



## HB20-1332: Prohibit Housing Discrimination Source of Income

**Sponsors: Rep. Herod, Rep. Jackson, and Sen. Fields**

The fallout from COVID-19 has exacerbated Colorado's housing crisis. Housing vouchers and unemployment insurance are valuable tools for helping families stay afloat and stabilizing the housing market, however, Colorado does not protect against housing discrimination based on a person's source of income, which shuts vulnerable Coloradans out of accessible housing, causes displacement, and concentrates poverty. Seventeen states and D.C. currently have statutes protecting renters from source of income discrimination dating back to the 1970s.

### THE PROBLEM

- Source of income discrimination is a tremendous barrier for people who receive public or private housing assistance, income derived from social security, pensions, annuities, state or federal disability programs or benefits, child support, alimony, foster care subsidies, disability or unemployment insurance, veterans' benefits, and other government assistance.
- According to a 2018 survey of Colorado renters by the Colorado Coalition for the Homeless, 47 percent of respondents who had been rejected from housing indicated source of income discrimination as the reason.
- Unemployment is 30X higher than at the Great Recession's peak with 517,414 claims filed March 16 – May 30 according to the Colorado Department of Labor and Employment. The COVID-19 Eviction Defense Project estimates 460,000 renters are vulnerable to losing their homes.

### THE IMPACT OF SOURCE OF INCOME DISCRIMINATION PROTECTIONS

- Discrimination protections protect families' ability to secure safe, quality housing.
- Protections decentralize poverty and promote geographic equity in housing.
- When protections are in effect, voucher utilization rates improve.
- Discrimination protections prevent homelessness.

### THE SOLUTION

HB20-1332 would ensure that a person's source of income does not preclude them from accessing housing.

#### COLORADO RENTERS' EXPERIENCES

*"I relied on student loans for income for several years and was told by many management companies that was an unacceptable form of income they would not consider."*  
(ZIP code 80218)

*"I lost my housing voucher because I couldn't find a landlord willing to take it."*  
(ZIP code 80907)

*"This is one of the reasons I have been homeless."*  
(ZIP 81050)

## Support for Prohibiting Housing Discrimination Based on Source of Income

9to5 Colorado	Energy Outreach Colorado
All Families Deserve a Chance Coalition	Enterprise Community Partners
Association of Colorado Centers for Independent Living	Good Business Colorado
Atlantis Community, Inc.	Growing Home
Bayaud Enterprises	Housing Colorado
Bell Policy Center	Interfaith Alliance of Colorado
Boulder Rights Watch	Jefferson County Food Policy Council
Center for Health Progress	League of Women Voters of Colorado
Center for Work Education and Employment	Lutheran Advocacy Ministry-Colorado
Center Toward Self-Reliance	Mental Health Colorado
Chaffee Housing Trust	Mile High Connects
Colorado Center on Law and Policy	Rodfei Tzedek of Congregation Rodef Shalom
Colorado Children's Campaign	The Arc of Adams County
Colorado Cross Disability Coalition	The Arc of Colorado
Colorado Fiscal Institute	The Arc of Southwest Colorado
Colorado Lawyers Committee	The Denver Foundation
Colorado Poverty Law Project	The Gathering Place
Colorado Village Collaborative	The Independence Center
Denver Homeless Out Loud	Together Colorado
Denver Housing Authority	United for a New Economy
Denver Metro Fair Housing Center	Violence Free Colorado