

House Transportation & Local Government**03/10/2021 1:30 PM****Testimony - HB21-1117 Local Gov Authority Promote Affordable Hous Units**

First Name	Last Name	Representing	Text of Testimony
George	Marlin	Colorado Counties, Inc. (CCI) & Clear Creek County	
Mary	Sanders	Self	
Stephanie	Reyes	Grounded Solutions Network	
Lauren	Brockman	Self	
Kathleen	VanVoorhis	Interfaith Alliance of Colorado	
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Andrea	Stojsavljevic	Healthier Colorado Colorado Municipal League and City and County of Broomfield	
Sharon	Tessier	CCAT/ Summit County	
Tamara	Pogue	Enterprise Community Partners	
Kinsey	Hasstedt	Colorado Cross Disability Coalition	
Sheila	Benintendi		
Emily	Gorgol	Self	
Caitlin	Quander	NAIOP	
Charles	Brennan	Colorado Center on Law and Policy	
Carmen	Medrano	United for a New Economy	
David	Broadwell	Colorado Municipal League Neighborhood Development Collaborative	
Jonathan	Cappelli		

Witness Signup List

I am a former Planning Commissioner in Golden. When I was the head of the planning commission I helped push a change in our comprehensive plan to add a goal of keeping and growing our affordable housing stock. The city council did add a goal to have 45% of our housing be affordable. The goal was aspirational, but seemingly doable at the time (circa 2014). But really no progress has been made and things have not gone well for affordability. One of the reasons is a lack of tools to hold developers accountable for creating affordable units. This bill will clarify what the city can do and provide some cover for our conservative councilors who have resisted taking aggressive actions. The ability to get inclusionary housing should not be dependent on personalities, but on desires from the community for a mix of income levels. We need that in Golden.

Don Cameron Self

I am in favor of HB21-1117 and ask you to vote in favor of this moving along. essential for communities to address a growing housing affordability crisis. This also gives local governments an ability to tailor solutions to their local needs.

Ron Benioff Self

Thank you for passing this important bill

Witness Signup List

My name is Kathy Smith, and I am representing the Colorado League of Women Voters in writing in support of HB21-1117, concerning providing tools for local governments to promote affordable housing units. The League is a nonpartisan organization that encourages informed and active participation in government and supports legislation to address the housing crisis that confronts low-income families. There is a statewide shortage of about 115,000 rental homes that are available for extremely low-income renters.

Lack of affordable housing is a continuing problem throughout Colorado, and housing challenges faced by each community are varied. Right now, our laws make it difficult for local communities to provide stable and affordable housing for their residents. Local governments need tools to provide housing that is affordable to their workforce and community and this bill will help expand the supply of affordable housing moving forward. The bill needs to be flexible enough for local governments to tailor requirements and options to fit the needs of their communities.

I urge the committee to vote YES on HB21-1117 to give local governments the tools they require to create local solutions that meet their affordable housing needs.

Thank you for your consideration.

Respectfully,
Kathy Smith
Legislative Action Committee

Kathy Smith League of Women Voters of
Colorado

Jim Stegner Self

quality rental homes at an affordable price to my tenants for many years. For the first time I am considering selling them all and getting out of this, as it is getting harder and harder to be a landlord in this state due to all the regulations and restrictions. I also manage around 400 rental properties for others and have never seen so many owners who are selling and getting out of

Witness Signup List

those that have lower incomes. I also understand that the idea of rent control seems like a good answer. Rent control is not the answer. Rent control only helps the few who receive controlled rental units. The remaining, much larger population is hurt because rent control creates scarcity. When the rent is controlled, the builder and the landlord's profit margins are decreased. The builder and the landlord are running a business and must find a way to compensate for the loss in profit, so they will either raise rents on non-controlled units or they will choose not to build housing or to invest their money elsewhere. These events will make it more difficult for people that do not already have rent-controlled units to find affordable housing.

Colorado is suffering from a housing supply shortage which has created a spike in rent prices. Our supply is low, so the prices are high. How do you make housing more affordable, you create more housing and the rents will naturally come down. I am a professional property manager and many of my clients are selling their rental homes to Owner-occupants. These properties are coming out of the rental inventory. Many investors and Landlords are reporting that they are done investing in the Colorado Housing market because the restrictions are making it too risky and no longer profitable.

I admit, there are some winners with rent control, but the losses are greater, more widespread, and longer-term. If you really want to pass laws that help the people of Colorado and bring down rent prices, then write laws that incentivize builders instead of regulating them. Write laws

Danielle	Rogers	Self
Sarah	Barnes	Colorado Children's Campaign