

HOUSE COMMITTEE OF REFERENCE REPORT

Chair of Committee

Date

February 9, 2022

Committee on Judiciary.

After consideration on the merits, the Committee recommends the following:

HB22-1082 be amended as follows, and as so amended, be referred to the Committee on Appropriations with favorable recommendation:

1 Amend printed bill, page 2, after line 1 insert:

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

4 (a) According to the report issued by the affordable housing
5 transformational task force released in January 2022, an estimated
6 315,000 households in Colorado spend more than fifty percent of their
7 income on housing costs. The report also found that there are 162,557
8 households in the state that are considered to be extremely low income,
9 but only 48,767 housing units that are affordable and available to these
10 families.

11 (b) There is fewer than one legal aid attorney available for every
12 30,000 Coloradans experiencing poverty;

13 (c) This lack of legal assistance leaves Coloradans vulnerable to
14 abuses as they struggle to find stable and affordable housing;

15 (d) Even when a Coloradan is able to obtain relief, such
16 individualized relief often does not lead to systemic change or assist
17 another person similarly situated; and

18 (e) Without safe and stable housing, Coloradans struggle to
19 maintain employment, education outcomes suffer, and community support
20 is lost.

21 (2) By empowering the Colorado attorney general to enforce
22 critical housing laws, the attorney general will be able to provide
23 systematic protections for residents and provide system-wide support for
24 residents and businesses."

25 Renumber succeeding sections accordingly.

1 Page 2, line 24, strike "AND".

2 Page 3, line 1, after "TITLE 38;" insert "AND".

3 Page 3, after line 1 insert:

4 "(XIV) SECTION 38-12-904 (1)(b)."

5 Page 3, after line 13 insert:

6 "SECTION 4. In Colorado Revised Statutes, **add** 24-31-115 as
7 follows:

8 **24-31-115. Housing unit.** (1) WHEN THERE IS REASON TO
9 BELIEVE THAT THERE IS A POTENTIAL VIOLATION OF LAW THAT RISKS
10 CONSUMER HARM, PUBLIC HEALTH, OR PUBLIC SAFETY, OR THAT IS BASED
11 ON A SUBSTANTIATED COMPLAINT, THE ATTORNEY GENERAL MAY
12 INVESTIGATE ANY PERSON OR ORGANIZATION SUBJECT TO THIS ARTICLE 31
13 AS OFTEN AS NECESSARY IN ORDER TO CARRY OUT THE PURPOSES OF THIS
14 ARTICLE 31. THE ATTORNEY GENERAL MAY DIRECT OR SUBPOENA ANY
15 PERSON WHOSE TESTIMONY MAY BE REQUIRED ABOUT POTENTIAL
16 VIOLATIONS OF LAW AND MAY DIRECT OR SUBPOENA THE PERSON TO
17 PRODUCE RECORDS THE ATTORNEY GENERAL CONSIDERS RELEVANT TO
18 THE INQUIRY. NOTHING IN THIS SECTION LIMITS THE SCOPE OF THE
19 ATTORNEY GENERAL'S AUTHORITY TO REVIEW AND INVESTIGATE
20 POTENTIAL VIOLATIONS OF LAW OR HARM DISCOVERED IN THE COURSE OF
21 AN INVESTIGATION.

22 (2) NOTHING IN THIS SECTION IMPACTS OR AFFECTS BANKING
23 EXAMINATIONS AND REGULATIONS PROMULGATED BY PRIMARY FEDERAL
24 AND STATE BANKING AUTHORITIES, NOTWITHSTANDING THE AUTHORITY
25 THAT MAY BE EXERCISED BY THE ATTORNEY GENERAL UNDER SECTION
26 11-51-603.5."

27 Renumber succeeding section accordingly.

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