

**Senate Local Government & Housing**

**04/23/2026 01:30 PM**

**HB26-1313 Adjust Reqmnts Statewide Affordable Housing Fund**

**Typed Text of Testimony Submitted**

<b>Name, Position, Representing</b>	<b>Typed Text of Testimony</b>
Jeany Rush Against themselves	<p>TO: SENATE LOCAL GOVERNMENTS &amp; HOUSING COMMITTEE</p> <p>RE: HB26-1313 ADJUST REQUIREMENT STATEWIDE AFFORDABLE HOUSING FUND</p> <p>SPONSORS: A BOESENECKER, R STEWART, M BALL</p> <p>FROM: JEANY RUSH, COLORADO CONSTITUENT 4-23-26</p> <p>VOTE: NO "OTHER PEOPLES MONEY DOES NOT LAST" FOLKS</p> <p>The combination of "Gimme" culture, subsidizing development, which in the end will cost the state, and only the Developer will gain, will not encourage Growth in this state.</p> <p>It should not be the roll of this state, this legislature to continue to interfere in commerce to the point, we no longer can recognize free enterprise, free markets, rather, turn into Socialism, which usually is just a quick hop and skip from Marxism, and FULL CONTROL of the people.</p> <p>If they don't qualify, you also offer a backdoor way to still get money to local governments, from the "DIVISION" aka the People's Money.</p> <p>Tying rates of additional building to jobs growth could be really dangerous when government jobs are growing 3 times more than private jobs, and the private jobs pay the salaries of the government jobs! I would say, this entire calculation, meandering around affordable housing is an exercise in both futility, and false science.</p> <p>Not only that, we have urban renewal style, communist "bloc like huge buildings dotting our landscapes, all over the area, giving us a view of a failed state policy gone crazy.</p>

	<p>We do not need that type of “pseudo affordable housing” which in the end, does not contribute to growth, or income, but more enabling and enhancing a Welfare State. We did not need that. Further, we do not need to keep creating this supposed affordable housing basing all allocations, calculations on lower income households, and over 40,000 or up to 170,000 undocumented “illegal occupants! This is what I would call planning for failure.</p> <p>AND OF COURSE, LET’S ADD INSULT TO INJURY, ADD THE SAFETY CLAUSE, BECAUSE WHY WOULD WE WANT THE PEOPLE TO VOTE FOR YET ANOTHER UNSEEN/TAX/FEE/MONEY TAKING FOR THE STATE’S IDEA OF WHAT WE NEED! THANKS BUT NO THANKS!</p>
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April 22, 2026

Dear Members of the Senate Local Government and Housing Committee-

On behalf of the Colorado Coalition for the Homeless (CCH), I would like to request your support for HB26-1313 – Adjust Requirements Statewide Affordable Housing Fund – tomorrow, April 23<sup>rd</sup>, including as amended by this Committee should you proceed with accepting those amendments.

We appreciate the sponsor, Senator Ball, and Representatives Boesenecker and Stewart, the Governor's Office, and Department of Local Affairs for working with us and other partners in the affordable housing advocacy community to improve this bill.

In 2022, CCH was a strong supporter of Proposition 123. Since that time, we have participated in many conversations about whether the structure would truly work for all communities across the state. And, while small changes have been made to the program over the years, we have all anxiously awaited the end of the first 3-year cycle of funding to see how the funding and program requirements are working to address the affordable housing and homelessness challenges the state is facing. We believe making changes to the baseline and housing growth requirements will help more communities access this critical funding and will create more meaningful data reporting on what the funds are able to create.

We are also encouraged by the incentive program that encourages local communities to address some of the harder to build housing options specifically incentivizing supportive housing programs for the lowest income households. Data continually tells us that lower income households and those experiencing homelessness continue to struggle to find affordable, available, and accessible housing and so we must continue to find tools that can help spur housing development for households that might not be served by the market. Incentivizing more targeted efforts by local governments to prevent and resolve homelessness could go a long way in desperately needed homelessness prevention and resolution efforts for this growing population. To date, just 17% of the housing built with Prop123 funds have been directed to the lowest income household in Colorado and we are hopeful that the unit boost incentive will help more of these critical dollars go to supporting those households with the greatest barriers to affordable housing access.

We believe the amendments offered today improve the bill and we remain in support. We will also continue to work with sponsors and partners to maximize the impact of Prop123 funding for those households most in need.

Thank you for your consideration and I'd be happy to speak with any of you further about this.

All the best –

Cathy Alderman

/s

Chief Communications and Public Policy Officer

Colorado Coalition for the Homeless

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303-319-9155



April 7, 2026

**RE: HB26-1313 — Adjust Requirements Statewide Affordable Housing Fund — SUPPORT**

Dear Members of the Senate Local Government & Housing Committee:

My name is Emily Kurzinski, and I am a Volunteer Lobbyist with the League of Women Voters of Colorado's Legislative Action Committee. **I am writing in support of HB26-1313 on behalf of the League of Women Voters of Colorado.**

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 106 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with 20 local leagues operating in several regions around our state. The LWVCO supports policies to provide a decent home and a suitable living environment for everyone and continued evaluation to provide a basis for revision and strengthening of all procedures so that equality of opportunity for access to housing can be accomplished. We believe the proposed process changes are an improvement over the current growth requirement structure, allowing for improved, attainable, and equitable distribution of Proposition 123 funds to various communities across Colorado.

In November 2022, Colorado voters approved Proposition 123, a statewide measure investing approximately \$300 million annually in affordable housing. Participation in Proposition 123 programs is optional, and jurisdictions must opt-in to access funding. Since its launch, Proposition 123 programs have built about 11,000 affordable housing units and served nearly 100,000 households in Colorado.

Under current law, participating jurisdictions must commit to increasing their affordable housing stock by a uniform and fixed 3% each year above the baseline number of affordable housing units in the local jurisdiction over a three-year cycle. The first three-year commitment cycle concludes in 2026, and many jurisdictions are unlikely to meet the current 3% growth requirement, putting them at risk of losing or barring them from using state housing funds.

This bill revises the formula for how local jurisdictions qualify for funding from Colorado's Affordable Housing Fund, established by Proposition 123, to be more flexible and achievable. By replacing the baseline-based formula with a new formula that ties target housing increase numbers to residential building permit activity and county job growth, this bill makes targets more responsive to local conditions by accounting for regional economic growth. This concept is intended to better reflect actual housing pressure, where jurisdictions with increased job growth and building requests have higher needs, requiring higher housing targets. Slower growing areas would have lower needs and therefore have lower housing targets. The bill also introduces flexibility for jurisdictions that put genuine effort towards reaching, but fall short of, their goals by allowing a good-faith effort waiver and review process for the 2024–2026 cycle and an adjustment waiver beginning in 2027. Additionally, the bill creates incentives for specific types of development, including projects built on land donated by local governments, regional or multi-jurisdictional housing efforts, for-sale affordable housing units, and housing serving households earning at or below 40% of Area Median Income.

**We urge the committee members to vote YES on HB26-1313** to improve our processes around affordable housing funding requirements and further address our housing crisis.

Thank you for your consideration of this bill.

Respectfully,  
Emily Kurzinski, Volunteer Lobbyist, Housing  
League of Women Voters of Colorado  
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