

House Transportation, Housing & Local Government

01/30/2024 Upon Adjournment

HB24-1007 Prohibit Residential Occupancy Limits

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
James Swanstrom Against themselves	The State should leave local issues to local government
Nicole Speer For themselves	<p>Good morning, Chair Froelich, Vice Chair Lindsay, and Committee Members. My name is Dr. Nicole Speer.</p> <p>I am Mayor Pro Tem for the City of Boulder, but I am writing on my own behalf. Our city has not taken a position on this bill.</p> <p>If cities were trying to regulate occupancy by telling parents how many children they can have in their home, or whether aging parents can live with their adult children and grand-children, I expect you would put a stop to it immediately.</p> <p>Coloradans are fiercely independent and honor our freedom. It is common sense to most of us that our government should not be telling us who we can and cannot live with.</p> <p>And yet, cities like Boulder have laws that limit the number of people who can live together not based on life safety considerations but based on familial relationship.</p> <p>These unfair laws disproportionately take away the freedom of anyone who creates families based on chosen bonds, rather than biological ones (e.g., seniors, LGBTQ+ people, students). But when a law strips some of us of our basic freedoms, it puts all of us at risk.</p>

	<p>You've seen the same data I have. Our skyrocketing housing costs are leading to record numbers of evictions. Our state's demographic projections suggest we'll have far fewer households with children in the next 25 years. And just in the Denver Metro region we're going to need over half a million new housing units by 2050 to meet our current and future housing needs.</p> <p>I often say that the most vulnerable groups are the ones that feel the first impacts of bad policy. They show us where the cracks are. As issues like climate change and housing shortages and economic inequality put more pressure on our housing systems, this unjust practice of regulating occupancy based on familial relationships will impact more and more of us beyond seniors, LGBTQ+ people, and students.</p> <p>We have life-safety regulations on occupancy. We do not need discriminatory family-based occupancy regulations, too. Please take action to stop Colorado cities from stripping our freedoms within our own homes.</p>
<p>Nadeen Ibrahim For themselves</p>	<p>Good morning madame chair and members of the committee. My name is Nadeen Ibrahim, and I am the Organizing Director at East Colfax Community Collective. We are a member-led organization supporting more than 500 households annually with housing stability and defense. The vast majority of our members are in the 0-50% AMI range - working class families struggling to afford their home in the midst of this housing crisis. I am here today in support of House Bill 24-1007 (Prohibit Residential Occupancy Limits).</p> <p>As a member-led organization, we always encourage our members to raise their voices, but due to the fear of landlord retaliation and the occupancy limits in their respective city, I have been asked to share this story. One of our members resides in Aurora, Colorado, paying more than 50% of their income towards rent. To avoid homelessness, they decided to move into an apartment with another family they have grown close to. This way, they can split the housing expenses (now paying about 25% of their income towards rent) and childcare needs to make ends meet. The home is large enough to accommodate both families in terms of size, but the City of Aurora's occupancy limits also limit occupancy to one single family per dwelling.</p>

	<p>While our member does pay their rent on-time and is a model tenant, the landlord continues to refuse to fix the electrical and plumbing issues in their home. In fact, mold has started to grow in the home, greatly impacting the health of their children. Our member wants to submit a residential health complaint to the city, but fears that in doing so, they will be told they are in violation of the city's occupancy limits and will be evicted. So, they would rather live in an unsafe, defective home, then risk the possibility of homelessness. This bill would change that, and make it so that our members can live in safe, dignified housing comfortably.</p> <p>Just like all other commercial properties have capacity/occupancy limits based on square footage, and not familial relationships, so should residential dwelling units. I urge you to support House Bill 24-1007 (Prohibit Residential Occupancy Limits) to ensure safe, dignified housing for all Coloradans and to curb homelessness.</p>
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OPPOSE HB24-1007

Dear Representatives,

I am opposed to HB24-1007 as it does not address the various types of family dwellings: In Denver (2022 code attached) one family dwelling units have 5 categories (including care facility), 2 family dwellings including a family child care home, uses in townhouse units, and ADU's. This is NOT a one fits all solution.

I have attached as a sample the 2022 Denver Residential Code. Care Facilities require special circumstances.

I suggest a strike below until more research is completed.

Thank you for your consideration.

Sara Gagliardi/Mona Moffatt volunteer lobbyists



INTERFAITH ALLIANCE OF COLORADO

PROTECTING FAITH AND FREEDOM

January 30, 2024

RE: In SUPPORT of HB24-1007 Prohibit Residential Occupancy Limits

Chairperson Froelich and members of the House Transportation, Housing & Local Government Committee,

Thank you for the opportunity to provide testimony in support of HB24-1007. The Interfaith Alliance of Colorado promotes justice, religious liberty, and interfaith understanding through building relationships in order to educate, advocate, and catalyze social change. We work with faith communities across the state, and our network represents more than 2 dozen faith traditions.

Faith communities are often at the forefront of tackling matters of community need and concern, and housing is no different. Interfaith has long worked alongside congregations to help them meet housing needs in their communities, including launching programs like the Safe Outdoor Spaces, the Congregation Land Campaign, and the Housing Equity Campaign. We work continuously with our congregations and various community partners to eliminate barriers to housing for all Coloradans.

The affordable housing crisis is continuing to impact communities across our state, and HB24-1007 would address restrictive occupancy policies that can be a barrier to greater housing access and stability. Beyond access and stability, ending policies that limit occupancy solely based on the relationship of the people living together also supports greater inclusivity and self-determination within our communities.

We respectfully ask that you support HB24-1007 and vote Yes to advance it from the committee with your favorable recommendation.

Thank you for your consideration,

Shara Smith

Shara Smith, Executive Director
Interfaith Alliance of Colorado



January 29, 2023

RE: HB24-1057 Prohibit Algorithmic Devices Used for Rent Setting - SUPPORT

Dear Members of the House Transportation, Housing & Local Government Committee:

I am testifying in support of HB24-1057, on behalf of the League of Women Voters of Colorado

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 104 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with 19 local leagues operating in many regions around the state.

The LWVCO supports policies to provide a decent home and a suitable living environment for every person. Our Justice, Equity, Diversity, and Inclusion (JEDI) values are served when local communities and their governmental authorities can adopt regulations that benefit their communities.

Rent prices have soared in Colorado and many Coloradans are severely burdened by their housing rental costs. There are over 700,000 renter households in Colorado cities alone, which represents 34% of all households in Colorado .

Algorithmic software has been the subject of lawsuits, a number of which have been filed in Texas against one of the providers of this type of software. This type of rent setting software represents unfair and uncompetitive conduct, price fixing and collusion. When landlords use these devices, the result is higher residential rents. The goal is touted by these software vendors as a way to maximize profits. The software uses data collected across multiple landlords and markets, and all users of the software. One result of this practice is that landlords will outsource rent setting choices instead of making the decisions locally or within one company.

There already exists a significant imbalance of equity and power between landlords and renters. Preventing collusion and price fixing would be a significant step creating more balance in this power dynamic. Additionally, an exception is provided to allow landlords to use an algorithmic product designed by the landlord internally and used exclusively by the landlord or landlord's affiliates. HB24-1057 would allow the Attorney General or a district attorney to bring a civil action on behalf of the state to seek the "imposition of civil penalties against a person who violates the Colorado Consumer Protection Act, in addition to private parties. Civil penalties paid to the state vary by type of violation and are paid to the General Fund." *From the bill's Fiscal Note*

We urge the committee members to vote **YES** on **HB24-1057**. Thank you for your consideration of this important bill.

Respectfully,
Kate van Houten, Volunteer Lobbyist - Housing
League of Women Voters of Colorado
1410 Grant Street, Suite B-204
Denver, CO 80203
303-863-0437

Madam Chair, members of the committee, thank you for the opportunity to share with you today. My name is Becca Downs, representing Queen City Co-op, and I am here to speak in support of House Bill 24-1007 because this policy ensures Coloradans have more access to affordable housing and more supportive communities.

The Queen City Co-op is a diverse housing cooperative in Denver, aiming to help make housing more affordable for more people. And while there are a lot of economic and environmental reasons to support this bill, today I want to speak on my personal experience, and how this policy benefits individuals.

It's difficult to share how community housing has benefitted me without sharing deeply personal and painful parts of my past, but to summarize: during the beginning of the pandemic I was enduring a traumatic, heartbreaking, expensive, and life-altering divorce. I had just moved into an apartment in Indianapolis out of necessity—no family nearby to live with, and all my friends were married and living with their spouses and children. This quickly became an unsustainable way for me to live.

Two years ago I moved to Denver for a graduate program at Regis University. I moved here, too, to find community. Now I get to live in a house with four other people who share my values. I have found family in a place and time in my life in which I have desperately needed it.

Some folks get married and have kids and foster their nuclear family, and it works for them. Others find that love and support in people who aren't related by blood or marriage. The opportunity to live in a warm, stable home with people I care about and who care about me—without the fear that our lack of blood relation or marital status could make our home illegal—is how I can afford to stay in this city, where I have found a home as a writer, educator, and community member.

And I am just one story. Some folks in the co-op grew up in Denver neighborhoods they can no longer afford to live in. Some have health issues that make other living situations practically impossible. Some are engineers, educators, students, bartenders, parents. All choose to live in community, and all benefit from the legal security of this policy. So while my testimony isn't leaning on the economic and environmental benefits to this policy—I'll leave that to other organizations speaking in support of this bill—I hope you see how it affects the quality of life of the people you represent. Thank you again for your time today, and I hope you'll vote in favor of HB 24-1007.

HB24-1007

lbrunswick@comcast.net to dan.graeve

01/29/2024 01:20 PM

Dear Committee members,

I need to comment on bill HB-1007 - Prohibit Residential Occupancy Limits. This bill would have terrible consequences to the character and livability of neighborhoods. How is it that the sponsors of this bill think they know what needs to be done in my neighborhood or in my city? Have they lived in Fort Collins near Colorado State University and experienced the chaos that overoccupied residences create? I have and I will not go back to that nightmare. We've been there and it is terrible.

Citizen's in this City spent years working on this very problem through City Council and it was finally resolved less than 10 years ago with a compromise in "single family homes" by allowing three unrelated people live in one house together. This is neither unfair nor racist to expect to not have chaos in our lives caused by ignorant people living around us. Just because officials in power positions in Fort Collins and elsewhere have not planned for affordable housing, doesn't give the State any right to take my peace and quiet from me. Please do not do not vote for this bill!

Lori Brunswig
1901 Ridgewood Road
Fort Collins, CO 80526



January 30, 2023

RE: HB24-1007 Prohibit Residential Occupancy Limits- SUPPORT

Dear Members of the House Transportation, Housing & Local Government Committee:

I am testifying in support of HB24-1007, on behalf of the League's Legislative Action Committee.

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 104 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with 19 local leagues operating in many regions around the state.

The LWVCO supports policies to provide a decent home and a suitable living environment for every person. Our Justice, Equity, Diversity, and Inclusion (JEDI) values are served when local communities and their governmental authorities can adopt regulations that benefit their communities.

Rent prices have soared in Colorado and many Coloradans are severely burdened by their housing rental costs. There are over 700,000 renter households in Colorado cities alone, which represents 34% of all households in Colorado .

Occupancy limits have been used by cities across the country and in Colorado to restrict how many **non-related** people can live in the same household. In a Law Week article by Colorado Newswire, dated January 23, 2024,

“... about two dozen Colorado municipalities have some sort of occupancy limit on the books. Cities including Fort Collins, Commerce City and Littleton have what's commonly known as a “U plus 2” law, where no more than three unrelated people can live together.

“That means even in a house with five or six bedrooms, just three unrelated people could live together.”

This practice discriminates against non-traditional family and non-family residential renters, lowers the effective density of larger homes, and generally acts as an enforcement mechanism for single family occupancy. This can have a negative effect on affordability. Renters in middle- and low-income sectors could sure use our help to be able to mitigate the high cost of rent and utilities by eliminating occupancy limit restrictions.

HB24-1007 provides equitable exceptions for occupancy limits that are tied to minimum square footage per person required to establish safety, health and welfare regulations.

We urge the committee members to vote **YES** on **HB24-1007**. Thank you for your consideration of this important bill.

Respectfully,
Jo Feder, Volunteer Lobbyist - Housing
League of Women Voters of Colorado
1410 Grant Street, Suite B-204
Denver, CO 80203
303-863-0437



HB24-1007 HOME ACT Katherine Carol to: committees.lcs.ga 01/31/2024 08:12 AM

Katherine Carol
789 N Clarkson St. #202
Denver, Colorado 80218
tangoresults@gmail.com
720-771-6535

January 30, 2024

Subject: B 24-1007 HOME Act. Harmonizing Occupancy Measure Equitably in Colorado

Dear Committee Chair and Committee Members,

Thank you for the opportunity to give written testimony for HB24-1007, The Harmonizing Occupancy Measures Equitable in Colorado.

My name is Katherine Carol. I am the parent of a forty-year-old woman who lives with significant cerebral palsy. I am over seventy years old. I am considered a subject matter expert on family issues related to disability and currently serve as Co-Chair of Colorado's Employment First Advisory Partnership. I am a former Chair of the Colorado Developmental Disability Council.

I am writing to express my strong support for HB24-1007. As a concerned resident and advocate for affordable and accessible housing, I believe that investing in these initiatives is crucial to addressing the needs of our most vulnerable citizens while also fostering a healthier, more inclusive society where everyone has a home.

The purpose of my testimony is to offer support for improving the opportunities for people to build communities of support in their daily lives. As an aging caregiver, I know there will be a day when my daughter, who has successfully lived in the community and owns her own home, will need another live-in roommate beside me. She may even need two to ensure health and safety.

The wonderful part of this story is that my daughter owns her home, allowing her to live in an accessible home suited for her needs. She can offer space in her home at a reduced rent to help her caregivers economically because she has a three-bedroom condo when I need to move out and can no longer provide overnight care.

I have been working in the field of special education and rehabilitation for over fifty years, and I am aware of the concerns of parents like me who have been supporting their family members who experience disability. The age wave will soon hit these families, washing away the success of community living. Like a tsunami, the wave is difficult to detect until it hits, and it will soon.

This bill offers an option for many individuals with disabilities to remain in a setting of their choosing with paid support and roommate support, in which a roommate can be compensated through free or reduced rent in exchange for an agreed-upon support level.

It is estimated that nearly one million households in which an adult with intellectual and developmental disabilities is living with a caregiver 60 and older. Older caregivers spend more time hours providing care than

younger caregivers. According to the [Family and Individual Needs for Disability Supports \(FINDS Study\)](#), conducted by The Arc in collaboration with the University of Minnesota, 52% of caregivers spend at least 40 hours a week supporting their family member with I/DD-- nearly double what children caring for aging parents and spouse reported in a recent National Alliance for Caregiving/AARP study.

Could this bill help protect us from the coming exodus of baby boomer caregivers by allowing others to live and care for our family members?

It could be a significant element of protection.

HB24-1007 not only addresses stable housing but also offers essential support services tailored to the unique needs of each household.

I urge you to consider the following key points as you deliberate on budget allocations and policy decisions related to supported housing:

1. **Well-being.** This Bill has the potential to contribute significantly to the well-being of individuals who may otherwise struggle to find and maintain stable housing. The sense of security and stability provided by these programs is foundational to personal growth and community participation.

2. **Collaboration and Innovation:** This Bill offers creative solutions to the serious problems of student debt, lack of affordable housing, aging, and support for people with disabilities living in their homes. It proactively works to eliminate housing insecurity for some and lack of caregiving support for others.

In conclusion, I request that you support this HB-24-1007. By doing so, we can work together to build a more compassionate, resilient, and equitable community.

Thank you for your dedication to the well-being of our community, and I appreciate your consideration of this critical issue.

Sincerely,

Katherine Carol

Katherine Carol

21st Century Rehabilitation Strategies Expert, Speaker, Blogger, Podcaster Author, Storyteller.

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