

**Senate Local Government & Housing**

**04/09/2024 02:00 PM**

**HB24-1318 Modify Rental Premises Person with Disability**

**Typed Text of Testimony Submitted**

<b>Name, Position, Representing</b>	<b>Typed Text of Testimony</b>
<p>Meredith Henry For The Arc of Colorado</p>	<p>Thank you to the chair and committee members of the Senate Local Government &amp; Housing Committee for the opportunity to submit written testimony. My name is Meredith Henry, I have the honor of serving as the Senior Policy and Advocacy Associate with The Arc of Colorado, our Mission is to promote and protect the human rights of people with intellectual and developmental disabilities and actively support their full inclusion and participation in the community.</p> <p>The Arc of Colorado Supports House Bill 1318, Modify Rental Premises Person with Disability, as more needs to be done in Colorado to create accessible and affordable housing. Being part of the community and living as independently as possible are among the most important values and goals shared by people with disabilities, their families, and advocates. A home of one’s own – either rented or owned – is the cornerstone of independence for people with disabilities. However, across Colorado, People with disabilities, including intellectual, and developmental, and related cognitive disabilities – commonly referred to as “IDD,” face a severe housing crisis.</p> <p>An accessible home offers specific features or technologies such as lowered kitchen counters and sinks, widened doorways, and wheel-in showers. For people who use mobility devices, finding housing with even basic accessibility features, an example is an entrance with no steps, can be daunting, if not entirely impossible or unaffordable. The availability of affordable, accessible housing remains far less than the need, leaving far too many people with disabilities including IDD, institutionalized, homeless, or paying too much in rent to afford other basics or living in severely inadequate conditions.</p> <p>The Arc of Colorado supports this bill for allowing Individuals to make modifications necessary to accommodate their disability of a rental property and to work to expand the stock of accessible housing in Colorado by incentivizing landlords to keep modifications in place.</p>

	<p>Thank you for your consideration</p>
<p>Jeanette Hensley For Colorado Cross Disability Coalition and Colorado Center for Aging</p>	<p>Colorado Center for Aging is supporting HB24-1318 – Modify Rental Premises Person with Disability.</p> <p>This bill will make it so that an individual who has a disability and is requesting a modification of the home will not have to return the home to its previous condition when they are no longer renting the home. This has been in the Colorado Medicaid regulations, Volume 8 section 8.493.4.f (2) for many years. This bill will align with the Medicaid Home Modification Services. I have included the Medicaid regulation below for your review.</p> <p>Colorado Center for Aging is asking you to vote yes for HB24-1318.</p> <p>Jeanette Hensley, Colorado Center for Aging</p> <p>Volume 8 – Medicaid Regulations for Home Modifications 8.493.4.F.</p> <p>If a property to be modified is not owned by the client, the Case Manager shall obtain signatures from the home owner or property manager on the submitted bids authorizing the specific modifications described therein.</p> <p>1. Written consent of the home owner or property manager, as evidenced by the above mentioned signatures, is required for all projects that involve permanent installation within the client’s residence or installation or modification of any equipment in a common or exterior area.</p> <p>2. If the client vacates the property, these signatures evidence that the home owner or property manager agrees to allow the client to leave the modification in place or remove</p>

	<p>the modification as the client chooses. If the client chooses to remove the modification,</p> <p>the property must be left equivalent or better to its pre-modified condition. The home</p> <p>owner or property manager may not hold any party responsible for removing all or part of</p> <p>a home modification project</p>
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