

**Housing Colorado  
Legislative Committee Minutes  
September 05, 2017**

**ATTENDEES PRESENT**

Stella Madrid, Stefka Fanchi, Bill James, Britta Fisher, Beverley Dahan, Elizabeth Salkind, Craig Maraschky, Taryn Lewis, Chris Gunlikson, Cathy Alderman, Gayle Berry, Amber Valdez, Sara Reynolds, Alaina McWhorter, Emily Nilsen

Absent: Jerilynn Martinez, Shawn McKenna, Jeff Martinez, Aimee Cox, Bill Windsor, David Zucker, Tiana Patterson, Jeff Bader, Chuck Borgman

**CALL TO ORDER**

The meeting was called to order at 10:05 a.m.

**SUMMER HAPPENINGS**

*Outreach Meetings with DOH*

The marijuana tax cash fund for permanent supportive housing to be distributed by the Division of Housing was rolled out this summer. Our excellent partnership through summer outreach events allowed DOH to gather input statewide on how best to use the new funds. The marijuana tax cash fund has been rebranded as the ***Homeless Solutions Program (HSP)***.

*Funding Bill Proposal*

Continued interest emerged this summer surrounding the funding concept of [HB17-1309](#). HC is meeting this afternoon with the Colorado Counties policy team regarding specific language with TABOR implications. In our original proposal, the additional \$0.01 collected by counties counted towards their TABOR revenue limits even though they did not keep or use the money within the county. We are working to tweak the legal language of the bill to resolve this issue to mitigate potential backlash stemming from TABOR implications. The goal is to start this session with the first draft of the bill as technically sound as possible to shift focus to political technicalities earlier in the session. Stakeholders met last month to continue building momentum around the funding concept. While leadership hasn't changed, our position with bipartisan support lends credibility to our efforts and places additional pressure on leadership to address the affordability issue. Stakeholders continue to work with local realtor groups to convey local benefits and urge neutral standing. There will likely be other affordable housing bills proposed this upcoming session as well due to the growing urgency in addressing affordability across Colorado. One potential proposal in the mix includes a statewide lodging tax.

*Extension for State LIHTC*

Technically have until 2019 to extend the bill, but there are political considerations that may make 2018 a better option to potentially run an extension, particularly due to the 2018 governor's race. No decisions have been made to date on this option, and key stakeholders continue to work with sponsors.

*Construction Defects Update*

The combination of the [Colorado Supreme Court decision](#) and [HB17-1279](#) provided much clarity regarding legal components of the construction defects issue; however, until we begin to see more development of affordable condominiums, the issue remains on our radar to track practical implications of the recent reform to construction defects.

**POLICY PRIORITY SURVEY**

This policy is used each year to provide guidance in allocating HC resources moving into the 2018 session. We may want consider consolidating duplicative policy options in order to focus our efforts on more dominant policy priorities. The committee discussed its role in the construction defects issue now that initial reforms are being implemented. The discussion resulted in two primary policy areas needing reform.

1. Policy Statement 1 regarding funding and financing tools:
  - a. Committee should expand funding priorities to capture new HSP funds.

- b. Language should be modified to emphasize the inclusion of homeownership financing as well as rental opportunities.
- 2. Policy Statement 4 regarding development and construction:
  - a. Consolidate construction defects language.
  - b. Modify language to emphasize homeownership.
  - c. Shift focus from legal reform to focus on leveraging affordable tools and resources to expand homeownership opportunities.

**ACTION:** Email proposed changes to Sara or Alaina to make modifications to Policy Priorities Statement by end of day 9/15/17. The Board will review proposed changes at their meeting on 9/21/17.

#### LEGISLATIVE COMMITTEE CHARTER

Reviewed by board each year to ensure transparency.

**ACTION:** Email proposed changes to Sara or Alaina by the end of 9/15/17. Governance committee will review proposed changes at its next meeting.

#### NEW MEMBERS & TERM LIMITS

The committee does have term limits which resulted in a few vacancies this upcoming session. We have a few potential appointees from previous brainstorming sessions, so new appointees will be on boarded during the November kick off meeting. Craig Maraschky will be the new chair of the legislative committee.

#### RESEARCH & LAC UPDATES

##### *Benefiting Lives:*

This new resource was released in response to feedback HC needed to highlight the more personal side of affordable housing. The collateral is particularly useful when strategically included with technical resources utilized to push investment in affordable housing, placing a face to those who benefit from affordable housing opportunities.

##### *Anti-Nimby:*

This resource will complement the Benefiting Lives brochure by highlighting the impact of affordable housing on communities including benefits to the classroom, health outcomes, and economic development. The two resources together will highlight the relationship between affordability and tangible community benefits as a means of combatting NIMBY opposition by pinpointing who benefits from affordability and in what ways.

##### *CSU/Piton Market Analysis:*

The newest study from the CSU researchers identifies the barriers to developing affordable housing in Colorado markets including materials, labor, regulations, fees, etc. This research will allow HC to leverage more community partners who share interest in the affordable development component including breakdowns of costs. A sneak peak of the report will be highlighted in October at the NOW! conference.

#### FUTURE MEETINGS

Expect more information in November at our official legislative committee kick off. We will solidify the meeting schedule at this initial in person meeting. Next, we will hold a brief conference call in December to tie up loose ends before diving into the session in January. Calendar invites will be sent in the near future.

**ACTION:** Please complete the [volunteer satisfaction survey](#) to provide feedback to HC staff to improve volunteer committee experiences.

#### ADJOURNMENT

The meeting was adjourned at 10:55 a.m.