

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

PREAMENDED

*This Unofficial Version Includes Committee
Amendments Not Yet Adopted on Second Reading*

LLS NO. 25-0416.01 Caroline Martin x5902

HOUSE BILL 25-1032

HOUSE SPONSORSHIP

Rutinel,

SENATE SPONSORSHIP

(None),

House Committees

Transportation, Housing & Local Government
Appropriations

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

2 **SECTION 1.** In Colorado Revised Statutes, **add** part 39 to article
3 32 of title 24 as follows:

4 **PART 39**

5 **COLORADO INTERAGENCY COUNCIL**

6 **ON HOMELESSNESS**

7 **24-32-3901. Legislative declaration.** (1) **THE GENERAL**
8 **ASSEMBLY FINDS AND DECLARES THAT:**

9 (a) **HOMELESSNESS IS ON THE RISE IN COLORADO. THERE WERE**
10 **FOURTEEN THOUSAND INDIVIDUALS EXPERIENCING HOMELESSNESS ON A**
11 **SINGLE NIGHT IN JANUARY 2023, WHICH REPRESENTS A THIRTY-NINE**
12 **PERCENT INCREASE FROM THE PREVIOUS YEAR. IN 2022, OVER ONE**
13 **HUNDRED THIRTY THOUSAND INDIVIDUALS USING MEDICAID CLAIMED**
14 **THEY HAD EXPERIENCED HOMELESSNESS IN COLORADO. STUDENT**
15 **HOMELESSNESS HAS ALSO INCREASED, DESPITE DECLINING ENROLLMENT.**

16 (b) **INDIVIDUALS EXPERIENCING HOMELESSNESS IN THE**
17 **SEVEN-COUNTY DENVER-METRO AREA CITED RELATIONSHIP PROBLEMS OR**
18 **BREAKUPS, INABILITY TO FIND OR MAINTAIN A JOB, FAMILY ISSUES,**
19 **INABILITY TO PAY RENTS OR MORTGAGES, AND COST OF HOUSING AS THE**
20 **TOP REASONS CONTRIBUTING TO HOMELESSNESS;**

21 (c) **AS OF 2024, COLORADO WAS THE EIGHTH LEAST AFFORDABLE**
22 **STATE IN THE NATION ACCORDING TO THE NATIONAL LOW INCOME**
23 **HOUSING COALITION. THE COALITION FOUND THAT, IN ORDER TO PAY FOR**
24 **A ONE-BEDROOM HOME, A COLORADO RENTER MUST EITHER MAKE**
25 **SIXTY-FIVE THOUSAND DOLLARS A YEAR OR WORK EIGHTY-FIVE HOURS A**
26 **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

1 COLORADO BALANCE OF STATE CONTINUUM OF CARE, THE NORTHERN
2 COLORADO CONTINUUM OF CARE, AND THE PIKES PEAK CONTINUUM OF
3 CARE.

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

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

8 (4) "DESIGNATED ORGANIZATION" MEANS THE NONPROFIT
9 ORGANIZATION THAT MAY BE DESIGNATED PURSUANT TO SECTION
10 24-32-3903.

11 (5) "EXECUTIVE DIRECTOR" MEANS THE EXECUTIVE DIRECTOR OF
12 THE DEPARTMENT OF LOCAL AFFAIRS.

13 (6) "HOMELESSNESS SERVICE PROVIDER" MEANS AN
14 ORGANIZATION PROVIDING AN OPERATIONAL SERVICE.

15 (7) "NONPROFIT PARTNER" MEANS A NONPROFIT ORGANIZATION
16 THAT THE DEPARTMENT HAS CONTRACTED WITH AND DESIGNATED
17 PURSUANT TO SECTION 24-32-3903.

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

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

22 **24-32-3903. Colorado interagency council on homelessness -**
23 **created - advisory powers - report.** (1) THE COLORADO INTERAGENCY
24 COUNCIL ON HOMELESSNESS IS CREATED IN THE DEPARTMENT OF LOCAL
25 AFFAIRS. THE COUNCIL, OR A NONPROFIT PARTNER, SHALL ADVISE AND
26 MAKE RECOMMENDATIONS TO THE GENERAL ASSEMBLY ON:

27 (a) FACILITATING AND COORDINATING HOMELESSNESS RESPONSE,

1 RESOURCES, AND BEST PRACTICES BETWEEN STATE AND LOCAL PARTNERS;

2 (b) SETTING STATEWIDE STRATEGY FOR HOMELESSNESS
3 RESOLUTION AND PREVENTION;

4 (c) INCREASING ACCESS TO SUPPORTIVE RESOURCES FOR HOMELESS
5 INDIVIDUALS, INCLUDING INCOME BENEFITS, FOOD BENEFITS, HEALTHCARE
6 COVERAGE, AND SUPPORT RELATED TO MENTAL HEALTH AND SUBSTANCE
7 USE;

8 (d) IDENTIFYING AND MAXIMIZING HOUSING RESOURCES PROVIDED
9 BY STATE AGENCIES;

10 (e) IMPROVING CROSS-SYSTEM POLICIES AND PROCEDURES FOR
11 STATE AGENCIES AND HOMELESSNESS SERVICE PROVIDERS; AND

12 (f) ORGANIZING OTHER HOMELESSNESS RESPONSE MEASURES AS
13 THE COUNCIL SEES FIT.

14 (2) THE DEPARTMENT SHALL:

15 (a) CONVENE THE COUNCIL AT LEAST ONCE EVERY MONTH; OR

16 (b) USE A REQUEST FOR PROPOSAL PROCESS TO CONTRACT WITH
17 AND DESIGNATE A NONPROFIT PARTNER THAT WILL CONVENE THE COUNCIL
18 AT LEAST ONCE A MONTH.

19 (3) IF THE DEPARTMENT CONTRACTS WITH A NONPROFIT PARTNER
20 IN ACCORDANCE WITH SUBSECTION (2)(b) OF THIS SECTION, THE
21 CONTRACT MUST REQUIRE THE NONPROFIT PARTNER TO PROVIDE
22 STAFFING, ADMINISTRATIVE, AND OPERATIONAL ASSISTANCE TO THE
23 COUNCIL AND MAKE RECOMMENDATIONS TO THE GENERAL ASSEMBLY IN
24 ACCORDANCE WITH SUBSECTION (1) OF THIS SECTION FOR NO MORE THAN
25 SEVENTY-FIVE THOUSAND DOLLARS PER YEAR. THE NONPROFIT PARTNER
26 IS AUTHORIZED TO EXPEND ANY MONEY IT RECEIVES AS NECESSARY TO
27 PROVIDE STAFFING, ADMINISTRATIVE, AND OPERATIONAL SERVICES FOR

1 THE COUNCIL. THE NONPROFIT PARTNER AND THE DEPARTMENT MAY
2 SOLICIT AND ACCEPT MONETARY AND IN-KIND GIFTS, GRANTS, AND
3 DONATIONS USED TO FURTHER THE COUNCIL'S DUTIES AND
4 RESPONSIBILITIES.

5 (4) BEGINNING IN JANUARY 2026, AND IN JANUARY EVERY YEAR
6 THEREAFTER, AS PART OF THE DEPARTMENT'S PRESENTATION DURING ITS
7 "SMART ACT" HEARING REQUIRED BY SECTION 2-7-203, THE COUNCIL
8 SHALL SUBMIT AND PRESENT A REPORT, INCORPORATING INFORMATION
9 AND FEEDBACK RECEIVED FROM THE ADVISORY COMMITTEE CREATED IN
10 SECTION 24-32-3905, WHICH MUST INCLUDE:

11 (a) THE COUNCIL'S PLAN, INCLUDING A TIMELINE, FOR DEVELOPING
12 AND IMPLEMENTING A STATEWIDE STRATEGY ON HOMELESSNESS
13 RESOLUTION AND PREVENTION;

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

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

18 (d) RECOMMENDATIONS FOR FUNDING AND POLICIES THAT COULD
19 BE IMPLEMENTED AT THE STATE LEVEL TO SUPPORT HOMELESSNESS
20 PREVENTION AND RESOLUTION;

21 (e) RECOMMENDATIONS THAT HAVE BEEN PROPOSED IN
22 COORDINATION WITH CONTINUUM OF CARE ORGANIZATIONS TO IMPROVE
23 THE IMPLEMENTATION OF THE HOMELESS MANAGEMENT INFORMATION
24 SYSTEM, DATA REPORTING, AND COORDINATED ENTRY SYSTEMS;

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

27 (g) UPDATES ON CONTINUUM OF CARE ORGANIZATIONS.

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

- 4 (a) THE GOVERNOR'S OFFICE;
- 5 (b) THE DEPARTMENT OF LOCAL AFFAIRS;
- 6 (c) THE DEPARTMENT OF EDUCATION;
- 7 (d) THE DEPARTMENT OF CORRECTIONS;
- 8 (e) THE DEPARTMENT OF HEALTH CARE POLICY AND FINANCING;
- 9 (f) THE BEHAVIORAL HEALTH ADMINISTRATION OF THE
10 DEPARTMENT OF HUMAN SERVICES;
- 11 (g) THE DEPARTMENT OF HUMAN SERVICES;
- 12 (h) THE DEPARTMENT OF LABOR AND EMPLOYMENT;
- 13 (i) THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT; AND
- 14 (j) THE DEPARTMENT OF PUBLIC SAFETY.

15 (2) THE EXECUTIVE DIRECTOR MAY APPOINT TO THE COUNCIL THE
16 DIRECTORS, OR THE DIRECTORS' DESIGNEES, OF OTHER STATE AGENCIES OR
17 INDIVIDUALS TO REPRESENT POLITICAL SUBDIVISIONS AS THE EXECUTIVE
18 DIRECTOR DEEMS NECESSARY.

19 **24-32-3905. Advisory committee to the Colorado interagency**
20 **council on homelessness - creation - membership.** (1) THE ADVISORY
21 COMMITTEE TO THE COLORADO INTERAGENCY COUNCIL ON
22 HOMELESSNESS IS CREATED TO PROVIDE RECOMMENDATIONS TO INCREASE
23 ACCESS TO HOUSING AND REDUCE HOMELESSNESS FOR ALL COLORADO
24 RESIDENTS.

25 (2) THE ADVISORY COMMITTEE MUST CONSIST OF AT LEAST
26 FIFTEEN MEMBERS WHO HAVE EXPERIENCE WORKING FOR THE RESOLUTION
27 AND PREVENTION OF HOMELESSNESS AND WITH INDIVIDUALS

1 EXPERIENCING HOMELESSNESS. THE EXECUTIVE DIRECTOR SHALL ENSURE
2 EQUITABLE GEOGRAPHIC AND DEMOGRAPHIC REPRESENTATION WHEN
3 APPOINTING COMMITTEE MEMBERS. THE COMMITTEE SHALL CONSIST OF
4 THE FOLLOWING MEMBERS APPOINTED BY THE EXECUTIVE DIRECTOR:

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

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

9 (c) A HOMELESSNESS SERVICE PROVIDER THAT IS PRIMARILY
10 FOCUSED ON SPECIALIZED POPULATIONS EXPERIENCING HOMELESSNESS,
11 INCLUDING VETERANS, SENIORS, PEOPLE LIVING WITH DISABLING
12 CONDITIONS, PEOPLE EXPERIENCING CHRONIC HOMELESSNESS, NATIVE
13 AMERICANS, OR OTHER GROUPS OF PEOPLE WITH SYSTEMIC AND
14 HISTORICAL BARRIERS TO ACCESSING HOUSING;

15 (d) THE DIRECTOR, OR THE DIRECTOR'S DESIGNEE, OF A
16 PHILANTHROPIC ORGANIZATION THAT SUPPORTS HOMELESSNESS SERVICE
17 PROVIDERS;

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

20 (f) AN ELECTED LOCAL GOVERNMENT REPRESENTATIVE;

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

22 (h) AN INDIVIDUAL WITH LIVED EXPERIENCE NAVIGATING
23 AFFORDABLE HOUSING AND HOUSING RESOURCES;

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

25 (j) A HOUSING NAVIGATOR OR REPRESENTATIVE FROM AN
26 ORGANIZATION THAT ADMINISTERS HOUSING VOUCHERS;

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

1 (1) A CERTIFIED PEER SPECIALIST WHO WORKS WITH PEOPLE
2 EXPERIENCING HOMELESSNESS.

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

7 (a) SERVICE ORGANIZATIONS FOR PEOPLE LIVING WITH
8 DISABILITIES;

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

11 (c) ORGANIZATIONS THAT PROVIDE SERVICES AND PROGRAMS FOR
12 FAMILIES EXPERIENCING HOMELESSNESS; OR

13 (d) ORGANIZATIONS THAT PROVIDE RENTAL ASSISTANCE OR
14 EVICTION PREVENTION SERVICES.

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

18 (5) THE ADVISORY COMMITTEE SHALL:

19 (a) DEVELOP AND IMPLEMENT A PLAN TO RECEIVE PUBLIC
20 FEEDBACK ON STATEWIDE STRATEGIES, BEST PRACTICES, POLICIES, AND
21 FUNDING RECOMMENDATIONS RELATED TO HOMELESSNESS PREVENTION
22 AND RESOLUTION;

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

27 (c) ANSWER QUESTIONS AND INQUIRIES RECEIVED FROM THE

1 COUNCIL.

2 **24-32-3906. Repeal of part - review of functions.** THIS PART 39
3 IS REPEALED, EFFECTIVE SEPTEMBER 1, 2027. BEFORE THE REPEAL, THIS
4 ARTICLE 39 IS SCHEDULED FOR REVIEW IN ACCORDANCE WITH SECTION
5 24-34-104.

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

8 **24-34-104. General assembly review of regulatory agencies**
9 **and functions for repeal, continuation, or reestablishment - legislative**
10 **declaration - repeal.** (28) (a) The following agencies, functions, or both,
11 are scheduled for repeal on September 1, 2027:

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

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

16 **29-1-204.7. Establishment of multijurisdictional homelessness**
17 **response authorities - definitions.** (1) **Definitions.** AS USED IN THIS
18 SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES:

19 (a) "AUTHORITY" MEANS A MULTIJURISDICTIONAL HOMELESSNESS
20 RESPONSE AUTHORITY CREATED PURSUANT TO SUBSECTION (2) OF THIS
21 SECTION.

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

25 (c) "CONTRACTING LOCAL GOVERNMENT" MEANS A LOCAL
26 GOVERNMENT THAT HAS ENTERED INTO AN INTERGOVERNMENTAL
27 AGREEMENT WITH OTHER LOCAL GOVERNMENTS IN ORDER TO FORM AN

1 AUTHORITY PURSUANT TO SUBSECTION (2) OF THIS SECTION.

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

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

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

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

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

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

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

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

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

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

1 (III) THE VOTING REQUIREMENTS FOR ACTION BY THE BOARD;
2 EXCEPT THAT, UNLESS SPECIFICALLY OTHERWISE PROVIDED, A MAJORITY
3 OF DIRECTORS CONSTITUTES A QUORUM, AND A MAJORITY OF A QUORUM
4 IS NECESSARY FOR ANY ACTION TAKEN BY THE BOARD; AND

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

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

9 (d) THE TERM OF THE CONTRACT, WHICH MAY BE CONTINUED FOR
10 A DEFINITE TERM OR UNTIL RESCINDED OR TERMINATED, AND THE
11 METHOD, IF ANY, BY WHICH IT MAY BE RESCINDED OR TERMINATED;
12 EXCEPT THAT SUCH A CONTRACT MAY NOT BE RESCINDED OR TERMINATED
13 SO LONG AS THE AUTHORITY HAS BONDS, NOTES, OR OTHER OBLIGATIONS
14 OUTSTANDING UNLESS PROVISION FOR FULL PAYMENT OF SUCH
15 OBLIGATIONS, BY ESCROW OR OTHERWISE, HAS BEEN MADE PURSUANT TO
16 THE TERMS OF SUCH OBLIGATIONS;

17 (e) ANY EXPECTED SOURCES OF REVENUE OF THE AUTHORITY; AND

18 (f) THE AUTHORITY'S PLAN REGARDING THE LEVYING AND
19 DISTRIBUTION OF SALES TAXES FOR THE PURPOSES OF PLANNING,
20 COORDINATING, AND IMPLEMENTING REGIONAL STRATEGIES TO REDUCE
21 AND PREVENT HOMELESSNESS PURSUANT TO SUBSECTION (5) OF THIS
22 SECTION.

23 (4) **General discretionary powers of the authority.** THE
24 GENERAL DISCRETIONARY POWERS OF THE AUTHORITY INCLUDE:

25 (a) TO PLAN, COORDINATE, AND IMPLEMENT REGIONAL STRATEGIES
26 TO REDUCE AND PREVENT HOMELESSNESS;

27 (b) TO COORDINATE AND PLAN WITH THE DEPARTMENT OF LOCAL

1 AFFAIRS AND THE CONTINUUM OF CARE ORGANIZATION THAT OPERATES
2 WITHIN THE BOUNDARIES OF THE AUTHORITY TO REDUCE AND PREVENT
3 HOMELESSNESS;

4 (c) TO, IF FEASIBLE AND AGREED UPON BY THE CONTRACTING
5 LOCAL GOVERNMENTS AND THE CONTINUUM OF CARE ORGANIZATION,
6 CONTRACT WITH THE CONTINUUM OF CARE ORGANIZATION THAT OPERATES
7 WITHIN THE BOUNDARIES OF THE AUTHORITY TO DESIGNATE THE
8 CONTINUUM OF CARE ORGANIZATION AS THE ADMINISTRATOR OF THE
9 AUTHORITY;

10 (d) TO MAKE AND ENTER INTO CONTRACTS WITH ANY PERSON,
11 INCLUDING, WITHOUT LIMITATION, CONTRACTS WITH STATE OR FEDERAL
12 AGENCIES, CONTINUUM OF CARE ORGANIZATIONS, PRIVATE ENTERPRISES,
13 AND NONPROFIT ORGANIZATIONS THAT ARE ALSO INVOLVED IN REDUCING
14 AND PREVENTING HOMELESSNESS, IRRESPECTIVE OF WHETHER SUCH
15 AGENCIES ARE PARTIES TO THE INTERGOVERNMENTAL AGREEMENT;

16 (e) TO EMPLOY AGENTS AND EMPLOYEES;

17 (f) TO ACQUIRE, HOLD, LEASE AS LESSOR OR LESSEE, SELL, OR
18 OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY, COMMODITY,
19 OR SERVICE;

20 (g) TO INCUR DEBTS, LIABILITIES, OR OBLIGATIONS;

21 (h) TO SUE AND BE SUED IN ITS OWN NAME;

22 (i) TO ADOPT, BY RESOLUTION, REGULATIONS RESPECTING THE
23 EXERCISE OF ITS POWERS AND THE CARRYING OUT OF ITS PURPOSES;

24 (j) TO AGREE TO LEVY SALES TAXES FOR THE PURPOSES OF
25 PLANNING, COORDINATING, AND IMPLEMENTING REGIONAL STRATEGIES TO
26 REDUCE AND PREVENT HOMELESSNESS PURSUANT TO SUBSECTION (5) OF
27 THIS SECTION;

1 (k) TO EXERCISE ANY OTHER POWERS THAT ARE ESSENTIAL TO THE
2 PROVISION OF FUNCTIONS, SERVICES, OR FACILITIES BY THE AUTHORITY
3 AND THAT ARE SPECIFIED IN THE INTERGOVERNMENTAL AGREEMENT; AND

4 (l) TO PERFORM ANY ACTS AUTHORIZED BY THIS SECTION UNDER,
5 THROUGH, OR BY MEANS OF AN AGENT OR BY CONTRACTS WITH ANY
6 PERSON, FIRM, OR CORPORATION.

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

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

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

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

26 (d) THE DEPARTMENT OF REVENUE SHALL COLLECT, ADMINISTER,
27 AND ENFORCE THE SALES TAX LEVIED PURSUANT TO THIS SUBSECTION (5),

1 AS SPECIFIED IN PART 2 OF ARTICLE 2 OF THIS TITLE 29;

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

6 (f) THE AUTHORITY AND CONTRACTING LOCAL GOVERNMENTS
7 SHALL APPLY THE MONTHLY TAX DISTRIBUTIONS RECEIVED FROM THE
8 DEPARTMENT OF REVENUE SOLELY TO THE PLANNING, COORDINATION, AND
9 IMPLEMENTATION OF REGIONAL STRATEGIES TO REDUCE AND PREVENT
10 HOMELESSNESS.

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

17 (b) A LOCAL GOVERNMENT SHALL NOT CREATE A MULTIPLE-FISCAL
18 YEAR DEBT OR OTHER FINANCIAL OBLIGATION THAT IS SUBJECT TO
19 SECTION 20 (4)(b) OF ARTICLE X OF THE STATE CONSTITUTION UNTIL THE
20 OBLIGATION IS SUBMITTED TO AND APPROVED BY A VOTE OF THE
21 REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE LOCAL
22 GOVERNMENT.

23 (7) **Political subdivision of the state.** AN AUTHORITY IS A
24 POLITICAL SUBDIVISION AND A PUBLIC CORPORATION OF THE STATE,
25 SEPARATE FROM THE CONTRACTING LOCAL GOVERNMENTS, AND IS A
26 VALIDLY CREATED AND EXISTING POLITICAL SUBDIVISION AND PUBLIC
27 CORPORATION OF THE STATE, IRRESPECTIVE OF WHETHER A CONTRACTING

1 LOCAL GOVERNMENT WITHDRAWS, WHETHER VOLUNTARILY, BY
2 OPERATION OF LAW, OR OTHERWISE, FROM THE AUTHORITY SUBSEQUENT
3 TO ITS CREATION UNDER CIRCUMSTANCES NOT RESULTING IN THE
4 RESCISSION OR TERMINATION OF THE CONTRACT ESTABLISHING THE
5 AUTHORITY PURSUANT TO ITS TERMS. AN AUTHORITY HAS THE DUTIES,
6 PRIVILEGES, IMMUNITIES, RIGHTS, LIABILITIES, AND DISABILITIES OF A
7 PUBLIC BODY POLITIC AND CORPORATE.

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

13 (9) **Bonds.** AN AUTHORITY MAY ISSUE REVENUE OR GENERAL
14 OBLIGATION BONDS AND MAY PLEDGE ITS REVENUE AND
15 REVENUE-RAISING POWERS FOR THE PAYMENT OF SUCH BONDS. SUCH
16 BONDS MUST BE ISSUED ON THE TERMS AND SUBJECT TO THE CONDITIONS
17 SET FORTH IN SECTION 43-4-609. THE BONDS, NOTES, AND OTHER
18 OBLIGATIONS OF AN AUTHORITY ARE NOT DEBTS, LIABILITIES, OR
19 OBLIGATIONS OF THE CONTRACTING LOCAL GOVERNMENTS.

20 (10) **Exempt from state taxation.** AN AUTHORITY, THE PROPERTY
21 OF AN AUTHORITY, THE INCOME OR OTHER REVENUES OF AN AUTHORITY,
22 ANY BONDS ISSUED BY AN AUTHORITY, AND THE TRANSFER OF AND THE
23 INCOME FROM ANY BONDS ISSUED BY THE AUTHORITY ARE EXEMPT FROM
24 ALL TAXATION AND ASSESSMENTS IN THE STATE.

25 (11) **Fiscal year spending.** (a) FOR THE PURPOSE OF
26 DETERMINING AN AUTHORITY'S FISCAL YEAR SPENDING LIMIT UNDER
27 SECTION 20 (7)(b) OF ARTICLE X OF THE STATE CONSTITUTION, THE INITIAL

1 SPENDING BASE OF THE AUTHORITY IS THE AMOUNT OF REVENUES
2 COLLECTED BY THE AUTHORITY FROM SOURCES NOT EXCLUDED FROM
3 FISCAL YEAR SPENDING PURSUANT TO SECTION 20 (2)(e) OF ARTICLE X OF
4 THE STATE CONSTITUTION DURING THE FIRST FULL FISCAL YEAR FOR
5 WHICH THE AUTHORITY COLLECTED REVENUES.

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

9 (12) **Local governments retain powers.** NOTHING IN THIS
10 SECTION LIMITS THE POWER OF CONTRACTING LOCAL GOVERNMENTS TO
11 ENTER INTO INTERGOVERNMENTAL COOPERATION OR AGREEMENTS OR TO
12 ESTABLISH SEPARATE LEGAL ENTITIES PURSUANT TO SECTION 29-1-203 OR
13 ANY OTHER APPLICABLE LAW OR OTHERWISE TO CARRY OUT THEIR
14 INDIVIDUAL POWERS UNDER APPLICABLE STATUTORY OR CHARTER
15 PROVISIONS OR LIMITS THE POWERS RESERVED TO CITIES AND TOWNS BY
16 SECTION 2 OF ARTICLE XI OF THE STATE CONSTITUTION.

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

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

1 HOUSING AGENCY.

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

3 (I) AS THE VOLUME OF REAL ESTATE TRANSACTIONS HAS
4 INCREASED SIGNIFICANTLY, REAL ESTATE PRICES AND COSTS HAVE ALSO
5 INCREASED, IMPACTING THE AVAILABILITY AND AFFORDABILITY OF
6 HOUSING IN COLORADO; AND

7 (II) LOCAL GOVERNMENTS SHOULD BE ALLOWED TO USE THE
8 DOCUMENTARY FEE TO OFFSET THE ADMINISTRATIVE COSTS ASSOCIATED
9 WITH RECORDING AND MAINTAINING REAL PROPERTY DEEDS AND
10 INSTRUMENTS AND THE COSTS OF BUILDING AND MAINTAINING
11 AFFORDABLE HOUSING.

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

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