



April 26, 2019

Dear Chairwoman Court and Members of the Finance Committee:

Habitat for Humanity of Colorado is the state support organization serving the 25 affiliates building in 45 communities across the state. Over 35,000 volunteers and staff in Colorado are engaged in Habitat's mission to bring people together to build homes, hope and community. In order to afford to purchase an average home in Colorado you need to earn at least \$102,000. In so many communities around the state - teachers, firefighters, nurses, restaurant managers, city workers - the people who help make our communities safe, healthy, and thriving - can't afford a decent place to live. If the workforce doesn't have stability, neither do our communities.

Habitat for Humanity is part of the solution serving first-time homebuyers that are earning less than 80 percent of the Area Median Income and are not able to obtain affordable for sale housing. In a recent Impact Survey that was conducted by Research Evaluation Consulting, the majority of Habitat for Humanity homeowners said they would not have been able to afford a home without the assistance of Habitat for Humanity. Twenty percent of the current Habitat homeowners in Eagle County work for the school district. Affordable homeownership helps to retain these school district employees. The funding through HB 1245 would help the local affiliate build their next twelve unit development that is focused on workforce housing. A similar project is currently under construction in Basalt. Through the Basalt Vista Housing Partnership, 27 affordable for sale homes for teachers and others in the local workforce will be built by Habitat for Humanity.

The need across the state is great. In El Paso County for every one home the affiliate is able to build they receive five qualified applications. In Denver, 150 families a month inquire about affordable homeownership opportunities. In Eagle County, in the most recent selection cycle, they received 70 applications for 6 homes. The applicants are families like John and his wife Amalia who purchased a Habitat home in Edwards. John attests to the positive impact that owning a Habitat home has had on his family's economic well-being. He says that it never would have been possible for his family to buy a home by conventional means in Eagle County.

House Bill 1245 will provide needed resources for affordable rental and for sale housing. With the current housing crisis and the cost of land and construction, these resources are desperately needed by affordable housing developers. Please support HB 1245 so together, we can make sure that every Coloradan has a safe, affordable place to call home.

Thank you,
Karen Kallenberg, Executive Director
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