



Feb. 19, 2021

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1.) Governor Polis delivers State of the State, Leadership shares their legislative priorities

Governor Polis opened by acknowledging the challenges Coloradans have faced between Covid-19, forcing millions of women to leave the workforce, multiple devastating fires that burned homes and businesses to the ground, and political turmoil that resulted in division within our communities. Governor Polis called upon state lawmakers to continue to put Colorado families and businesses first, and that between the resilient nature of our state and our ability to work together, the state's economy can and will be rebuilt. [Full video and transcript](#) (CPR)

Governor Polis highlighted several of his top budget priorities for the year as:

- Tax cuts and credits,
- Repairs and upgrades for roads across the state,
- Expansion of broadband internet access,
- Education, and
- Health Care.

[House Speaker Alec Garnett's address](#) (Colorado Politics)

[Read House Minority Leader Hugh McKean's address](#) (Colorado Politics)

[Senate President Leroy Garcia's address](#) (Colorado Politics)

[Senate Minority Leader Chris Holbert's address](#) (Colorado Politics)

2.) Legislature resumes, introduces over 200 bills in the first week

CAR's Legislative Policy Committee is working hard to represent the needs of Colorado's real estate industry so that Colorado is a place where REALTORS® can continue to assist consumers in their pursuit of homeownership. This week, LPC discussed and reviewed at length the following bills:

- [HB-1008 Forest Health Project Financing](#) (LPC Position: Support)
- [HB-1034 Consumer Right To Use Natural Gas Or Propane](#) (LPC Position: Support)
- [HB-1054 Housing Public Benefit Verification Requirement](#) (LPC Position: Amend)
- [HB-1077 Legislative Oversight Committee Concerning Tax Policy](#) (LPC Position: Amend)
- [HB-1117 Local Government Authority Promote Affordable Housing Units](#) (LPC Position: Amend)
- [SB-033 Conservation Easement Working Group Proposals](#) (LPC Position: Support)
- [SB-054 Transfers For Wildfire Mitigation And Response](#) (LPC Position: Support)
- [SB-060 Expand Broadband Service](#) (LPC Position: Amend)
- [SB-070 County Authority To Register Businesses](#) (LPC Position: Amend)
- [SB-072 Public Utilities Commission Modernize Electric Transmission Infrastructure](#) (LPC Position: Amend)
- [SB-080 Protections For Entities During COVID-19](#) (LPC Position: Support)

3.) CAR brings forward legislation to help Coloradans overcome obstacles to homeownership

Homeownership is one of the fastest ways to build wealth, yet many Coloradans find themselves locked out. Colorado lawmakers can usher in a Century of Opportunity through:

1. **Financial literacy Education** - Residents should receive the education they need to achieve upward mobility. A financial literacy high school curriculum should include understanding credit, debt, and student loans as well as preparing for homeownership and retirement.
2. **Credit Building Programs** - Colorado should promote pilot programs that level the playing field for populations of color and give renters opportunities to build their credit so they can access homeownership.
3. **Requiring Division of Housing Annual Reporting** - Colorado lawmakers should pass legislation to annually get a comprehensive picture of the state's housing needs, be transparent about how we are meeting those needs, and base long-term affordable housing decision on data.

Introduced bill: [HB-1028 Annual Public Report Affordable Housing](#) (LPC Position: Support)

4. **Incentivizing Best Practices in Affordable Housing Development** - We should empower and reward local governments that pursue policies that increase the potential for building or developing more supply of affordable housing to meet Colorado's needs.

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4.) A call to end the destruction of communities by wildfire in 30 Years

The National Fire Protection Association (NFPA) is hosting Facebook Live event on Tuesday, February 23 at 2 p.m. ET that will focus on the five fundamental tenets of Outthink Wildfire™, a new initiative aimed at significantly lowering community wildfire risk by 2050, and feature remarks and a live Q&A session with industry experts, including:

- Jim Pauley, President & CEO, NFPA
- Roy Wright, President & CEO, Insurance Institute for Business & Home Safety (IBHS)
- Jeffrey D. Johnson, Fire Chief (Ret.), Chief Executive, Western Fire Chiefs Association
- Alison Alter, Austin District 10 City Council Member

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5.) NAR speaks to White House on Eviction Moratorium

On Thursday, February 11, NAR participated in a housing provider coalition call with the White House to discuss the CDC eviction moratorium and rental assistance challenges. During the call, coalition members discussed the challenges presented by COVID-19 for both tenants, who may be out of work or making reduced income as a result of the pandemic, and housing providers, on whom the burden falls to make mortgage payments on their property regardless of the rent they collect each month. The coalition had several specific points it made:

- The need to allow evictions for reasons other than non-payment of rent to continue to protect the health and safety of residents and workers;
- The need for access to the court system to have a neutral party, informed on the matters of law, as an arbiter of disputes and as a means of keeping communication open between property owners and residents;
- The importance of clear attestation ("self-certification") requirements for tenants claiming protection under the moratorium, making clear their responsibilities to seek rental assistance and pay owed rent, and the penalty of perjury for providing false information; and
- The need for clarity regarding how long the eviction moratorium will last, taking into consideration the economic impact as well as the public health need and balancing that length with the available assistance.

6.) NAR Urges Support for Small Businesses, Commercial Real Estate

On Thursday, February 4, the House Small Business Committee held a hearing: "The State of the Small Business Economy in the Era of COVID-19." NAR sent a [letter](#) to the Committee, thanking it for its work in support of small businesses during the pandemic, and urging continued action to provide greater relief to the commercial real estate sector.

Specifically, NAR asked for continued support for the SBA's Paycheck Protection Program and its Economic Injury Disaster Loans, emphasizing the need for them to be simple to access by small business owners and efficiently administered. In addition, NAR asked that Congress reconsider the Main Street Lending Facility, created by the CARES Act. This lending program was intended to help businesses that may qualify for PPP loans but need more assistance, or who do not meet all of the SBA program size standards but are still being impacted by the pandemic. Unfortunately, due to high minimum loan requirements and low lender participation, it has not lived up to expectations, and billions of dollars in funding for it remain unused. Reconfiguring the program so that funding gets released to the businesses that are hurting the most - and that will be so important to the economic recovery once the pandemic is over - should be a priority for Congress.

100 Years United We Stand - Early Bird Campaign

The reason we have been successful for 100 years as an organization is, we have been united, despite our differences, for a common purpose. When you invest in RPAC it is an investment to achieve our common purpose.



[If you invest today, you will be recognized as a 2021 RPAC investor all year long and have the chance to win a \\$100 gift card!](#)

United we stand and divided we fall. Together let's make sure the last part of that cliché' never comes to fruition. Make your 2021 RPAC investment today. Colorado's future is depending on us.