

House Transportation, Housing & Local Government
 02/15/2023 01:30 PM
 HB23-1115 Repeal Prohibition Local Residential Rent Control
 Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
<p>Keith Pryor Against himself</p>	<p>I am in HUGE opposition to this proposed legislation. It is very mid informed and will not solve our affordable rent situation in Colorado.</p> <p>We need more housing now and more affordable housing that is capped at 30% of an individuals income.</p> <p>Rent control does not accomplish this. It does the exact opposite and drives down rental supply and rents up.</p> <p>People become prisoners to the apartment they got rent control and can not move as there rent goes up if they do and they never leave there unit limiting the supply of avail units to others that move into the area.</p> <p>Look at California and how well it has NOT worked there.</p> <p>This is NOT the Answer to our rent affordability issue and I erge you to vote NO and stop this train week of out of control rents to come as a result.</p> <p>Again, this policy has NOT worked an any major city that has enacted it.</p> <p>Please vote no and instead come up with more money for actual affordable units</p> <p>Thank you Keith Pryor 303-881-9873</p>
<p>John Hayden Against himself</p>	<p>Dear Legislators</p> <p>I am writing today to oppose this bill. This is not going to solve our affordable housing crisis, it will only make it worse.</p> <p>San Francisco is a prime example of how this policy has failed.</p> <p>It keeps people prisoners in there current unit as if they were to move there rent would go up. With that individual not moving the inventory of avail units is now reduced causing rents Tokyo up for people moving to the area due to a lack of supply.</p> <p>Rent Control does not work!!!</p>

	<p>Please vote No.</p> <p>Instead speed up and mandate communities build affordable units through out the metro region</p> <p>Thanks you John Hayden</p>
<p>Marlene Leonis For themselves</p>	<p>My name is Marlene Leonis, I live in Holiday Village in Colorado Springs, and I want to share my support for HB23-1115 that, if passed into law, would eliminate the state’s statutory prohibition on rent control.</p> <p>Local government should have the authority to implement rent control within their jurisdictions. Each of our communities has different economic levels. Holiday Village is a 55+ park and many of the residents are elderly and living on a fixed income.</p> <p>When I bought my home in 2014 the Lot rent was \$632.00 per month. I knew I would be able to afford this payment well into my retirement years. The lot rent has increased in January each year since then, and I am now paying \$320.00 per month more. My lot rent is now \$952 per month. My income has not increased by the same amount.</p> <p>When I bought my home, I planned on being able to stay in this community and the city where I was born and raised. As a homeowner I am responsible for paying homeowners insurance, property taxes, water, trash, storm fees, electric and gas in addition to lot rent. I am responsible for all maintenance on the property that I do not own.</p> <p>Since the residents are responsible for maintenance on the property there is very little maintenance done by the owner of the park. Therefore, the lot increase is not justified. Our lot rent was increased during COVID, yet all the amenities were closed to residents.</p> <p>With the current rate of inflation, I am unable to keep up with all the expenses. I am scared where I am going to live and becoming homeless in my retirement years because I will not make enough retirement to cover the lot rent increases on social security and PERA.</p> <p>Marlene Leonis</p>
<p>Joel Brown Against themselves</p>	<p>As a capitol hill renter in HD-6 who has been hit with large rent increases myself, I oppose this bill because I know it is bad policy. Rent control has not worked in New York or California or anywhere else it has been enacted. It distorts the housing market, and it does nothing to increase the housing supply. In fact, it discourages new housing development. I commend Representative Mabrey for trying to help our</p>

	<p>unhoused neighbors and keep renters in their homes, but this is not the way. This bill should die in committee. Representative Epps and others, please vote no.</p>
<p>Auden Schendler For Aspen Skiing Company</p>	<p>To the House Transportation, Housing and Local Governemnt Committee:</p> <p>Like all businesses in Colorado, Aspen Skiing Company, which employs some 4,000 people in winter, struggles to find housing for its employees. Lifting a ban on rent stabilization just gives municipalities another tool to fight the growing housing crisis. Importantly, it leaves the decisionmaking up to local communities. It makes sense to repeal the ban by passing this bill.</p> <p>Sincerely,</p> <p>Auden Schendler SVP Sustainability and Community Aspen Skiing Company</p>
<p>Talaya Banks For Soul 2 Soul Sisters</p>	<p>My name is Talaya Banks, and I'm the Black Healing and Joy Coordinator for Soul 2 Soul Sisters where we organize for Black Women, Femmes, and Trans people's whole Health and Liberation here on Ute, Arapahoe, and Cheyenne lands also known as Denver. I'm testifying on behalf of Soul 2 Soul Sisters to urge you to support House Bill 1115.</p> <p>At the core of our work, we believe that every community deserves to be able to live and raise families in a safe and healthy environment. With the skyrocketing rent in Denver, it continuously disenfranchises Black communities who face disproportionate economic barriers due to systemic racism. As Black Women are over-represented in evictions, repealing the statutory provisions that prevent rent control is an important step in creating financial grace and stability for Black women to afford to raise our families here. Historically, racist zoning policies and loan processes have targeted Black communities and pushed stable housing out of reach - now is the time to address our housing policies to ensure that we are representing the values of our state and supporting families. This bill would create equity for local communities and ensure that they can stay in their homes, rather than being pushed out due to increased rent. By extending this form of grace to our communities it allows us to continue to heal from oppressive systems.</p> <p>Soul 2 Soul strongly encourages you to vote in support to sustain Black Life and Families as it is a crucial piece to our collective liberation. Please vote yes on HB 1115. Thank you for your time!</p>
<p>Tober Schorr For themselves</p>	<p>Hello and thank you to chairwoman Froelich and everyone on this committee. My name is Tober Schorr and I am a resident of Table Mesa Village, a trailer park on the outskirts of Boulder, CO. We have seen 10%+ rent increases for the last several years and I'm worried about my</p>

	<p>elderly neighbors that live on fixed incomes. Rent is now \$920/month. In addition, I earn my living as an accompanist for dance classes at CU and by teaching private music lessons, and I will no longer be able to afford rent in a few years, despite owning my trailer. I am a single Dad with a teenage son and I have lived in Boulder for 20 years. The lack of a decent, affordable life for regular folks is quite frustrating. Please consider using the legislative power invested in you by the citizens of this great State to take action to ameliorate the situation.</p> <p>Respectfully,</p> <p>Tober Schorr</p>
<p>Jon Fox-Rubin For themselves</p>	<p>My name is Jon Fox-Rubin and I live in Basalt Colorado. I have served on Basalt's Planning and Zoning commission and as an elected Trustee previously. I currently work as an affordable housing consultant (for Roaring Fork Community Development Corporation & Habitat for Humanity, Roaring Fork Valley) and community organizer (with Mountain Voices Project) on the western slope of Colorado. We have approximately 55 mobile home communities between Parachute and Aspen with 3,000 units and tens of thousands of residents in these communities.</p> <p>I have worked with residents of three mobile home communities in this region to take advantage of the well-intended opportunity to purchase legislation passed by the legislature in 2021 and amended in 2022. The 2022 legislative session looked at restrictions on rental increases for mobile home communities but didn't include any such provisions.</p> <p>Unfortunately in the three mobile home communities we've worked with, outside corporate investors prevailed in purchasing them, often at inflated valuations. The result has been draconian increases in rent. For example, one park increased the lot rent 41% if the residents would sign a new lease or 61% if they wanted to remain on their existing lease—both bad options. These merciless rent increases are rapidly destroying the last vestiges of free-market affordable housing in the western slope and throughout Colorado.</p> <p>The proposed legislation will allow local communities the tools they need to protect the vulnerable while allowing owners of mobile home communities to make reasonable profits.</p>
<p>Kevin McCloskey For Denver Democratic Socialists of America, Colorado Homes for All</p>	<p>Hi, I'm Kevin McCloskey and I am going into my 12th year in managing affordable apartments in the Denver area. I also have one rental unit of my own. I got a degree in Urban & Regional Planning here in Denver, having experiences and delving academically into history and looking critically at how governments and decisionmakers might assess and represent the common interest of the people, or give in to special</p>

	<p>interests. We are in a major crisis where our country struggles with housing and getting ahead in life. Americans should be very aware about how housing, a basic necessity, has become a plaything of private equity. Investment in real estate is on the rise, with investment consortia acquiring an ever greater percentage of housing stock and imposing higher rents.</p> <p>There is a saying that “every rule is written in blood,” meaning every new rule or law is a reaction to carelessness or exploitation. Proposals of rent control and other tenant protections are a direct and unsurprising reaction to current exploitation. I notice industry talk centers on charging whatever the high market price is, never what the break-even point is on a good that everyone needs to survive.</p> <p>The real estate world often falls back on hands-off of economics when it suits them. “My property, my right!” Yet this is the good of the few pitted against the good of the many. People want livable housing costs. The answer is not to continue with uncritically prioritizing insider dealmakers.</p>
<p>Kevin Matthews Amend themselves</p>	<p>Members of the committee,</p> <p>Over the last decade, Colorado has seen tremendous population growth and has failed to build enough housing to keep up with that growth. The housing affordability crisis is one of our own makings. The rent repeal you are considering today should not be viewed as an affordability policy, however, as long as this measure is recognized as a solution to slow displacement from spiraling housing costs, rather than a way to address affordability challenges, rent stabilization can be a valuable tool in the toolkit.</p> <p>There will be those who argue that any rent ordinance will kill future developments and worsen our crisis, but this is due to the poor design of past rent measures. St Paul, Minnesota passed a strict rent control ordinance capping annual rent increases at 3 percent a year starting in November of 2021. Since that time St Paul's housing starts have fallen 82 percent according to US HUD data while neighboring Minneapolis saw a tripling of permits issued during the same time period and home building around the state increased by 15 percent (1).</p> <p>To avoid this predicament, rent stabilization policies should be designed to stabilize rent increases, while avoiding the unnecessary pitfall of encouraging new housing to be built. California’s tenant protection act of 2019 achieved this by requiring a “just cause” for evictions, and by limiting annual rent increases to no more than 5 percent plus inflation in a calendar year (2). Additionally, the act exempted buildings less than 15 years old on a rolling basis, so as to not inhibit construction as was done in St Paul. In Boston, Mayor Michelle Wu, who was elected on a rent control platform, has proposed a bill capping rents at either 10 percent or at the CPI for the Boston Metro</p>

	<p>area, or 6% annually, depending on which is lower, and similar to California’s act, the bill exempts new buildings for 15 years (3).</p> <p>There are those that may argue for a clean bill, allowing cities and towns to set their own rules. However, considering some of the other bills this body is planning on this session, I would implore legislators to consider the adverse effects of giving cities a backdoor exemption to future state housing requirements. I urge you to follow the lead of California and Mayor Wu of Boston to protect those most vulnerable to displacement while proceeding to address Colorado’s growing shortage of new homes.</p> <p>Regards, Kevin Matthews Denver</p>
<p>Michelle Dumay For themselves</p>	<p>To all present for Hearing HB23-1115,</p> <p>Respectfully I am submitting the following testimony:</p> <p>I am a resident of Denver City and County and the mother of two children, one that is profoundly intellectually impaired and disabled, quadriplegic and physically unable to care for herself independently. She will have to rely on her older brother and other community members for care after my passing. While we are renting from a benevolent landlord, rents, in general, are escalating beyond all reasonable bounds. For community members such as my daughter and others on fixed incomes, this situation is dire. Daily, for most Denverites on fixed incomes, it means deciding which budget necessities to forgo: food, utilities and (too many times or some times) shelter.</p> <p>We all need a warm, safe and stable home. We have before us an opportunity to help all Coloradans access this by coming together. We are asking you...those that represent all of us from every corner of this State to empower our local officials and residents to please adopt rent stabilization policies that are best for EACH LOCAL community.</p> <p>Affordable housing needs fall across every demographic. All Coloradans--those young and not, disabled and not, melanated and not, veteran and not, immigrant and not--again, ALL Coloradans need you to make a way for stable and affordable communities. If you do not, Colorado will cease to be a great place to raise families and thrive because none of us will be able to afford to be here.</p> <p>Please eliminate this statutory prohibition on rent control.</p>

	Respectfully, M. Dumay
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