

**First Regular Session
Seventy-second General Assembly
STATE OF COLORADO**

PREAMENDED

*This Unofficial Version Includes Committee
Amendments Not Yet Adopted on Second Reading*

LLS NO. 19-0509.01 Bob Lackner x4350

HOUSE BILL 19-1075

HOUSE SPONSORSHIP

Wilson,

SENATE SPONSORSHIP

(None),

House Committees

Finance
Appropriations

Senate Committees

A BILL FOR AN ACT

101 **CONCERNING THE CREATION OF A CREDIT AGAINST THE STATE INCOME**
102 **TAX AS A PILOT PROGRAM TO PROMOTE EMPLOYER-ASSISTED**
103 **HOUSING PROJECTS IN RURAL AREAS.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

As a pilot program to promote employer-assisted housing projects in rural areas, for income tax years commencing on or after January 1, 2019, but prior to January 1, 2023, the bill creates a state income tax credit for a donation a taxpayer makes to a sponsor that is used solely for the costs associated with employer-assisted affordable housing in a rural

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing statute.
Dashes through the words indicate deletions from existing statute.

area. The bill defines "sponsor" to mean the Colorado housing and finance authority, a housing authority operated by a county or municipality, a nonprofit corporation that has been designated as a community development corporation under the federal tax code, or an international, nongovernmental, not-for-profit organization whose mission is concentrated on constructing affordable housing.

The amount of the credit allowed by the bill is 20% of the approved donation amount; except that the aggregate amount of the credit awarded to any one taxpayer is limited to \$400 in any one income tax year.

The bill contains additional requirements pertaining to the manner in which the taxpayer submits information to receive the tax credit. The bill also requires periodic reporting of information on the use of the tax credit.

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, **add** 39-22-542 as
3 follows:

4 **39-22-542. Pilot program - credit for the donation of money or**
5 **property to the sponsor of an employer-assisted housing project**
6 **located in a rural area - report to general assembly - rules - legislative**
7 **declaration - definitions - repeal.** (1) THE GENERAL ASSEMBLY FINDS,
8 DETERMINES, AND DECLARES THAT:

9 (a) SINCE 2000, THE STATE'S NEED FOR AFFORDABLE HOUSING IN
10 ALL GEOGRAPHIC REGIONS HAS GROWN EXPONENTIALLY. AMONG OTHER
11 EFFECTS, THE IMMENSE DEMAND FOR AFFORDABLE HOUSING IS A HUGE
12 IMPEDIMENT TO ECONOMIC GROWTH AND OPPORTUNITY WITHIN THE STATE
13 AND THE ABILITY OF THE STATE TO PROVIDE A HIGH-QUALITY LIFE FOR ALL
14 ITS RESIDENTS AND TO DEVELOP, ATTRACT, AND MAINTAIN A
15 HIGH-QUALITY WORKFORCE.

16 (b) A SIGNIFICANT SEGMENT OF THE STATE'S POPULATION,
17 INCLUDING MANY OF THE STATE'S TEACHERS, EMERGENCY RESPONDERS,

1 HEALTH CARE PROFESSIONALS, AND SMALL BUSINESS OWNERS AND
2 EMPLOYEES, EARN TOO MUCH ON AN ANNUAL BASIS TO QUALIFY FOR MOST
3 FEDERAL AND STATE HOUSING ASSISTANCE BUT DO NOT MAKE ENOUGH IN
4 YEARLY INCOME TO AFFORD MARKET RATE HOUSING, PARTICULARLY
5 HOUSING THAT MAY BE IN CLOSE PROXIMITY TO THEIR PLACE OF
6 EMPLOYMENT.

7 (c) THE SHORTAGE OF AFFORDABLE HOUSING THAT IS CLOSE TO
8 EMPLOYEES' PLACES OF EMPLOYMENT IS AN ESPECIALLY ACUTE PROBLEM
9 FOR WORKERS IN MANY OF THE STATE'S RURAL AREAS.

10 (d) BY ENACTING THE TAX CREDIT CREATED IN THIS SECTION, THE
11 GENERAL ASSEMBLY INTENDS TO PROVIDE CERTAIN FINANCIAL INCENTIVES
12 TO ENCOURAGE THE DEVELOPMENT AND GROWTH OF EMPLOYER-ASSISTED
13 HOUSING ■ LOCATED IN RURAL AREAS FOR THE PURPOSE OF EXPANDING
14 THE SUPPLY OF HOUSING IN CLOSE PROXIMITY TO WORKPLACES FOR
15 INDIVIDUALS IN MODERATE-INCOME HOUSEHOLDS WHO LIVE AND WORK IN
16 RURAL AREAS OF THE STATE. THIS ACT IS CREATED AS A PILOT PROGRAM
17 TO ENABLE INTERESTED PARTIES TO STUDY THE STATE'S EXPERIENCE WITH
18 THE PROGRAM AFTER THE LAST OF THE INCOME TAX YEARS FOR WHICH IT
19 TAKES EFFECT TO SEE WHETHER IT PROMOTES THE LEGISLATIVE PURPOSE
20 OF EMPLOYER-ASSISTED HOUSING LOCATED IN RURAL AREAS.

21 (2) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE
22 REQUIRES:

23 (a) "CERTIFICATE" MEANS A DOCUMENT ISSUED BY A SPONSOR IN
24 A FORMAT ACCEPTABLE TO THE DEPARTMENT EVIDENCING A DONATION
25 RECEIVED TO SUPPORT AN EMPLOYER-ASSISTED ELIGIBLE ACTIVITY IN A
26 RURAL AREA.

27 (b) "DEPARTMENT" MEANS THE DEPARTMENT OF REVENUE OR ANY

1 SUCCESSOR ENTITY.

2 (c) "DIVISION" MEANS THE DIVISION OF HOUSING IN THE
3 DEPARTMENT OF LOCAL AFFAIRS CREATED IN SECTION 24-32-704 (1).

4 (d) "DONATION" MEANS CASH, SECURITIES, OR REAL PROPERTY
5 THAT IS DONATED TO AND ACCEPTED BY A SPONSOR THAT IS USED SOLELY
6 FOR OR ASSOCIATED WITH AN EMPLOYER-ASSISTED ELIGIBLE ACTIVITY.

7 (e) "EMPLOYER-ASSISTED ELIGIBLE ACTIVITY" MEANS AN ACTIVITY
8 THAT:

9 (I) CREATES OR PRESERVES AFFORDABLE HOUSING FOR SALE OR
10 FOR RENT TO ONE OR MORE MODERATE-INCOME HOUSEHOLDS NEAR THEIR
11 PLACE OF EMPLOYMENT IN A RURAL AREA;

12 (II) ASSISTS ONE OR MORE MODERATE-INCOME HOUSEHOLDS IN
13 OBTAINING SAFE AND AFFORDABLE HOUSING NEAR THEIR PLACE OF
14 EMPLOYMENT IN A RURAL AREA; OR

15 (III) BUILDS THE CAPACITY OF A SPONSOR THAT IS AN ELIGIBLE
16 NONPROFIT ORGANIZATION AND THAT IS LOCATED IN A RURAL COUNTY TO
17 PROVIDE HOUSING OPPORTUNITIES FOR ONE OR MORE MODERATE-INCOME
18 HOUSEHOLDS LIVING IN A RURAL AREA.

19 (f) "MODERATE-INCOME HOUSEHOLD" MEANS A HOUSEHOLD
20 WHOSE ADJUSTED INCOME IS LESS THAN ONE HUNDRED TWENTY PERCENT
21 OF THE AREA MEDIAN INCOME, AS ADJUSTED BY FAMILY SIZE AND
22 LOCATION OF THE EMPLOYER-ASSISTED ELIGIBLE ACTIVITY, AS SUCH
23 ADJUSTED INCOME AND AREA MEDIAN INCOME ARE DETERMINED FROM
24 TIME TO TIME BY THE UNITED STATES DEPARTMENT OF HOUSING AND
25 URBAN DEVELOPMENT FOR THE PURPOSE OF SECTION 8 OF THE "UNITED
26 STATES HOUSING ACT OF 1937", 42 U.S.C. SEC. 1437f, AS AMENDED.

27 (g) "NEAR THEIR PLACE OF EMPLOYMENT IN A RURAL AREA"

1 MEANS EMPLOYER-ASSISTED HOUSING ACTIVITY THAT IS LOCATED EITHER
2 IN THE SAME COUNTY OR IN AN ADJACENT RURAL COUNTY AS THE PLACE
3 OF EMPLOYMENT OF PERSONS IN ONE OR MORE HOUSEHOLDS THAT ARE
4 INTENDED TO BENEFIT FROM THE HOUSING ACTIVITY.

5 (h) "RURAL AREA" MEANS A COUNTY THAT IS LOCATED IN A
6 NONMETROPOLITAN AREA OF THE STATE THAT EITHER HAS NO
7 MUNICIPALITY WITH FIFTY THOUSAND OR MORE PERMANENT RESIDENTS
8 WITHIN ITS TERRITORIAL BOUNDARIES, BASED UPON THE MOST RECENT
9 POPULATION ESTIMATES PUBLISHED BY THE UNITED STATES CENSUS
10 BUREAU, OR THAT SATISFIES ALTERNATE CRITERIA FOR THE DESIGNATION
11 OF A RURAL AREA AS MAY BE PROMULGATED BY THE FEDERAL OFFICE OF
12 MANAGEMENT AND BUDGET.

13 (i) "SPONSOR" MEANS:

14 (I) THE COLORADO HOUSING AND FINANCE AUTHORITY CREATED
15 IN SECTION 29-4-704 (1);

16 (II) ANY HOUSING AUTHORITY OPERATED BY ANY MUNICIPALITY
17 OR COUNTY IN THE STATE;

18 (III) A NONPROFIT ORGANIZATION THAT IS DESIGNATED AS A
19 COMMUNITY DEVELOPMENT CORPORATION UNDER TITLE VII OF THE
20 FEDERAL "ECONOMIC OPPORTUNITY ACT OF 1964", 42 U.S.C. SEC. 2701
21 ET SEQ., AS AMENDED; OR

22 (IV) AN INTERNATIONAL, NONGOVERNMENTAL, NOT-FOR-PROFIT
23 ORGANIZATION WHOSE MISSION IS CONCENTRATED ON CONSTRUCTING
24 AFFORDABLE HOUSING.

25 (j) "TAXPAYER" MEANS A PERSON MAKING A DONATION WHO FILES
26 AN INCOME TAX RETURN UNDER THIS ARTICLE 22.

27 (3) (a) FOR INCOME TAX YEARS COMMENCING ON OR AFTER

1 JANUARY 1, 2019, BUT PRIOR TO JANUARY 1, 2023, THERE SHALL BE
2 ALLOWED FOR ANY TAXPAYER A CREDIT AGAINST THE INCOME TAXES
3 IMPOSED BY THIS ARTICLE 22 FOR A DONATION THE TAXPAYER MAKES TO
4 A SPONSOR THAT IS USED SOLELY FOR THE COSTS ASSOCIATED WITH AN
5 EMPLOYER-ASSISTED ELIGIBLE ACTIVITY IN A RURAL AREA.

6 (b) THE AMOUNT OF THE CREDIT ALLOWED BY THIS SECTION IS
7 TWENTY PERCENT OF THE APPROVED AMOUNT OF THE DONATION AS
8 DOCUMENTED IN A FORM AND MANNER ACCEPTABLE TO THE DEPARTMENT;
9 EXCEPT THAT THE AGGREGATE AMOUNT OF THE CREDIT AWARDED TO ANY
10 ONE TAXPAYER UNDER THIS SECTION SHALL NOT EXCEED FOUR HUNDRED
11 DOLLARS IN ANY ONE INCOME TAX YEAR.

12 (4) IF THE AMOUNT OF THE CREDIT ALLOWED PURSUANT TO THIS
13 SECTION EXCEEDS THE AMOUNT OF THE INCOME TAX OTHERWISE DUE ON
14 THE TAXPAYER'S INCOME IN THE INCOME TAX YEAR FOR WHICH THE
15 CREDIT IS BEING CLAIMED, THE AMOUNT OF THE CREDIT NOT USED AS AN
16 OFFSET AGAINST INCOME TAXES IN SUCH INCOME TAX YEAR IS NOT
17 ALLOWED AS A REFUND BUT MAY BE CARRIED FORWARD AND APPLIED
18 AGAINST THE INCOME TAX DUE IN SUBSEQUENT YEARS' INCOME TAX
19 LIABILITY UP TO FIVE YEARS FOLLOWING THE TAX YEAR IN WHICH THE
20 CREDIT WAS AWARDED, BUT MUST FIRST BE APPLIED AGAINST THE INCOME
21 TAX DUE FOR THE EARLIEST OF THE INCOME TAX YEARS POSSIBLE.

22 (5) (a) A TAXPAYER CLAIMING THE CREDIT ALLOWED BY THIS
23 SECTION SHALL SUBMIT, MAINTAIN, AND RECORD ANY INFORMATION THAT
24 THE DEPARTMENT MAY REQUIRE BY RULE REGARDING THE TAXPAYER'S
25 DONATION TO THE SPONSOR, INCLUDING THE CERTIFICATE RECEIVED
26 EVIDENCING THE DONATION. THE CERTIFICATE MUST STATE THE
27 EFFECTIVE DATE OF THE DONATION. A TAXPAYER SHALL ELECTRONICALLY

1 FILE WITH THE DEPARTMENT THE CERTIFICATE THE TAXPAYER RECEIVES
2 FROM THE SPONSOR. THE DIVISION IS RESPONSIBLE FOR VERIFYING THE
3 INFORMATION STATED ON THE TAX CERTIFICATES SUBMITTED BY A
4 TAXPAYER CLAIMING A CREDIT ALLOWED BY THIS SECTION. THE DIVISION
5 MAY IMPOSE A CHARGE ON THE TAXPAYER THAT REFLECTS THE DIVISION'S
6 ACTUAL COSTS IN PROCESSING THE INFORMATION SUBMITTED BY THE
7 TAXPAYER IN ORDER TO CLAIM A TAX CREDIT ALLOWED BY THIS SECTION.

8 (b) THE SPONSOR RECEIVING THE DONATION SHALL SUBMIT AND
9 MAINTAIN SUCH RECORDS AS REQUIRED BY THE DEPARTMENT TO ENSURE
10 THAT AFFORDABLE HOUSING OPPORTUNITIES ARE BEING PROVIDED BY THIS
11 SECTION.

12 (6) EACH SPONSOR THAT HAS ISSUED CERTIFICATES EVIDENCING
13 DONATIONS IN A CALENDAR YEAR UNDER THIS SECTION IN THE
14 CUMULATIVE AMOUNT OF TEN THOUSAND DOLLARS OR MORE SHALL
15 REPORT TO THE GENERAL ASSEMBLY BY MARCH 1, OF THE FOLLOWING
16 CALENDAR YEAR, AND BY MARCH 1 OF EACH YEAR THEREAFTER,
17 THROUGH AND INCLUDING MARCH 1, 2023, ON THE OVERALL ECONOMIC
18 ACTIVITY, USAGE, AND IMPACT TO THE STATE FROM THE
19 EMPLOYER-ASSISTED ELIGIBLE ACTIVITY FOR WHICH IT HAS CERTIFIED A
20 DONATION ELIGIBLE FOR A TAX CREDIT UNDER THIS SECTION.

21 (7) THE DEPARTMENT MAY RECAPTURE TAX CREDITS PROVIDED TO
22 A TAXPAYER IF THE SPONSOR CERTIFYING THE DONATION IS UNABLE TO
23 DOCUMENT OR VALIDATE COMPLETION OF THE EMPLOYER-ASSISTED
24 ELIGIBLE ACTIVITIES WITHIN FIVE YEARS OF THE EFFECTIVE DATE OF THE
25 DONATION BEING CERTIFIED.

26 (8) THE DEPARTMENT AND THE DIVISION SHALL PROMULGATE, IN
27 ACCORDANCE WITH ARTICLE 4 OF TITLE 24, ANY RULES NECESSARY TO

1 FACILITATE THE EFFECTIVE IMPLEMENTATION OF THIS SECTION. THE
2 DEPARTMENT AND THE DIVISION MAY EACH DEVELOP POLICIES AND
3 PROCEDURES NECESSARY TO FACILITATE THE EFFECTIVE IMPLEMENTATION
4 OF THIS SECTION.

5 (9) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A
6 TAXPAYER SHALL NOT CLAIM A CREDIT UNDER THIS SECTION FOR A
7 DONATION FOR WHICH THE TAXPAYER IS CLAIMING ANY OTHER STATE TAX
8 CREDIT OR DEDUCTION.

9 (10) NOT LATER THAN DECEMBER 1 OF EACH YEAR IN WHICH THE
10 DIVISION VERIFIES A TAX CREDIT IN ACCORDANCE WITH SUBSECTION (5)(a)
11 OF THIS SECTION, THE DIVISION SHALL PROVIDE THE DEPARTMENT WITH AN
12 ELECTRONIC REPORT ON THE TAXPAYERS WHO HAVE RECEIVED A CREDIT
13 ALLOWED BY THIS SECTION FOR THE CALENDAR YEAR THAT CONFORMS TO
14 THE INCOME TAX YEAR FOR WHICH THE CREDIT IS ALLOWED. THE REPORT
15 MUST INCLUDE THE FOLLOWING INFORMATION:

16 (a) THE NAME OF THE TAXPAYER;

17 (b) THE TAXPAYER'S SOCIAL SECURITY NUMBER OR FEDERAL
18 EMPLOYEE IDENTIFICATION NUMBER;

19 (c) THE AMOUNT OF THE CREDIT ALLOWED BY THIS SECTION THAT
20 IS ALLOCATED TO THE TAXPAYER; AND

21 (d) IF THE TAXPAYER IS A PASS-THROUGH ENTITY, THE NAMES OF
22 ANY OTHER MEMBERS OF OR PARTNERS IN SUCH ENTITY, ■ THE SOCIAL
23 SECURITY NUMBERS OR FEDERAL IDENTIFICATION NUMBERS OF SUCH
24 MEMBERS OR PARTNERS, AND THE PERCENTAGE OF OWNERSHIP INTEREST
25 HELD IN THE ENTITY BY SUCH MEMBERS OR PARTNERS.

26 (11) THIS SECTION IS REPEALED, EFFECTIVE JULY 1, 2033.

27 **SECTION 2. Act subject to petition - effective date.** This act

1 takes effect at 12:01 a.m. on the day following the expiration of the
2 ninety-day period after final adjournment of the general assembly (August
3 2, 2019, if adjournment sine die is on May 3, 2019); except that, if a
4 referendum petition is filed pursuant to section 1 (3) of article V of the
5 state constitution against this act or an item, section, or part of this act
6 within such period, then the act, item, section, or part will not take effect
7 unless approved by the people at the general election to be held in
8 November 2020 and, in such case, will take effect on the date of the
9 official declaration of the vote thereon by the governor.