

OPPOSE HB315

Critical Flaw: Elimination of Creditworthiness Assessment

House Bill 315 fundamentally undermines landlords' ability to assess tenant creditworthiness for subsidy recipients. While the bill's intent to reduce housing discrimination is laudable, its execution creates an untenable situation for property owners.

The Problem:

Section 20-705.1(B) prohibits landlords from considering three critical factors when evaluating prospective tenants with income-based housing subsidies:

- Income level
- Credit score (or lack thereof)
- Adverse credit history from the period before receiving the subsidy

Why This Is Problematic:

These three criteria constitute the primary tools landlords use to evaluate financial responsibility and predict tenant reliability. By eliminating all three simultaneously, the bill leaves landlords with virtually no objective means to assess whether a subsidized tenant will:

- Pay their portion of rent consistently
- Maintain the property responsibly
- Fulfill lease obligations
- Avoid creating financial risk for the property owner

The Reality:

While subsidies cover a portion of rent, tenants typically remain responsible for their share, utilities, and potential damages. Without access to financial history or creditworthiness indicators, landlords cannot distinguish between responsible applicants and those with patterns of non-payment, evictions, or property damage.

Conclusion:

This bill creates a special protected class with no accountability mechanisms, forcing landlords to accept unmeasurable financial risk.