



March 23, 2026

Dear Mr. Chair and Members of the House Finance Committee:

I'm pleased to submit this written testimony on behalf of Archway Communities regarding our **amend position** on HB 26-1206 Improved Funding for Affordable Housing Development.

Archway Communities is a Colorado-based nonprofit affordable housing developer, owner, and service provider. For more than 50 years, we have worked to create and preserve affordable housing across the state, with a strong focus on serving residents with low and moderate incomes and those in need of supportive services.

We appreciate the collaboration on this bill and in particular, we are grateful for the inclusion of amendment L006, which reflects meaningful progress toward addressing key concerns while maintaining the bill's overall intent.

Building and preserving affordable housing, especially for our lowest income Coloradans, remains a critical priority for both state and local governments, and Housing Authorities are important partners throughout the state for this work. We should be using every tool in our toolbox to address the ongoing housing crisis. Coordination and collaboration across these efforts is essential, both now and into the future. At the same time, we must continue to hold ourselves accountable to serving the lowest income households, who are the least likely to secure stable, affordable housing without these deeply subsidized developments.

As discussions continue, we respectfully request one additional minor clarification to the language in L006. In the following provision:

(II) THE AUTHORITY SHALL APPLY THE MONTHLY TAX COLLECTION DISTRIBUTIONS RECEIVED FROM THE DEPARTMENT OF REVENUE UNDER SECTION 29-2-207 SOLELY TO THE PLANNING, FINANCING, ACQUISITION, CONSTRUCTION, RECONSTRUCTION OR REPAIR, MAINTENANCE, MANAGEMENT, OR OPERATION OF HOUSING PROJECTS OR PROGRAMS WITHIN THE MEANS OF FAMILIES OF LOW OR MODERATE INCOME;

We recommend replacing "families" with "households" to better reflect the diversity of residents served by affordable housing programs of Housing Authorities, including single adults, seniors, and non-traditional household compositions. This small change would ensure the language is inclusive and aligned with how housing programs are typically administered.

Thank you again for your leadership and willingness to collaborate. We look forward to continued partnership and are hopeful that, with these amendments, we can move toward a position of support. Please feel free to reach out with any questions or for further discussion.

Sincerely,

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House Finance Committee

Re: HB26-1206 – Improved Funding to Support Development

Chair Woodrow, Vice-Chair Titone and Committee members,

The Grand Junction Housing Authority (GJHA) is a member of the Colorado Chapter of National Association of Housing and Redevelopment Officials (CO NAHRO). As a member of this organization, GJHA concurs with the SUPPORT position registered on House Bill 2026-1206.

This bill would restore statutory parity between housing authority types, preserves local control and voter approval, and improves fiscal clarity and governance consistency. It does not mandate any tax, alter TABOR protections, or expand housing authority mission or power.

GJHA considers this legislation another 'tool in the toolbox' for addressing the affordable housing crisis faced by our State, including its Western Slope. Consistent financial resources are essential to leveraging the private and philanthropic funding that is necessary to invest in additional affordable housing projects to serve our most vulnerable community members. To that end, GJHA urges this committee to advance HB 1206 for consideration by the full House.

Respectfully,

Scott Aker
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Grand Junction Housing Authority
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