

I am Chaer Robert, Legislative Director for Colorado Center on Law and Policy. We stand with communities across Colorado against poverty.

We support SB 184-Protections for Residential Tenants.

Currently, many landlords require a tenant demonstrate income of 3 times rent. If a landlord in Colorado were to limit tenants to those who paid not more than 30% of income to rent in 2021, they would exclude 55.8% of renters (who paid more than 30% of their rent on income that year).

A person working 40 hours at Colorado **minimum wage** makes **\$2371 month**. If a prospective tenant must make 3x income, they could only rent an apartment which rents for less than **\$790 /month**

Approximately 87,507 Coloradans receive **Social Security Disability Insurance (SSDI)** benefits per month, which is 1.5 percent of the state's population. The average SSDI payment is **\$1430 per month**, so an individual receiving SSDI could only qualify for rent of **\$476 per month**.

66,926 Coloradans received **Supplemental Security Income**, approximately 1 percent of the state's population. The average SSI check is **\$914 per month**, so SSI recipients could only qualify for a unit that rents for less than **\$305 per month**.

Less than ¼ of those qualified for subsidized housing are able to get subsidized housing.

**Due to lack of deeply affordable housing in most parts of Colorado, low-income renters often spend more than half their income on rent.**

Some key findings from CCLP's 2022 issue brief : [Colorado is Losing Low Cost Affordable Housing](#)

- Between 2010 and 2019, Colorado lost 41.2 percent of rental units with rents under \$600. This housing would be considered affordable to households earning up to \$24,000 in 2019. That year, 23.0 percent of renter households had incomes below \$24,000 in Colorado.
- Low-cost rental housing represented 10.1 percent of Colorado's rental housing stock in 2019, down from 19.5 percent in 2010.
- Only 5.9 percent of rental units built in Colorado since 2010 had rents under \$600. 66.1 percent of rental units built since then had rents between \$1,000 and \$1,999.
- 33.4 percent of rental units in rural counties in Colorado had rents under \$600 in 2019 compared to 9.7 percent of rental units in urban counties. Urban counties accounted for 93.6 percent of the net loss in Colorado's stock of low-cost rental units between 2010 and 2019.
- While all regions of the state saw net losses of low-cost rental units, the fastest losses were experienced in urban Front Range regions. The Denver Metro region alone accounted for 60.0 percent of the net loss in low-cost units between 2010 and 2019.

- Sixteen of Colorado's 64 counties saw net gains in their stock of low-cost rent housing between 2010 and 2019 led by Rio Grande, Archuleta, Moffat, Clear Creek, and Costilla counties. The sixteen counties saw a net gain of 1,727 units with rents below \$600. However, the remaining 48 counties saw net losses of 91,099 units.

While it is not ideal to pay more than 30% of income for rent, for many renters, that is how they stay housed when most of the state has very high rents: by prioritizing rent payment first.

Please support SB 184. Thank you.