The Future of Affordable Housing: 2022 legislation

One-time expenditures federally funded through the American Rescue Plan (ARPA)

*SB22-160* appropriates $35 million to **finance park residents to purchase their mobile home park** when they go up for sale.

SB22-211 repurposes the Ridge View Campus as a **supportive residential community** for people experiencing homelessness, allocating $45 million.

HB22-1282 creates and transfers $40 million to the **Innovative Housing Incentive Program Fund** to provide grants and loans to manufacturers of manufacture housing, prefabricated housing, modular housing, etc

HB22-1304 creates two grant programs that provide funding to local governments and nonprofit organizations to support affordable housing. The bill directs $138 million to the **Local Investments in Transformational Affordable Housing Fund** and $40 million to the **Infrastructure and Strong Communities Grant Program**. It provides for the development of supportive, rental, and for-sale housing targeted at populations disproportionately impacted by COVID-19 and makes a substantial investment for local communities to create strategic development patterns, including funding for infrastructure projects and updating land and use codes.

HB22-1377 funds $105 million in grants to local government to **fund services, treatment, and housing support** for those experiencing homelessness.

HB22-1378 provides $50 million to **acquire and set up a regional campus** to help those experiencing homelessness by providing a wide variety of services along with supportive housing.

SB22-159 provides $150 million flexible, low-interest, and below-market-rate **loans for local governments, developers, and community partners** that have affordable housing projects for existing housing, conversion, renovation, non-traditional housing, as well as new development.

Other Affordable Housing Bills

SB22-146 appropriates a one-time $25 million to **address rental housing needs** of middle-income workers.

SB22-232 creates the **Middle-Income Housing Authority (MIHA)** to promote the development of affordable rental housing projects for middle-income workforce housing. $1 million for start-up costs.

SB22-238 Compromise bill to head off ballot measure to cap property taxes rising as quickly as property values. Short term fix for 2023-2024 only. Costs state $500 million, but paid as a TABOR refund mechanism.

HB22-1051 renews the state **affordable housing income tax credit** allocated for another 7 years at $10 million per year.

* Denotes bills formally supported by CCLP
*HB22-1082* creates the **Fair Housing Unit** in the Department of Law to enforce civil and criminal action for various housing statutes. Cost $275,000 per year.

**HB22-1083** expands a state **income tax credit** for contributions to organizations who serve those experiencing homelessness. Builds to $8 million per year in lost state revenue.

**HB22-1102** **prohibits housing discrimination** against a person based on veteran or military status.

*HB22-1117* lets local marketing districts **use funds from county lodging taxes** to help meet the housing and childcare needs.

*HB22-1205* creates for one year only a **Senior Housing Rebate** for those 65+ who do not receive the Senior Homestead Exemption. Rebate of up to $1000 for those earning under $70,000. Cost: $100 million for the one year.

**HB22-1223** provides a **property tax exemption** for mobile and manufactured homes with an actual value less than or equal to $28,000. State backfill to local government and schools: $833,000 per yr.

*HB22-1287* updates the Mobile Home Park Act and the Mobile Home Park Act Dispute Resolution and Enforcement Program to extend a number of **protections for mobile home park residents** in Colorado. It extends the time for residents to act on an opportunity to purchase, requires compensation or coverage of moving expenses for homes in a park closure, and improves enforcement of the Mobile Home Park Act and the dispute resolution process. **CCLP Priority bill.**

**State budget allocations**

- **$500,000** increase for Eviction Legal Defense Fund
- **$4.4 million** for additional housing vouchers paired with supportive services in Division of Housing

**Housing bills killed in 2022**

**HB22-1127** would have created a non-refundable state income tax deduction for residential rent paid. Cost $500 million per year.

**SB22-072** would have created a three-year pilot program to provide one-time $500 grants to retirement age homeowners who rented out space in their own home. Cost $2 million.

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*Colorado Center on Law and Policy (CCLP) is a non-partisan, not-profit advocacy organization dedicated to the vision that every Coloradan should have what they need to succeed. Visit [CCLPonline.org](http://CCLPonline.org). List updated 7/24/2022. For corrections or additional information, contact Chaer Robert, CCLP Legislative Director: crobert@cclponline.org*