



June 5th, 2020

Please Support HB20-1410, Covid-19 Related Housing Assistance

Dear member of the House, State, Veterans, and Military Affairs Committee,

I'm writing to you today on behalf of the Neighborhood Development Collaborative (NDC) a coalition of [16 mission-based affordable housing organizations in Colorado](#). Together since 2009, our members have created or preserved over **7,400 workforce and affordable homes**, served over **40,000 households** with homebuyer education and housing cost assistance, and created nearly **1,500 jobs**. We strongly support HB20-1410.

Renters: Going into the COVID-19 health crisis there were over 320,000 low-income renters across the state spending 30%, 50%, or more on housing costs. Based on a conservative assumption that at least a quarter of these families or **81,912 households** (*amounting to 9.6% of all CO renters*), will need *at least* one month of rental assistance due to the economic and/or health impacts of the pandemic; at an average rental payment level of just \$1,200, the need for rental assistance is projected to exceed **\$98 million**.

Homeowners: pre-pandemic, there were over 250,000 low-income homeowners across the state spending 30%, 50%, or more on housing costs. While some will have access to federal forbearance or funding from other programs to cover the cost of their housing, we estimate that $\frac{1}{8}$ of low-income homeowners or **31,516 households** (*amounting to 2% of all CO homeowners*), will still need at least one month of housing cost assistance over the course of the next 12 months. Assuming an average mortgage payment of \$1,500, this essential assistance may total over **\$47 million**.

These estimates are conservative because they are based on the percentage of pre-crisis housing cost burdened residents projected to face increased instability due to impacts of COVID-19, and don't cover the additional need that all Coloradans may face because of potential long-term job losses leading to even more people facing unaffordable housing costs. Given this uncertainty, the proposed \$20 million emergency rent and mortgage assistance fund is a crucial first step in buoying Coloradans through this unprecedented time.

This bill's flexibility to provide direct assistance to vulnerable households or landlords committed to not-evicting residents (especially important for non-profit landlords), prioritization of homelessness-vulnerable households (with the flexibility to assist households up to 100% AMI), and the fact that it helps both homeowners and renters are all key factors that allow this bill to address a wide breadth of critical issues.

Thank you for hearing our concerns; please support this critical legislation to help stabilize our communities, insulate our economy, and protect the most vulnerable from the unprecedented eviction crisis we now face.

Sincerely,

Jonathan Cappelli
Executive Director, Neighborhood Development Collaborative



NDC Members:

Denver Housing Authority

Ismael Guerrero, Executive Director

Archway Housing & Services, Inc.

Sebastian Corradino, Executive Director

Colorado Coalition for the Homeless

Bill Windsor, Vice President of Housing Development

Colorado Housing Assistance Corp.

Michelle Mitchell, President

Community Resources & Housing Development Corp.

Arturo Alvarado, Executive Director

Del Norte Neighborhood Development Corp.

Marvin Kelly, Executive Director

Denver Urban Renewal Authority

Robin Hickey, Housing Manager

Elevation Community Land Trust

Stefka Fanchi, Executive Director

Colorado Community Land Trust

Jane Harrington, Executive Director

Habitat for Humanity Metro Denver

Heather Lafferty, Executive Director

Mental Health Center of Denver

Michael Niyompong, VP of Strategic Partnerships

NEWSED Community Development Corp.

Andrea Barela, Executive Director

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Gete Mekonnen, Executive Director

Rocky Mountain Communities

Dontae Latson, President and CEO

Urban Land Conservancy

Aaron Miripol, President and CEO

Aurora Housing Authority

Craig Maraschsky, Executive Director