

Senate Local Government & Housing

04/04/2023 02:00 PM

HB23-1190 Affordable Housing Right Of First Refusal

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Jennifer Goodwin Against themselves	Jennifer Goodwin - I oppose HB1190, the Affordable Housing Right of First Refusal bill as it makes the selling/buying of property more cumbersome and gets our local government involved in private transactions more than they already are. The affordability of housing is a problem that needs to be addressed by restricting building permits for second homes, assessing the water requirements for the community (some areas are water restricted) and makes me not want to own property in the state. It is an overreach by government and please VOTE NO on HB1190. Thanks for your service.
KRISTEN BARA Against themselves	I oppose bill HB23-1190. As a Colorado constituent and future homeowner, I am extremely concerned about this bill. This bill attacks private property rights. First, let's call affordable housing what it is, subsidized housing. The purpose of this bill is to allow the state to buy private property to turn it into subsidized housing. This ultimately lowers the value of property for other homeowners. It also forces homeowners to have a 60-day waiting period when selling their house so the state can review any private property sale and match the price. As a former homeowner, I know that 60 days can make or break a sale of a house by losing potential buyers. Of course, this benefits not the homeowner but the government since it will ultimately eliminate any competing bids. As these bills attacking private property rights continue to be passed in our legislature, I do not see much of a future owning a home here in Colorado. I guarantee you'll see an exodus of residents moving to other more affordable states, where lawmakers protect not destroy the private property rights of their constituents. Please oppose this bill.
Stephanie Stanley Against Highlands Ranch Metropolitan District	The Board of Directors for the Highlands Ranch Metro District represent a community of over 100,000 people. The board is committed to maintaining an attractive and healthy place to live for all residents as this helps to maintain property values for businesses and homeowners. The Board understands the need for affordable housing in Colorado. One of the newest developments in Highlands Ranch, the Audrey Apartments, is highly successful and attractive affordable housing solution for seniors. The Board is proud to have this as part of our community and appreciates what the developer, Shea Properties, was able to accomplish.

	<p>However, the Board has concerns with how HB23-1190 will impact property rights and subsequently the effects on property values and timely purchase if buyers and sellers have to wait for government responses. The amendment to the original bill shortens the timeline but there are still concerns on the impact of adding this process and requirement to complete the sale of a property. A government entity interested in a property should obtain appropriate zoning modification through that process if necessary, just like any buyer.</p>
<p>Dawn Howard For Colorado Cross-Disability Coalition</p>	<p>Hi Members of the Local Government and Housing Committee,</p> <p>Colorado Cross-Disabilities Coalition (CCDC) works for the social justice of all people with disabilities. As we are all aware, we are in the midst of a housing crisis. It is important that increase the availability of low-income. affordable housing! HB 23-1190 would allow local governments to decide if a multi-family residential property is right for them to buy. Our state has thousands of people with disabilities living on SSI or SSDI who need housing that cost no more than \$300-450/mo. There are not enough Housing Choice Vouchers. Please vote yes for HB 1190. Dawn Howard, MLS</p>



April 4, 2023

RE: HB23-1190 Affordable Housing Right of First Refusal - SUPPORT

Dear Members of the Senate Local Government & Housing Committee:

My name is Kathy Smith, and I am a Volunteer Lobbyist with the League of Women Voters of Colorado's Legislative Action Committee. **I am writing in support of HB23-1190, on behalf of the League's Legislative Action Committee.**

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 103 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with 19 local leagues operating in several regions around the state.

The LWVCO supports policies to provide a decent home and a suitable living environment for every person. HB23-1190 allows local governments to be competitive with for-profit investors by giving local governments the opportunity to match the sale price for multi-unit housing and preserve it as long-term affordable housing.

Colorado has a severe shortage of affordable rental units. Much of the recent discussion of affordable housing in Colorado has focused on the development of more affordable housing. However, **it is also essential to preserve our state's existing stock of rental housing units and prevent displacement of renters.** It is especially difficult for low-income renters to find affordable housing in Colorado. Between 2010 and 2019, Colorado lost about 41% of rental units affordable to low-income households. According to the National Low Income Housing Coalition, Colorado has about 160,000 extremely low-income renter households but only has about 44,000 affordable homes available to rent. HB23-1190 provides an opportunity for local governments to help preserve our multi-unit housing rental units.

We urge the committee members to vote YES on HB23-1190. Thank you for your consideration of this important bill.

Respectfully,
Kathy Smith, Volunteer Lobbyist
League of Women Voters of Colorado
1410 Grant Street, Suite B-204
Denver, CO 80203
303-863-0437