

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

**PREAMENDED**

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

LLS NO. 23-0343.01 Megan McCall x4215

**SENATE BILL 23-035**

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**SENATE SPONSORSHIP**

**Bridges and Moreno**, Exum, Hinrichsen, Marchman

**HOUSE SPONSORSHIP**

**Herod**,

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**Senate Committees**

Local Government & Housing  
Appropriations

**House Committees**

Transportation, Housing & Local Government  
Appropriations

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**A BILL FOR AN ACT**

101      **CONCERNING THE OPERATION OF THE MIDDLE-INCOME HOUSING**  
102            **AUTHORITY, AND, IN CONNECTION THEREWITH, ADDING**  
103            **MEMBERS TO THE BOARD OF DIRECTORS AND EXPANDING THE**  
104            **POWER OF THE AUTHORITY TO ENTER INTO PUBLIC-PRIVATE**  
105            **PARTNERSHIPS.**

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**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>.)*

Under current law, the middle-income housing authority (authority) has the power to make and enter into contracts or agreements

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

SENATE  
3rd Reading Unamended  
February 22, 2023

SENATE  
Amended 2nd Reading  
February 21, 2023

with public or private entities to facilitate public-private partnerships. The bill clarifies this power of the authority to enter into public-private partnerships by specifying that:

- The affordable rental housing component of a public-private partnership is exempt from state and local taxation;
- A public-private partnership may provide for the transfer of the interest in an affordable rental housing project to an entity other than the authority;
- The authority may issue bonds to finance the affordable rental housing component in a public-private partnership; and
- Bonds issued by the authority may be payable from the revenue and assets of the affordable rental housing component of a public-private partnership or solely from the revenue or assets of the authority as current law requires.

Additionally, the bill expands the board of directors of the authority from 14 to 16 by adding 2 nonvoting members. The senate majority leader and the house majority leader will each appoint a member of the general assembly from their respective chambers to serve as the 2 new nonvoting members, unless the senate majority leader and the house majority leader are from the same political party in which case the house minority leader will appoint the member to the board of directors from the house.

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

2 **SECTION 1.** In Colorado Revised Statutes, 29-4-1102, **amend**  
3 (1)(g) and (1)(h); and **add** (1)(i) as follows:

4 **29-4-1102. Legislative declaration.** (1) The general assembly  
5 finds and declares that:

6 (g) The authority's housing units will remain affordable with  
7 stable rents because they will be owned by the authority and operated by  
8 experienced and competent operators at the authority's direction, in  
9 perpetuity; **and**

10 (h) Increasing affordable rental workforce housing through the  
11 activities of the authority and the exercise of its plenary powers pursuant

1 to this part 11 is in the public interest and is a matter of statewide  
2 concern. The activities of the authority will comply with fair housing laws  
3 and promote a substantial, legitimate, and nondiscriminatory interest of  
4 the state that cannot be served by another practice that has a less  
5 discriminatory effect; AND

6 (i) A PUBLIC-PRIVATE PARTNERSHIP ENTERED INTO BY THE  
7 AUTHORITY IN CONNECTION WITH AN AFFORDABLE RENTAL HOUSING  
8 PROJECT OR IN CONNECTION WITH PROVIDING HOUSING ASSISTANCE TO  
9 TENANTS OF AN AFFORDABLE RENTAL HOUSING PROJECT IN ACCORDANCE  
10 WITH THIS PART 11 SERVES A PUBLIC PURPOSE AND DOES NOT, THEREFORE,  
11 VIOLATE SECTION 2 OF ARTICLE XI OF THE STATE CONSTITUTION.

12 **SECTION 2.** In Colorado Revised Statutes, 29-4-1103, **amend**  
13 (1); and **add** (1.5) and (8) as follows:

14 **29-4-1103. Definitions.** As used in this part 11, unless the context  
15 otherwise requires:

16 (1) ~~(a) "Affordable rental housing project" means real property~~  
17 ~~that has the primary purpose of providing rental housing for~~  
18 ~~middle-income individuals and families, which property is selected by the~~  
19 ~~authority and owned by the authority in accordance with the provisions~~  
20 ~~set forth in section 29-4-1107.~~

21 ~~(b) An "affordable rental housing project" may include~~  
22 ~~commercial space if the board determines that the commercial space is~~  
23 ~~incidental to the housing component of the project. "AFFORDABLE RENTAL~~  
24 ~~HOUSING COMPONENT" MEANS THE PROPERTY AND ACTIVITIES INCLUDED~~  
25 ~~IN A PUBLIC-PRIVATE PARTNERSHIP THAT ARE PART OF AN AFFORDABLE~~  
26 ~~RENTAL HOUSING PROJECT OR ARE RELATED TO PROVIDING HOUSING~~  
27 ~~ASSISTANCE TO TENANTS OF AN AFFORDABLE RENTAL HOUSING PROJECT.~~

1 (1.5) (a) "AFFORDABLE RENTAL HOUSING PROJECT" MEANS  
2 PROPERTY THAT HAS THE PRIMARY PURPOSE OF PROVIDING RENTAL  
3 HOUSING FOR MIDDLE-INCOME INDIVIDUALS AND FAMILIES, WHICH  
4 PROPERTY IS SELECTED BY THE AUTHORITY IN ACCORDANCE WITH THE  
5 PROVISIONS SET FORTH IN SECTION 29-4-1107 AND IS OWNED BY THE  
6 AUTHORITY OR IS OWNED AND OPERATED PURSUANT TO A PUBLIC-PRIVATE  
7 PARTNERSHIP.

8 (b) AN "AFFORDABLE RENTAL HOUSING PROJECT" MAY INCLUDE  
9 COMMERCIAL SPACE IF THE BOARD DETERMINES THAT THE COMMERCIAL  
10 SPACE IS INCIDENTAL TO THE HOUSING COMPONENT OF THE PROJECT.

11 (8) "PUBLIC-PRIVATE PARTNERSHIP" MEANS A CONTRACT OR  
12 AGREEMENT BETWEEN THE AUTHORITY AND ONE OR MORE PUBLIC OR  
13 PRIVATE ENTITIES OR PERSONS TO WORK TOGETHER TO ACQUIRE,  
14 CONSTRUCT, FINANCE, OR OPERATE AN AFFORDABLE RENTAL HOUSING  
15 PROJECT AND TO ALLOCATE OBLIGATIONS, INTERESTS, RIGHTS, AND  
16 REVENUES TO, IN, AND FROM THE AFFORDABLE RENTAL HOUSING PROJECT  
17 AMONG THE PARTIES TO THE CONTRACT OR AGREEMENT. A  
18 "PUBLIC-PRIVATE PARTNERSHIP" MAY INCLUDE AN AGREEMENT TO WORK  
19 TOGETHER TO ACQUIRE, CONSTRUCT, FINANCE, OR OPERATE COMMERCIAL  
20 PROPERTY IN CONNECTION WITH THE AFFORDABLE RENTAL HOUSING  
21 PROJECT, AS PERMITTED IN SUBSECTION (1.5)(b) OF THIS SECTION, AND TO  
22 ALLOCATE OBLIGATIONS, INTERESTS, RIGHTS, AND REVENUES TO, IN, AND  
23 FROM THE COMMERCIAL PROPERTY AMONG THE PARTIES TO THE  
24 AGREEMENT OR CONTRACT AND MAY INCLUDE AN AGREEMENT TO  
25 PROVIDE HOUSING ASSISTANCE TO THE TENANTS OF AN AFFORDABLE  
26 RENTAL HOUSING PROJECT.

27 **SECTION 3.** In Colorado Revised Statutes, 29-4-1104, **amend**

1 (2)(b), (3), (12)(a), and (12)(b); and **add (2)(d.5) and (12)(d)** as follows:

2 **29-4-1104. Middle-income housing authority - creation - board**  
3 **of directors - meetings - records - tax exempt - audit - report.**

4 (2) (b) The board consists of ~~fourteen~~ SIXTEEN persons, INCLUDING TWO  
5 NONVOTING MEMBERS PURSUANT TO SUBSECTION (2)(d.5) OF THIS  
6 SECTION.

7 (d.5) IN ADDITION TO THE APPOINTMENTS SET FORTH IN  
8 SUBSECTIONS (2)(c) AND (2)(d) OF THIS SECTION, THE SENATE MAJORITY  
9 LEADER AND THE HOUSE MAJORITY LEADER SHALL EACH APPOINT A  
10 REPRESENTATIVE FROM THE GENERAL ASSEMBLY FROM THEIR RESPECTIVE  
11 CHAMBERS TO BE NONVOTING BOARD MEMBERS; EXCEPT THAT, IF THE  
12 SENATE MAJORITY LEADER AND THE HOUSE MAJORITY LEADER ARE FROM  
13 THE SAME POLITICAL PARTY, THEN THE SENATE MAJORITY LEADER AND  
14 THE HOUSE MINORITY LEADER SHALL EACH APPOINT THE REPRESENTATIVE  
15 FROM THEIR RESPECTIVE CHAMBERS.

16 (3) (a) The governor shall make initial appointments of board  
17 members in accordance with subsection (2)(b) of this section on or before  
18 September 1, 2022, and shall appoint one of the members to serve as the  
19 initial chairperson. The initial chairperson has the authority to establish  
20 and administer matters related to the initial set up of the authority,  
21 including staffing, legal services, or to coordinate with the office of  
22 economic development, created in section 24-48.5-101 (1), or the  
23 department of local affairs, created in section 24-1-125 (1), on  
24 administrative matters and other matters related to the initial set up and  
25 operation of the authority, which contracts shall be for a term of no longer  
26 than one year from September 1, 2022, and shall be ratified by the board  
27 at its initial meeting set forth in subsection (4)(a) of this section.

1           (b) The authority may hire staff as it deems necessary or  
2 convenient to administer this part 11, and the office of economic  
3 development or the department of local affairs may assist the authority  
4 with administering this part 11. The authority may cooperate and enter  
5 into contracts with the office of economic development or the department  
6 of local affairs, or with another agency or entity, for administrative or  
7 operations matters, including for staffing. The authority shall pay the  
8 office of economic development, the department of local affairs, or  
9 another agency or entity that the authority has entered into a contract with  
10 for all costs incurred for services, staffing, and administrative costs that  
11 are approved by the initial chairperson and ratified by the board or that  
12 are approved by the authority. NOTHING IN THIS PART 11 PRECLUDES THE  
13 AUTHORITY FROM HIRING STAFF AND ENTERING INTO CONTRACTS  
14 CONCURRENTLY AS THE AUTHORITY DEEMS NECESSARY OR CONVENIENT  
15 FOR ADMINISTRATION OR OPERATIONS MATTERS.

16           (12) (a) The income and revenue of the authority, all property at  
17 any time owned by the authority, THE AFFORDABLE RENTAL HOUSING  
18 COMPONENT OF PROPERTY IN A PUBLIC-PRIVATE PARTNERSHIP, all bonds  
19 issued by the authority, the interest on and other income from such bonds,  
20 and the transfer of such bonds are exempt from income taxation, real and  
21 personal property taxation, and all other taxation and assessments in the  
22 state. The purchase and use of property by or for the benefit of the  
23 authority AND THE PURCHASE AND USE OF PROPERTY THAT IS THE  
24 AFFORDABLE RENTAL HOUSING COMPONENT OF A PUBLIC-PRIVATE  
25 PARTNERSHIP are exempt from sales and use taxes imposed by the state,  
26 a county, a city and county, a city, any other political subdivision of the  
27 state, or local government entity. In the resolution or indenture

1 authorizing bonds, the authority may waive the exemption from federal  
2 income taxation for interest on the bonds. The authority may agree to  
3 make payments in lieu of property or sales and use taxes to the state, a  
4 county, a city and county, a city, any political subdivision of the state, or  
5 local government entity.

6 (b) Property sold by the authority or otherwise not owned by the  
7 authority, a controlled entity, or other governmental entity exempt from  
8 taxation AND PROPERTY THAT IS NOT THE AFFORDABLE RENTAL HOUSING  
9 COMPONENT IN A PUBLIC-PRIVATE PARTNERSHIP shall be subject to all  
10 taxation and assessments imposed by the state, a city, a county, a city and  
11 county, any other political subdivision of the state, or a local  
12 governmental entity.

13 (d) (I) WITHIN TWO WEEKS OF THE AUTHORITY ACQUIRING AN  
14 AFFORDABLE RENTAL HOUSING PROJECT THAT IS TAX EXEMPT PURSUANT  
15 TO SUBSECTION (12)(a) OF THIS SECTION OR ENTERING INTO A  
16 PUBLIC-PRIVATE PARTNERSHIP THROUGH WHICH THE AFFORDABLE RENTAL  
17 HOUSING COMPONENT IS TAX EXEMPT PURSUANT TO SUBSECTION (12)(a)  
18 OF THIS SECTION, THE AUTHORITY SHALL PROVIDE NOTICE OF THE  
19 ACQUISITION OR OF THE PUBLIC-PRIVATE PARTNERSHIP TO THE COUNTY  
20 ASSESSOR IN THE COUNTY IN WHICH THE AFFORDABLE RENTAL HOUSING  
21 PROJECT IS LOCATED. THE NOTICE MUST INCLUDE THE PROPERTY ADDRESS,  
22 THE ASSESSOR'S PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY, AND  
23 THE DATE ON WHICH THE PROPERTY WAS ACQUIRED BY THE AUTHORITY  
24 AND BECAME TAX EXEMPT OR THE DATE ON WHICH THE AUTHORITY  
25 ENTERED INTO THE PUBLIC-PRIVATE PARTNERSHIP AND THE AFFORDABLE  
26 RENTAL HOUSING COMPONENT OF THE PROPERTY BECAME TAX EXEMPT. IF  
27 THE AUTHORITY IS PROVIDING NOTICE PURSUANT TO THIS SUBSECTION

1 (12)(d)(I) BECAUSE IT HAS ENTERED INTO A PUBLIC-PRIVATE PARTNERSHIP,  
2 THE AUTHORITY SHALL ALSO PROVIDE A COPY OF THE CONTRACT OR  
3 AGREEMENT FOR THE PUBLIC-PRIVATE PARTNERSHIP WITH THE NOTICE.

4 (II) ON OR BEFORE JANUARY 15 OF EACH YEAR, THE AUTHORITY  
5 SHALL SUBMIT A COMPREHENSIVE LIST OF ALL AFFORDABLE RENTAL  
6 HOUSING PROJECTS THAT ARE TAX EXEMPT PURSUANT TO SUBSECTION  
7 (12)(a) OF THIS SECTION TO EACH COUNTY ASSESSOR IN THE COUNTIES IN  
8 WHICH THE AFFORDABLE RENTAL HOUSING PROJECTS ARE LOCATED. THE  
9 LIST MUST INCLUDE FOR EACH AFFORDABLE RENTAL HOUSING PROJECT,  
10 THE PROPERTY ADDRESS, THE ASSESSOR'S PARCEL IDENTIFICATION  
11 NUMBER FOR THE PROPERTY, AND THE DATE ON WHICH THE PROPERTY WAS  
12 ACQUIRED BY THE AUTHORITY AND BECAME TAX EXEMPT OR THE DATE ON  
13 WHICH THE AUTHORITY ENTERED INTO THE PUBLIC-PRIVATE PARTNERSHIP  
14 AND THE AFFORDABLE RENTAL HOUSING COMPONENT OF THE PROPERTY  
15 BECAME TAX EXEMPT.

16 SECTION 4. In Colorado Revised Statutes, 29-4-1106, amend  
17 (1)(d) as follows:

18 29-4-1106. Additional powers - affordable workforce housing  
19 projects. (1) In addition to the powers specified in section 29-4-1105,  
20 the authority has the following powers:

21 (d) To ~~make and enter into contracts or agreements with any~~  
22 ~~private or public entity to facilitate a public-private partnership;~~  
23 ~~including:~~

24 (I) ~~An agreement for the authority to acquire, construct, finance,~~  
25 ~~or operate property or services in connection with an affordable rental~~  
26 ~~housing project or housing assistance consistent with the provisions of~~  
27 ~~this part 11; or~~



1           ~~(H) An agreement for a private entity to acquire, construct,~~  
2           ~~finance, or operate property or services in connection with an affordable~~  
3           ~~rental housing project or housing assistance consistent with the provisions~~  
4           ~~of this part 11;~~

5           **SECTION 5.** In Colorado Revised Statutes, 29-4-1107, **amend**  
6           (6) as follows:

7           **29-4-1107. Powers of the board - selection of projects -**  
8           **ownership - report.** (6) All interests of the person or group whose  
9           proposal for an affordable rental housing project is selected will be  
10          transferred to the authority OR TRANSFERRED AS OTHERWISE PROVIDED IN  
11          A PUBLIC-PRIVATE PARTNERSHIP; except that, and subject to approval by  
12          the authority, a housing authority whose proposal is selected may retain  
13          a portion of interest in the affordable rental housing project.  
14          Notwithstanding the provisions of this subsection (6), the person or group  
15          of a selected affordable rental housing project shall not retain or  
16          otherwise be entitled to any interest in the affordable rental housing  
17          project or any right to payments from the revenues from the affordable  
18          rental housing project transferred to the authority OR OTHERWISE  
19          TRANSFERRED IN ACCORDANCE WITH A PUBLIC-PRIVATE PARTNERSHIP,  
20          except for the person's or group's right to compensation and to  
21          reimbursement for expenses, which shall be clearly detailed in the  
22          contract between the authority and the person or group set forth in  
23          subsection (5) of this section. A PUBLIC-PRIVATE PARTNERSHIP MAY ALSO  
24          PROVIDE FOR A PERSON'S OR GROUP'S RIGHT TO COMPENSATION AND TO  
25          REIMBURSEMENT FOR EXPENSES IN CONNECTION WITH AN AFFORDABLE  
26          RENTAL HOUSING PROJECT.

27          **SECTION 6.** In Colorado Revised Statutes, 29-4-1109, **amend**

1 (1)(a) and (1)(b) as follows:

2 **29-4-1109. Bonds.** (1) (a) The authority may issue bonds to  
3 finance its affordable rental housing projects, TO FINANCE THE  
4 AFFORDABLE RENTAL HOUSING COMPONENT IN A PUBLIC-PRIVATE  
5 PARTNERSHIP, or to accomplish or further any of its powers or duties  
6 relating to affordable rental housing projects.

7 (b) Bonds must be issued pursuant to resolution of the board, are  
8 payable solely from all or a specified portion of the revenues or assets of  
9 the authority OR THE REVENUES AND ASSETS OF THE AFFORDABLE RENTAL  
10 HOUSING COMPONENT OF A PUBLIC-PRIVATE PARTNERSHIP, and may be  
11 secured by a mortgage, deed of trust, pledge, other security interest in or  
12 encumbrance on any of the revenue, property, or assets of the authority  
13 OR THE REVENUE, PROPERTY, OR ASSETS OF THE AFFORDABLE RENTAL  
14 HOUSING COMPONENT OF A PUBLIC-PRIVATE PARTNERSHIP.

15 **SECTION 7. Safety clause.** The general assembly hereby finds,  
16 determines, and declares that this act is necessary for the immediate  
17 preservation of the public peace, health, or safety.