



**Immediate Release**  
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**An Affordable Housing Crisis: Colorado Coalition for the Homeless Releases Comprehensive Report on State of Crisis and a Call for Strategic Solutions**

DENVER—In response to discourse happening at the local, state and federal levels about addressing the housing crisis, The Colorado Coalition for the Homeless released today a 29-page report, [“Colorado’s Affordable Housing Crisis: It’s Time for Strategic Investments.”](#)

The median sale cost of a home in Colorado roughly doubled over the last ten years. Colorado is the 8th most unaffordable state for housing. And while 86% of Coloradans report that housing is an “extremely serious or very serious problem,” the data unequivocally show that those at the lowest income levels are facing the greatest struggle.

This report investigates decades of state and federal policies on affordable housing, digs into the special populations most impacted by historic disinvestment, and, in its final pages, offers up clear, specific policy solutions for elected officials who want to implement policies to meaningfully address the housing crisis in Colorado. The Coalition and this report propose solutions that call for public funds to be strategically targeted to households that have historically encountered the most barriers to housing access, the prioritization of mixed-income developments, and deeply targeted affordable housing driven by publicly available data sources and assessment tools.

The report also provides data-driven evidence of why filtering or “trickle down” housing can and will not solve the housing crisis. Page 15 of the report highlights some of these reasons including that, quite simply, housing does not operate like other commodities, supply does not outpace demand, and owners of market-rate multi-family rental housing currently can write off vacant units as losses or business expenses. At present, there are more market rate and luxury vacant units in Denver than people experiencing homelessness; clearly, housing supply alone isn’t a silver bullet.

This report has been released at a time when Colorado has an opportunity for unprecedented investment in Affordable Housing through funding from Federal American Rescue Plan Act (ARPA), Proposition 123, and the proposed land use bill that would allow for increased dense housing including townhomes, ADUs, and duplexes. These funding sources present an opportunity to change Colorado’s housing landscape for the better, and the Coalition, with 38 years of experience

in the housing and homelessness sector, believes that dollars and resources must be strategically invested in low and fixed-income households if they are to begin to address Colorado's most pressing housing needs.

Cathy Alderman, Chief Communications and Public Policy Officer for the Coalition added "We are pleased to see many affordability principles in the land use bill and are extremely appreciative of the Governor's Office and bill sponsors' willingness to continue to engage in conversations about strengthening some of those provisions. The data show that zoning reforms like those proposed in SB23-213 have a statistically significant impact on the stock of housing supply." Alderman continued, "But as we talk about the implementation of Proposition 123 and other housing policies including the land use bill, we must prioritize housing that breaks down the historical barriers to housing for low-income households, prioritizes mixed-income development, and deeply targets affordable housing resources to those households most in need in order to meaningfully address the housing crisis and resolve homelessness."

The full report can be found here: <https://bit.ly/3nOuytm>.

A three-page summary is also available here: <https://bit.ly/3MggLFN>

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#### **About the Colorado Coalition for the Homeless**

The mission of the Colorado Coalition for the Homeless is to work collaboratively toward the prevention of homelessness and the creation of lasting solutions for people experiencing and at-risk of homelessness throughout Colorado. The Coalition advocates for and provides a continuum of housing and a variety of services to improve the health, well-being and stability of those it serves. Since its founding, the organization has earned state and national recognition for its integrated healthcare, housing, and service programs. The Coalition's comprehensive approach addresses the causes of homelessness, as well as the consequences, offering critical assistance to over 22,000 individuals and families each year. Learn more at [www.coloradocoalition.org](http://www.coloradocoalition.org).