

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

INTRODUCED

LLS NO. 25-0416.01 Caroline Martin x5902

HOUSE BILL 25-1032

HOUSE SPONSORSHIP

Rutinel,

SENATE SPONSORSHIP

(None),

House Committees

Transportation, Housing & Local Government

Senate Committees

A BILL FOR AN ACT

101 **CONCERNING IMPROVING INFRASTRUCTURE TO REDUCE**
102 **HOMELESSNESS IN COLORADO.**

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 the Colorado interagency council on homelessness (council) within the governor's office. The council's powers and duties include:

- Facilitating and coordinating homelessness response, resources, and best practices between state and local partners;

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.*

- Setting statewide strategy for homelessness resolution and prevention;
- Developing an outreach and education campaign to understand and respond to issues related to homelessness;
- Increasing access to supportive resources for homeless individuals, including income benefits, food benefits, healthcare coverage, and support related to mental health and substance use;
- Identifying and maximizing housing resources provided by state agencies;
- Improving cross-system policies and procedures for state agencies and homelessness service providers; and
- Organizing other homelessness response measures as the council sees fit.

The council is required to meet at least once a month and submit and present an annual report providing a summary of the council's activities and recommendations for legislative action to the general assembly no later than January 26 of each year.

The council's membership consists of the directors, or the directors' designees, of the following state agencies:

- The department of local affairs;
- The department of education;
- The department of corrections;
- The department of health care policy and financing;
- The behavioral health administration;
- The department of human services;
- The department of public health and environment; and
- The department of public safety.

The governor may appoint to the council the directors, or the directors' designees, of other state agencies or individuals to represent political subdivisions as the governor sees fit.

The bill creates an advisory council to the council consisting of members who have experience working on the resolution and prevention of homelessness and with homeless individuals, including the following 11 members appointed by the governor:

- The director, or the director's designee, of a nonprofit organization with a mission related to homelessness;
- The leader of a faith-based organization that is primarily focused on homelessness resolution and prevention;
- A homelessness service provider primarily focused on specialized populations;
- The director, or the director's designee, of a philanthropic organization that supports homelessness service providers;
- A representative from a continuum of care organization that provides services in an urban area;

- A representative from a continuum of care organization that provides services in a rural area;
- An elected local government representative;
- An individual with lived experience of homelessness;
- An individual with lived experience navigating affordable housing and housing resources;
- An owner or operator of permanent supportive housing; and
- A housing navigator or representative from an organization that administers housing vouchers.

The advisory council shall meet at least once a month, shall develop and implement a plan to receive public feedback on statewide strategy related to homelessness prevention and resolution, and shall recommend funding and policies to support homelessness prevention and resolution to the council.

The bill requires the office of homeless initiatives within the division of housing in the department of local affairs to, at least once every 4 months, convene the state continuum of care organizations for the purposes of implementing state strategies and identifying best practices to prevent and reduce homelessness in Colorado. The continuum of care organizations shall consider methods and practices to:

- Improve the implementation of the Homeless Management Information System and data reporting;
- Improve the implementation of the OneHome coordinated entry system;
- Coordinate with regional navigation campuses to determine best practices, identify gaps, and make referrals; and
- Improve data reporting within the regional navigation campuses.

The continuum of care organizations are required to submit and present a report to the general assembly providing a summary of the council's activities from the prior year and recommendations for implementing the methods and practices the organizations considered.

The bill creates a new type of special district, a regional homelessness response district (district), which is formed by counties and municipalities to reduce and prevent homelessness. The bill details specifics of organizing and dissolving a district, submitting a district service plan, voting in district elections, and the financial and taxing powers of a district.

The bill allows a county clerk and recorder to designate money collected from documentary filing fees for granting or conveying real property to be transferred to a housing agency for the purpose of developing, preserving, or acquiring affordable housing aligned with demonstrated community needs and for homeless individuals.

1 WHO QUALIFY FOR RENTAL SUBSIDIES RECEIVE THEM.

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

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

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

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

22 **24-39-102. Definitions.** AS USED IN THIS PART 1, UNLESS THE
23 CONTEXT OTHERWISE REQUIRES:

24 (1) "COUNCIL" MEANS THE COLORADO INTERAGENCY COUNCIL ON
25 HOMELESSNESS CREATED IN SECTION 24-39-103.

26 (2) "HOMELESSNESS SERVICE PROVIDER" MEANS AN
27 ORGANIZATION PROVIDING AN OPERATIONAL SERVICE.

1 (3) "OPERATIONAL SERVICE" HAS THE SAME MEANING AS SET
2 FORTH IN SECTION 39-22-548 (2)(h).

3 (4) "SUPPORTIVE HOUSING" HAS THE SAME MEANING AS SET FORTH
4 IN SECTION 24-32-3701 (17).

5 **24-39-103. Colorado interagency council on homelessness -**
6 **created - powers and duties - report.** (1) THE COLORADO
7 INTERAGENCY COUNCIL ON HOMELESSNESS IS CREATED IN THE
8 GOVERNOR'S OFFICE. THE COUNCIL'S POWERS AND DUTIES INCLUDE:

9 (a) FACILITATING AND COORDINATING HOMELESSNESS RESPONSE,
10 RESOURCES, AND BEST PRACTICES BETWEEN STATE AND LOCAL PARTNERS;

11 (b) SETTING STATEWIDE STRATEGY FOR HOMELESSNESS
12 RESOLUTION AND PREVENTION;

13 (c) DEVELOPING AN OUTREACH AND EDUCATION CAMPAIGN TO
14 UNDERSTAND AND RESPOND TO ISSUES RELATED TO HOMELESSNESS;

15 (d) INCREASING ACCESS TO SUPPORTIVE RESOURCES FOR
16 HOMELESS INDIVIDUALS, INCLUDING INCOME BENEFITS, FOOD BENEFITS,
17 HEALTHCARE COVERAGE, AND SUPPORT RELATED TO MENTAL HEALTH AND
18 SUBSTANCE USE;

19 (e) IDENTIFYING AND MAXIMIZING HOUSING RESOURCES PROVIDED
20 BY STATE AGENCIES;

21 (f) IMPROVING CROSS-SYSTEM POLICIES AND PROCEDURES FOR
22 STATE AGENCIES AND HOMELESSNESS SERVICE PROVIDERS; AND

23 (g) ORGANIZING OTHER HOMELESSNESS RESPONSE MEASURES AS
24 THE COUNCIL SEES FIT.

25 (2) THE COUNCIL SHALL MEET AT LEAST ONCE EVERY MONTH.

26 (3) NO LATER THAN JANUARY 26 OF EACH YEAR, THE COUNCIL
27 SHALL SUBMIT AND PRESENT A REPORT, INCORPORATING INFORMATION

1 AND FEEDBACK RECEIVED FROM THE ADVISORY COUNCIL CREATED IN
2 SECTION 24-39-105, ON THE COUNCIL'S:

3 (a) PLAN, INCLUDING A TIMELINE, FOR DEVELOPING AND
4 IMPLEMENTING STATEWIDE STRATEGY ON HOMELESSNESS RESOLUTION
5 AND PREVENTION;

6 (b) OUTREACH AND EDUCATION CAMPAIGN REQUIRED BY
7 SUBSECTION (1)(c) OF THIS SECTION;

8 (c) FINDINGS ON ISSUES IMPEDING ACCESS TO OPERATIONAL
9 SERVICES FOR HOMELESS INDIVIDUALS;

10 (d) FINDINGS ON STATE AGENCY-PROVIDED HOUSING RESOURCES,
11 INCLUDING UTILIZATION RATES; AND

12 (e) RECOMMENDATIONS FOR FUNDING AND POLICIES TO SUPPORT
13 HOMELESSNESS PREVENTION AND RESOLUTION.

14 **24-39-104. Membership.** (1) THE COUNCIL CONSISTS OF THE
15 DIRECTORS, OR THE DIRECTORS' DESIGNEES, OF THE FOLLOWING STATE
16 AGENCIES:

17 (a) THE DEPARTMENT OF LOCAL AFFAIRS;

18 (b) THE DEPARTMENT OF EDUCATION;

19 (c) THE DEPARTMENT OF CORRECTIONS;

20 (d) THE DEPARTMENT OF HEALTH CARE POLICY AND FINANCING;

21 (e) THE BEHAVIORAL HEALTH ADMINISTRATION OF THE
22 DEPARTMENT OF HUMAN SERVICES;

23 (f) THE DEPARTMENT OF HUMAN SERVICES;

24 (g) THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT; AND

25 (h) THE DEPARTMENT OF PUBLIC SAFETY.

26 (2) THE GOVERNOR MAY APPOINT TO THE COUNCIL THE
27 DIRECTORS, OR THE DIRECTORS' DESIGNEES, OF OTHER STATE AGENCIES OR

1 INDIVIDUALS TO REPRESENT POLITICAL SUBDIVISIONS AS THE GOVERNOR
2 SEES FIT.

3 **24-39-105. Advisory council to the interagency council -**
4 **creation - membership.** (1) THE ADVISORY COUNCIL TO THE COLORADO
5 INTERAGENCY COUNCIL ON HOMELESSNESS IS CREATED TO PROVIDE
6 RECOMMENDATIONS TO INCREASE ACCESS TO HOUSING AND REDUCE
7 HOMELESSNESS FOR ALL COLORADO RESIDENTS.

8 (2) THE ADVISORY COUNCIL MUST CONSIST OF AT LEAST ELEVEN
9 MEMBERS WHO HAVE EXPERIENCE WORKING FOR THE RESOLUTION AND
10 PREVENTION OF HOMELESSNESS AND WITH INDIVIDUALS EXPERIENCING
11 HOMELESSNESS, INCLUDING THE FOLLOWING MEMBERS APPOINTED BY THE
12 GOVERNOR:

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

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

17 (c) A HOMELESSNESS SERVICE PROVIDER THAT IS PRIMARILY
18 FOCUSED ON SPECIALIZED POPULATIONS;

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

22 (e) A REPRESENTATIVE FROM A CONTINUUM OF CARE
23 ORGANIZATION THAT PROVIDES SERVICES IN AN URBAN AREA;

24 (f) A REPRESENTATIVE FROM A CONTINUUM OF CARE
25 ORGANIZATION THAT PROVIDES SERVICES IN A RURAL AREA;

26 (g) AN ELECTED LOCAL GOVERNMENT REPRESENTATIVE;

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

1 (i) AN INDIVIDUAL WITH LIVED EXPERIENCE NAVIGATING
2 AFFORDABLE HOUSING AND HOUSING RESOURCES;

3 (j) AN OWNER OR OPERATOR OF PERMANENT SUPPORTIVE HOUSING;
4 AND

5 (k) A HOUSING NAVIGATOR OR REPRESENTATIVE FROM AN
6 ORGANIZATION THAT ADMINISTERS HOUSING VOUCHERS.

7 (3) THE ADVISORY COUNCIL SHALL MEET AT LEAST ONCE A MONTH.

8 (4) THE ADVISORY COUNCIL 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 FUNDING AND POLICIES TO SUPPORT
14 HOMELESSNESS PREVENTION AND RESOLUTION TO THE COUNCIL PRIOR TO
15 THE COUNCIL'S FINALIZATION OF THE ANNUAL REPORT REQUIRED BY
16 SECTION 24-39-103 (3); AND

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

19 **24-39-106. Repeal of article - review of functions.** THIS ARTICLE
20 39 IS REPEALED, EFFECTIVE SEPTEMBER 1, 2027. BEFORE THE REPEAL,
21 THIS ARTICLE 39 IS SCHEDULED FOR REVIEW IN ACCORDANCE WITH
22 SECTION 24-34-104.

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

1 are scheduled for repeal on September 1, 2027:

2 (XI) THE COLORADO INTERAGENCY COUNCIL ON HOMELESSNESS,
3 CREATED IN ARTICLE 39 OF TITLE 24;

4 (XII) THE CONVENTION OF CONTINUUM OF CARE ORGANIZATIONS
5 REQUIRED BY SECTION 24-32-735.

6 **SECTION 3.** In Colorado Revised Statutes, **add** 24-32-735 as
7 follows:

8 **24-32-735. Convention of continuum of care organizations -**
9 **definition - report - repeal.** (1) (a) AT LEAST ONCE EVERY FOUR
10 MONTHS, THE OFFICE OF HOMELESS INITIATIVES WITHIN THE DIVISION
11 SHALL CONVENE THE CONTINUUM OF CARE ORGANIZATIONS ESTABLISHED
12 PURSUANT TO 24 CFR 578, INCLUDING THE METRO DENVER HOMELESS
13 INITIATIVE, THE COLORADO BALANCE OF STATE CONTINUUM OF CARE,
14 THE NORTHERN COLORADO CONTINUUM OF CARE, AND THE PIKES PEAK
15 CONTINUUM OF CARE, FOR THE PURPOSES OF IMPLEMENTING STATE
16 STRATEGIES AND IDENTIFYING BEST PRACTICES TO PREVENT AND REDUCE
17 HOMELESSNESS IN COLORADO.

18 (b) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE
19 REQUIRES, "ORGANIZATIONS" MEANS THE FOUR CONTINUUM OF CARE
20 ORGANIZATIONS DESCRIBED IN SUBSECTION (1)(a) OF THIS SECTION.

21 (2) THE ORGANIZATIONS SHALL CONSIDER METHODS AND
22 PRACTICES TO:

23 (a) IMPROVE THE IMPLEMENTATION OF THE HOMELESS
24 MANAGEMENT INFORMATION SYSTEM AND DATA REPORTING;

25 (b) IMPROVE THE IMPLEMENTATION OF THE ONEHOME
26 COORDINATED ENTRY SYSTEM;

27 (c) COORDINATE WITH REGIONAL NAVIGATION CAMPUSES

1 CREATED PURSUANT TO SECTION 24-32-727 TO DETERMINE BEST
2 PRACTICES, IDENTIFY GAPS, AND MAKE REFERRALS; AND

3 (d) IMPROVE DATA REPORTING WITHIN THE REGIONAL NAVIGATION
4 CAMPUSES CREATED PURSUANT TO SECTION 24-32-727.

5 (3) NO LATER THAN JANUARY 26 OF EACH YEAR, THE
6 ORGANIZATIONS SHALL SUBMIT AND PRESENT A REPORT PROVIDING A
7 SUMMARY OF THE COUNCIL'S ACTIVITIES FROM THE PRIOR YEAR AND
8 RECOMMENDATIONS FOR IMPLEMENTING THE METHODS AND PRACTICES
9 LISTED IN SUBSECTION (2) OF THIS SECTION TO THE GENERAL ASSEMBLY.

10 (4) THIS SECTION IS REPEALED, EFFECTIVE SEPTEMBER 1, 2027.
11 BEFORE THE REPEAL, THIS SECTION IS SCHEDULED FOR REVIEW IN
12 ACCORDANCE WITH SECTION 24-34-104.

13 **SECTION 4.** In Colorado Revised Statutes, **add** article 23 to title
14 32 as follows:

15 **ARTICLE 23**

16 **Regional Homelessness Response Districts**

17 **32-23-101. Legislative declaration.** THE GENERAL ASSEMBLY
18 FINDS, DETERMINES, AND DECLARES THAT, IN COLORADO, THERE ARE TENS
19 OF THOUSANDS OF INDIVIDUALS EXPERIENCING HOMELESSNESS, HOUSING
20 INSTABILITY IS PREVALENT, AND THERE IS A DEFICIT OF AFFORDABLE
21 HOMES. IT IS THE INTENT OF THE GENERAL ASSEMBLY TO ALLOW COUNTIES
22 AND MUNICIPALITIES TO FORM SPECIAL REGIONAL DISTRICTS TO REDUCE
23 AND PREVENT HOMELESSNESS.

24 **32-23-102. Definitions.** AS USED IN THIS ARTICLE 23, UNLESS THE
25 CONTEXT OTHERWISE REQUIRES:

26 (1) "COURT" MEANS THE DISTRICT COURT IN ANY COUNTY IN
27 WHICH THE PETITION FOR ORGANIZATION OF THE DISTRICT WAS

1 ORIGINALLY FILED AND WHICH ENTERED THE ORDER ORGANIZING SAID
2 DISTRICT, OR THE DISTRICT COURT TO WHICH THE FILE PERTAINING TO THE
3 DISTRICT HAS BEEN TRANSFERRED PURSUANT TO SECTION 32-1-303 (1)(b).

4 (2) "DISTRICT" MEANS A REGIONAL HOMELESSNESS RESPONSE
5 DISTRICT CREATED PURSUANT TO THIS ARTICLE 23 TO REDUCE AND
6 PREVENT HOMELESSNESS.

7 (3) "ELIGIBLE ELECTOR" MEANS A PERSON WHO, AT THE
8 DESIGNATED TIME OR EVENT, IS REGISTERED TO VOTE PURSUANT TO THE
9 "UNIFORM ELECTION CODE OF 1992", ARTICLES 1 TO 13 OF TITLE 1, AND
10 WHO RESIDES WITHIN THE DISTRICT OR PROPOSED DISTRICT.

11 (4) "INTERESTED PARTY" MEANS A RESIDENT OR ELIGIBLE ELECTOR
12 OF THE DISTRICT OR A MUNICIPALITY LOCATED IN THE DISTRICT.

13 **32-23-103. Special districts file - notice of organization or**
14 **dissolution.** (1) IN ADDITION TO COMPLYING WITH SECTION 32-1-104 (2),
15 A DISTRICT CREATED PURSUANT TO THIS ARTICLE 23 SHALL PROVIDE A
16 COPY OF THE NOTICE REQUIRED BY SECTION 32-1-809 (1) TO THE
17 DEPARTMENT OF REVENUE.

18 (2) IN ADDITION TO COMPLYING WITH SECTION 32-1-105, THE
19 COUNTY CLERK AND RECORDER SHALL FILE A CERTIFIED COPY OF THE
20 DECREE OR ORDER CONFIRMING THE ORGANIZATION OR DISSOLUTION OF
21 A DISTRICT CREATED PURSUANT TO THIS ARTICLE 23 WITH THE
22 DEPARTMENT OF REVENUE.

23 **32-23-104. Service area of district - governmental immunity.**
24 (1) A DISTRICT MAY BE ENTIRELY WITHIN OR ENTIRELY WITHOUT, OR
25 PARTLY WITHIN AND PARTLY WITHOUT, THE TERRITORY OF ONE OR MORE
26 SPECIAL DISTRICTS, MUNICIPALITIES, COUNTIES, OR OTHER EXISTING
27 TAXING ENTITIES, AS MAY BE PROPOSED. A DISTRICT IS A BODY

1 CORPORATE AND POLITICAL AND A POLITICAL SUBDIVISION OF THE STATE.

2 (2) THE DIRECTORS, OFFICERS, AND EMPLOYEES OF THE DISTRICT
3 ARE PUBLIC EMPLOYEES FOR PURPOSES OF THE "COLORADO
4 GOVERNMENTAL IMMUNITY ACT", ARTICLE 10 OF TITLE 24.

5 **32-23-105. Service plan required - contents - action on plan.**

6 (1) PERSONS PROPOSING THE ORGANIZATION OF A DISTRICT, EXCEPT FOR
7 A DISTRICT THAT IS CONTAINED ENTIRELY WITHIN THE BOUNDARIES OF A
8 MUNICIPALITY AND SUBJECT TO SECTION 32-23-106, SHALL SUBMIT A
9 SERVICE PLAN IN ACCORDANCE WITH SECTION 32-1-202 (1) AND SHALL
10 PAY ANY FEE REQUIRED PURSUANT TO SECTION 32-1-202 (3).

11 (2) NOTWITHSTANDING SECTION 32-1-202 (2), THE SERVICE PLAN
12 FOR THE DISTRICT MUST CONTAIN THE FOLLOWING INFORMATION:

13 (a) A DESCRIPTION OF THE SERVICES TO BE PROVIDED AND THE
14 PERSONS WHO WILL BE ELIGIBLE TO RECEIVE THOSE SERVICES;

15 (b) A FINANCIAL PLAN SHOWING HOW THE PROPOSED SERVICES ARE
16 TO BE FINANCED, INCLUDING THE PROPOSED OPERATING REVENUE DERIVED
17 FROM PROPERTY TAXES AND SALES AND USE TAXES FOR THE FIRST BUDGET
18 YEAR OF THE DISTRICT, WHICH SHALL NOT BE MATERIALLY EXCEEDED
19 EXCEPT AS AUTHORIZED PURSUANT TO SECTION 32-1-207. ALL PROPOSED
20 INDEBTEDNESS FOR THE DISTRICT MUST BE DISPLAYED TOGETHER WITH A
21 SCHEDULE INDICATING THE YEAR OR YEARS IN WHICH THE DEBT IS
22 SCHEDULED TO BE ISSUED. THE BOARD OF DIRECTORS OF THE DISTRICT
23 SHALL NOTIFY THE BOARD OF COUNTY COMMISSIONERS OR THE
24 GOVERNING BODY OF THE MUNICIPALITY, WHICHEVER IS APPLICABLE, OF
25 ANY ALTERATION OR REVISION OF THE PROPOSED SCHEDULE OF DEBT
26 ISSUANCE SET FORTH IN THE FINANCIAL PLAN.

27 (c) A MAP OF THE PROPOSED DISTRICT BOUNDARIES;

1 (d) IF APPLICABLE, A GENERAL DESCRIPTION OF THE ESTIMATED
2 COST OF ACQUIRING OR LEASING LAND OR FACILITIES; THE ESTIMATED
3 COSTS OF ACQUIRING ENGINEERING, LEGAL, AND ADMINISTRATIVE
4 SERVICES; THE INITIAL PROPOSED INDEBTEDNESS AND ESTIMATED
5 PROPOSED MAXIMUM INTEREST RATES AND DISCOUNTS; AND OTHER MAJOR
6 EXPENSES RELATED TO THE ORGANIZATION AND INITIAL OPERATION OF
7 THE DISTRICT;

8 (e) A DESCRIPTION OF ANY ARRANGEMENT OR PROPOSED
9 AGREEMENT WITH ANY POLITICAL SUBDIVISION FOR THE PERFORMANCE OF
10 ANY SERVICES BETWEEN THE PROPOSED DISTRICT AND SUCH OTHER
11 POLITICAL SUBDIVISION AND, IF THE FORM CONTRACT TO BE USED IS
12 AVAILABLE, IT SHALL BE ATTACHED TO THE SERVICE PLAN;

13 (f) INFORMATION, ALONG WITH OTHER EVIDENCE PRESENTED AT
14 THE HEARING, SATISFACTORY TO ESTABLISH THAT THE CRITERIA SET
15 FORTH IN SECTION 32-1-203, IF APPLICABLE, IS MET; AND

16 (g) ANY ADDITIONAL INFORMATION THAT THE BOARD OF COUNTY
17 COMMISSIONERS OR THE GOVERNING BODY OF THE MUNICIPALITY,
18 WHICHEVER IS APPLICABLE, MAY REQUIRE ON WHICH TO BASE ITS FINDINGS
19 PURSUANT TO SECTION 32-1-203.

20 **32-23-106. Public hearing on service plan - procedures -**
21 **decision - judicial review - modifications - enforcement.** (1) FOR
22 PURPOSES OF SECTION 32-1-204 (1) AND (1.5), THE BOARD OF COUNTY
23 COMMISSIONERS OF THE COUNTY IN WHICH THE DISTRICT WILL BE
24 LOCATED OR THE GOVERNING BODY OF THE MUNICIPALITY IN WHICH THE
25 DISTRICT WILL BE LOCATED, WHICHEVER IS APPLICABLE, SHALL BE DEEMED
26 TO HAVE COMPLIED WITH THAT SECTION IF THE BOARD OR GOVERNING
27 BODY PROVIDES WRITTEN NOTICE OF THE DATE, TIME, AND LOCATION OF

1 THE HEARING TO THE PETITIONERS AND, AT LEAST TWENTY DAYS PRIOR TO
2 THE HEARING DATE, PUBLISHES NOTICE OF THE DATE, TIME, LOCATION,
3 AND PURPOSE OF THE HEARING. THE PUBLISHED NOTICE CONSTITUTES
4 CONSTRUCTIVE NOTICE TO THE INTERESTED PARTIES IN THE PROPOSED
5 DISTRICT.

6 (2) THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY IN
7 WHICH THE DISTRICT WILL BE LOCATED OR THE GOVERNING BODY OF THE
8 MUNICIPALITY IN WHICH THE DISTRICT WILL BE LOCATED, WHICHEVER IS
9 APPLICABLE, SHALL CONDUCT THE HEARING PURSUANT TO SECTION
10 32-1-204 (3) AND MAKE ITS DECISION IN ACCORDANCE WITH SECTION
11 32-1-204 (3) AND (4). THE DECISION OF THE BOARD OR GOVERNING BODY,
12 WHICHEVER IS APPLICABLE, IS SUBJECT TO JUDICIAL REVIEW IN
13 ACCORDANCE WITH SECTION 32-1-206; EXCEPT THAT, FOR PURPOSES OF
14 JUDICIAL REVIEW, "INTERESTED PARTY" HAS THE SAME MEANING AS SET
15 FORTH IN SECTION 32-23-101 (4).

16 (3) UPON FINAL APPROVAL BY THE COURT FOR THE ORGANIZATION
17 OF A DISTRICT PURSUANT TO THIS ARTICLE 23, THE DISTRICT SHALL
18 CONFORM AS MUCH AS POSSIBLE TO THE APPROVED SERVICE PLAN AND
19 ANY MATERIAL MODIFICATIONS TO THE PLAN MUST BE APPROVED IN
20 ACCORDANCE WITH SECTION 32-1-207 (2). ANY MATERIAL DEPARTURE
21 FROM THE PLAN MAY BE ENJOINED IN ACCORDANCE WITH SECTION
22 32-1-207 (3); EXCEPT THAT, FOR PURPOSES OF ENFORCEMENT OF THE
23 PLAN, "INTERESTED PARTY" HAS THE SAME MEANING AS SET FORTH IN
24 SECTION 32-23-101 (4).

25 **32-23-107. Organization.** (1) EXCEPT AS PROVIDED IN THIS
26 SECTION, THE ORGANIZATION OF A DISTRICT PURSUANT TO THIS ARTICLE
27 23 IS GOVERNED BY PART 3 OF ARTICLE 1 OF THIS TITLE 32.

1 (2) FOR PURPOSES OF COMPLYING WITH SECTION 32-1-301 (1), A
2 PETITION FOR THE ORGANIZATION OF A DISTRICT PROPOSED PURSUANT TO
3 THIS ARTICLE 23 MUST BE SIGNED BY NOT LESS THAN THIRTY PERCENT OR
4 TWO HUNDRED ELIGIBLE ELECTORS OF THE PROPOSED DISTRICT,
5 WHICHEVER NUMBER IS SMALLER.

6 (3) FOR PURPOSES OF COMPLYING WITH SECTION 32-1-301 (2)(d.1),
7 THE PETITION FOR ORGANIZATION MUST SET FORTH THE ESTIMATED
8 PROPERTY TAX AND SALES AND USE TAX REVENUE FOR THE DISTRICT'S
9 FIRST BUDGET YEAR.

10 (4) FOR PURPOSES OF COMPLYING WITH SECTION 32-1-304, WHEN
11 THE COURT WITH WHOM A PETITION FOR ORGANIZATION OF A DISTRICT
12 PROPOSED PURSUANT TO THIS ARTICLE 23 HAS BEEN FILED SETS A HEARING
13 DATE, THE CLERK OF COURT SHALL PUBLISH NOTICE OF THE HEARING AND
14 MAIL THE REQUIRED NOTICE TO THE APPROPRIATE BOARD OF COUNTY
15 COMMISSIONERS OR GOVERNING BODY OF THE MUNICIPALITY, BUT THE
16 CLERK OF COURT IS NOT REQUIRED TO MAIL NOTICE OF THE HEARING TO
17 ALL INTERESTED PARTIES.

18 (5) FOR PURPOSES OF COMPLYING WITH SECTION 32-1-305 (1), THE
19 COURT SHALL DETERMINE WHETHER THE REQUIRED NUMBER OF ELIGIBLE
20 ELECTORS OF THE PROPOSED DISTRICT HAVE SIGNED THE PETITION.

21 (6) IN ADDITION TO COMPLYING WITH THE FILING REQUIREMENTS
22 IN SECTION 32-1-306, THE DISTRICT SHALL FILE A CERTIFIED COPY OF THE
23 FINDINGS AND ORDER OF THE COURT ORGANIZING THE DISTRICT WITH THE
24 DEPARTMENT OF REVENUE.

25 **32-23-108. Persons entitled to vote at district elections.**
26 NOTWITHSTANDING SECTION 32-1-806, ANY PERSON WHO IS AN ELIGIBLE
27 ELECTOR IS ELIGIBLE TO VOTE IN AN ORGANIZATIONAL ELECTION OR ANY

1 ELECTION CONDUCTED BY THE BOARD OF DIRECTORS FOR A DISTRICT
2 ORGANIZED UNDER THIS ARTICLE 23.

3 **32-23-109. Financial powers.** ANY DISTRICT CREATED PURSUANT
4 TO THIS ARTICLE 23 HAS ALL THE FINANCIAL POWERS DESCRIBED IN
5 SECTION 32-1-1101. THE DISTRICT ALSO HAS THE POWER, UPON VOTER
6 APPROVAL, TO LEVY AND COLLECT A UNIFORM SALES AND USE TAX
7 THROUGHOUT THE ENTIRE GEOGRAPHICAL AREA OF THE DISTRICT UPON
8 EVERY TRANSACTION OR OTHER INCIDENT WITH RESPECT TO WHICH A
9 SALES AND USE TAX IS LEVIED BY THE STATE PURSUANT TO ARTICLE 26 OF
10 TITLE 39; EXCEPT THAT SUCH SALES AND USE TAX SHALL NOT BE LEVIED
11 ON THE SALE OF CIGARETTES. ANY SALES AND USE TAX AUTHORIZED
12 PURSUANT TO THIS SECTION SHALL BE LEVIED AND COLLECTED AS
13 PROVIDED IN SECTION 32-23-111.

14 **32-23-110. Sales and use tax imposed - collection -**
15 **administration of tax.** (1) (a) UPON THE APPROVAL OF THE ELIGIBLE
16 ELECTORS IN THE DISTRICT AT AN ELECTION HELD IN ACCORDANCE WITH
17 SECTION 20 OF ARTICLE X OF THE STATE CONSTITUTION AND PART 8 OF
18 ARTICLE 1 OF THIS TITLE 32, THE DISTRICT SHALL HAVE THE POWER TO
19 LEVY A UNIFORM SALES AND USE TAX THROUGHOUT THE ENTIRE
20 GEOGRAPHICAL AREA OF THE DISTRICT UPON EVERY TRANSACTION OR
21 OTHER INCIDENT WITH RESPECT TO WHICH A SALES AND USE TAX IS LEVIED
22 BY THE STATE PURSUANT TO ARTICLE 26 OF TITLE 39; EXCEPT THAT SUCH
23 SALES AND USE TAX SHALL NOT BE LEVIED ON THE SALE OF CIGARETTES.
24 A TAX LEVIED BY A DISTRICT IN ACCORDANCE WITH THIS SECTION SHALL
25 TAKE EFFECT ON EITHER JANUARY 1 OR JULY 1 OF THE YEAR SPECIFIED IN
26 THE BALLOT ISSUE SUBMITTED TO THE ELIGIBLE ELECTORS OF THE
27 DISTRICT.

1 (b) THE SALES AND USE TAX IMPOSED PURSUANT TO SUBSECTION
2 (1)(a) OF THIS SECTION IS IN ADDITION TO ANY OTHER SALES AND USE TAX
3 IMPOSED PURSUANT TO LAW.

4 (2) THE COLLECTION, ADMINISTRATION, AND ENFORCEMENT OF
5 THE SALES AND USE TAX SHALL BE PERFORMED BY THE EXECUTIVE
6 DIRECTOR OF THE DEPARTMENT OF REVENUE PURSUANT TO PART 2 OF
7 ARTICLE 2 OF TITLE 29. THE DISTRICT SHALL PAY THE NET INCREMENTAL
8 COST INCURRED BY THE DEPARTMENT IN THE ADMINISTRATION AND
9 COLLECTION OF THE SALES AND USE TAX.

10 **32-23-111. District revenues.** (1) ANY REVENUES RAISED OR
11 GENERATED BY THE DISTRICT SHALL BE IN ADDITION TO AND SHALL NOT
12 BE USED TO REPLACE ANY FUNDING THAT THE COUNTIES IN THE DISTRICT
13 WOULD OTHERWISE BE ENTITLED TO RECEIVE FROM THE STATE OR
14 FEDERAL GOVERNMENT.

15 (2) ANY DISTRICT MAY SEEK, ACCEPT, AND EXPEND GIFTS, GRANTS,
16 OR DONATIONS FROM PRIVATE OR PUBLIC SOURCES FOR THE PURPOSES OF
17 REDUCING OR PREVENTING HOMELESSNESS.

18 **32-23-112. Cooperation between districts or other existing**
19 **providers permitted.** A DISTRICT ORGANIZED UNDER THIS ARTICLE 23
20 HAS THE AUTHORITY TO CONTRACT WITH OR WORK COOPERATIVELY AND
21 IN CONJUNCTION WITH ANOTHER DISTRICT OR OTHER PUBLIC OR PRIVATE
22 PROVIDER OF HOMELESSNESS REDUCTION AND PREVENTION SERVICES TO
23 PROVIDE SERVICES TO THE RESIDENTS OF SUCH DISTRICTS.

24 **32-23-113. Levy and collection of ad valorem taxes.** A DISTRICT
25 CREATED PURSUANT TO THIS ARTICLE 23 HAS THE POWER, PURSUANT TO
26 SECTION 32-1-1101 AND UPON APPROVAL BY THE ELIGIBLE ELECTORS OF
27 THE DISTRICT, TO LEVY AND COLLECT AD VALOREM TAXES ON AND

1 AGAINST ALL TAXABLE PROPERTY WITHIN THE DISTRICT. A TAX LEVIED BY
2 A DISTRICT IN ACCORDANCE WITH THIS SECTION SHALL TAKE EFFECT ON
3 EITHER JANUARY 1 OR JULY 1 OF THE YEAR SPECIFIED IN THE BALLOT
4 ISSUE SUBMITTED TO THE ELIGIBLE ELECTORS OF THE DISTRICT.

5 **SECTION 5.** In Colorado Revised Statutes, 39-13-102 , **add** (6)
6 as follows:

7 **39-13-102. Documentary fee imposed - amount - to whom**
8 **payable - legislative declaration - definition.** (6) (a) THE COUNTY
9 CLERK AND RECORDER MAY DESIGNATE MONEY COLLECTED FROM THE
10 DOCUMENTARY FEE TO BE TRANSFERRED TO A HOUSING AGENCY FOR THE
11 PURPOSE OF DEVELOPING, PRESERVING, OR ACQUIRING AFFORDABLE
12 HOUSING ALIGNED WITH DEMONSTRATED COMMUNITY NEEDS AND FOR
13 HOMELESS INDIVIDUALS WITHIN THE JURISDICTION OF THE HOUSING
14 AGENCY.

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

16 (I) AS THE VOLUME OF REAL ESTATE TRANSACTIONS HAS
17 INCREASED SIGNIFICANTLY, REAL ESTATE PRICES AND COSTS HAVE ALSO
18 INCREASED, IMPACTING THE AVAILABILITY AND AFFORDABILITY OF
19 HOUSING IN COLORADO.

20 (II) LOCAL GOVERNMENTS SHOULD BE ALLOWED TO USE THE
21 DOCUMENTARY FEE TO OFFSET THE ADMINISTRATIVE COSTS ASSOCIATED
22 WITH RECORDING AND MAINTAINING REAL ESTATE RECORDS AND THE
23 COSTS OF BUILDING AND MAINTAINING AFFORDABLE HOUSING.

24 (c) AS USED IN THIS SECTION, "HOUSING AGENCY" MEANS A
25 COUNTY GOVERNMENT, LOCAL OR REGIONAL HOUSING AUTHORITY, OR THE
26 COLORADO HOUSING AND FINANCE AUTHORITY.

27 **SECTION 6. Act subject to petition - effective date.** This act

1 takes effect at 12:01 a.m. on the day following the expiration of the
2 ninety-day period after final adjournment of the general assembly; except
3 that, if a referendum petition is filed pursuant to section 1 (3) of article V
4 of the state constitution against this act or an item, section, or part of this
5 act within such period, then the act, item, section, or part will not take
6 effect unless approved by the people at the general election to be held in
7 November 2026 and, in such case, will take effect on the date of the
8 official declaration of the vote thereon by the governor.