

House Transportation, Housing & Local Government
 04/25/2023 Upon Adjournment
 SB23-184 Protections For Residential Tenants
 Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Bonnie DeHart For AFDC Coalition (All Families Deserve A Chance Coalition)	<p>The All Families Deserve A Chance (AFDC) Coalition and I personally, stand in support of SB 23-184 and urge your approval of this bill as it stands as of this date (4/20/23).</p> <p>Founded in 1991 The AFDC Coalition is a network of non profit organizations and individual advocates working to educate, strategize, lobby, support and inform members regarding issues which impact low income families. We promote public policy to improve the lives of Coloradans living in poverty.</p> <p>SB 23-184 does just that. With the cost of housing sky-rocketing in Colorado, many households living in extreme poverty are spending more than half of their income on housing expenses. Many families are being shut out of the rental market, being forced to live in substandard housing, or in the worst case scenario, becoming homeless. While assisting with barriers to housing, this bill gives Colorado opportunity to create a model for expanding access to housing while giving consideration to the interest of property owners by allowing reasonable consideration of a prospective Tenant's finances.</p> <p>This bill allows fair housing violations/fair income violations to be raised as a defense when people are in danger of losing housing. It limits security deposits to 2 months rent.</p> <p>Please approve SB 23-184. Help improve access to housing in Colorado.</p> <p>Sincerely,</p> <p>Bonnie DeHart, Chair AFDC Coalition</p>
Naomi Amaha For The Denver Foundation	<p>Good Afternoon Madame Chair and Members of the Committee. Thank you for the opportunity to testify in support of Senate Bill 184. My name is Naomi Amaha and I am the director of policy and government affairs for The Denver Foundation.</p> <p>The Denver Foundation is a community foundation with a history of funding nonprofit organizations that are working to increase protections for renters and establish systemic supports to address barriers to housing security.</p>

	<p>As a grantmaker, we have heard from our nonprofit partners the challenges prospective tenants and their navigators' experience in trying to find housing. Additionally, as a stakeholder in the space of the housing and economic opportunity, we have convened stakeholders and heard the need to address the root issues perpetuating inequities and do so at the systems level.</p> <p>SB184 is an opportunity to remove barriers to finding and staying in housing. The bill does this in a variety of ways. First, by not requiring certain indicators, such as credit scores, typically used to screen prospective tenants to be used in an instance where a housing subsidy will be used to pay monthly rent.</p> <p>Second, by establishing a set amount for minimum income requirement at 2x the cost of the rent for prospective tenants, including those who use housing subsidies, for the minimum income required to qualify to rent a unit. Establishing these practices will help prospective tenants secure housing which will help their ability to secure employment, take care of their loved ones and rebuild their financial standing.</p> <p>This bill also caps the amount needed for a security deposit which will help prospective tenants that are looking to secure housing that may be living on fixed incomes and not have discretionary income to pay for such a cost at the time of moving.</p> <p>Lastly, the bill clarifies that fair housing violations are an affirmative defense in eviction cases. Simply put, these provisions will help keep people housed.</p> <p>We recognize this committee, and the legislature is considering many bills that aim to increase protections for renters. And feel this bill is one of the many opportunities before you all to help families stay in their communities where they work, go to school, and desire to live their lives.</p> <p>Thank you for the opportunity to provide testimony in support of SB 184. We respectfully request a yes vote on this bill.</p>
<p>Dawn Howard For Colorado Cross-Disability Coalition</p>	<p>Hi Chair and Members of the Committee</p> <p>I am Dawn Howard and I am with Colorado Cross-Disability Coalition. We work for the social justice of people with disabilities. People with disabilities and homeless individuals who often have disabilities have an extremely difficult time finding apartments to rent for several reasons. Landlords find loopholes to the source of income bill, their vouchers do not cover 3 to 8 times the rent, and people's credit scores are not high enough to meet the stringent qualifying requirements. Please pass SB 23-184 and assist people with disabilities in the process of finding housing..</p>

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