HOUSE BILL 21-1271

A BILL FOR AN ACT

CONCERNING THE ESTABLISHMENT OF PROGRAMS OFFERING STATE ASSISTANCE TO LOCAL GOVERNMENTS TO PROMOTE THE DEVELOPMENT OF INNOVATIVE AFFORDABLE HOUSING STRATEGIES IN A MANNER THAT IS COMPATIBLE WITH BEST LOCAL LAND USE PRACTICES, AND, IN CONNECTION THEREWITH, MAKING AN APPROPRIATION.

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.)

The bill creates 3 different programs in the department of local...
affairs (DOLA) for the purpose of offering grant money and other forms of state assistance to local governments to promote innovative solutions to the development of affordable housing across the state.

**Local government affordable housing development incentives grant program** (housing development incentives grant program). This program will provide grants to local governments that adopt not less than 3 policy and regulatory tools from among a menu of options that create incentives to promote the development of affordable housing. A local government that adopts such tools is eligible for a grant from the housing development incentives grant program as an incentive to develop one or more affordable housing developments in their community that are liveable, vibrant, and driven by community benefits. The division of local government (DLG) within DOLA administers the housing development incentives grant program.

The bill enumerates items included in the menu of policy and regulatory tools.

**Local government planning grant program.** This program will provide grants to local governments that lack one or more of the policy and regulatory tools that provide incentives to promote the development of affordable housing that forms the basis for a grant under the housing development incentives grant program and that could benefit from additional funding to be able to create and make use of these policy and regulatory tools. Money under the planning grant program will be available to a local government to enable the government to retain a consultant or a related professional service to assess the housing needs of its community or to make changes to its policies, programs, development review processes, land use codes, and related rules to become an eligible recipient of a grant under the housing development incentives grant program. The planning grant program will be administered by the DLG. As part of its administration of the planning grant program, the DLG will provide assistance to local governments on best land use practices and tools and is required to update and publish model county and municipal land use codes for the benefit of local governments across the state.

**The affordable housing guided toolkit and local officials guide program** (housing toolkit program). This program creates the housing toolkit program within the division of housing (DOH) within DOLA. The purpose of the housing toolkit program is to award funding to qualified counties and municipalities selected in a competitive process who commit to the adoption of best land use practices with demonstrated success in the development of affordable housing. Under the housing toolkit program, technical assistance will be provided by consultants and related professionals to local governments who demonstrate an understanding of the housing needs of their communities, take steps to engage their entire communities in this process, make changes to their land use codes and related processes that provide incentives and reduce barriers to the
development of affordable housing, obtain and support viable sites in their communities for the development of affordable housing, and attract developers committed to making such investments in their communities. The DOH is to administer the housing toolkit program.

In evaluating applications for grants from the housing development incentives grant program, the bill requires the DLG to prioritize proposals submitted by local governments based on factors specified in the bill.

On or before September 1, 2021, the bill requires the executive director of DOLA or the executive director's designee to adopt policies, procedures, and guidelines for the 3 different state assistance programs that include, without limitation:

- Procedures and timelines by which an eligible recipient may apply for a grant;
- Criteria for determining the amount of grant awards;
- Performance criteria for grant recipients' projects; and
- Reporting requirements for grant recipients.

On the effective date of the bill, or as soon as practicable thereafter, the state treasurer is required to transfer $9,300,000 from the general fund to the Colorado heritage communities fund for the creation, implementation, and administration by the DLG of the housing development incentives grant programs.

On the effective date of the bill, or as soon as practicable thereafter, the state treasurer is required to transfer $2,100,000 from the general fund to the Colorado heritage communities fund for the creation, implementation, and administration by the DLG of the planning grant program.

On the effective date of the bill, or as soon as practicable thereafter, the state treasurer is required to transfer $1,600,000 from the general fund to the housing development grant fund for the creation, implementation, and administration by the DOH of the housing toolkit program.

All costs incurred in administering any of the 3 programs created under the bill must be paid out of the money transferred under the bill. All money transferred under the bill for the 3 state programs must be expended over the subsequent 3 state fiscal years.

On or before November 1 of each year, the executive director of DOLA or the director's designee is required to publish a report summarizing the use of all assistance that was awarded from the 3 different programs created under the bill in the preceding fiscal year. The bill specifies additional required contents of the reports. The reports must be shared with the general assembly and posted on DOLA's website.

The bill updates and repeals obsolete statutory provisions concerning the office of smart growth (OSG) within DOLA and the Colorado heritage communities fund.

The bill authorizes the OSG, as money becomes available, to
provide grants or other forms of assistance to counties and municipalities to address critical planning issues and specifies examples of the forms of assistance that may be provided by the office. The OSG is required to create guidelines to specify the activities on the part of local governments that will qualify for grant funding or other forms of assistance provided under the bill. The OSG is permitted to use available money to administer the Colorado heritage grant program.

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

SECTION 1. Legislative declaration. (1) The general assembly hereby finds, determines, and declares that:

(a) Coloradans have identified housing affordability as the biggest issue facing the state as one in every seven Colorado households is spending more than half of its income on housing according to a study by Shift Research Lab;

(b) The median home price to median income ratio has increased across markets all across the nation. As of 2019, the price-to-income ratio was considerably larger for renters than owners, with the gap most significant in major metropolitan areas with a population greater than three million people. Across large metropolitan areas with a population greater than one million but less than three million, the gap in price-to-income ratio for renters was largest in Providence, Denver, and Salt Lake City.

(c) The same measurement on a statewide scale puts Colorado among just five states with a greater than sixty percent gap between home price and income growth between 2009 and 2019. Between 2012 and 2019, Colorado fell from being one of the most affordable states to one of the least affordable states in the country based on median income to median pricing.

(d) Currently, Colorado has a shortage of nearly 121,000
affordable rental units, and the Colorado housing and finance authority reports that nearly half of all Colorado renters are considered cost burdened, with an additional twenty-four percent being severely cost burdened;

(e) By this act, the general assembly is focusing a portion of the stimulus dollars it has received from the federal government to begin to remedy this affordable housing crisis in Colorado with innovative legislation that will jumpstart the production of housing statewide in the next three years through three programs detailed in the act. In combination, these programs focus on removing regulatory barriers to affordable housing development and offering incentives to local governments to make policy changes, as well as a mechanism for local governments to receive expertise or financial assistance from the state.

(f) The general assembly recognizes that local governments throughout the state vary in their stages of meeting the housing needs of their communities. In order to help local governments respond to these needs and to encourage them to extend their ability to create more liveable and vibrant communities, the divisions of local government and housing within the department of local affairs will focus on three programs.

(g) When a local government is at the nascent phase of addressing affordable housing needs, it may require additional help to develop an overall strategy. The housing toolkit program grant would offer local governments comprehensive support to make effective change by assessing housing needs, building effective communication strategies around the need for affordable housing, understanding which actions might have the biggest impact, and supporting the local government
through the steps preparatory to taking action to address these housing
needs.

(h) When a local government is at an intermediate phase of
addressing affordable housing needs, it may require particular expertise
to help it refine and advance its housing strategy. The planning grant
program awards local governments funding to hire assistance to adopt
qualifying land use strategies that prepare the local government to meet
this phase of its housing needs by conducting a needs assessment,
reviewing model land use codes, or making investments in its community
that would enable the local government to be competitive in applying for
a housing development incentives grant.

(i) If a local government is demonstrating an ongoing commitment
to advancing its land use regulations and policies to address the
affordable housing needs in its community, it may be eligible to apply for
a housing development incentives grant. This grant is focused on
allowing local governments to adopt effective tools to spur housing
creation. The menu of strategy options is broad enough that any
community can be successful in finding the right mix of strategies that fit
its community, or the local government may introduce its own innovative
or unique approach. Local governments would choose the strategies that
best fits the character of their community to pursue the grant funding
from the state whether they are in an urban, rural, mountain resort, or
eastern plains location. Additionally, the department of local affairs
would have the discretion to select novel, creative, or innovative
proposals from communities that offer an additional approach to create
affordable housing or would be able to consider how those local
governments that have already taken steps to address housing
affordability would be eligible to continue and advance their approaches if they have already undertaken some of the best practice approaches. The most competitive local governments will demonstrate a continued commitment to removing barriers to affordable housing development.

SECTION 2. In Colorado Revised Statutes, 24-32-104, add (4) and (5) as follows:

24-32-104. Functions of the division - definition. (4) The division shall administer the local government affordable housing development incentives grant program created in section 24-32-130 (2) and the local government planning grant program created in section 24-32-130 (5).

(5) The division shall consult with the division of housing created in section 24-32-704 in connection with the creation and administration of the housing toolkit program in accordance with section 24-32-721.5 (2)(a).

SECTION 3. In Colorado Revised Statutes, add 24-32-130 as follows:

24-32-130. Local government affordable housing development incentives grant program - local government planning grant program - creation - report - definitions. (1) As used in this section, unless the context otherwise requires:

(a) "Affordable housing" means:

(I) For a household residing in housing on a rental basis, annual income of the household is at or below eighty percent of the adjusted median income of households of that size in the county in which the housing is located; and

(II) For a household residing in housing on a home
OWNERSHIP BASIS, ANNUAL INCOME OF THE HOUSEHOLD IS AT OR BELOW ONE HUNDRED TWENTY PERCENT OF THE ADJUSTED MEDIAN INCOME OF HOUSEHOLDS OF THAT SIZE IN THE COUNTY IN WHICH THE HOUSING IS LOCATED.

(b) "DEPARTMENT" MEANS THE DEPARTMENT OF LOCAL AFFAIRS.

(c) "ELIGIBLE RECIPIENT" MEANS A LOCAL GOVERNMENT THAT IS ELIGIBLE TO RECEIVE A GRANT THROUGH THE HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM OR THE PLANNING GRANT PROGRAM.

(d) "HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM" MEANS THE LOCAL GOVERNMENT AFFORDABLE HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM CREATED IN SUBSECTION (2) OF THIS SECTION.

(e) "LOCAL GOVERNMENT" MEANS A COUNTY, A MUNICIPALITY, OR A CITY AND COUNTY.

(f) "PLANNING GRANT PROGRAM" MEANS THE LOCAL GOVERNMENT PLANNING GRANT PROGRAM CREATED IN SUBSECTION (5) OF THIS SECTION.

(2) THERE IS HEREBY CREATED IN THE DEPARTMENT THE LOCAL GOVERNMENT AFFORDABLE HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM TO PROVIDE GRANTS TO LOCAL GOVERNMENTS THAT ADOPT ONE OR MORE POLICY OR REGULATORY TOOLS THAT CREATE INCENTIVES TO PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING. A LOCAL GOVERNMENT THAT ADOPTS SUCH TOOLS IN ACCORDANCE WITH THIS SECTION IS ELIGIBLE FOR A GRANT FROM THE HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM AS AN INCENTIVE TO DEVELOP ONE OR MORE AFFORDABLE HOUSING DEVELOPMENTS IN THEIR COMMUNITY OR REGION THAT ARE DRIVEN BY COMMUNITY BENEFITS AND THAT FOCUS ON CRITICAL HOUSING NEEDS AS IDENTIFIED BY THE LOCAL GOVERNMENT.
THE DIVISION SHALL ADMINISTER THE HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM.

(3) (a) AS PART OF THE POLICIES, PROCEDURES, AND GUIDELINES THE DIVISION IS REQUIRED TO ADOPT FOR THE HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM PURSUANT TO SUBSECTION (6)(a) OF THIS SECTION, THE DIVISION SHALL DEVELOP A MENU OF DIFFERENT POLICY OR REGULATORY TOOLS THAT LOCAL GOVERNMENTS MAY ADOPT AS INCENTIVES TO PROMOTE AFFORDABLE HOUSING DEVELOPMENT WITHIN THEIR TERRITORIAL BOUNDARIES OR ACROSS THEIR REGION.

(b) (I) THE MENU OF TOOLS THE DIVISION MUST DEVELOP PURSUANT TO SUBSECTION (3)(a) OF THIS SECTION MUST INCLUDE SUCH INCENTIVES TO PROMOTE AFFORDABLE HOUSING DEVELOPMENT INCLUDING BUT NOT LIMITED TO:

(A) THE USE OF VACANT PUBLICLY OWNED REAL PROPERTY WITHIN THE LOCAL GOVERNMENT FOR THE DEVELOPMENT OF AFFORDABLE HOUSING;

(B) THE CREATION OF A PROGRAM TO SUBSIDIZE OR OTHERWISE REDUCE LOCAL DEVELOPMENT REVIEW OR FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, PLANNING WAIVERS, AND WATER AND SEWER TAP FEES, FOR AFFORDABLE HOUSING DEVELOPMENT;

(C) THE CREATION OF AN EXPEDITED DEVELOPMENT REVIEW PROCESS FOR AFFORDABLE HOUSING AIMED AT HOUSEHOLDS THE ANNUAL INCOME OF WHICH IS AT OR BELOW ONE HUNDRED TWENTY PERCENT OF THE ADJUSTED MEDIAN INCOME OF HOUSEHOLDS OF THAT SIZE IN THE COUNTY IN WHICH THE HOUSING IS LOCATED;

(D) THE CREATION OF AN EXPEDITED DEVELOPMENT REVIEW PROCESS FOR ACQUIRING OR REPURPOSING UNDERUTILIZED COMMERCIAL
PROPERTY THAT CAN BE REZONED INTO AFFORDABLE HOUSING UNITS,
INCLUDING THE PRESERVATION OF EXISTING AFFORDABLE HOUSING UNITS;

(E) THE ESTABLISHMENT OF A DENSITY BONUS PROGRAM TO
INCREASE THE CONSTRUCTION OF UNITS THAT MEET CRITICAL HOUSING
NEEDS IN THE LOCAL COMMUNITY;

(F) WITH RESPECT TO WATER UTILITY CHARGES, THE CREATION OF
PROCESSES TO PROMOTE THE USE OF SUB-METERING OF UTILITY CHANGES
FOR AFFORDABLE HOUSING PROJECTS AND THE CREATION OF EXPERTISE IN
WATER UTILITY MATTERS DEDICATED TO AFFORDABLE HOUSING PROJECTS;

(G) WITH RESPECT TO INFRASTRUCTURE, THE CREATION OF A
DEDICATED FUNDING SOURCE TO SUBSIDIZE INFRASTRUCTURE COSTS AND
ASSOCIATED FEES RELATED TO PUBLICLY OWNED WATER, SANITARY
SEWER, STORM SEWERS, AND ROADWAYS INFRASTRUCTURE;

(H) GRANTING DUPLEXES, TRIPLEXES, OR OTHER APPROPRIATE
MULTI-FAMILY HOUSING OPTIONS AS A USE BY RIGHT IN SINGLE-FAMILY
RESIDENTIAL ZONING DISTRICTS;

(I) THE CLASSIFICATION OF A PROPOSED HOUSING DEVELOPMENT
AS A USE BY RIGHT WHEN IT MEETS THE BUILDING DENSITY AND DESIGN
STANDARDS OF A GIVEN HOUSING DISTRICT;

(J) AUTHORIZING ACCESSORY DWELLING UNITS AS A USE BY RIGHT
ON ALL PARCELS CONTAINING SINGLE-FAMILY RESIDENCES;

(K) ALLOWING PLANNED UNIT DEVELOPMENTS WITH INTEGRATED
AFFORDABLE HOUSING UNITS;

(L) ALLOWING THE DEVELOPMENT OF SMALL SQUARE FOOTAGE
RESIDENTIAL UNIT SIZES;

(M) LESSENED MINIMUM PARKING REQUIREMENTS FOR NEW
AFFORDABLE HOUSING DEVELOPMENTS; AND
(N) The creation of a land donation, land acquisition, or land banking program.

(II) In addition to the items listed in subsection (3)(b)(I) of this section, the policies, procedures, and guidelines adopted by the division must also allow for the adoption by a local government of additional policy or regulatory tools that provide novel, creative, or innovative incentives to the development of affordable housing.

(4) (a) In the policies, procedures, and guidelines the division is required to adopt for the housing development incentives grant program pursuant to subsection (6)(a) of this section, the division shall specify, without limitation:

(I) The manner by which a local government becomes an eligible recipient for the grant program;

(II) The manner in which a local government's ongoing commitment to refine and expand its land use policies affects the competitiveness of its grant application; and

(III) A requirement that a local government shall select not less than three options from the menu of policy or regulatory tools specified in subsection (3)(b) of this section.

(b) In evaluating applications for grants from the housing development incentives grant program, the division shall prioritize proposals submitted by local governments based on the degree to which the grant award, either on its own, or as part of other incentives made available to the eligible recipient:

(I) Represents geographic diversity throughout the state with respect to the different kinds of communities being
AWARDED GRANTS;

(II) SATISFIES THE GOAL OF ACHIEVING BEST PRACTICES IN AFFORDABLE HOUSING DEVELOPMENT WHETHER WITH RESPECT TO THE MENU OF POLICY OR REGULATORY TOOLS ADOPTED BY THE LOCAL GOVERNMENT OR THAT REPRESENTS A NOVEL, CREATIVE, OR INNOVATIVE APPROACH TO THE DEVELOPMENT OF AFFORDABLE HOUSING;

(III) OFFERS MAXIMUM IMPACT IN INITIATING AFFORDABLE HOUSING CREATION WITHIN THE LOCAL COMMUNITY OR REGION THAT IS DRIVEN BY COMMUNITY BENEFITS AND THAT FOCUSES ON CRITICAL HOUSING NEEDS AS IDENTIFIED BY THE LOCAL GOVERNMENT;

(IV) EXTENDS OR ADVANCES EXISTING APPROACHES BY THE LOCAL GOVERNMENT TO INITIATE HOUSING CREATION WHETHER WITH RESPECT TO THE PRODUCTION OF HOUSING UNITS OR LONGER TERM POLICY CHANGES;

(V) REPRESENTS DIVERSITY IN THE TYPE OF AFFORDABLE HOUSING CREATED FOR RENTAL HOUSING IN ACCORDANCE WITH SUBSECTION (1)(a)(I) OF THIS SECTION AND FOR HOME OWNERSHIP IN ACCORDANCE WITH SUBSECTION (1)(a)(II) OF THIS SECTION; AND

(VI) INITIATES OR PRESERVES HOUSING AFFORDABILITY THAT CAN BE MAINTAINED FOR A LONG-TERM PERIOD OF AFFORDABILITY AS NEGOTIATED BY THE DEPARTMENT AND THE LOCAL GOVERNMENT AND THAT ALLOWS THE LOCAL GOVERNMENT TO DETERMINE THE METHOD FOR ACHIEVING AFFORDABILITY.

(c) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, WITH RESPECT TO THE AWARDING OF GRANTS UNDER THE HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM, THE DIVISION SHALL PRIORITIZE ITS FUNDING IN FAVOR OF THOSE LOCAL GOVERNMENTS THAT
DEMONSTRATE THE SUFFICIENT USE OF LOCAL INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENT IN SUCH MANNER AS TO BE ABLE TO LEVERAGE FUNDING FOR THE MAXIMUM IMPACT ON THE NUMBER OF AFFORDABLE HOUSING UNITS BUILT OVER TIME AND THAT ARE AFFORDABLE AS NEGOTIATED BY THE DEPARTMENT AND LOCAL GOVERNMENTS.

(5) THERE IS HEREBY CREATED IN THE DEPARTMENT THE LOCAL GOVERNMENT PLANNING GRANT PROGRAM TO PROVIDE GRANTS TO LOCAL GOVERNMENTS THAT LACK ONE OR MORE OF THE POLICY AND REGULATORY TOOLS THAT PROVIDE INCENTIVES TO PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING AS DESCRIBED IN SUBSECTION (3) OF THIS SECTION AND THAT COULD BENEFIT FROM ADDITIONAL FUNDING TO BE ABLE TO CREATE AND MAKE USE OF THESE POLICY AND REGULATORY TOOLS. MONEY UNDER THE PLANNING GRANT PROGRAM WILL BE AVAILABLE TO A LOCAL GOVERNMENT TO ENABLE THE GOVERNMENT TO RETAIN A CONSULTANT OR A RELATED PROFESSIONAL SERVICE TO ASSESS THE HOUSING NEEDS OF ITS COMMUNITY OR TO MAKE CHANGES TO ITS POLICIES, PROGRAMS, DEVELOPMENT REVIEW PROCESSES, LAND USE CODES, AND RELATED RULES TO BECOME AN ELIGIBLE RECIPIENT OF A GRANT UNDER THE HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM. THE PLANNING GRANT PROGRAM WILL BE ADMINISTERED BY THE DIVISION. AS PART OF ITS ADMINISTRATION OF THE PLANNING GRANT PROGRAM, THE DIVISION SHALL PROVIDE ASSISTANCE TO LOCAL GOVERNMENTS ON BEST LAND USE PRACTICES AND TOOLS AND SHALL UPDATE AND PUBLISH MODEL COUNTY AND MUNICIPAL LAND USE CODES FOR THE BENEFIT OF LOCAL GOVERNMENTS ACROSS THE STATE.

(6) (a) ON OR BEFORE SEPTEMBER 1, 2021, THE EXECUTIVE
DIRECTOR OF THE DEPARTMENT OR THE EXECUTIVE DIRECTOR'S DESIGNEE
SHALL ADOPT POLICIES, PROCEDURES, AND GUIDELINES FOR THE HOUSING
INCENTIVES GRANT PROGRAM AND PLANNING GRANT PROGRAM THAT
INCLUDE, WITHOUT LIMITATION:

(I) PROCEDURES AND TIMELINES BY WHICH AN ELIGIBLE RECIPIENT
MAY APPLY FOR A GRANT;

(II) CRITERIA FOR DETERMINING THE AMOUNT OF GRANT AWARDS;

(III) PERFORMANCE CRITERIA FOR GRANT RECIPIENTS' PROJECTS;

AND

(IV) REPORTING REQUIREMENTS FOR GRANT RECIPIENTS.

(b) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION,
THE AMOUNT OF ANY GRANT AWARD UNDER EITHER THE HOUSING
DEVELOPMENT INCENTIVES GRANT PROGRAM OR THE PLANNING GRANT
PROGRAM AND ANY RESTRICTIONS OR CONDITIONS PLACED UPON THE USE
OF GRANT MONEY AWARDED IS WITHIN THE DISCRETION OF THE DIVISION
IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION.

(c) TO THE EXTENT APPLICABLE, AND UNLESS OTHERWISE
REQUIRED BY THIS SECTION, REQUIREMENTS GOVERNING THE PROCESS OF
AWARDING A COLORADO HERITAGE PLANNING GRANT UNDER PART 32 OF
THIS TITLE 24 GOVERN THE PROCESS FOR OBTAINING A GRANT FROM THE
HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM OR THE PLANNING
GRANT PROGRAM UNDER THIS SECTION.

(7) ALL FUNDING OF ANY GRANTS AWARDED UNDER EITHER THE
HOUSING DEVELOPMENT INCENTIVES GRANT PROGRAM OR THE PLANNING
GRANT PROGRAM MUST BE MADE ENTIRELY OUT OF THE MONEY
TRANSFERRED FROM THE GENERAL FUND TO THE COLORADO HERITAGE
COMMUNITIES FUND CREATED IN SECTION 24-32-3207(1) IN ACCORDANCE
with Section 24-32-3207 (6). All costs incurred by the Division in
administering either the Housing Development Incentives Grant
program or the Planning Grant Program must be paid out of the
money transferred under Section 24-32-3207 (6). The Division may
use up to eight percent of any money transferred to it under this
section to cover its administrative costs in administering either
the Housing Development Incentives Grant Program or the
Planning Grant Program. All money transferred into the
Colorado Heritage Communities Fund in accordance with Section
24-32-3207 (6) must be expended by July 1, 2024. Any money
transferred into the Fund in accordance with this subsection (7)
that is not expended or encumbered from any appropriation at
the end of any fiscal year is available for expenditure by July 1,
2024, without further appropriation.

(8) (a) On or before November 1, 2022, and on or before
November 1, 2023, the Executive Director of the Department or
the Executive Director’s designee shall publish a report
summarizing the use of all money that was awarded as grants
from the Housing Development Incentives Grant Program in the
preceding fiscal year. At a minimum, the report must specify the
number of local governments that applied for a grant award,
including the number of local governments that were not
awarded a grant; the policy or regulatory tools adopted by the
local governments that qualified for a grant award; the
amount of grant money distributed to each grant recipient; and
a description of each grant recipient’s use of the grant money. In
the report, the Division shall also provide its recommendations
CONCERNING FUTURE ADMINISTRATION OF THE GRANT PROGRAM. THE REPORT MUST BE SHARED WITH THE GENERAL ASSEMBLY AND POSTED ON THE DEPARTMENT’S WEBSITE.


SECTION 4. In Colorado Revised Statutes, 24-32-705, add (5) as follows:


SECTION 5. In Colorado Revised Statutes, 24-32-721, amend (1); and add (5) as follows:

24-32-721. Colorado affordable housing construction grants and loans - housing development grant fund - creation - housing assistance for persons with behavioral, mental health, or substance use disorders - cash fund - appropriation - report to general assembly - rules - definitions - repeal. (1) There is hereby created in the state
treasury the housing development grant fund, which fund is administered
by the division and is referred to in this section as the "fund". The fund
consists of money credited to the fund in accordance with section
39-26-123 (3)(b); money transferred to the fund in accordance with
section 24-22-118 (2); money appropriated to the fund by the general
assembly; all money transferred to the fund from the marijuana tax cash
fund created in section 39-28.8-501 (1) and any other cash fund
maintained by the state; ALL MONEY TRANSFERRED TO THE FUND FROM
THE GENERAL FUND PURSUANT TO SUBSECTION (5) OF THIS SECTION; all
money collected by the division for purposes of this section from federal
grants, from other contributions, gifts, grants, and donations received
from any other organization, entity, or individual, public or private; and
from any fees or interest earned on such money. The division is hereby
authorized and directed to solicit, accept, expend, and disburse all money
collected for the fund from the sources specified in this subsection (1) for
the purpose of making grants, or loans, OR OTHER FORMS OF ASSISTANCE
THAT MAY BE AWARDED UNDER SECTION 24-32-721.5 and for program
administration as provided in this section. All such money must be
transmitted to the state treasurer to be credited to the fund. The money in
the fund is continuously appropriated to the division for the purposes of
this section.

(5) ON THE EFFECTIVE DATE OF THIS SUBSECTION (5), THE STATE
TREASURER SHALL TRANSFER ONE MILLION SIX HUNDRED THOUSAND
DOLLARS FROM THE GENERAL FUND TO THE HOUSING DEVELOPMENT
GRANT FUND CREATED IN SUBSECTION (1) OF THIS SECTION. THE DIVISION
SHALL USE THE MONEY TRANSFERRED PURSUANT TO THIS SUBSECTION (5)
FOR THE AFFORDABLE HOUSING GUIDED TOOLKIT AND LOCAL OFFICIALS
SECTION 6. In Colorado Revised Statutes, add 24-32-721.5 as follows:

24-32-721.5. Affordable housing guided toolkit and local officials guide program - creation. (1) (a) There is hereby created within the Division the Affordable Housing Guided Toolkit and Local Officials Guide Program, referred to in this section as the "Housing Toolkit Program". The purpose of the Housing Toolkit Program is to award funding to qualified counties, municipalities, and federally recognized tribes within the state selected in a competitive process who commit to the adoption of best land use practices with demonstrated success in the development of affordable housing. Under the Housing Toolkit Program, technical assistance will be provided by consultants and related professionals to local governments who demonstrate an understanding of the housing needs of their communities, take steps to engage their entire communities in this process, make changes to their land use codes and related processes that provide incentives and reduce barriers to the development of affordable housing, obtain and support viable sites in their communities for the development of affordable housing, and attract developers committed to making such investments in their communities. The Division shall administer the Housing Toolkit Program.

(b) All funding of any assistance awarded under the Housing Toolkit Program must be made entirely out of the money transferred from the General Fund to the Housing Development
GRANT FUND CREATED IN SECTION 24-32-721 (1) IN ACCORDANCE WITH
SECTION 24-32-721 (5). ALL COSTS INCURRED BY THE DIVISION IN
ADMINISTERING THE HOUSING TOOLKIT PROGRAM MUST BE PAID OUT OF
THE MONEY TRANSFERRED IN ACCORDANCE WITH SECTION 24-32-721 (5).
THE DIVISION MAY USE UP TO EIGHT PERCENT OF ANY MONEY
APPROPRIATED TO IT UNDER THIS SECTION TO COVER ITS ADMINISTRATIVE
COSTS IN ADMINISTERING THE HOUSING TOOLKIT PROGRAM. ALL MONEY
TRANSFERRED TO THE HOUSING DEVELOPMENT GRANT FUND IN
ACCORDANCE WITH SECTION 24-32-721 (5) MUST BE EXPENDED OVER THE
SUBSEQUENT THREE STATE FISCAL YEARS.

(2) (a) IN EVALUATING APPLICATIONS FOR TECHNICAL ASSISTANCE
UNDER THE HOUSING TOOLKIT PROGRAM, THE DIVISION SHALL PRIORITIZE
PROJECTS BASED UPON WHETHER THE APPLICATION WILL, IN THE
DISCRETION OF THE DIVISION, CREATE THE MAXIMUM IMPACT ON THE
DEVELOPMENT OF AFFORDABLE HOUSING IN THE AREAS OF GREATEST NEED
ACROSS THE STATE AND WILL SATISFY ONE OR MORE OF THE FACTORS
SPECIFIED IN SUBSECTION (1) OF THIS SECTION. THE DIVISION SHALL
CONSULT WITH THE DIVISION OF LOCAL GOVERNMENT IN CONNECTION
WITH THE CREATION AND ADMINISTRATION OF THE HOUSING TOOLKIT
PROGRAM.

(b) ON OR BEFORE SEPTEMBER 1, 2021, THE EXECUTIVE DIRECTOR
OF THE DEPARTMENT OF LOCAL AFFAIRS OR THE EXECUTIVE DIRECTOR’S
DESIGNEE SHALL ADOPT POLICIES AND PROCEDURES FOR THE HOUSING
TOOLKIT PROGRAM THAT INCLUDE, WITHOUT LIMITATION:

(I) PROCEDURES AND TIME LINES BY WHICH AN ELIGIBLE RECIPIENT
MAY APPLY FOR ASSISTANCE UNDER THE HOUSING TOOLKIT PROGRAM;

(II) CRITERIA FOR DETERMINING THE AMOUNT OR NATURE OF THE
ASSISTANCE AWARDED;

(III) PERFORMANCE CRITERIA FOR GRANT RECIPIENTS’ PROJECTS;

AND

(IV) REPORTING REQUIREMENTS FOR GRANT RECIPIENTS.

(c) ON OR BEFORE NOVEMBER 1, 2022, AND ON OR BEFORE

NOVEMBER 1, 2023, THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OR

THE EXECUTIVE DIRECTOR’S DESIGNEE SHALL PUBLISH A REPORT

SUMMARIZING THE USE OF ALL ASSISTANCE THAT WAS AWARDED FROM

THE HOUSING TOOLKIT PROGRAM IN THE PRECEDING FISCAL YEAR. IN THE

REPORT, THE DIVISION SHALL ALSO PROVIDE ITS RECOMMENDATIONS

CONCERNING FUTURE ADMINISTRATION OF THE HOUSING TOOLKIT

PROGRAM. THE REPORT MUST BE SHARED WITH THE GENERAL ASSEMBLY

AND POSTED ON THE DEPARTMENT’S WEBSITE.

SECTION 7. In Colorado Revised Statutes, 24-32-3202, amend

(7); and repeal (6) as follows:

24-32-3202. Definitions. As used in this part 32, unless the context

otherwise requires:

(6) "Growth" means changes in population that impact land use;

infrastructure development, and the surrounding environment.

(7) "Local government" means any county, city and county, city,
town, or special district created pursuant to article 1 of title 32. C.R.S.
except that, for purposes of this part 32 in connection with section
24-32-3203 (3)(c)(I), "local government" shall be deemed to include an
irrigation district, ditch company, or conservancy district.

SECTION 8. In Colorado Revised Statutes, 24-32-3203, amend

(3)(c) and (3)(d); and repeal (3)(a) as follows:

24-32-3203. Office of smart growth - creation - powers and
duties of executive director. (3) The executive director shall have the following powers and duties in administering this part 32:

(a) To designate areas within Colorado as Colorado heritage communities. Areas designated as Colorado heritage communities shall be eligible for a Colorado heritage planning grant by the office out of moneys in the fund created by section 24-32-3207 in accordance with the provisions of this part 32.

(c) To review and approve applications for Colorado heritage planning grants awarded by the office out of moneys in the fund in accordance with the requirements of this part 32, and to determine the amount of money to be awarded under each such grant. An application for such a grant shall MUST:

(I) Be submitted jointly by the governing bodies of at least two local governments; except that applications regarding water banking pursuant to subparagraph (II) of this paragraph (c) may also be submitted singly or in combination by the governing body of a local government or by an irrigation district, ditch company, or conservancy district; and

(II) Address critical planning issues, including, without limitation, land use and development patterns, affordable housing, transportation planning, mitigation of environmental hazards, water banking pursuant to article 80.5 of title 37, C.R.S., and energy use.

(d) To review and approve applications for grants awarded by the office out of moneys in the fund to assist a local government, as applicable, in developing a master plan in conformity with section 30-28-106 or 31-23-206; C.R.S., and to determine the amount of money to be awarded under each such grant pursuant to section 24-32-3207 (2);

SECTION 9. In Colorado Revised Statutes, 24-32-3207, amend
(1); **repeal** (2); and **add** (6) as follows:

24-32-3207. Colorado heritage communities fund - creation - source of funds. (1) There is hereby created in the state treasury the Colorado heritage communities fund, which fund shall be administered by the director and which shall consist of all moneys appropriated to said fund by the general assembly, money transferred from the general fund to the fund pursuant to subsection (6) of this section, and all other moneys collected by the office for the fund from federal grants or other contributions, grants, gifts, bequests, or donations received from other agencies of state government, individuals, private organizations, or foundations. Such moneys shall be transmitted to the state treasurer to be credited to the fund.

(2) Not more than an amount equal to thirty percent of any moneys in the fund as of the beginning of any given fiscal year shall be made available before the end of that same fiscal year to local governments in grant moneys for the development of master plans pursuant to section 24-32-3203 (3)(d).

(6) (a) On the effective date of this subsection (6), or as soon as practicable thereafter, the state treasurer shall transfer nine million three hundred thousand dollars from the general fund to the Colorado heritage communities fund created in subsection (1) of this section. The division of local government in the department shall use the money transferred pursuant to this subsection (6)(a) for the creation, implementation, and administration of the local government affordable housing development incentives grant program.
CREATED IN SECTION 24-32-130 (2) IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 24-32-130.

(b) ON THE EFFECTIVE DATE OF THIS SUBSECTION (6), OR AS SOON AS PRACTICABLE THEREAFTER, THE STATE TREASURER SHALL TRANSFER TWO MILLION ONE HUNDRED THOUSAND DOLLARS FROM THE GENERAL FUND TO THE COLORADO HERITAGE COMMUNITIES FUND CREATED IN SUBSECTION (1) OF THIS SECTION. THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT SHALL USE THE MONEY TRANSFERRED PURSUANT TO THIS SUBSECTION (6)(b) FOR THE CREATION, IMPLEMENTATION, AND ADMINISTRATION OF THE LOCAL GOVERNMENT PLANNING GRANT PROGRAM CREATED IN SECTION 24-32-130 (5) IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 24-32-130.

SECTION 10. In Colorado Revised Statutes, 24-32-3208, add (3) as follows:

GOVERNMENTS THAT WILL QUALIFY FOR GRANT FUNDING OR OTHER FORMS OF ASSISTANCE UNDER THIS SUBSECTION (3). THE OFFICE MAY ALSO USE AVAILABLE MONEY TO IMPLEMENT OR FACILITATE GRANT AND OTHER INCENTIVE PROGRAMS BY HIRING STAFF, CREATING TECHNICAL RESOURCES FOR LOCAL GOVERNMENTS, HIRING CONSULTANTS AND RELATED FORMS OF PROFESSIONAL EXPERTISE, AND OTHERWISE ADMINISTERING THE COLORADO HERITAGE GRANT PROGRAM IN ACCORDANCE WITH THIS PART 32. THE OFFICE MAY USE A PORTION OF ANY SUCH MONEY FOR HIRING AND MAINTAINING STAFF, DEFRAYING OPERATIONAL EXPENSES, AND ADMINISTRATION ASSOCIATED WITH THE PROVISION OF GRANTS AND OTHER FORMS OF INCENTIVES UNDER THIS SUBSECTION (3).


SECTION 12. Appropriation. (1) For the 2021-22 state fiscal year, $9,300,000 is appropriated to the department of local affairs for use by the division of local government. This appropriation is from the Colorado heritage communities fund created in section 24-32-3207 (1), C.R.S., and is based on an assumption that the division will require an additional 0.9 FTE. To implement this act, the division shall use this appropriation for the affordable housing development incentives grant program created in section 24-32-130 (2), C.R.S.

(2) For the 2021-22 state fiscal year, $2,100,000 is appropriated to the department of local affairs for use by the division of local government. This appropriation is from the Colorado heritage communities fund created in section 24-32-3207 (1), C.R.S., and is based on an assumption that the division will require an additional 1.7 FTE. To implement this act, the division shall use this appropriation for the local government planning grant program created in section 24-32-130 (5), C.R.S.
SECTION 13. Safety clause. The general assembly hereby finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, or safety.