



Immediate Release
Thursday, March 13, 2025

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**LOW-INCOME RENTERS FACE A DIRE SHORTAGE OF AFFORDABLE HOMES IN
COLORADO AMID UNPRECEDENTED ATTACKS ON HOUSING ASSISTANCE**

A new report shared by the Colorado Coalition for the Homeless (CCH) published by the National Low Income Housing Coalition (NLIHC) finds a national shortage of 7.1 million affordable and available rental homes for extremely low-income renter households – those with incomes at or below the poverty level or 30% of their area median income (AMI), whichever is greater – resulting in just 35 affordable and available rental homes for every 100 extremely low-income renter households nationwide. The report, [The Gap: A Shortage of Affordable Homes](#), was released today and lists Colorado as the 6th least affordable state in the country, a change from last year’s ranking of 8th.

[Here in Colorado](#), things are even more dire than the national landscape. There are only 26 affordable and available rental homes for every 100 households with extremely low incomes. Facing a shortage in Colorado of 134,281 affordable and available rental homes, 79% of these renters are severely housing cost-burdened, spending more than half of their incomes on housing. Cost-burdened households are more at risk of falling into the cycle of homelessness and being forced to access costly and limited emergency services.

Cathy Alderman, Chief Communications and Public Policy Officer for the Colorado Coalition for the Homeless added, “While Coloradans of nearly all income levels are experiencing difficulties with access to affordable housing, the circumstances continue to be most dire for those in the bottom 30% of area median income. We need policies and investments that benefit the lowest-income households first and foremost. Measures that prioritize upper-middle- or middle-class housing will not resolve the crisis and might even make it worse. To meaningfully address the homelessness and housing crisis, affordable housing efforts particularly those utilizing public funds or benefits must be centered on those most in need—those with the lowest earnings.”

The Coalition’s report *Colorado’s Affordable Housing Crisis: It’s Time for Strategic Investments* dives more into the issue at hand and is available [here](#).

For every 100 individuals and families with incomes at 30% AMI in Colorado there are only 26 affordable and available units. For those making 100% of AMI, there is a 1:1 ratio—100 units for every 100 searching for affordable and available housing.

In Denver in 2024, a one-person household at 30% AMI earned \$27,400 per year while an individual with 100% AMI earned \$91,280. For Summit County, a one-person household earning \$25,590 is at 30% AMI and \$85,500 at 100% AMI. In Otero, those numbers are \$17,300 for 30% and \$66,000 for 100% AMI

Even for those at 80% AMI (\$71,900 in Denver), there are 89 affordable and available units for every 100 individuals seeking housing. Not a 1:1 ratio, but much improved than circumstances for those living at 30% AMI. Individuals at 80% AMI are considered “low income” by some standards and in some proposed legislative measures.

The private market, without subsidy, is unable to provide an adequate supply of housing affordable to the lowest-income renters. What extremely low-income renters can afford to pay for rent does not cover the development and operating costs of new housing and is often insufficient to provide an incentive for landlords to maintain older housing. The result is a systemic shortage of affordable housing for extremely low-income renters impacting nearly every community, including in Colorado. Subsidies are needed to produce new affordable housing, preserve existing affordable housing, or subsidize the difference between what the lowest-income renters can afford to pay and market rents.

With likely cuts at the Federal level on the horizon, lawmakers in Colorado have opportunities in the 2025 session to prevent homelessness due to evictions and create a housing landscape that can counter these unsustainable conditions. Some key legislation supported by the Coalition this session includes:

- [HB25-1168](#) – Housing Protections for Victim-Survivors of Gender-Based Violence
- [HB25-1032](#) - Improving Infrastructure to Reduce Homelessness
- [HB25-1240](#) - Protections for Tenants with Housing Subsidies

“Our neighbors with the lowest incomes face staggering challenges with housing affordability. Three quarters of the lowest-income renters nationwide are severely cost-burdened,” said NLIHC Interim President and CEO Renee Willis. “It is a sad fact that only one in four households who qualify for housing assistance receive it. Attempts to cut deeply insufficient resources for housing assistance in the face of so much unmet need are senseless. We also need to support, not undermine, agencies like HUD to ensure that housing assistance programs are administered as efficiently as possible. There is no path to addressing the housing crisis for the lowest-income renters that doesn’t involve increasing resources for assistance and supporting the agencies that administer our housing programs.”

[Learn more about the housing crisis in Colorado in this CCH report.](#)

More information about *The Gap* is available by visiting: <https://nlihc.org/gap>

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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.

About NLIHC

The National Low Income Housing Coalition is dedicated to achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. Founded in 1974 by Cushing N. Dolbeare, NLIHC educates, organizes, and advocates to ensure decent, affordable housing for everyone. Our goals are to preserve existing federally assisted homes and housing resources, expand the supply of low-income housing, and establish housing stability as the primary purpose of federal low-income housing policy.