

HOUSE COMMITTEE OF REFERENCE REPORT

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Chair of Committee

February 19, 2025  
Date

Committee on Transportation, Housing & Local Government.

After consideration on the merits, the Committee recommends the following:

HB25-1032 be amended as follows, and as so amended, be referred to the Committee on Appropriations with favorable recommendation:

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

1 INDIVIDUALS HAVE PAYING JOBS, AND ONLY ONE IN FOUR INDIVIDUALS  
2 WHO QUALIFY FOR RENTAL SUBSIDIES RECEIVE THEM.

3 (d) ACCORDING TO THE COLORADO FUTURES CENTER, NEARLY  
4 HALF OF COLORADO HOUSEHOLDS HAVE ANNUAL INCOMES BELOW  
5 SEVENTY-FIVE THOUSAND DOLLARS. THESE HOUSEHOLDS MUST SPEND AN  
6 OUTSIZED PORTION OF THEIR EARNINGS ON HOUSING, REPRESENTING OVER  
7 FIVE BILLION DOLLARS IN FOREGONE SPENDING IN OTHER SECTORS OF  
8 COLORADO'S ECONOMY.

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

14 (f) COLORADO LACKS SPECIFIC STATEWIDE STRATEGIES NEEDED TO  
15 RESOLVE AND PREVENT HOMELESSNESS. THERE IS NO REQUIREMENT OR  
16 INFRASTRUCTURE CURRENTLY IN PLACE TO CONVENE STATE AGENCIES,  
17 LOCAL GOVERNMENTS, CONTINUUMS OF CARE, NONPROFITS, AND OTHER  
18 HOUSING ORGANIZATIONS TO IMPLEMENT HOMELESSNESS SOLUTIONS.

19 (g) THE GENERAL ASSEMBLY INTENDS TO BRING TOGETHER LOCAL  
20 GOVERNMENTS, CONTINUUMS OF CARE, NONPROFITS, AND HOUSING AND  
21 HOMELESSNESS ORGANIZATIONS TO WORK TOGETHER TO REDUCE AND  
22 PREVENT HOMELESSNESS IN COLORADO.

23 **24-32-3902. Definitions.** AS USED IN THIS PART 39, UNLESS THE  
24 CONTEXT OTHERWISE REQUIRES:

25 (1) "CONTINUUM OF CARE ORGANIZATIONS" MEANS THE  
26 CONTINUUM OF CARE ORGANIZATIONS ESTABLISHED PURSUANT TO 24 CFR  
27 578, INCLUDING THE METRO DENVER HOMELESS INITIATIVE, THE  
28 COLORADO BALANCE OF STATE CONTINUUM OF CARE, THE NORTHERN  
29 COLORADO CONTINUUM OF CARE, AND THE PIKES PEAK CONTINUUM OF  
30 CARE.

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

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

35 (4) "DESIGNATED ORGANIZATION" MEANS THE NONPROFIT  
36 ORGANIZATION THAT MAY BE DESIGNATED PURSUANT TO SECTION  
37 24-32-3903.

38 (5) "EXECUTIVE DIRECTOR" MEANS THE EXECUTIVE DIRECTOR OF  
39 THE DEPARTMENT OF LOCAL AFFAIRS.

40 (6) "HOMELESSNESS SERVICE PROVIDER" MEANS AN  
41 ORGANIZATION PROVIDING AN OPERATIONAL SERVICE.

42 (7) "NONPROFIT PARTNER" MEANS A NONPROFIT ORGANIZATION  
43 THAT THE DEPARTMENT HAS CONTRACTED WITH AND DESIGNATED

1 PURSUANT TO SECTION 24-32-3903.  
2 (8) "OPERATIONAL SERVICE" HAS THE SAME MEANING AS SET  
3 FORTH IN SECTION 39-22-548 (2)(h).  
4 (9) "SUPPORTIVE HOUSING" HAS THE SAME MEANING AS SET FORTH  
5 IN SECTION 24-32-3701 (17).  
6 **24-32-3903. Colorado interagency council on homelessness -**  
7 **created - advisory powers - report.** (1) THE COLORADO INTERAGENCY  
8 COUNCIL ON HOMELESSNESS IS CREATED IN THE DEPARTMENT OF LOCAL  
9 AFFAIRS. THE COUNCIL, OR A NONPROFIT PARTNER, SHALL ADVISE AND  
10 MAKE RECOMMENDATIONS TO THE GENERAL ASSEMBLY ON:  
11 (a) FACILITATING AND COORDINATING HOMELESSNESS RESPONSE,  
12 RESOURCES, AND BEST PRACTICES BETWEEN STATE AND LOCAL PARTNERS;  
13 (b) SETTING STATEWIDE STRATEGY FOR HOMELESSNESS  
14 RESOLUTION AND PREVENTION;  
15 (c) INCREASING ACCESS TO SUPPORTIVE RESOURCES FOR HOMELESS  
16 INDIVIDUALS, INCLUDING INCOME BENEFITS, FOOD BENEFITS, HEALTHCARE  
17 COVERAGE, AND SUPPORT RELATED TO MENTAL HEALTH AND SUBSTANCE  
18 USE;  
19 (d) IDENTIFYING AND MAXIMIZING HOUSING RESOURCES PROVIDED  
20 BY STATE AGENCIES;  
21 (e) IMPROVING CROSS-SYSTEM POLICIES AND PROCEDURES FOR  
22 STATE AGENCIES AND HOMELESSNESS SERVICE PROVIDERS; AND  
23 (f) ORGANIZING OTHER HOMELESSNESS RESPONSE MEASURES AS  
24 THE COUNCIL SEES FIT.  
25 (2) THE DEPARTMENT SHALL:  
26 (a) CONVENE THE COUNCIL AT LEAST ONCE EVERY MONTH; OR  
27 (b) USE A REQUEST FOR PROPOSAL PROCESS TO CONTRACT WITH  
28 AND DESIGNATE A NONPROFIT PARTNER THAT WILL CONVENE THE COUNCIL  
29 AT LEAST ONCE A MONTH.  
30 (3) IF THE DEPARTMENT CONTRACTS WITH A NONPROFIT PARTNER  
31 IN ACCORDANCE WITH SUBSECTION (2)(b) OF THIS SECTION, THE  
32 CONTRACT MUST REQUIRE THE NONPROFIT PARTNER TO PROVIDE  
33 STAFFING, ADMINISTRATIVE, AND OPERATIONAL ASSISTANCE TO THE  
34 COUNCIL AND MAKE RECOMMENDATIONS TO THE GENERAL ASSEMBLY IN  
35 ACCORDANCE WITH SUBSECTION (1) OF THIS SECTION FOR NO MORE THAN  
36 SEVENTY-FIVE THOUSAND DOLLARS PER YEAR. THE NONPROFIT PARTNER  
37 IS AUTHORIZED TO EXPEND ANY MONEY IT RECEIVES AS NECESSARY TO  
38 PROVIDE STAFFING, ADMINISTRATIVE, AND OPERATIONAL SERVICES FOR  
39 THE COUNCIL. THE NONPROFIT PARTNER AND THE DEPARTMENT MAY  
40 SOLICIT AND ACCEPT MONETARY AND IN-KIND GIFTS, GRANTS, AND  
41 DONATIONS USED TO FURTHER THE COUNCIL'S DUTIES AND  
42 RESPONSIBILITIES.  
43 (4) BEGINNING IN JANUARY 2026, AND IN JANUARY EVERY YEAR

1 THEREAFTER, AS PART OF THE DEPARTMENT'S PRESENTATION DURING ITS  
2 "SMART ACT" HEARING REQUIRED BY SECTION 2-7-203, THE COUNCIL  
3 SHALL SUBMIT AND PRESENT A REPORT, INCORPORATING INFORMATION  
4 AND FEEDBACK RECEIVED FROM THE ADVISORY COMMITTEE CREATED IN  
5 SECTION 24-32-3905, WHICH MUST INCLUDE:

6 (a) THE COUNCIL'S PLAN, INCLUDING A TIMELINE, FOR DEVELOPING  
7 AND IMPLEMENTING A STATEWIDE STRATEGY ON HOMELESSNESS  
8 RESOLUTION AND PREVENTION;

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

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

13 (d) RECOMMENDATIONS FOR FUNDING AND POLICIES THAT COULD  
14 BE IMPLEMENTED AT THE STATE LEVEL TO SUPPORT HOMELESSNESS  
15 PREVENTION AND RESOLUTION;

16 (e) RECOMMENDATIONS THAT HAVE BEEN PROPOSED IN  
17 COORDINATION WITH CONTINUUM OF CARE ORGANIZATIONS TO IMPROVE  
18 THE IMPLEMENTATION OF THE HOMELESS MANAGEMENT INFORMATION  
19 SYSTEM, DATA REPORTING, AND COORDINATED ENTRY SYSTEMS;

20 (f) UPDATES ON REGIONAL NAVIGATION CAMPUSES CREATED  
21 PURSUANT TO SECTION 24-32-727; AND

22 (g) UPDATES ON CONTINUUM OF CARE ORGANIZATIONS.

23 **24-32-3904. Membership.** (1) THE COUNCIL CONSISTS OF THE  
24 EXECUTIVE DIRECTORS OR DIRECTORS, OR THEIR DESIGNEES, OF THE  
25 FOLLOWING STATE AGENCIES:

26 (a) THE GOVERNOR'S OFFICE;

27 (b) THE DEPARTMENT OF LOCAL AFFAIRS;

28 (c) THE DEPARTMENT OF EDUCATION;

29 (d) THE DEPARTMENT OF CORRECTIONS;

30 (e) THE DEPARTMENT OF HEALTH CARE POLICY AND FINANCING;

31 (f) THE BEHAVIORAL HEALTH ADMINISTRATION OF THE  
32 DEPARTMENT OF HUMAN SERVICES;

33 (g) THE DEPARTMENT OF HUMAN SERVICES;

34 (h) THE DEPARTMENT OF LABOR AND EMPLOYMENT;

35 (i) THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT; AND

36 (j) THE DEPARTMENT OF PUBLIC SAFETY.

37 (2) THE EXECUTIVE DIRECTOR MAY APPOINT TO THE COUNCIL THE  
38 DIRECTORS, OR THE DIRECTORS' DESIGNEES, OF OTHER STATE AGENCIES OR  
39 INDIVIDUALS TO REPRESENT POLITICAL SUBDIVISIONS AS THE EXECUTIVE  
40 DIRECTOR DEEMS NECESSARY.

41 **24-32-3905. Advisory committee to the Colorado interagency**  
42 **council on homelessness - creation - membership.** (1) THE ADVISORY  
43 COMMITTEE TO THE COLORADO INTERAGENCY COUNCIL ON

1 HOMELESSNESS IS CREATED TO PROVIDE RECOMMENDATIONS TO INCREASE  
2 ACCESS TO HOUSING AND REDUCE HOMELESSNESS FOR ALL COLORADO  
3 RESIDENTS.

4 (2) THE ADVISORY COMMITTEE MUST CONSIST OF AT LEAST  
5 FIFTEEN MEMBERS WHO HAVE EXPERIENCE WORKING FOR THE RESOLUTION  
6 AND PREVENTION OF HOMELESSNESS AND WITH INDIVIDUALS  
7 EXPERIENCING HOMELESSNESS. THE EXECUTIVE DIRECTOR SHALL ENSURE  
8 EQUITABLE GEOGRAPHIC AND DEMOGRAPHIC REPRESENTATION WHEN  
9 APPOINTING COMMITTEE MEMBERS. THE COMMITTEE SHALL CONSIST OF  
10 THE FOLLOWING MEMBERS APPOINTED BY THE EXECUTIVE DIRECTOR:

11 (a) THE DIRECTOR, OR THE DIRECTOR'S DESIGNEE, OF A NONPROFIT  
12 ORGANIZATION WITH A MISSION RELATED TO HOMELESSNESS;

13 (b) THE LEADER OF A FAITH-BASED ORGANIZATION THAT IS  
14 PRIMARILY FOCUSED ON HOMELESSNESS RESOLUTION AND PREVENTION;

15 (c) A HOMELESSNESS SERVICE PROVIDER THAT IS PRIMARILY  
16 FOCUSED ON SPECIALIZED POPULATIONS EXPERIENCING HOMELESSNESS,  
17 INCLUDING VETERANS, SENIORS, PEOPLE LIVING WITH DISABLING  
18 CONDITIONS, PEOPLE EXPERIENCING CHRONIC HOMELESSNESS, NATIVE  
19 AMERICANS, OR OTHER GROUPS OF PEOPLE WITH SYSTEMIC AND  
20 HISTORICAL BARRIERS TO ACCESSING HOUSING;

21 (d) THE DIRECTOR, OR THE DIRECTOR'S DESIGNEE, OF A  
22 PHILANTHROPIC ORGANIZATION THAT SUPPORTS HOMELESSNESS SERVICE  
23 PROVIDERS;

24 (e) A REPRESENTATIVE FROM EACH CONTINUUM OF CARE  
25 ORGANIZATION THAT PROVIDES SERVICES IN THE STATE;

26 (f) AN ELECTED LOCAL GOVERNMENT REPRESENTATIVE;

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

28 (h) AN INDIVIDUAL WITH LIVED EXPERIENCE NAVIGATING  
29 AFFORDABLE HOUSING AND HOUSING RESOURCES;

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

31 (j) A HOUSING NAVIGATOR OR REPRESENTATIVE FROM AN  
32 ORGANIZATION THAT ADMINISTERS HOUSING VOUCHERS;

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

34 (l) A CERTIFIED PEER SPECIALIST WHO WORKS WITH PEOPLE  
35 EXPERIENCING HOMELESSNESS.

36 (3) IN ADDITION TO THE FIFTEEN MEMBERS REQUIRED TO SIT ON  
37 THE COMMITTEE PURSUANT TO SUBSECTION (2) OF THIS SECTION, THE  
38 EXECUTIVE DIRECTOR MAY, AS THE EXECUTIVE DIRECTOR DEEMS  
39 NECESSARY, APPOINT REPRESENTATIVES FROM:

40 (a) SERVICE ORGANIZATIONS FOR PEOPLE LIVING WITH  
41 DISABILITIES;

42 (b) ORGANIZATIONS THAT PROVIDE LEGAL REPRESENTATION FOR  
43 LOW-INCOME HOUSEHOLDS OR PEOPLE EXPERIENCING HOMELESSNESS;

1 (c) ORGANIZATIONS THAT PROVIDE SERVICES AND PROGRAMS FOR  
2 FAMILIES EXPERIENCING HOMELESSNESS; OR

3 (d) ORGANIZATIONS THAT PROVIDE RENTAL ASSISTANCE OR  
4 EVICTION PREVENTION SERVICES.

5 (4) THE ADVISORY COMMITTEE SHALL MEET AT AN INTERVAL  
6 CHOSEN BY THE EXECUTIVE DIRECTOR, BUT NOT LESS THAN ONCE EVERY  
7 THREE MONTHS.

8 (5) THE ADVISORY COMMITTEE SHALL:

9 (a) DEVELOP AND IMPLEMENT A PLAN TO RECEIVE PUBLIC  
10 FEEDBACK ON STATEWIDE STRATEGIES, BEST PRACTICES, POLICIES, AND  
11 FUNDING RECOMMENDATIONS RELATED TO HOMELESSNESS PREVENTION  
12 AND RESOLUTION;

13 (b) RECOMMEND EVIDENCE-BASED POLICIES AND FUNDING  
14 STRATEGIES TO SUPPORT HOMELESSNESS PREVENTION AND RESOLUTION  
15 TO THE COUNCIL PRIOR TO THE COUNCIL'S FINALIZATION OF THE REPORT  
16 REQUIRED BY SECTION 24-32-3903 (4); AND

17 (c) ANSWER QUESTIONS AND INQUIRIES RECEIVED FROM THE  
18 COUNCIL.

19 **24-32-3906. Repeal of part - review of functions.** THIS PART 39  
20 IS REPEALED, EFFECTIVE SEPTEMBER 1, 2027. BEFORE THE REPEAL, THIS  
21 ARTICLE 39 IS SCHEDULED FOR REVIEW IN ACCORDANCE WITH SECTION  
22 24-34-104.

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

25 **24-34-104. General assembly review of regulatory agencies**  
26 **and functions for repeal, continuation, or reestablishment - legislative**  
27 **declaration - repeal.** (28) (a) The following agencies, functions, or both,  
28 are scheduled for repeal on September 1, 2027:

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

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

33 **29-1-204.7. Establishment of multijurisdictional homelessness**  
34 **response authorities - definitions.** (1) **Definitions.** AS USED IN THIS  
35 SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES:

36 (a) "AUTHORITY" MEANS A MULTIJURISDICTIONAL HOMELESSNESS  
37 RESPONSE AUTHORITY CREATED PURSUANT TO SUBSECTION (2) OF THIS  
38 SECTION.

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

42 (c) "CONTRACTING LOCAL GOVERNMENT" MEANS A LOCAL  
43 GOVERNMENT THAT HAS ENTERED INTO AN INTERGOVERNMENTAL

1 AGREEMENT WITH OTHER LOCAL GOVERNMENTS IN ORDER TO FORM AN  
2 AUTHORITY PURSUANT TO SUBSECTION (2) OF THIS SECTION.

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

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

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

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

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

16 (3) **Requirements for the intergovernmental agreement.** THE  
17 INTERGOVERNMENTAL AGREEMENT ESTABLISHING AN AUTHORITY SHALL  
18 SPECIFY:

19 (a) THE NAME OF THE AUTHORITY AND THE FUNCTIONS OR  
20 SERVICES RELATED TO THE AUTHORITY'S PURPOSE OF REDUCING AND  
21 PREVENTING HOMELESSNESS;

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

24 (I) THE NUMBER OF DIRECTORS, THEIR MANNER OF APPOINTMENT,  
25 THEIR TERMS OF OFFICE, THEIR COMPENSATION, IF ANY, AND THE  
26 PROCEDURE FOR FILLING VACANCIES ON THE BOARD;

27 (II) THE OFFICERS OF THE AUTHORITY, THE MANNER OF THEIR  
28 SELECTION, AND THEIR DUTIES;

29 (III) THE VOTING REQUIREMENTS FOR ACTION BY THE BOARD;  
30 EXCEPT THAT, UNLESS SPECIFICALLY OTHERWISE PROVIDED, A MAJORITY  
31 OF DIRECTORS CONSTITUTES A QUORUM, AND A MAJORITY OF A QUORUM  
32 IS NECESSARY FOR ANY ACTION TAKEN BY THE BOARD; AND

33 (IV) THE DUTIES OF THE BOARD, WHICH MUST INCLUDE THE  
34 OBLIGATION TO COMPLY WITH PARTS 1, 5, AND 6 OF THIS ARTICLE 1;

35 (c) PROVISIONS FOR THE DISPOSITION, DIVISION, OR DISTRIBUTION  
36 OF ANY PROPERTY OR ASSETS OF THE AUTHORITY;

37 (d) THE TERM OF THE CONTRACT, WHICH MAY BE CONTINUED FOR  
38 A DEFINITE TERM OR UNTIL RESCINDED OR TERMINATED, AND THE  
39 METHOD, IF ANY, BY WHICH IT MAY BE RESCINDED OR TERMINATED;  
40 EXCEPT THAT SUCH A CONTRACT MAY NOT BE RESCINDED OR TERMINATED  
41 SO LONG AS THE AUTHORITY HAS BONDS, NOTES, OR OTHER OBLIGATIONS  
42 OUTSTANDING UNLESS PROVISION FOR FULL PAYMENT OF SUCH  
43 OBLIGATIONS, BY ESCROW OR OTHERWISE, HAS BEEN MADE PURSUANT TO

1 THE TERMS OF SUCH OBLIGATIONS;  
2 (e) ANY EXPECTED SOURCES OF REVENUE OF THE AUTHORITY; AND  
3 (f) THE AUTHORITY'S PLAN REGARDING THE LEVYING AND  
4 DISTRIBUTION OF SALES TAXES FOR THE PURPOSES OF PLANNING,  
5 COORDINATING, AND IMPLEMENTING REGIONAL STRATEGIES TO REDUCE  
6 AND PREVENT HOMELESSNESS PURSUANT TO SUBSECTION (5) OF THIS  
7 SECTION.  
8 (4) **General discretionary powers of the authority.** THE  
9 GENERAL DISCRETIONARY POWERS OF THE AUTHORITY INCLUDE:  
10 (a) TO PLAN, COORDINATE, AND IMPLEMENT REGIONAL STRATEGIES  
11 TO REDUCE AND PREVENT HOMELESSNESS;  
12 (b) TO COORDINATE AND PLAN WITH THE DEPARTMENT OF LOCAL  
13 AFFAIRS AND THE CONTINUUM OF CARE ORGANIZATION THAT OPERATES  
14 WITHIN THE BOUNDARIES OF THE AUTHORITY TO REDUCE AND PREVENT  
15 HOMELESSNESS;  
16 (c) TO, IF FEASIBLE AND AGREED UPON BY THE CONTRACTING  
17 LOCAL GOVERNMENTS AND THE CONTINUUM OF CARE ORGANIZATION,  
18 CONTRACT WITH THE CONTINUUM OF CARE ORGANIZATION THAT OPERATES  
19 WITHIN THE BOUNDARIES OF THE AUTHORITY TO DESIGNATE THE  
20 CONTINUUM OF CARE ORGANIZATION AS THE ADMINISTRATOR OF THE  
21 AUTHORITY;  
22 (d) TO MAKE AND ENTER INTO CONTRACTS WITH ANY PERSON,  
23 INCLUDING, WITHOUT LIMITATION, CONTRACTS WITH STATE OR FEDERAL  
24 AGENCIES, CONTINUUM OF CARE ORGANIZATIONS, PRIVATE ENTERPRISES,  
25 AND NONPROFIT ORGANIZATIONS THAT ARE ALSO INVOLVED IN REDUCING  
26 AND PREVENTING HOMELESSNESS, IRRESPECTIVE OF WHETHER SUCH  
27 AGENCIES ARE PARTIES TO THE INTERGOVERNMENTAL AGREEMENT;  
28 (e) TO EMPLOY AGENTS AND EMPLOYEES;  
29 (f) TO ACQUIRE, HOLD, LEASE AS LESSOR OR LESSEE, SELL, OR  
30 OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY, COMMODITY,  
31 OR SERVICE;  
32 (g) TO INCUR DEBTS, LIABILITIES, OR OBLIGATIONS;  
33 (h) TO SUE AND BE SUED IN ITS OWN NAME;  
34 (i) TO ADOPT, BY RESOLUTION, REGULATIONS RESPECTING THE  
35 EXERCISE OF ITS POWERS AND THE CARRYING OUT OF ITS PURPOSES;  
36 (j) TO AGREE TO LEVY SALES TAXES FOR THE PURPOSES OF  
37 PLANNING, COORDINATING, AND IMPLEMENTING REGIONAL STRATEGIES TO  
38 REDUCE AND PREVENT HOMELESSNESS PURSUANT TO SUBSECTION (5) OF  
39 THIS SECTION;  
40 (k) TO EXERCISE ANY OTHER POWERS THAT ARE ESSENTIAL TO THE  
41 PROVISION OF FUNCTIONS, SERVICES, OR FACILITIES BY THE AUTHORITY  
42 AND THAT ARE SPECIFIED IN THE INTERGOVERNMENTAL AGREEMENT; AND  
43 (l) TO PERFORM ANY ACTS AUTHORIZED BY THIS SECTION UNDER,

1 THROUGH, OR BY MEANS OF AN AGENT OR BY CONTRACTS WITH ANY  
2 PERSON, FIRM, OR CORPORATION.

3 **(5) Authority of local governments to levy sales taxes.** IF THE  
4 INTERGOVERNMENTAL AGREEMENT THAT CREATES AN AUTHORITY  
5 PROVIDES THAT THE CONTRACTING LOCAL GOVERNMENTS SHALL LEVY A  
6 SALES TAX TO BE USED BY THE AUTHORITY TO PLAN, COORDINATE, AND  
7 IMPLEMENT REGIONAL STRATEGIES TO REDUCE AND PREVENT  
8 HOMELESSNESS:

9 (a) ALL CONTRACTING LOCAL GOVERNMENTS SHALL, AT THE SAME  
10 GENERAL ELECTION HELD IN NOVEMBER OF AN ODD-NUMBERED YEAR,  
11 SUBMIT TO THEIR REGISTERED ELECTORS A BALLOT QUESTION THAT  
12 RELATES TO THE TAX INCREASE AND THAT COMPLIES WITH SECTION 20 OF  
13 ARTICLE X OF THE STATE CONSTITUTION AND SUBSECTION (6) OF THIS  
14 SECTION;

15 (b) THE INTERGOVERNMENTAL AGREEMENT MUST INCLUDE  
16 PROVISIONS THAT APPLY TO A CASE IN WHICH THE ELECTORS IN SOME BUT  
17 NOT ALL OF THE CONTRACTING LOCAL GOVERNMENTS APPROVE THE  
18 COLLECTION OF THE SALES TAX AT THE GENERAL ELECTION DESCRIBED IN  
19 SUBSECTION (5)(a) OF THIS SECTION;

20 (c) ANY SALES TAX LEVIED PURSUANT TO THIS SUBSECTION (5) IS  
21 IN ADDITION TO ANY OTHER SALES TAX IMPOSED PURSUANT TO LAW;

22 (d) THE DEPARTMENT OF REVENUE SHALL COLLECT, ADMINISTER,  
23 AND ENFORCE THE SALES TAX LEVIED PURSUANT TO THIS SUBSECTION (5),  
24 AS SPECIFIED IN PART 2 OF ARTICLE 2 OF THIS TITLE 29;

25 (e) THE INTERGOVERNMENTAL AGREEMENT MUST PROVIDE FOR  
26 THE DIRECT DISTRIBUTION OF ALL OR PART OF THE SALES TAX LEVIED  
27 PURSUANT TO THIS SUBSECTION (5) TO THE AUTHORITY BY THE  
28 DEPARTMENT OF REVENUE AS SET FORTH IN SECTION 29-2-207; AND

29 (f) THE AUTHORITY AND CONTRACTING LOCAL GOVERNMENTS  
30 SHALL APPLY THE MONTHLY TAX DISTRIBUTIONS RECEIVED FROM THE  
31 DEPARTMENT OF REVENUE SOLELY TO THE PLANNING, COORDINATION, AND  
32 IMPLEMENTATION OF REGIONAL STRATEGIES TO REDUCE AND PREVENT  
33 HOMELESSNESS.

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

40 (b) A LOCAL GOVERNMENT SHALL NOT CREATE A MULTIPLE-FISCAL  
41 YEAR DEBT OR OTHER FINANCIAL OBLIGATION THAT IS SUBJECT TO  
42 SECTION 20 (4)(b) OF ARTICLE X OF THE STATE CONSTITUTION UNTIL THE  
43 OBLIGATION IS SUBMITTED TO AND APPROVED BY A VOTE OF THE

1 REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE LOCAL  
2 GOVERNMENT.

3 (7) **Political subdivision of the state.** AN AUTHORITY IS A  
4 POLITICAL SUBDIVISION AND A PUBLIC CORPORATION OF THE STATE,  
5 SEPARATE FROM THE CONTRACTING LOCAL GOVERNMENTS, AND IS A  
6 VALIDLY CREATED AND EXISTING POLITICAL SUBDIVISION AND PUBLIC  
7 CORPORATION OF THE STATE, IRRESPECTIVE OF WHETHER A CONTRACTING  
8 LOCAL GOVERNMENT WITHDRAWS, WHETHER VOLUNTARILY, BY  
9 OPERATION OF LAW, OR OTHERWISE, FROM THE AUTHORITY SUBSEQUENT  
10 TO ITS CREATION UNDER CIRCUMSTANCES NOT RESULTING IN THE  
11 RESCISSION OR TERMINATION OF THE CONTRACT ESTABLISHING THE  
12 AUTHORITY PURSUANT TO ITS TERMS. AN AUTHORITY HAS THE DUTIES,  
13 PRIVILEGES, IMMUNITIES, RIGHTS, LIABILITIES, AND DISABILITIES OF A  
14 PUBLIC BODY POLITIC AND CORPORATE.

15 (8) **Gifts, grants, and donations.** AN AUTHORITY MAY SEEK,  
16 ACCEPT, AND EXPEND GIFTS, GRANTS, OR DONATIONS FROM PRIVATE OR  
17 PUBLIC SOURCES FOR THE PURPOSES OF PLANNING, COORDINATING, AND  
18 IMPLEMENTING REGIONAL STRATEGIES TO REDUCE AND PREVENT  
19 HOMELESSNESS.

20 (9) **Bonds.** AN AUTHORITY MAY ISSUE REVENUE OR GENERAL  
21 OBLIGATION BONDS AND MAY PLEDGE ITS REVENUE AND  
22 REVENUE-RAISING POWERS FOR THE PAYMENT OF SUCH BONDS. SUCH  
23 BONDS MUST BE ISSUED ON THE TERMS AND SUBJECT TO THE CONDITIONS  
24 SET FORTH IN SECTION 43-4-609. THE BONDS, NOTES, AND OTHER  
25 OBLIGATIONS OF AN AUTHORITY ARE NOT DEBTS, LIABILITIES, OR  
26 OBLIGATIONS OF THE CONTRACTING LOCAL GOVERNMENTS.

27 (10) **Exempt from state taxation.** AN AUTHORITY, THE PROPERTY  
28 OF AN AUTHORITY, THE INCOME OR OTHER REVENUES OF AN AUTHORITY,  
29 ANY BONDS ISSUED BY AN AUTHORITY, AND THE TRANSFER OF AND THE  
30 INCOME FROM ANY BONDS ISSUED BY THE AUTHORITY ARE EXEMPT FROM  
31 ALL TAXATION AND ASSESSMENTS IN THE STATE.

32 (11) **Fiscal year spending.** (a) FOR THE PURPOSE OF DETERMINING  
33 AN AUTHORITY'S FISCAL YEAR SPENDING LIMIT UNDER SECTION 20 (7)(b)  
34 OF ARTICLE X OF THE STATE CONSTITUTION, THE INITIAL SPENDING BASE  
35 OF THE AUTHORITY IS THE AMOUNT OF REVENUES COLLECTED BY THE  
36 AUTHORITY FROM SOURCES NOT EXCLUDED FROM FISCAL YEAR SPENDING  
37 PURSUANT TO SECTION 20 (2)(e) OF ARTICLE X OF THE STATE  
38 CONSTITUTION DURING THE FIRST FULL FISCAL YEAR FOR WHICH THE  
39 AUTHORITY COLLECTED REVENUES.

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

43 (12) **Local governments retain powers.** NOTHING IN THIS

1 SECTION LIMITS THE POWER OF CONTRACTING LOCAL GOVERNMENTS TO  
2 ENTER INTO INTERGOVERNMENTAL COOPERATION OR AGREEMENTS OR TO  
3 ESTABLISH SEPARATE LEGAL ENTITIES PURSUANT TO SECTION 29-1-203 OR  
4 ANY OTHER APPLICABLE LAW OR OTHERWISE TO CARRY OUT THEIR  
5 INDIVIDUAL POWERS UNDER APPLICABLE STATUTORY OR CHARTER  
6 PROVISIONS OR LIMITS THE POWERS RESERVED TO CITIES AND TOWNS BY  
7 SECTION 2 OF ARTICLE XI OF THE STATE CONSTITUTION.

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

10 **39-13-102. Documentary fee imposed - amount - to whom**  
11 **payable - legislative declaration - definition.** (6) (a) THE COUNTY MAY  
12 DESIGNATE A PORTION OF THE MONEY COLLECTED FROM THE  
13 DOCUMENTARY FEE, OTHER THAN THE PORTION THAT IS USED TO OFFSET  
14 ADMINISTRATIVE COSTS RELATED TO RECORDING AND MAINTAINING REAL  
15 PROPERTY DEEDS AND INSTRUMENTS, TO BE TRANSFERRED TO A HOUSING  
16 AGENCY FOR THE PURPOSE OF DEVELOPING, PRESERVING, OR ACQUIRING  
17 AFFORDABLE HOUSING ALIGNED WITH DEMONSTRATED COMMUNITY NEEDS  
18 AND FOR HOMELESS INDIVIDUALS WITHIN THE JURISDICTION OF THE  
19 HOUSING AGENCY.

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

21 (I) AS THE VOLUME OF REAL ESTATE TRANSACTIONS HAS  
22 INCREASED SIGNIFICANTLY, REAL ESTATE PRICES AND COSTS HAVE ALSO  
23 INCREASED, IMPACTING THE AVAILABILITY AND AFFORDABILITY OF  
24 HOUSING IN COLORADO; AND

25 (II) LOCAL GOVERNMENTS SHOULD BE ALLOWED TO USE THE  
26 DOCUMENTARY FEE TO OFFSET THE ADMINISTRATIVE COSTS ASSOCIATED  
27 WITH RECORDING AND MAINTAINING REAL PROPERTY DEEDS AND  
28 INSTRUMENTS AND THE COSTS OF BUILDING AND MAINTAINING  
29 AFFORDABLE HOUSING.

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

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

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