

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Transportation, Housing & Local Government.

HB24-1152 be amended as follows:

1 Amend printed bill, page 3, line 5, strike "**Affordable Housing**" and  
2 substitute "**Strategic Growth**".

3 Page 6, strike lines 1 through 5 and substitute "BETTER USE OF EXISTING  
4 INFRASTRUCTURE".

5 Page 10, strike lines 7 through 27.

6 Page 11, strike lines 1 through 21 and substitute:

7 "(5)(a) "ADMINISTRATIVE APPROVAL PROCESS" MEANS A PROCESS  
8 IN WHICH:

9 (I) A DEVELOPMENT PROPOSAL FOR A SPECIFIED PROJECT IS  
10 APPROVED, APPROVED WITH CONDITIONS, OR DENIED BY LOCAL  
11 GOVERNMENT ADMINISTRATIVE STAFF BASED SOLELY ON ITS COMPLIANCE  
12 WITH OBJECTIVE STANDARDS SET FORTH IN LOCAL LAWS; AND

13 (II) DOES NOT REQUIRE, AND CANNOT BE ELEVATED TO REQUIRE,  
14 A PUBLIC HEARING, A RECOMMENDATION, OR A DECISION BY AN ELECTED  
15 OR APPOINTED PUBLIC BODY OR A HEARING OFFICER.

16 (b) NOTWITHSTANDING SUBSECTION (5)(a) OF THIS SECTION, AN  
17 ADMINISTRATIVE APPROVAL PROCESS MAY REQUIRE AN APPOINTED  
18 HISTORIC PRESERVATION COMMISSION TO MAKE A DECISION, OR TO MAKE  
19 A RECOMMENDATION TO LOCAL GOVERNMENT ADMINISTRATIVE STAFF,  
20 REGARDING A DEVELOPMENT APPLICATION INVOLVING A PROPERTY THAT  
21 THE LOCAL GOVERNMENT HAS DESIGNATED AS A HISTORIC PROPERTY,  
22 PROVIDED THAT:

23 (I) THE STATE HISTORIC PRESERVATION OFFICE WITHIN HISTORY  
24 COLORADO HAS DESIGNATED THE LOCAL GOVERNMENT AS A CERTIFIED  
25 LOCAL GOVERNMENT; AND

26 (II) THE APPOINTED HISTORIC PRESERVATION COMMISSION'S  
27 DECISION OR RECOMMENDATION IS BASED ON STANDARDS EITHER SET  
28 FORTH IN LOCAL LAW OR ESTABLISHED BY THE SECRETARY OF THE  
29 INTERIOR OF THE UNITED STATES.".

30 Page 11, strike lines 24 and 25 and substitute:

31 "(7) "DEPARTMENT" MEANS THE DEPARTMENT OF LOCAL  
32 AFFAIRS.".

33 Page 13, after line 7 insert:

1                     "(17) "OBJECTIVE STANDARD" MEANS A STANDARD THAT:  
2                     (a) IS A DEFINED BENCHMARK OR CRITERION THAT ALLOWS FOR  
3                     DETERMINATIONS OF COMPLIANCE TO BE CONSISTENTLY DECIDED  
4                     REGARDLESS OF THE DECISION MAKER; AND  
5                     (b) DOES NOT REQUIRE A SUBJECTIVE DETERMINATION  
6                     CONCERNING A DEVELOPMENT PROPOSAL, INCLUDING BUT NOT LIMITED TO  
7                     WHETHER THE APPLICATION FOR THE DEVELOPMENT PROPOSAL IS:  
8                         (I) CONSISTENT WITH MASTER PLANS, OR OTHER DEVELOPMENT  
9                     PLANS;  
10                         (II) COMPATIBLE WITH THE LAND USE OR DEVELOPMENT OF THE  
11                     AREA SURROUNDING THE AREA DESCRIBED IN THE APPLICATION; OR  
12                         (III) CONSISTENT WITH PUBLIC WELFARE, COMMUNITY  
13                     CHARACTER, OR NEIGHBORHOOD CHARACTER.".

14             Renumber succeeding subsections accordingly.

15             Page 14, line 3, strike "(18)," and substitute "(19),".

16             Page 14, line 7, strike "(15)(a)" and substitute "(19)(a)".

17             Page 16, line 20, strike "PROGRAMS," and substitute "PROGRAMS  
18                     INCLUDING THROUGH DEED RESTRICTIONS,".

19             Page 20, line 24, after "ASSISTANCE," insert "DEVELOP A TOOLKIT TO  
20                     SUPPORT LOCAL GOVERNMENTS IN ENCOURAGING ACCESSORY DWELLING  
21                     UNIT CONSTRUCTION,".

22             Page 22, line 3, strike "AND".

23             Page 22, line 7, strike "29-35-104 (1)(a)(II)." and substitute "29-35-104  
24                     (1)(a)(II); AND  
25                         (c) PROVIDE OFFSETS FOR, OR WAIVE A GREATER NUMBER OF  
26                     ACCESSORY DWELLING UNIT FEES FOR:  
27                         (I) LOW- AND MODERATE-INCOME HOUSEHOLDS; OR  
28                         (II) ACCESSORY DWELLING UNITS THAT ARE RENTED TO LOW- AND  
29                     MODERATE-INCOME HOUSEHOLDS.".

30             Page 22, line 9, strike "TEN" and substitute "FIFTEEN".

31             Page 23, line 15, strike the second "OR" and substitute "AND".

32             Page 25, after line 3 insert:

1                   **"SECTION 2.** In Colorado Revised Statutes, 24-32-3305, **add**  
2                   (3.3) as follows:

3                   **24-32-3305. Rules - advisory committee - enforcement.**  
4                   (3.3) THE DEPARTMENT SHALL CREATE FOR FACTORY-BUILT STRUCTURES,  
5                   INCLUDING THOSE THAT WOULD BE CONSIDERED ACCESSORY DWELLING  
6                   UNITS, MODEL PUBLIC SAFETY CODE REQUIREMENTS RELATED TO  
7                   GEOGRAPHIC OR CLIMATIC CONDITIONS, SUCH AS WEIGHT RESTRICTIONS  
8                   FOR ROOF SNOW LOADS, WIND SHEAR FACTORS, OR WILDFIRE RISK, FOR  
9                   LOCAL GOVERNMENTS TO CONSIDER AND ADOPT PURSUANT TO SECTION  
10                  24-32-3318 (2)(a)".

11                  Renumber succeeding sections accordingly.

12                  Page 25, line 8, after "(q)" insert "(I)".

13                  Page 25, line 10, after the first "THE" insert "CREATION AND".

14                  Page 25, line 11, strike "PROGRAMS TO BENEFIT RESIDENTS OF" and  
15                  substitute "PROGRAMS, PRIORITIZING THOSE PROGRAMS THAT BENEFIT  
16                  LOW- AND MODERATE-INCOME BORROWERS AND TENANTS IN".

17                  Page 25, line 15, strike "(I)" and substitute "(A)" and strike "LOSS  
18                  RESERVE" and substitute "CREDIT ENHANCEMENT".

19                  Page 25, line 16, strike "OFFERS" and substitute "SUPPORTS LENDERS  
20                  OFFERING" after "LOANS" insert "TO ELIGIBLE LOW- AND  
21                  MODERATE-INCOME BORROWERS".

22                  Page 25, line 18, strike "(II)" and substitute "(B)".

23                  Page 25, line 19, after "MADE" insert "TO ELIGIBLE LOW- AND  
24                  MODERATE-INCOME BORROWERS".

25                  Page 25, line 21, strike "(III)" and substitute "(C)".

26                  Page 25, line 22, strike "UNITS; AND" and substitute "UNITS, PRINCIPAL  
27                  REDUCTION ON LOANS TO ELIGIBLE LOW- AND MODERATE-INCOME  
28                  BORROWERS MADE IN CONNECTION WITH ACCESSORY DWELLING UNITS, OR  
29                  BOTH; OR".

30                  Page 25, line 23, strike "(IV)" and substitute "(D)".

31                  Page 25, line 24, strike "DIRECT LOANS IN CONNECTION WITH" and

1 substitute "LOANS, REVOLVING LINES OF CREDIT, OR GRANTS TO ELIGIBLE  
2 NON-PROFITS, PUBLIC HOUSING AUTHORITIES, AND COMMUNITY  
3 DEVELOPMENT FINANCIAL INSTITUTIONS TO MADE DIRECT LOANS OR  
4 GRANTS TO SUPPORT".

5 Page 25, line 25, strike "UNITS." and substitute "UNITS FOR LOW- AND  
6 MODERATE-INCOME BORROWERS OR TENANTS".

7 Page 25, after line 25 insert:

8 "(II) ANY CONTRACT MADE THE COMMISSION WITH THE COLORADO  
9 HOUSING AND FINANCE AUTHORITY PURSUANT TO THIS SUBSECTION (1)(q)  
10 MAY INCLUDE NORMAL AND CUSTOMARY FEES AND EXPENSES FOR  
11 ADMINISTRATING THE PROGRAMS DESCRIBED IN THIS SUBSECTION (1)(q)".

12 Page 27, line 9, strike "(20)" and substitute "(21)".

13 Page 28, line 13, strike "(20)" and substitute "(21)".

14 Strike "DIVISION" insert "DEPARTMENT" on **Page 9**, line 27; **Page 16**, line  
15 27; **Page 17**, lines 1 and 2; **Page 18**, lines 2, 10, and 14; **Page 19**, lines 4,  
16 7, 9, 13, 15, 18, and 21; **Page 20**, lines 2, 22, and 27; **Page 21**, lines 2, 4,  
17 and 26; **Page 22**, 1, 8, 21, and 26; **Page 23**, 1, 24, and 25; **Page 24**, line  
18 11; and **Page 25**, line 13.

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