

## Affordable Housing 2019 Legislative Successes

*The outcome of this effort is the passage of the following bills to advance state-level policy and/or budget solutions to Colorado's the affordable housing crisis.*

### Legislature that affects Habitat for Humanity

#### **HB 19-1245: Affordable Housing Funding from Vendor Fee Changes**

**Rep. Mike Weissman & Sens. Julie Gonzales & Mike Foote**

- *Under current law, businesses can keep 3.1/3% of sales tax they collect for administration purposes. This bill would increase the vendor allowance to 4% and set a \$1,000 monthly cap on the amount businesses can keep.*
- *The savings would be transferred to the housing development grant fund within the Department of Local Affairs, which would be used to improve, preserve, or expand the supply of affordable housing in Colorado.*
- *This minor change in the way the allowance is administered would result in roughly \$8 million being invested in housing across Colorado in years one and two, with additional funding targeted toward other policy priorities, and \$45-50 million per year thereafter.*

#### **HB 19-1322: Expand Supply Affordable Housing**

**Reps. Roberts, Will & Sens. Moreno, Coram**

*Establish in the Division of Housing a new state fund to provide on-going and sustainable funding for programs and projects that improve, preserve, or expand the supply of affordable workforce housing in Colorado. Possible revenue sources include General Fund, Unclaimed Property Trust Fund, Marijuana Cash Funds, and Gifts, Grants and Donations.*

#### **HB 19-1319: Incentives for Builders to Facilitate Affordable Housing**

**Reps. Bird, McKean & Sens. Winter, Hisey**

*Two policy changes to support private and nonprofit developers in initiating and sustaining affordable housing projects. Affordable housing developers are having difficulty obtaining financing from lenders because the claw back gives lenders too much discomfort. So, even though they are ready to build affordable units, developers cannot obtain the necessary financing to begin projects.*

- *Require an inventory of Public Lands Suitable for Affordable Housing Development.*
- *Limit claw back of property tax exemption fund for affordable housing projects. This will alleviate lenders' concerns which hinder development of sorely needed affordable and attainable housing.*

## Rent-focused bills at the legislature

### **HB 19-1228: Expansion of the State Low-Income Housing Tax Credit (LIHTC)**

**Reps. Bird, Titone & Sens. Zenzinger, Tate**

- *Raise the cap of total allowed state tax credits for the program from the current \$5 million to \$10 million.*
- *The tax credit raises private sector equity needed to support the development and preservation of affordable housing.*

### **HB 1118: Time Period to Cure Lease Violation**

**Reps. Galindo & Jackson & Sen. Williams**

*Requires a landlord to give a tenant 10 days — instead of the current three days — to pay overdue rent or fix a lease violation before the landlord can start eviction proceedings.*

### **HB 1170: Residential Tenants Health And Safety Act**

**Reps. Jackso & Weissman & Sens. Bridges & Williams**

*Gives renters more recourse when a landlord will not respond to complaints about poor living conditions. Strengthens law to say apartments must have working appliances, must be free of mold “associated with dampness,” and must provide living conditions that are not “materially dangerous or hazardous to the tenant’s life, health or safety.”*

### **HB 1106: Rental Application Fees**

**Reps. Gonzales-Gutierrez & Titone & Sen. Pettersen**

*Prohibits landlords from charging a rental application fee unless the landlord uses the entire amount to process the application — running background checks, checking references. The landlord is required to provide an itemized description of the fee and make a good-faith effort to return the portion of the fee not spent.*

*Also, a landlord must not consider rental or credit history more than seven years old. They must not consider an arrest record more than five years old. Exceptions include homicide, sex offenses and cooking methamphetamine.*

### **SB 180: Eviction Legal Defense Fund**

*Creates a fund to award grants to nonprofit organizations that will provide legal services to low-income people who are threatened with eviction.*