

HOUSE COMMITTEE OF REFERENCE AMENDMENT  
Committee on Transportation, Housing & Local Government.  
HB24-1313 be amended as follows:

- 1 Amend printed bill, page 8, line 21, strike "THAT SATISFIES" and  
2 substitute "THAT":
  - 3 (a) SATISFIES".
- 4 Page 8, line 23, strike "AMENDED AND INCORPORATES UNIVERSAL  
5 DESIGN." and substitute "AMENDED";
  - 6 (b) INCORPORATES UNIVERSAL DESIGN; OR
  - 7 (c) IS A TYPE A DWELLING UNIT, AS DEFINED IN SECTION 9-5-101  
8 (10); A TYPE A MULTISTORY DWELLING UNIT, AS DEFINED IN SECTION  
9 9-5-101 (11); A TYPE B DWELLING UNITY, AS DEFINED IN SECTION 9-5-101  
10 (12); OR A TYPE B MULTISTORY DWELLING UNIT, AS DEFINED IN SECTION  
11 9-5-101 (13).".
- 12 Page 9, line 20, strike "EITHER".
- 13 Page 9, line 21, strike "SERVICE INCLUDED" and substitute "SERVICE":
  - 14 (a) AS IDENTIFIED".
- 15 Page 9, strike lines 23 and 24 and substitute "PLAN OR A TRANSIT  
16 AGENCY'S MASTER PLAN; AND  
17 (b) THAT TYPICALLY INCLUDES ANY NUMBER OF THE FOLLOWING:".
- 18 Page 9, line 25, strike "(a)" and substitute "(I)".
- 19 Page 9, line 27, strike "(b)" and substitute "(II)".
- 20 Page 10, line 1, strike "(c)" and substitute "(III)".
- 21 Page 10, line 2, strike "(d)" and substitute "(IV)".
- 22 Page 10, line 3, strike "(e)" and substitute "(V)".
- 23 Page 10, line 4, strike "(f)" and substitute "(VI)".
- 24 Page 10, line 6, after "OPERATES" insert "FOR A MAJORITY OF ITS ROUTE"  
25 and strike "LIMITED-ACCESS HIGHWAY FOR" and substitute "FREEWAY  
26 WITH ACCESS THAT IS LIMITED TO GRADE-SEPARATED INTERCHANGES.".
- 27 Page 10, strike line 7.
- 28 Page 10, strike line 11, and substitute "COUNTY, BUT EXCLUDING A CITY

1 AND COUNTY.".

2 Page 10, strikes lines 13 through 15, and substitute:

3 "(8) "DISPLACEMENT" MEANS:

4 (a) THE INVOLUNTARY RELOCATION, DUE TO INCREASED REAL  
5 ESTATE PRICES, RENTS, PROPERTY REHABILITATION, REDEVELOPMENT,  
6 DEMOLITION, OR OTHER ECONOMIC FACTORS, OF LOW-INCOME RESIDENTS  
7 OR LOCALLY-OWNED COMMUNITY-SERVICE BUSINESSES AND INSTITUTIONS  
8 IN LOW-INCOME AREAS; AND

9 (b) INDIRECT DISPLACEMENT RESULTING FROM CHANGES IN  
10 NEIGHBORHOOD POPULATION, IF, WHEN LOW-INCOME HOUSEHOLDS MOVE  
11 OUT OF HOUSING UNITS, THOSE SAME HOUSING UNITS DO NOT REMAIN  
12 AFFORDABLE TO OTHER LOW-INCOME HOUSEHOLDS.".

13 Page 15, strike lines 6 through 11, and substitute:

14 "(1) SCENARIOS ANALYZED FOR THE "COLORADO WATER AND  
15 GROWTH DIALOGUE FINAL REPORT" WITH HIGHER PERCENTAGE OF  
16 FUTURE HOUSING SHIFTING TO HIGHER DENSITIES WERE ESTIMATED TO  
17 ACHIEVE A TOTAL DECREASE IN WATER DEMAND BETWEEN FOUR AND  
18 EIGHT TENTHS PERCENT AND NINETEEN AND FOUR TENTHS PERCENT;".

19 Page 16, after line 19 insert:

20 "(r) TRANSIT-ORIENTED DEVELOPMENT, INCLUDING CONNECTING  
21 HOUSING OPPORTUNITIES AND SERVICES WITH SAFE MULTIMODAL  
22 INFRASTRUCTURE AND PUBLIC TRANSIT, IMPROVES THE ACCESSIBILITY OF  
23 CITIES FOR PEOPLE WITH DISABILITIES AND THOSE WITH LIMITED MOBILITY.  
24 PEOPLE WITH DISABILITIES ARE MORE LIKELY TO LIVE IN HOUSEHOLDS  
25 WITH ZERO CARS, ARE LESS LIKELY TO DRIVE, AND ARE MORE LIKELY TO  
26 RELY ON PUBLIC TRANSIT OR PARATRANSIT, ACCORDING TO THE 2017  
27 "NATIONAL HOUSEHOLD TRAVEL SURVEY";".

28 Reletter succeeding paragraphs accordingly.

29 Page 19, strike lines 16 and 17.

30 Page 20, strike line 1.

31 Renumber succeeding subsections accordingly.

32 Page 20, line 5, strike "(5); and substitute "(5), AND NOT SERVED BY A

1 WELL WITH A PERMIT THAT CAN SUPPLY AN ADDITIONAL DWELLING UNIT;".

2 Page 20, line 11, strike "(2)(c)," and substitute "(1)(c),".

3 Page 22, strikes lines 14 through 19 and substitute:

4 "(a) HAS RECEIVED LOANS, GRANTS, EQUITY, BONDS, OR TAX  
5 CREDITS FROM ANY SOURCE TO SUPPORT THE CREATION, PRESERVATION,  
6 OR REHABILITATION OF AFFORDABLE HOUSING THAT, AS A CONDITION OF  
7 FUNDING, ENCUMBERS THE PROPERTY WITH A RESTRICTED USE COVENANT  
8 OR SIMILAR RECORDED AGREEMENT TO ENSURE AFFORDABILITY, OR HAS  
9 BEEN INCOME-RESTRICTED UNDER A LOCAL INCLUSIONARY ZONING  
10 ORDINANCE OR OTHER REGULATION OR PROGRAM;

11 (b) RESTRICTS OR LIMITS MAXIMUM RENTAL OR SALE PRICE FOR  
12 HOUSEHOLDS OF A GIVEN SIZE AT A GIVEN AREA MEDIAN INCOME, AS  
13 ESTABLISHED ANNUALLY BY THE UNITED STATES DEPARTMENT OF  
14 HOUSING AND URBAN DEVELOPMENT; AND

15 (c) ENSURES OCCUPANCY BY LOW- TO MODERATE-INCOME  
16 HOUSEHOLDS FOR A SPECIFIED PERIOD DETAILED IN A RESTRICTIVE USE  
17 COVENANT OR SIMILAR RECORDED AGREEMENT.".

18 Page 22, line 21, strike "(14)" and substitute "(13)".

19 Page 22, line 22, strike "(13)" and substitute "(12)".

20 Page 25, line 9, strike "(a)".

21 Page 25, line 13 and 14, strike "AN AVERAGE ZONED HOUSING DENSITY  
22 OF".

23 Page 25, strike lines 15 through 20.

24 Page 25, line 22, strike "JANUARY 31, 2025," and substitute "APRIL 30,  
25 2025,".

26 Page 26, after line 5 insert:

27 "(b) IF APPLICABLE, A TRANSIT-ORIENTED COMMUNITY MAY  
28 INCLUDE IN THE REPORT DESCRIBED IN SUBSECTION (3)(a) OF THIS SECTION  
29 ANY AFFORDABILITY OR DISPLACEMENT STRATEGIES THAT THE  
30 TRANSIT-ORIENTED COMMUNITY HAS IMPLEMENTED.".

31 Reletter the succeeding paragraph accordingly.

1 Page 27, line 21, strike "COMMUNITY THAT" and substitute  
2 "COMMUNITY;".

3 Page 27, strike lines 22 through 27.

4 Page 28, strike lines 1 and 2.

5 Renumber succeeding subparagraphs accordingly.

6 Page 28, strike lines 8 and 9.

7 Page 28, line 10, strike "ANALYSES" and substitute:

8 "(III) (A) AN APPLICATION OF THE ANALYSIS IN SUBSECTION  
9 (5)(a)(II) TO THE ESTIMATED WATER NEEDED TO SUPPLY DOMESTIC".

10 Page 28, line 16, strike "(5)(a)(IV);;" and substitute "(5)(a)(III);".

11 Page 28, line 20, after "(5);;" insert "AND."

12 Page 28, line 27, strike "(5)(a)(IV)" and substitute "(5)(a)(III)".

13 Page 29, line 4, strike "(5)(a)(IV)" and substitute "(5)(a)(III)".

14 Page 29, line 7, after "IMPLEMENT" insert "OR HAS ALREADY  
15 IMPLEMENTED".

16 Page 30, line 19, strike "(2)" and substitute "(3)".

17 Page 31, line 2, after "DEPARTMENT." insert: "PURSUANT TO SECTION  
18 29-35-211 (5), UPON THE SUBMISSION AND APPROVAL BY THE  
19 DEPARTMENT OF THE REPORT, A TRANSIT-ORIENTED COMMUNITY BECOMES  
20 ELIGIBLE FOR THE AWARD OF A TRANSIT-ORIENTED COMMUNITIES  
21 INFRASTRUCTURE GRANT PROGRAM GRANT".

22 Page 31, line 13, after "STRATEGIES" insert "IDENTIFIED".

23 Page 31, line 16, after "STRATEGIES" insert "IDENTIFIED".

24 Page 31, line 18, strike "AND" and insert:

25 "(VI) A DESCRIPTION OF COMMUNITY ENGAGEMENT THAT THE  
26 TRANSIT-ORIENTED COMMUNITY CONDUCTED IN THE PROCESS OF MEETING

1 ITS HOUSING OPPORTUNITY GOAL, IDENTIFYING AFFORDABILITY  
2 STRATEGIES PURSUANT TO SUBSECTION (6)(b)(I)(A) AND (6)(b)(I)(B) OF  
3 THIS SECTION AND IDENTIFYING DISPLACEMENT MITIGATION STRATEGIES  
4 PURSUANT TO SUBSECTION (7)(a) OF THIS SECTION; AND".

5 Renumber succeeding subparagraph accordingly.

6 Page 33, strike lines 9 through 13 and substitute "DETERMINED BY THE  
7 DEPARTMENT THAT CONFIRMS THAT THE TRANSIT-ORIENTED COMMUNITY  
8 IS STILL MEETING THE REQUIRED ELEMENTS".

9 Page 33, line 16, strike "SECTION; AND" and substitute "SECTION.".

10 Page 33, strike lines 17 through 22.

11 Page 36, line 12, strike "THREE" and substitute "FIVE".

12 Page 36, strike lines 24 through 27 and substitute "SURFACE PARKING;  
13 EXCEPT THAT SEVEN-TENTHS OF PARKING SPACES PER DWELLING UNIT  
14 MAY BE COUNTED AS STRUCTURED PARKING WITHIN THE BUILDING  
15 FOOTPRINT; AND

16 (III) ASSUME AN AVERAGE HOUSING UNIT SIZE, AS DETERMINED  
17 BASED ON EITHER THE TYPICAL SIZE OF A MULTIFAMILY HOUSING UNIT  
18 THAT WAS RECENTLY BUILT IN COLORADO AS ESTABLISHED IN THE  
19 FEDERAL DECENTNIAL CENSUS'S AMERICAN HOUSING SURVEY OR THE  
20 TYPICAL SIZE OF A MULTIFAMILY HOUSING UNIT IN THE TRANSIT-ORIENTED  
21 COMMUNITY ACCORDING TO LOCAL DATA;".

22 Page 37 strike line 1.

23 Page 37, line 19, strike "BEYOND" and substitute "IN A LOCATION OTHER  
24 THAN".

25 Page 37, line 20, after "REQUEST" insert "FOR LOCATIONAL FLEXIBILITY".

26 Page 37, strike lines 23 through 27.

27 Page 38, strike lines 1 through 4, and substitute:

28 "COMMUNITY, THE TRANSIT-ORIENTED COMMUNITY HAS:

29 (I) ADOPTED A PLAN TO ENCOURAGE AND SUPPORT FUTURE  
30 INVESTMENT AND EXPANSION OF INFRASTRUCTURE TO SERVE  
31 MULTIFAMILY HOUSING AND ESTABLISHED ZONING CAPACITY THAT IS AS

1 HIGH AS PRACTICABLE TO PROVIDE OPPORTUNITIES FOR MULTIFAMILY  
2 HOUSING; AND  
3 (II) REMOVED DIMENSIONAL AND OTHER".

4 Page 38, line 5, strike "THAT MAXIMIZES" and substitute "IN ORDER TO  
5 MAXIMIZE".

6 Page 38, line 9, after "REQUESTING" insert "LOCATIONAL FLEXIBILITY".

7 Page 38, line 11, strike "ADEQUATE INFRASTRUCTURE;" and substitute  
8 "PLANNED OR EXISTING INFRASTRUCTURE AND PLANNED OR EXISTING  
9 MULTIMODAL ACCESS TO A TRANSIT STATION;".

10 Page 38, line 13, after "BENEFITS" insert "CONSISTENT WITH THE  
11 PURPOSES OF THIS PART 2".

12 Page 39, line 3, strike "AN AVERAGE ZONED" and substitute "A NET".

13 Page 40, line 12 strike "WITHIN A METROPOLITAN" and substitute  
14 "WITHIN:".

15 Page 40, strike lines 13 through 16 and substitute:

16 (A) A METROPOLITAN PLANNING ORGANIZATION'S  
17 FISCALLY-CONSTRAINED LONG RANGE TRANSPORTATION PLAN ADOPTED  
18 PRIOR TO JANUARY 1, 2024, AND PLANNED FOR IMPLEMENTATION,  
19 ACCORDING TO THAT PLAN, PRIOR TO JANUARY 1, 2030; OR

20 (B) THE TRANSIT MASTER PLAN OF A TRANSIT AGENCY PLANNED  
21 FOR SHORT-TERM IMPLEMENTATION, ACCORDING TO THAT PLAN;".

22 Page 40, strike lines 17 through 19 and substitute:

23 (II) A PLAN FOR TRANSIT SERVICE THAT:

24 (A) HAS BEEN APPROVED BY THE GOVERNING BODY OF A TRANSIT  
25 AGENCY AFTER JANUARY 1, 2019, AND ON OR BEFORE JANUARY 1, 2024;

26 (B) IDENTIFIES THE FREQUENCY OF TRANSIT SERVICE ON SPECIFIC  
27 TRANSIT ROUTES; AND

28 (C) IDENTIFIES ROUTES IN SUBSECTION (1)(b)(II)(B) OF THIS  
29 SECTION FOR SHORT-TERM IMPLEMENTATION OR IMPLEMENTATION BEFORE  
30 JANUARY 1, 2030; OR".

31 Page 41, line 23, strike "(1)(b)." and substitute "(1)(b), INCLUDING  
32 MODELS AND GUIDANCE FOR LOCAL GOVERNMENTS WITH FORM-BASED

- 1 CODES.".
- 2 Page 42, line 1, strike "THAT INCLUDES" insert "AND SHALL UPDATE THIS
- 3 MENU AS NECESSARY. THE MENU MUST INCLUDE:".
- 4 Page 42, line 4, strike "CONSIDERS" and substitute "ACCOUNTS FOR".
- 5 Page 42, line 5, after "MAXIMIZE" insert "REGULATED" and strike
- 6 "PRODUCTION," and substitute "PRODUCTION BY LEVERAGING PUBLIC
- 7 RESOURCES".
- 8 Page 43, line 5, after "VISITABLE" insert "REGULATED".
- 9 Page 43, line 10, strike "THAT INCLUDES" and substitute "AND SHALL
- 10 UPDATE THIS MENU AS NECESSARY. THE MENU MUST INCLUDE".
- 11 Page 43, line 14, after "ON" insert "MARKET RATE HOUSING DEVELOPMENT
- 12 TO SUPPORT".
- 13 Page 44, line 4, strike "OR".
- 14 Page 44, strike line 6 and substitute "OR
- 15 (IV) INCENTIVIZING AFFORDABLE CONDOMINIUM DEVELOPMENTS;
- 16 AND".
- 17 Page 44, line 10, strike "LAW," and substitute "LAW OR PROGRAM,".
- 18 Page 44, line 13, after "LAW" insert "OR PROGRAM".
- 19 Page 44, line 15, after "LAW" insert "OR PROGRAM".
- 20 Page 44, lines 15 and 16, strike "HOUSING AFFORDABILITY AND
- 21 ACCESSIBILITY" and substitute "OPPORTUNITY FOR REGULATED
- 22 AFFORDABLE HOUSING AND ACCESSIBLE UNITS".
- 23 Page 44, line 20, strike "(a) No" and substitute "ON OR BEFORE JUNE 30,
- 24 2025, THE DEPARTMENT SHALL CONDUCT AN ASSESSMENT THAT INCLUDES
- 25 RECOMMENDATIONS IDENTIFYING THE RESOURCES NECESSARY TO
- 26 IMPLEMENT THE DISPLACEMENT MITIGATION STRATEGIES IN THE
- 27 DISPLACEMENT RISK MITIGATION STRATEGIES MENU DESCRIBED IN
- 28 SUBSECTION (3) OF THIS SECTION. THE ASSESSMENT MUST IDENTIFY:
- 29 (a) APPROPRIATE LOCAL, REGIONAL, OR NONPROFIT ENTITIES TO
- 30 ASSIST RESIDENTS AT ELEVATED RISK OF DISPLACEMENT, WITH A FOCUS ON

1 RESIDENTS IN LOCAL GOVERNMENTS THAT HAVE A SMALLER POPULATION  
2 AND FEWER FINANCIAL RESOURCES THAN OTHER LOCAL GOVERNMENTS  
3 WITHIN THE SAME METROPOLITAN PLANNING ORGANIZATION; AND

4 (b) APPROPRIATE SOURCES OF FINANCIAL AND OTHER RESOURCES  
5 TO IMPLEMENT THE DISPLACEMENT MITIGATION STRATEGIES IN THE  
6 DISPLACEMENT RISK MITIGATION STRATEGIES MENU DESCRIBED IN  
7 SUBSECTION (3) OF THIS SECTION, WHILE TAKING INTO ACCOUNT REGIONAL  
8 DISPARITIES IN RESOURCES.

9 (2) (a) No".

10 Renumber succeeding subsections accordingly.

11 Page 44, line 24, after "STRATEGIES." insert "THE DEPARTMENT SHALL  
12 UPDATE THIS GUIDANCE AS NECESSARY.".

13 Page 44, line 26, strike "(1)(a)" and substitute "(2)(a)".

14 Page 45, line 14, strike "RENTERS;" and substitute "HOUSEHOLDS;".

15 Page 46, line 6, after "DISPLACEMENT" insert "RISK" and strike "THAT  
16 INCLUDES" and substitute "AND SHALL UPDATE THIS MENU AS NECESSARY.  
17 THE MENU MUST INCLUDE".

18 Page 47, line 1, strike "(2)." and substitute "(3).".

19 Page 47, line 3, strike "(2)." and substitute "(3).".

20 Page 48, line 2, strike "REGULATED".

21 Page 48, line 3, strike "HOUSING" and substitute "HOUSING, INCLUDING  
22 REGULATED AFFORDABLE HOUSING,".

23 Page 48, line 6, strike "REGULATED".

24 Page 48, line 7, strike "HOUSING" and substitute "HOUSING, INCLUDING  
25 REGULATED AFFORDABLE HOUSING,".

26 Page 49, line 9, after "DEPARTMENT." insert "A TRANSIT-ORIENTED  
27 COMMUNITY MAY ONLY SUBMIT AN APPLICATION TO THE DEPARTMENT  
28 AFTER THE DEPARTMENT HAS APPROVED THE TRANSIT-ORIENTED  
29 COMMUNITY'S HOUSING OPPORTUNITY GOAL REPORT PURSUANT TO  
30 SECTION 29-35-204 (8).".

- 1 Page 50, line 5, strike "DEVELOPMENT;" and substitute "DEVELOPMENT,  
2 AND PERMANENT SUPPORTIVE HOUSING;"
- 3 Page 53, line 27, strike "(5)." and substitute "(4)".
- 4 Page 54, line 2 strike "(11)." and substitute "(10)".
- 5 Page 55, line 1, strike "(5)." and substitute "(4)".
- 6 Page 55, line 3, strike "(11)." and substitute "(10)".
- 7 Page 55, line 9, strike "(5)." and substitute "(4)".
- 8 Page 55, line 11, strike "(11)." and substitute "(10)".

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