

# HB26-1061 Fact Sheet

## Expanding Inclusive, Affordable Housing for Coloradans with Disabilities

**Bill Title:** Community Integration Housing Tax Credits

**Primary Sponsor:** Rep. Max Brooks

**Goal:** Expand access to integrated, affordable housing for Coloradans with disabilities by prioritizing inclusive developments using existing federal housing programs—without increasing state spending.

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### What HB26-1061 Does

HB26-1061 strengthens Colorado's affordable housing strategy by prioritizing community-based housing for people with disabilities. The bill:

- **Reserves at least 10% of federal Low-Income Housing Tax Credits (LIHTC)** for community integration housing developments.
  - **Requires qualifying developments to reserve units for people with disabilities and partner with certified service providers**, ensuring access to needed support services.
  - **Provides priority scoring in Colorado's affordable housing tax credit process** to incentivize inclusive housing.
  - **Requires developments to comply with federal Home- and Community-Based Services (HCBS) standards**, promoting independent living in community settings rather than institutional care.
  - **Uses existing federal programs and requires no new state spending.**
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### Amendment Expands Impact and Earns Disability Law Colorado Support

Rep. Brooks will introduce an amendment—**requested by Disability Law Colorado—that expands eligibility beyond individuals with intellectual and developmental disabilities to include individuals with any disability who qualify for HCBS waiver services.**

This amendment will:

- Expand access to inclusive housing for a broader range of disabled Coloradans, including those with physical disabilities, neurological conditions, and other qualifying disabilities



- Help more families access stable, affordable, community-based housing
- Align the bill more fully with federal disability rights principles and HCBS integration standards
- Reflect input from Disability Law Colorado, a leading disability rights organization, which is moving into a position of supporting the bill as a result of this amendment

This ensures HB26-1061 serves a broader and more diverse disability community while strengthening stakeholder support.

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## Why This Matters: Advancing Equity, Inclusion, and Civil Rights

### Expands Housing Access for Underserved Communities

Colorado faces a severe shortage of affordable, accessible housing for people with disabilities. This bill addresses a documented unmet need for integrated housing opportunities.

### Advances Disability Rights and Community Integration

Federal law—including the Americans with Disabilities Act and HCBS regulations—prioritizes community integration over institutionalization. HB26-1061 supports these civil rights protections by promoting inclusive housing.

### Supports Independent Living and Better Health Outcomes

Stable, integrated housing improves:

- Health outcomes
- Employment opportunities
- Community participation
- Long-term independence

Research consistently shows community-based housing improves quality of life and reduces costly institutional care.

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## Aligns with Core Priorities

HB26-1061 advances widely shared policy goals:

- **Disability justice and civil rights** — expands access to integrated housing
- **Housing equity** — ensures underserved populations benefit from affordable housing programs



- **Community inclusion** — supports integrated living rather than institutionalization
  - **Efficient use of public resources** — leverages existing federal funding with no new state spending
  - **Health and social equity** — stable housing improves long-term outcomes for vulnerable populations
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## Responsible, Targeted, and Cost-Effective

### No new state spending required:

The bill uses existing federal housing tax credits and does not require new appropriations.

### Balanced approach:

- Only 10% of credits are reserved
  - Remaining credits continue serving the broader affordable housing population
  - Unused credits can be reallocated to other projects if needed
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## Broadening Opportunity for Colorado Families

With the Disability Law Colorado amendment, HB26-1061 will:

- Serve a broader range of disabled Coloradans
  - Expand access to inclusive housing
  - Support families seeking stable, community-based living options
  - Strengthen Colorado's commitment to equity, inclusion, and disability rights
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## The Bottom Line

HB26-1061 is a fiscally responsible, equity-driven solution that:

- Expands inclusive, affordable housing
- Advances disability rights and community integration
- Uses existing federal resources efficiently
- Helps more Colorado families access stable housing
- Has earned the support of disability rights advocates following stakeholder-requested amendments

**HB26-1061 represents a meaningful step toward a more inclusive and equitable Colorado housing system.**

