

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

INTRODUCED

LLS NO. 25-0586.01 Megan McCall x4215

SENATE BILL 25-006

SENATE SPONSORSHIP

Roberts,

HOUSE SPONSORSHIP

Rutinel and Bradfield,

Senate Committees

Local Government & Housing

House Committees

A BILL FOR AN ACT

101 **CONCERNING AUTHORIZATION FOR THE STATE TREASURER TO INVEST**
102 **STATE MONEY FOR THE CREATION OF AFFORDABLE FOR-SALE**
103 **HOUSING IN THE STATE.**

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 authorizes the state treasurer to invest up to \$50 million of state money in bonds that may have below-market interest rates that are issued by a quasi-governmental entity if the proceeds of the bonds are used for the creation of affordable for-sale housing that otherwise would not be created without the state's investment. Money from redemption of

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.

such bonds may be reinvested by the state treasurer for the same purpose.

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

2 **SECTION 1. Legislative declaration.** (1) The general assembly
3 finds and declares that:

4 (a) The creation of affordable homeownership opportunities is
5 essential to ensure the health of Colorado's workforce and the vitality of
6 Colorado's community and thereby serves a public purpose; and

7 (b) Affordable homeownership opportunities provide housing
8 stability for Colorado's workforce and facilitate intergenerational wealth.

9 (2) The general assembly further find and declares that there are
10 fewer sources of public subsidies available for affordable homeownership
11 as opposed to affordable rental housing.

12 (3) It is therefore the intent of the general assembly to create an
13 avenue for the state to invest, and reinvest, state money for the creation
14 of affordable for-sale housing, thereby creating affordable
15 homeownership opportunities within the state.

16 **SECTION 2.** In Colorado Revised Statutes, 24-36-113, **add** (8)
17 as follows:

18 **24-36-113. Investment of state money - limitations.**

19 (8) (a) SUBJECT TO THE REQUIREMENTS SET FORTH IN SUBSECTION (8)(b)
20 OF THIS SECTION, THE STATE TREASURER MAY INVEST MONEY IN BONDS
21 THAT ARE ISSUED BY QUASI-GOVERNMENTAL AUTHORITIES FOR THE
22 PURPOSE OF CREATING AFFORDABLE FOR-SALE HOUSING WITHIN THE
23 STATE. NOTWITHSTANDING SUBSECTION (1)(a) OF THIS SECTION, AN
24 INVESTMENT ALLOWED PURSUANT TO THIS SUBSECTION (8) MAY HAVE A
25 BELOW-MARKET RATE OF INTEREST.

1 (b) (I) AN INVESTMENT MADE AS AUTHORIZED BY SUBSECTION
2 (8)(a) OF THIS SECTION MUST CREATE AFFORDABLE FOR-SALE HOUSING
3 WITHIN THE STATE THAT, WITHOUT SUCH INVESTMENT, WOULD NOT
4 OTHERWISE BE CREATED.

5 (II) THE INITIAL INVESTMENT OF MONEY THAT IS INVESTED IN
6 ACCORDANCE WITH THIS SUBSECTION (8) MUST NOT EXCEED FIFTY MILLION
7 DOLLARS.

8 (III) ANY ASSETS CONSTRUCTED USING PROCEEDS OF BONDS
9 INVESTED IN PURSUANT TO SUBSECTION (8)(a) OF THIS SECTION MUST BE
10 INSURED BY AN INDUSTRY-RECOGNIZED ENTITY AT LEVELS CONSISTENT
11 WITH THE STATE TREASURER'S INVESTMENT POLICIES AND HAVE
12 REASONABLE LEVELS OF LIQUIDITY CONSISTENT WITH THE STATE
13 TREASURER'S INVESTMENT POLICIES.

14 (IV) THE STATE TREASURER MAY REINVEST MONEY RECEIVED
15 FROM REDEMPTION OF AN INVESTMENT MADE PURSUANT TO THIS
16 SUBSECTION (8) IN ACCORDANCE WITH THIS SUBSECTION (8).

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