTION (5),
42 AS SPECIFIED IN PART 2 OF ARTICLE 2 OF THIS TITLE 29;
43 (e) THE INTERGOVERNMENTAL AGREEMENT MUST PROVIDE FOR
44 THE DIRECT DISTRIBUTION OF ALL OR PART OF THE SALES TAX LEVIED
45 PURSUANT TO THIS SUBSECTION (5) TO THE AUTHORITY BY THE

1 DEPARTMENT OF REVENUE AS SET FORTH IN SECTION 29-2-207; AND
2 (f) THE AUTHORITY AND CONTRACTING LOCAL GOVERNMENTS
3 SHALL APPLY THE MONTHLY TAX DISTRIBUTIONS RECEIVED FROM THE
4 DEPARTMENT OF REVENUE SOLELY TO THE PLANNING, COORDINATION, AND
5 IMPLEMENTATION OF REGIONAL STRATEGIES TO REDUCE AND PREVENT
6 HOMELESSNESS.

7 **(6) Sales taxes and multiple-fiscal year debts must be approved**
8 **by electors.** (a) A LOCAL GOVERNMENT SHALL NOT ESTABLISH OR
9 INCREASE ANY TAX AUTHORIZED BY THIS SECTION UNTIL THE TAX HAS
10 BEEN SUBMITTED TO AND APPROVED BY A VOTE OF THE REGISTERED
11 ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE LOCAL
12 GOVERNMENT.

13 (b) A LOCAL GOVERNMENT SHALL NOT CREATE A MULTIPLE-FISCAL
14 YEAR DEBT OR OTHER FINANCIAL OBLIGATION THAT IS SUBJECT TO
15 SECTION 20 (4)(b) OF ARTICLE X OF THE STATE CONSTITUTION UNTIL THE
16 OBLIGATION IS SUBMITTED TO AND APPROVED BY A VOTE OF THE
17 REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE LOCAL
18 GOVERNMENT.

19 **(7) Political subdivision of the state.** AN AUTHORITY IS A
20 POLITICAL SUBDIVISION AND A PUBLIC CORPORATION OF THE STATE,
21 SEPARATE FROM THE CONTRACTING LOCAL GOVERNMENTS, AND IS A
22 VALIDLY CREATED AND EXISTING POLITICAL SUBDIVISION AND PUBLIC
23 CORPORATION OF THE STATE, IRRESPECTIVE OF WHETHER A CONTRACTING
24 LOCAL GOVERNMENT WITHDRAWS, WHETHER VOLUNTARILY, BY
25 OPERATION OF LAW, OR OTHERWISE, FROM THE AUTHORITY SUBSEQUENT
26 TO ITS CREATION UNDER CIRCUMSTANCES NOT RESULTING IN THE
27 RESCISSION OR TERMINATION OF THE CONTRACT ESTABLISHING THE
28 AUTHORITY PURSUANT TO ITS TERMS. AN AUTHORITY HAS THE DUTIES,
29 PRIVILEGES, IMMUNITIES, RIGHTS, LIABILITIES, AND DISABILITIES OF A
30 PUBLIC BODY POLITIC AND CORPORATE.

31 **(8) Gifts, grants, and donations.** AN AUTHORITY MAY SEEK,
32 ACCEPT, AND EXPEND GIFTS, GRANTS, OR DONATIONS FROM PRIVATE OR
33 PUBLIC SOURCES FOR THE PURPOSES OF PLANNING, COORDINATING, AND
34 IMPLEMENTING REGIONAL STRATEGIES TO REDUCE AND PREVENT
35 HOMELESSNESS.

36 **(9) Bonds.** AN AUTHORITY MAY ISSUE REVENUE OR GENERAL
37 OBLIGATION BONDS AND MAY PLEDGE ITS REVENUE AND
38 REVENUE-RAISING POWERS FOR THE PAYMENT OF SUCH BONDS. SUCH
39 BONDS MUST BE ISSUED ON THE TERMS AND SUBJECT TO THE CONDITIONS
40 SET FORTH IN SECTION 43-4-609. THE BONDS, NOTES, AND OTHER
41 OBLIGATIONS OF AN AUTHORITY ARE NOT DEBTS, LIABILITIES, OR
42 OBLIGATIONS OF THE CONTRACTING LOCAL GOVERNMENTS.

43 **(10) Exempt from state taxation.** AN AUTHORITY, THE PROPERTY
44 OF AN AUTHORITY, THE INCOME OR OTHER REVENUES OF AN AUTHORITY,
45 ANY BONDS ISSUED BY AN AUTHORITY, AND THE TRANSFER OF AND THE

1 INCOME FROM ANY BONDS ISSUED BY THE AUTHORITY ARE EXEMPT FROM
2 ALL TAXATION AND ASSESSMENTS IN THE STATE.

3 (11) **Fiscal year spending.** (a) FOR THE PURPOSE OF DETERMINING
4 AN AUTHORITY'S FISCAL YEAR SPENDING LIMIT UNDER SECTION 20 (7)(b)
5 OF ARTICLE X OF THE STATE CONSTITUTION, THE INITIAL SPENDING BASE
6 OF THE AUTHORITY IS THE AMOUNT OF REVENUES COLLECTED BY THE
7 AUTHORITY FROM SOURCES NOT EXCLUDED FROM FISCAL YEAR SPENDING
8 PURSUANT TO SECTION 20 (2)(e) OF ARTICLE X OF THE STATE
9 CONSTITUTION DURING THE FIRST FULL FISCAL YEAR FOR WHICH THE
10 AUTHORITY COLLECTED REVENUES.

11 (b) AS USED IN THIS SUBSECTION (11), "FISCAL YEAR" MEANS ANY
12 YEAR-LONG PERIOD USED BY AN AUTHORITY FOR FISCAL ACCOUNTING
13 PURPOSES.

14 (12) **Local governments retain powers.** NOTHING IN THIS
15 SECTION LIMITS THE POWER OF CONTRACTING LOCAL GOVERNMENTS TO
16 ENTER INTO INTERGOVERNMENTAL COOPERATION OR AGREEMENTS OR TO
17 ESTABLISH SEPARATE LEGAL ENTITIES PURSUANT TO SECTION 29-1-203 OR
18 ANY OTHER APPLICABLE LAW OR OTHERWISE TO CARRY OUT THEIR
19 INDIVIDUAL POWERS UNDER APPLICABLE STATUTORY OR CHARTER
20 PROVISIONS OR LIMITS THE POWERS RESERVED TO CITIES AND TOWNS BY
21 SECTION 2 OF ARTICLE XI OF THE STATE CONSTITUTION.

22 **SECTION 4.** In Colorado Revised Statutes, 39-13-102, **add** (6)
23 as follows:

24 **39-13-102. Documentary fee imposed - amount - to whom**
25 **payable - legislative declaration - definition.** (6) (a) THE COUNTY MAY
26 DESIGNATE A PORTION OF THE MONEY COLLECTED FROM THE
27 DOCUMENTARY FEE, OTHER THAN THE PORTION THAT IS USED TO OFFSET
28 ADMINISTRATIVE COSTS RELATED TO RECORDING AND MAINTAINING REAL
29 PROPERTY DEEDS AND INSTRUMENTS, TO BE TRANSFERRED TO A HOUSING
30 AGENCY FOR THE PURPOSE OF DEVELOPING, PRESERVING, OR ACQUIRING
31 AFFORDABLE HOUSING ALIGNED WITH DEMONSTRATED COMMUNITY NEEDS
32 AND FOR HOMELESS INDIVIDUALS WITHIN THE JURISDICTION OF THE
33 HOUSING AGENCY.

34 (b) THE GENERAL ASSEMBLY FINDS AND DECLARES THAT:

35 (I) AS THE VOLUME OF REAL ESTATE TRANSACTIONS HAS
36 INCREASED SIGNIFICANTLY, REAL ESTATE PRICES AND COSTS HAVE ALSO
37 INCREASED, IMPACTING THE AVAILABILITY AND AFFORDABILITY OF
38 HOUSING IN COLORADO; AND

39 (II) LOCAL GOVERNMENTS SHOULD BE ALLOWED TO USE THE
40 DOCUMENTARY FEE TO OFFSET THE ADMINISTRATIVE COSTS ASSOCIATED
41 WITH RECORDING AND MAINTAINING REAL PROPERTY DEEDS AND
42 INSTRUMENTS AND THE COSTS OF BUILDING AND MAINTAINING
43 AFFORDABLE HOUSING.

44 (c) AS USED IN THIS SECTION, "HOUSING AGENCY" MEANS A
45 COUNTY GOVERNMENT OR A LOCAL OR REGIONAL HOUSING AUTHORITY.

1 **SECTION 5. Act subject to petition - effective date.** This act
2 takes effect at 12:01 a.m. on the day following the expiration of the
3 ninety-day period after final adjournment of the general assembly; except
4 that, if a referendum petition is filed pursuant to section 1 (3) of article V
5 of the state constitution against this act or an item, section, or part of this
6 act within such period, then the act, item, section, or part will not take
7 effect unless approved by the people at the general election to be held in
8 November 2026 and, in such case, will take effect on the date of the
9 official declaration of the vote thereon by the governor."

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