

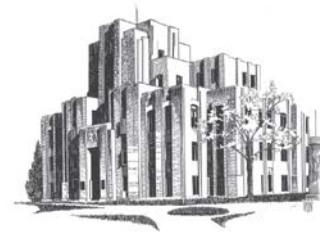
Senate State, Veterans, & Military Affairs

HB21-1117 Local Gov Authority Promote Affordable Hous Units

Typed Text of Testimony Submitted

| Name, Position, Representing | Typed Text of Testimony |
|--|--|
| Dawn Howard For Colorado Cross-Disability Coalition | <p>The Colorado Cross-Disability Coalition (CCDC) is pleased to submit written testimony today in support of HB21-1117: Local Government Authority Promote Affordable Housing Units. CCDC is very interested in the ability of local governments to promote the development of new affordable housing units pursuant to their existing authority to regulate land use within their territorial boundaries. Colorado is in the midst of a housing crisis and now is the best time for new accessible and affordable housing. Currently, there are only 50 units of affordable housing for every 100 individuals who qualify for affordable housing in Colorado. In addition, you also must take into consideration the simple fact that many people with disabilities (PWD) live on fixed and often very low incomes. Right now many PWD are in need of housing that is affordable for individuals living on 0-30% of AMI. We are also aware of many young PWD who want to live in their own apartment for many reasons, but they are forced to continue to live with their parents due to a lack of affordable units. We urge you to pass HB21-1117!</p> <p>Thank you Dawn Howard Colorado Cross-Disability Coalition</p> |

Boulder County FACT SHEET



YES

HB 21-1117: Local Government Authority Promote Affordable Housing Units

(Rep. Lontine, Rep. Gonzales-Gutierrez; Sen. Gonzales, Sen. Rodriguez)

Boulder County respectfully asks for a YES vote on HB 21-1117.

Boulder County respectfully asks for your support of HB 21-1117, Local Government Authority Promote Affordable Housing Units. This bill adds an important tool to the toolkit to expand affordable housing, a critical need in Boulder County and the state. The bill allows local governments to enact inclusionary zoning ordinances for rental housing, enabling them to capitalize on the growth of rental developments to add to the stock of affordable housing.

Boulder County led a deep and robust collaborative planning process to create a Regional Affordable Housing Plan that all municipalities in Boulder County formally support. Currently, about five percent of Boulder County's housing stock is permanently affordable. The Regional Affordable Housing Plan calls for increasing that number to 12 percent by 2035. This is a big lift, equating to an additional 600 affordable units per year, but doable if the right tools such as what would be allowed under HB 21-1117 are available.

Approximately 47 percent of our own employees live outside of Boulder County, and the lack of availability of affordable housing options is a factor in that. Unfortunately, new housing growth by itself cannot create sufficient affordable workforce housing in Boulder County, and the lack of affordable workforce housing has collateral negative impacts, such as increased traffic and congested corridors due to long commutes and negative health impacts from intensified stress. HB 21-1117 is critical to providing local governments with the tools they need to meet our affordable housing goals and help more people who work in Boulder County be able to afford to live in Boulder County.

Since its inception in the year 2000, the City of Boulder inclusionary housing ordinance on for-sale housing has resulted in the direct creation of approximately 600 permanently affordable homes and cash-in-lieu payments totaling approximately \$51 million. The city Housing Authority and other providers of affordable housing leverage the cash-in-lieu funds with outside funds including Low Income Tax Credits, Tax Exempt Bonds, and conventional financing. Every \$1 of cash-in-lieu funds generated leverages \$3 to \$5 from outside sources, which has supported the creation and preservation of an additional 1,100 permanently affordable homes. Several

other municipalities in Boulder County have passed or are considering inclusionary housing ordinances. Under existing law, they would be limited in application to for-sale developments.

Inclusionary housing ordinances allow communities to tailor policies to what makes sense in their communities. The City of Boulder's inclusionary housing ordinance for for-sale housing development projects has increased the number of affordable units while not decreasing development or increasing housing costs, which are a product of market forces

Inclusionary housing ordinances are effective, and without HB 21-1117 we are missing an opportunity to increase affordable units with the considerable growth in development of apartment communities. If communities like ours cannot get ahead of the curve and start capturing value from the explosive growth, we will not be able to make progress on our affordable housing goals.

Because inclusionary zoning is an important, needed, and helpful tool in the affordable housing toolkit, **Boulder County strongly supports HB 21-1117, and we ask for your support for the bill as well.** We are happy to provide any additional information that would be helpful or answer any questions you have.



Written Testimony as prepared for delivery in support of HB21-1117 (Local Government Authority Promote Affordable Housing Units) to the Senate State, Veterans, & Military Affairs Committee by Sarah Barnes, Manager of Special Policy Initiatives at the Colorado Children's Campaign

- Madam Chair and members of the committee, my name is Sarah Barnes and I am the Manager of Special Policy Initiatives at the Colorado Children's Campaign.
- Thank you for the opportunity to testify in support of HB 1117, and thank you Senators Gonzales and Rodriguez for your leadership on this bill.
- **The Colorado Children's Campaign supports HB 1117** because it is one tool to help mitigate the affordable housing crisis in Colorado communities.
- We believe every Colorado family should have a safe place to call home. Even before the devastating COVID-19 pandemic, many Colorado families were facing a housing crisis throughout our state.
- Housing costs have continued to increase in Colorado. Yet families' annual income has remained relatively flat. For those families in single parent households or who are unemployed or under-employed, the housing crisis is chronic.
- HB 1117 clarifies that local governments can promote the development of affordable housing in order to meet the needs of their communities. The Children's Campaign believes this bill is one vital tool to help Colorado families access safe and affordable housing throughout the state.
- Colorado families need solutions to help them stay in their homes. Lack of access to safe and affordable housing has serious impacts on kids' health and well-being.
 - **Three in 10 Colorado kids** live in a household that is "housing cost burdened," which means their family spends more than 30 percent of their income each month on housing costs.
 - Families with children **face eviction at significantly higher rates**. A study found that families with children disproportionately receive eviction judgments.
 - During September and October of 2020, Colorado households with children were **nearly three times** as likely as those without children to report being behind on rent, and **significantly more likely** to have slight or no confidence in their ability to pay next month's rent.
- Housing security is also a racial justice issue. Due to past and current racist policies and practices that create more barriers to housing stability for communities of color, **communities of color are significantly more likely to experience higher housing cost burden, higher rates of eviction, and higher rates of homelessness**.
- **HB 1117 will allow local governments to promote affordable housing solutions so that families in all communities across Colorado have access to quality, stable, affordable housing. I urge your support. Thank you.**



March 19, 2021

Senator Kerry Donovan
State Capital Building
200 East Colfax Avenue RM 346
Denver, CO 80203
kerry.donovan.senate@state.co.us

Representative Julie McCluskie
State Capital Building
200 East Colfax Avenue RM 307
Denver, CO 80203
julie.mccluskie@house.state.co.us

**Vote “YES” HB21-1117
Clarify Local Government Authority to Promote Affordable Housing Units**

Dear Senator Donovan and Representative McCluskie:

Monday floor vote is go time. One of the top priorities we adopted in our 2021 Policy Agenda is Affordable Housing. This policy area includes deed restricted and free market owner-occupied and rental housing units which house Aspen and Pitkin County residents whose annual income is up to 240% of AMI. Affordable housing is essential to the economic and social health and sustainability our Roaring Fork Valley. It is our lifeblood.

In the face of some of the highest housing and construction costs in the United States, the City of Aspen is focused on the provision of quality affordable housing to ensure the continued viability of the community. Affordable housing is mentioned 105 times in our Aspen Area Community Plan – an adopted guiding document from 2012. As such, we advocate for State and Federal policies and regulations which support our local affordable housing program, the Aspen Pitkin County Housing Authority.

HB21-1117 clarifications will allow us to tailor our affordable housing requirements to meet our resident needs. It is our fiscal responsibility to develop publicly-funded housing, including involvement in and creation of non-mitigation affordable housing. Regionally, we continue to add to our inventory to house our year-round population. This cooperation amongst neighboring communities will allow us to continue to aspire and cultivate the most vibrant mountain community – diverse, connected, healthy, and thriving. Thank you for your consideration.

Sincerely,

DocuSigned by:
A handwritten signature in black ink, appearing to read "Skippy Mesirov", is placed over a blue DocuSign signature line.

7864f561968248E...
Skippy Mesirov, CITY COUNCIL
Torre, MAYOR, Ward Hauenstein, MAYOR PRO-TEM,
Ann Mullins, Rachael Richards CITY COUNCIL