



colorado
NAHRO



DOME
Strategies

Colorado Legislative Wrap Up 2026

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&

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Welcome

A Few Words of Welcome from CONAHRO President—

Steven Trujillo- Housing Authority of the City of Pueblo



Why Become a Member?

Colorado NAHRO 's strategic investment on behalf of our Members ensures our interests are represented and affordable housing providers have strength in our collective voice.

Join us as a Member to strengthen our impact.

Email brea@conahro.org to get started.



CONAHRO Legislative Committee

Thank you to Legislative Committee Members:

Amy Deknikker- MWHS

Peter Lifari- Maiker

Julie Brewen- Housing Catalyst

Gerrett Koser-DHA- Vice Chair

Brian Rusche- GJHA

Gary Quintana-HACP

Shelley Pfeiff-Total Concept

Susana Lopez-Baker-Boulder County

Jeremy Durham-BHP

Scott Moulton- Estes Park HA

Amy Case-Miranda- Chair

Deb Bristol- Brighton HA



Special "Thank You:

Brea Gilcrist- CONAHRO Service Officer



Second Regular Session 75th General Assembly



Convened on January 14th

Adjourned Sine Die - May 13th

Citizen Legislature / each legislators – 5 bills +

120 days max per the CO Constitution

Constitutional Requirement Balanced Budget

Democratic party controls House and Senate

Governor Jared Polis (D)



State House of Representatives

House: Democrat Majority **43-22** Republicans Minority

Speaker Julie McCluskie (D)

Dillon

Majority Leader Monica Duran (D)

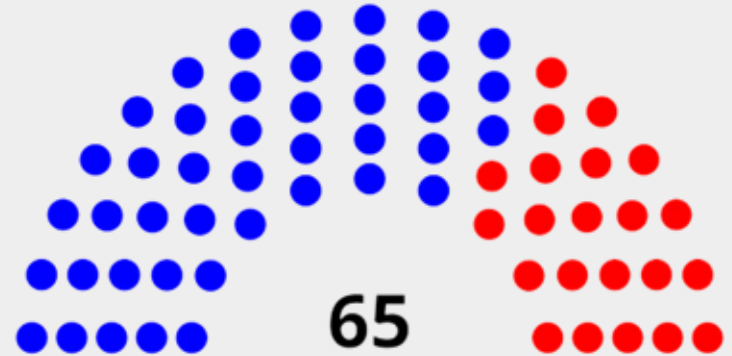
Jefferson

Minority Leader Jarvis Caldwell (R)

El Paso

Assistant Minority Leader Ty Winter (R)

Baca, Bent, Crowley, Huerfano, Kiowa, Las Animas, Otero, Prowers, Pueblo



State Senate

Senate: Democrat Majority **23-12** Republican Minority

President James Coleman (D)

Denver

Majority Leader Robert Rodriguez (D)

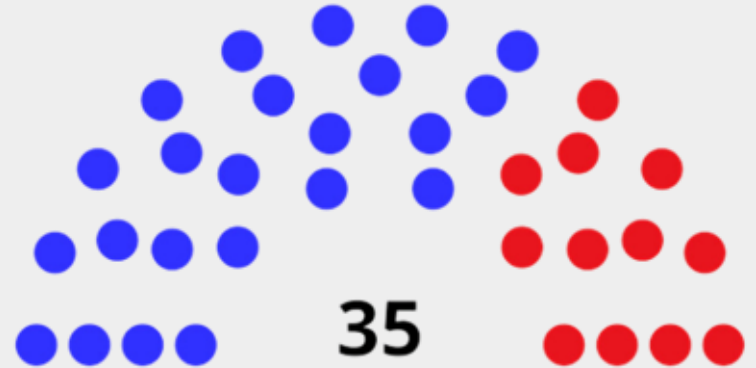
Arapahoe, Denver, Jefferson

Minority Leader Cleve Simpson (R)

6 Counties SW Colorado

Assistant Minority Leader Lisa Frizell (R)

Douglas County



Top Legislative Issues 2026

- State Budget - \$46.8 billion budget FY 2026-27
 - \$1.5 Billion Structural Deficit
 - Largest Impacts to Medicaid, pay raises to state employees, lowering state reserve fund from 15% to 13% and tuition hikes
- Healthcare Costs and Medicaid
- Energy & Environment Policy
- Public Safety
- AI & Data Center Policy
- TABOR
- Housing Affordability
- Reduced Focus on Landlord/Tenant Law

Colorado State Budget

- Colorado Constitution requires the state to pass a balanced budget
- Colorado's **FY 2026-27 budget faced a structural shortfall of roughly \$1.5 billion**, meaning the state cannot afford to maintain current program spending levels under existing revenue limits.
- The gap is driven largely by rising costs for programs like Medicaid and education combined with **TABOR spending caps and slower revenue growth**, forcing lawmakers to consider cuts and other adjustments to balance the budget.

Guiding Principles



Broadly, the Committee will prioritize and support legislation that increases financial resources and statutory powers for PHAs, including but not limited to tax credit allocations, state-backed rental and service funding subsidies, housing trust funds, infrastructure investments, and administrative funding flexibility. Additionally, the Committee will advocate for statutory changes that expand PHAs' ability to acquire, develop, and finance affordable housing projects outside of traditional HUD constraints, ensuring greater autonomy and scalability in addressing local housing needs.

Current Policy Priorities



When evaluating potential legislation, the Committee will consider the following criteria as its current Policy Priorities:

- Legislation should not disincentivize landlord participation in the Housing Choice Voucher program.
- Legislation should not negatively impact the supply of affordable rental units statewide and/or the safety and fiscal sustainability of rental communities.
- Legislation should not unduly increase administrative and/or financial burden to PHAs
- Legislation should address a specific and widespread issue
- Legislation should not create negative unintended consequences for PHAs
- Legislation should not reduce State financial resources available to PHAs
- Legislation should defer to the Qualified Allocation Plan and the engagement process CHFA follows to amend it.



CONAHRO & CO Legislative Session Get Involved



Bill tracking system:

<https://fastdemocracy.com/shared-bills/?sharing-bill-list-id=CE8e0RKahVJO>

Priority ranking - Priority 1, 2, 3



Legislative Outcomes - Priority Bills



Overview:

- 626 Bills Introduced
- Over 200 bills passed

- Governor Action - Governor has until June 12th to sign, veto or let become law

- CONAHRO Tracking - Positions
 - Actively Tracked 32 Bills

Affordable Housing Funding Changes

The 2026 Session saw significant downward changes to funding for affordable housing in direct response to the revenue shortfall budget deficit the General Fund experience. **Overall funding saw a reduction of \$160M**, with an amount to be determined in future years as a result of the reduced vendor fee percentage

- HB26-1401 eliminated up to \$90M transfers from the Unclaimed Property Trust Fund to the Housing Development Grant Fund. Of the \$90M, at least \$30M was supposed to be transferred in FY 2025-26.
- HB 26-1223 reduced the vendor fee percentage to 1.629% for FY 2026-27 and FY 2027-28 and then a further reduction to 1.625% in FY 2028-29 and all years there after.
- HB26-1360 made a one-time transfer of \$130M from Proposition 123 revenue to General Fund.

Affordable Housing Prop 123 Funding

An amendment to HB26-1313 that will spread the cuts over three fiscal years. **Functionally, this means Prop123 will takes cuts of \$50m, \$40m, and \$40m over the next three fiscal years.** According to the OSPB forecast, the transfers to the Affordable Housing Financing Fund will be as follows:

	FY27	FY28	FY29
Prior to 1360	\$187.1m	\$199.5m	\$210.7m
Implement 1360	\$57.1m	\$199.5m	\$210.7m
After 1313 Amendment	\$137.1m	\$159.5m	\$170.7m



Legislative Outcomes - Priority Bills



HB26-1206 - Improved Funding to Support Development

- **CONAHRO led effort / Support position**
- **Sponsors:** Rep. Junie Joseph, Rep. Ryan Gonzalez, Sen. William Lindstedt, and Sen. Adrienne Benavidez

Introduced in the House:

- The bill would allow city and county housing authorities to levy sales and use taxes and property taxes with voter approval, county housing authorities to issue bonds, and urban renewal areas to enter into shortfall guaranty contracts with project developers.
- Fiscal note: DOR for GenTax updates
- CONAHRO worked with stakeholders to address concerns:
 - Property tax provision removed
 - URA removed



Legislative Outcomes - Priority Bills

HB26-1206 - Improved Funding to Support Development

- **CONAHRO led effort**
- **Sponsors:** Rep. Junie Joseph, Rep. Ryan Gonzalez, Sen. William Lindstedt, and Sen. Adrienne Benavidez

Senate:

- Amended to address concerns:
- The bill allows cities and counties to enter into an intergovernmental agreement to impose a sales and use tax on the existing tax base of the city or county. The revenue from the tax will be dedicated to the housing authority. The bill also allows county housing authorities to issue bonds.
- Fiscal note removed
- **CONAHRO led statewide support efforts, but the bill failed on the final day of session (1 vote!)**



Legislative Outcomes - Priority Bills



HB26-1001 - Housing Development on Qualifying Properties (HOME Act)

- Sponsors: Rep. Boesenecker & Mabrey and Senators Exum & J. Gonzales
- CONAHRO Support
- The bill requires local governments to allow residential development on qualifying properties owned by certain non-profit organizations, school districts, state colleges or universities, housing authorities, or a transit district or transportation authority.
- Bill passed & signed by the Governor



Legislative Outcomes - Priority Bills

HB26-1313 - Adjustment Requirements Statewide Affordable Housing Fund

- Sponsors: Rep. Boesenecker & R. Stewart and Senators Ball & Frizell
- CONAHRO Support position
- The bill revises the methodology used by the Division of Housing to determine eligibility to receive assistance from the Affordable Housing Fund.
- Proposition 123, approved by the voters in the 2022 general election, dedicates a portion of annual income tax revenue for affordable housing programs. To qualify for funding, a local government must commit to increasing affordable housing by 3% during a three-year cycle above the baseline number of affordable housing units in the local jurisdiction. For the three-year cycle beginning January 1, 2027, this bill requires that a local government meet a target increase in the number of affordable housing units rather than a 3% increase.



Legislative Outcomes - Non Priority

Non-Priority NAHRO Legislative Issues:

HB26-1196 - Concerning Tenant Data Information

Sponsors: Rep. English & Joseph and Sen. Benavidez

- Requires redaction of certain Personal Identifying Information in Eviction Filings and requires notification to prospective tenants of data (screening tools) a landlord will attempt to access during tenant screening.

HB26-1045 - Concerning Housing Protections for Individuals with Disabilities

Sponsors: Rep. Clifford & Zokaie and Sen. Danielson & Kipp

- Codifies in state law current federal protections for assistance animals as reasonable accommodations.



Get Involved!

- Get involved with CONAHRO & CONAHRO Legislative Committee
- Get to know your Colorado State Legislators - <https://leg.colorado.gov/find-my-legislator>
- Get to know candidates in your area
- Sign up for your State Legislators' & candidates newsletter for updates Sign up for Legislator's Newsletters
- Follow on Social Media
- Attend Legislative Town Halls
- **Invite Local Legislators & Local Officials to Tour & Learn More**

