

Good afternoon, Chairperson Froelich and members of the committee. My name is Bob Mulch, testifying on behalf of AARP Colorado's over 670,000 members, in strong support of House Bill 26-1204.

- HB 26-1204 clarifies that senior cooperative housing communities, serving older adults with low or moderate incomes, qualify for existing property-tax exemptions available to affordable housing projects. The bill allows for existing senior cooperative properties, that after entering into an agreement with a housing authority, will provide housing for individuals at least sixty-five years old and of low or middle income. AARP believes this is an excellent opportunity to expand housing options for older adults on fixed incomes.
- The bill ensures that eligible cooperative housing projects receive the same tax treatment as other qualifying affordable housing structures. This is fair tax policy.
- The bill supports cooperative housing models that rely on modest monthly payments to remain viable, helping older adults stay in their communities with stability and security—an outcome that aligns with AARP's mission.

HB 26-1204 is a practical, targeted solution to keep housing affordable for older adults. We respectfully urge your support.