

~See below for English translation~

Buenas tardes miembros del comité, mi nombre es Henry Gomez.

Vivo en Colorado Springs por más de 16 años y en este tiempo viviendo en el estado ha sido buenas y malas las experiencias con los cambios que han acontecido debido a la pandemia y los altos precios de los alimentos, y el costo de la renta y la falta de trabajo debido al cambio económico en el país entero. En los pasados años los costos de la renta han incrementado de manera considerable, estamos en un dilema y con la renta y el costo de los alimentos y el gas la presión de estos altos costos nos presiona tanto como consumir menos productos de la canasta básica del hogar para poder compensar el alto precio del aumento de la renta. Les pido por favor que voten sí a favor de la propuesta de ley HB 23-1115. Los Coloradenses les agradecerán a todos ustedes por esta forma de mostrar su apoyo a la comunidad.

—

Good afternoon committee members, my name is Henry Gomez.

I have lived in Colorado Springs for more than 16 years and during this time living in the state there have been good and bad experiences with the changes that have occurred due to the pandemic and the high prices of food, and the cost of rent and lack of work due to economic change in the entire country. In recent years, rental costs have increased considerably. We are in a dilemma and with rent and the cost of food and gas, the pressure of these high costs pressures us into consuming less basic products and groceries for the household in order to offset the high price of the rent increase. I ask that you please vote yes on HB23-1115. Coloradans will thank all of you for this way of showing your support for the community.

~See below for English translation~

Buenos días Miembros del comité:

Mi nombre es Juana Soto, llegué con mi familia a Colorado Springs CO en el 2004. Por 18 años hemos trabajado mi esposo, mi hijo mayor y yo en el área de limpieza. Mis 2 hijos más chicos tienen DACA y trabajan para una Compañía de Seguros. Al no tener acceso a comprar una casa, vivimos por varios años en apartamento, donde los dueños aumentan el costo de la renta cuando quieren, nunca hacen caso a las quejas de los inquilinos, cuando se pide que arreglen algo que no funciona ya sea en el edificio o dentro del apartamento. Pero sí se retrasa el pago de la renta 1 día son \$50.00 dólares o más por el retraso. Actualmente vivimos en un "parque de casas móviles" donde no se respeta la Ley que dice que la grúa no puede llevarse un vehículo sin dar un previo aviso de 24 horas. En la oficina del parque dicen que no tienen conocimiento de esa Ley. A nosotros nos ha afectado en más de 3 ocasiones en diferentes maneras, habiendo tenido que pagar más de \$300.00 dólares cada vez. Tenemos personas que tenemos espacio en nuestro lote hasta para 4 carros y sólo nos dejan tener 2. Debemos dejar los otros carros en la calle afuera del parque, o en un estacionamiento donde seguido les rompen los cristales o se roban los vehículos y el parqueadero no se hace responsable por estos hechos, pero eso sí, los propietarios siempre quieren que la renta se pague a tiempo. Por favor les pido que voten a favor de esta propuesta de ley HB23-1115, que beneficiaría en gran medida a muchas personas que vivimos y rentamos en Colorado.

—

Good morning Committee members:

My name is Juana Soto, I arrived with my family in Colorado Springs, CO in 2004. For 18 years my husband, my eldest son and I have worked in hospitality and cleaning services. My 2 youngest children have DACA (Deferred Action for Childhood Arrivals) and work for an insurance company. Not having access to buying a house, we lived for several years in an apartment, where the owners increase the cost of rent when they want, they never pay attention to the complaints of the tenants, when they are asked to fix something that does not work either in the building or inside the apartment. But if the rent payment is delayed by 1 day, it is \$50.00 dollars or more for the delay.

We currently live in a "mobile home park" where the Law that says that the tow truck cannot take a vehicle without giving 24 hours notice is not respected. In the leasing office they say that they are not aware of this law. It has affected us on more than 3 occasions in different ways, having had to pay more than \$300.00 dollars each time. There are people who have space in our lot for up to 4 cars and they only let us have 2. We must leave the other cars on the street outside the park, or in a parking lot where the windows are often broken or the vehicles are stolen and the mobile park is allegedly not responsible for these incidents, but yes, the owners always want the rent to be paid on time. Please, I ask you to vote in favor of this Law HB23-1115, which would greatly benefit many people who live and rent in Colorado.

My name is Shannon Bucci, and I'm a voter in 81251 and have been trying to move to Denver for several months now. I moved here a few years ago from Los Angeles, and while I am not currently a renter but a future one, I am in full support of HB23-1115—because not having rent control is the number one reason I've been hesitant to stay here and not return to California. On paper, Denver appears an easier place to survive, but I have never lived anywhere in my life that has the obstacles I have seen here when trying to get—and stay—into housing. It's because of meeting people like Rep. Mabrey and others in this wonderful community that has me convinced to stay, but if this bill doesn't pass, I'm not sure that I can.

I have experience living in rent-controlled places, and I can tell you firsthand that it works! I lived in older buildings in LA where, at the time, they could only impose a 3% rent increase per year. (Most property owners didn't increase my rent at all because they understood the value of a good, stable tenant.) Leases were one year, then automatically went month-to-month, so you were free to move out with notice upon completion of the one-year lease term; the rent control, however, stayed in place regardless of lease terms, so you always knew that the maximum amount of rent increase was 3%.

Even this small amount made it difficult to keep up with rent and other financial responsibilities, but having that notice and knowing it was possible to expect it helped with budgeting and made it so that people weren't constantly being displaced when their leases were up.

Again, it's worth reiterating that I have lived in a lot of places in various states and have never come across the obstacles I have seen here in Colorado. This used to be a welcoming place, and while we desperately need affordable housing, we need that alongside legislation that will keep people housed. So I urge you to please vote yes on HB23-1115 to repeal the prohibition of local, residential rent control, let local governments decide, and let's keep Coloradans housed!

Thank you for your time and service.



February 14, 2023

RE: HB23-1115 Repeal Prohibition Local Residential Rent Control - SUPPORT

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

My name is Kate van Houten, and I am a Volunteer Lobbyist with the League of Women Voters of Colorado's Legislative Action Committee. **I am writing in support of HB23-1115, on behalf of the League's Legislative Action Committee.**

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 103 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 several regions around the state.

The LWVCO supports policies to provide a decent home and a suitable living environment for every person. Justice, Equity, Diversity, and Inclusion (JEDI) 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, which represents 35% of all households in Colorado. According to the sponsors of this bill, "housing costs have increased statewide by approximately 92% since 2001." Currently, Colorado does not have any laws that can limit how much rent can increase each year.

HB23-1115 repeals an existing statewide law that prohibits a local government from enacting laws that control rent on private residential real property, or private residential housing. If passed, this bill gives local governments the authority to choose to adopt local ordinances or regulations to stabilize rent prices. There is no fiscal impact from this bill.

HB23-1115 does **NOT enact** a statewide rent control or rent stabilization; **nor** does it **create** any new local government mandates or change expenditures or revenue of any state agency or local government.

We urge the committee members to vote **YES** on **HB23-1115**. Thank you for your consideration of this important bill.

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

Good Afternoon Members of the Housing, Transportation, and Local Government Committee;

My name is Hannah Martin and I am the Director of Accompaniment for the Accompaniment and Sanctuary Coalition of Colorado Springs. We are a grassroots organization that supports the immigrant community in the Pikes Peak Region. We testify, today, on behalf of the clients we serve and the inequities we see in housing costs for hard-working individuals and families.

Many of the requests we receive are for housing support. We deal with daily calls in regards to eviction notices, rental costs, and the inability to find affordable housing in El Paso County. 83% of the county's housing is zoned for single-family only, which significantly limits our resources to find affordable housing.

Right now, a 1-bed, 1-bath rental in Colorado Springs costs \$950-\$1300 per month. A 2-bedroom, 1-bath costs \$1200-\$1700. Average requirements we have seen for our clients include: a 690 credit score (650 was the lowest we have seen); if clients have no credit or rental history, landlords and complexes ask for 2 times the down payment; tenants must have a steady job for the past two years—and this even includes properties that accept Section 8.

A single mother with two children needs to make \$60,000 annually to be self-sufficient in Colorado Springs. But, income for single mothers in our city is under \$30,000 a year and many of our clients only make \$20,000 a year. To put this into perspective, 1 in 4 renters pay more than half their income toward rent. When tenants are lucky enough to find an apartment they can barely afford, they receive a letter at the end of their lease stating their rent will increase by as much as \$800 - \$1000 per month for a new lease.

We believe that this is unethical and we request that our representatives pass House Bill 23-1115 to support Colorado residents and to be on the side of history where equity and justice are at the forefront of our decision-making.

To whom it may concern:

My name is Hans Wach and I am a third generation Colorado native. I am writing to share my strong objection to HB23-1115 which "repeals statutory provisions prohibiting counties and municipalities from enacting any ordinance or resolution that would control rent on private residential property or a private residential housing unit "

I come from a farming and working class, middle income family who instilled in me a strong work ethic and taught me the value of personal and financial responsibility. The Lord has blessed me with a wonderful wife, three children and a career that has enabled me to build up a small portfolio of rental properties that are helping to pay for my kids' education and will pay for my eventual retirement. I manage all of these properties myself and take great pride in providing a nice home at a good value for my tenants as evidenced by the long duration my tenants stay. Nobody has better insight into the value I provide than the renters who rent from me. And nobody has better insight into my operating costs and the rents I charge than I do. Neither party benefits from a rental cap imposed by a third party.

Government at all levels should absolutely stay out of the business of manipulating prices of goods and services. The price of something is just a signal or symptom of the market. Manipulating the signal or symptom does not fix the underlying issue and, quite often, will exacerbate the issue. You cannot create affordable housing by fiddling with rents just like you can't slow down your car by fiddling with the speedometer.

An overwhelming majority of economic experts agree, and history confirms, that rent control only helps a few current renters at the expense of all future renters and community members. Rent controlled units deteriorate much faster as landlords do not have the incentive nor the money to update or even properly maintain the properties. Property values suffer as real estate investors seek out more landlord friendly communities. New construction, even if exempted from the rental caps, wanes as property values stagnate or drop. As property values drop and investments diminish, property tax revenue suffers. Renters who live in a rent controlled property are stuck and don't move for fear of losing their rent controlled property. Renters in rent controlled properties who have a change of family status, like becoming empty nesters, are incentivized by low rent to stay in the now oversized house instead of letting it go to a larger family that might need the space.

It is basic economics that artificially putting a price ceiling in place reduces the supply. And a reduction in housing supply is the last thing that Colorado needs.

The sure fire way to reduce the price of something is to increase the supply. Make building easier. Cut the red tape. Incentivize the construction of ADUs. Allow the building of smaller homes and permit tiny homes to be used as ADUs.

Be effective. Be efficient. Do what is right for Colorado and Coloradans, not just the thing with good optics for your next campaign.

I leave you with a quote from the great economist Thomas Sowell, "The first lesson of economics is scarcity: There is never enough of anything to satisfy all those who want it. The first lesson of politics is to disregard the first lesson of economics." I urge you to be an economist and NOT a politician!

Sincerely,
Hans Wach

February 11, 2023

Members of the House Transportation, Housing and Local Government Committee,

My name is Mateo Lozano and I am writing today to express my support for HB-1115 – Repeal Prohibition of Local Residential Rent Control. Thank you for taking the time to read my testimony.

I am the Regional Organizer in Summit, Eagle and Lake counties for Voces Unidas de las Montañas, an organization that advocates for issues that are of interest to the Latino community in Colorado's central mountains. And when it comes to the affordable housing crisis impacting our community, I share in my neighbors' plight.

Although my office is in Frisco and much of my work takes place in Summit County, the lack of affordable rental opportunities in that area has forced me to live about 40 minutes away, in Leadville, where I routinely join the commuter traffic driving long distances over high mountain passes to go to work in surrounding resort towns.

Employment opportunities are limited in Lake County, but that pales in comparison to the lack of affordable housing opportunities in Summit County. Despite earning a competitive salary, I quickly found myself boxed out of the housing market when I encountered long waiting lists that often led to bidding wars for rental units anywhere near my office. A lengthy search eventually led me to a small rental in the next county.

Mine is an all-too-common story in Summit County and the surrounding central mountain region. Simply finding a suitable place to live, much less being priced out of the market and forced to find another place year after year, is one of the biggest concerns of the local working-class families, and Latino workers in particular. We know that Latinos are disproportionately impacted and displaced by rising rents in these communities, and our 2022 Colorado Latino Policy Agenda survey shows that two out of three Latinos in the state are in favor of giving local communities the right to decide on local rent control for themselves. Nearly 90% of Latinos surveyed support rent stabilization to address the oppressive rent hikes in mobile home parks.

Mobile home parks are considered the last bastion of unsubsidized affordable housing in Colorado and a critical piece of the workforce housing puzzle in our mountain resort communities, but my work has shown me firsthand how residents are being taken advantage of due to prevailing market conditions. Not only are rents on the rise, but many Latino residents

are being manipulated by landlords unwilling to provide even the most basic services, like running water to drink and bathe, knowing that residents won't file a formal complaint for fear of retaliation, including rent hikes and possible eviction. Residents endure marginal living conditions, delayed repairs and lack of services simply because they have nowhere else to go.

With statewide housing costs increasing by more than 90% since 2001, it's evident that the lack of housing security poses a crisis for every renter in Colorado, and local elected officials need every available tool to address it. That includes a full repeal of the current ban on Local Control of rents, without any amendments that will limit true local control. As our mountain communities continue to develop, our local leaders need the flexibility to set policy that meets their specific needs, including achieving density requirements necessary to meet the growing housing demand without restrictions.

As housing remains in short supply and the increasing cost of rents continues to outpace wages, the affordability gap for renters in the High Country is nearly insurmountable. HB-1115 gives local officials a vital tool in the battle to reduce that gap and help Colorado communities thrive through the benefits of housing stability and affordability. We strongly urge you to pass the bill as introduced, and without amendments that limit local control.

Thank you,

Mateo Lozano
Leadville

February 11, 2023

Members of the House Transportation, Housing and Local Government Committee,

My name is Alan Muñoz Valenciano and I am writing today to express my support for HB-1115 – Repeal Prohibition of Local Residential Rent Control, as introduced. Thank you for taking the time to read my testimony.

I am the Regional Organizer for the Greater Roaring Fork Valley for Voces Unidas de las Montañas, an organization that advocates for issues of interest to the Latino community in Colorado's central mountains. Simply stated, there is no more important issue for our community than housing stability, and that begins with affordability.

I grew up in Rifle and recently returned to my hometown after attending school in Ft. Collins. Like many Latinos in my community, I currently live with my parents. It's not my first choice, but given the lack of affordable housing in the valley, it's essentially my only choice. I am fortunate to have a family I can rely on.

Not everyone in my community is so lucky. Although I have been unable to find an affordable rental unit in my hometown, at least I know I will have a place to live next year, or even next month. Many of my neighbors lack that security.

The biggest employer in Rifle is the resort industry of Aspen. But everyone knows it's impossible for people making \$20 an hour to buy or even rent a home near Aspen, Snowmass, Basalt and the surrounding valley. The rapidly rising rents are pushing people farther away from where they work. These days, even Rifle and New Castle are too expensive to live in, pushing workers as far away as Grand Junction and forcing them to commute some three hours a day – on top of an 8–10-hour workday – just to find an affordable place to live. The ripple effects in terms of lost opportunities to engage with their families, their children's schools, their communities, is immeasurable.

Housing stability is the foundation for healthy and thriving communities, but the increasing cost of rents has far outpaced wages in the central mountains, creating a nearly insurmountable gap in affordability. Repealing the current statewide ban on Local Control of Rents by passing HB-1115 as it is currently written will give the local officials that are most closely connected to the needs of our community an opportunity to set policy most beneficial to our community. It will give us the opportunity to advocate for ourselves, as renters who live in this valley, by

bringing the discussion over how best to address our needs to the community level, where it belongs.

Right now, I'm watching the community I grew up in being hollowed out. I've had countless conversations with people in fear of being displaced from their homes as rents continue to ratchet upward. Even mobile home parks, the last piece of affordable housing we have, are turning into just another unaffordable option with monthly lot rentals increasing as much as 80% in recent years, putting residents in a very vulnerable situation. Several mobile home park residents I work with have already been displaced by corporate buyers now redeveloping those properties, leaving others scared their landlords might do the same or increase rents so much they can no longer afford to live there.

Those residents deserve the opportunity to sit down with local elected officials and advocate for themselves, just as those local officials deserve every available tool to address their needs. That includes a full repeal of the current ban on Local Control of rents as drafted without amendments in HB-1115. As our mountain communities continue to develop, our local leaders need the flexibility to set policy that meets the specific needs of these communities, including the ability to meet the growing affordable housing need without state-imposed restrictions.

In order to address our community's housing stability crisis, we strongly urge you to pass HB-1115, as introduced and without amendments.

Thank you,

Alan Muñoz Valenciano
Rifle



February 15, 2023

House Committee on Transportation, Housing and Local Government

Dear Madame Chair and Committee Members,

This testimony is to express Enterprise's **support of HB 1115 – Repeal Prohibition Local Residential Rent Control.**

Enterprise works nationally and throughout the state to increase the supply of housing affordable to low-income people, improve housing stability, and advance racial equity. We do so through capital investments, place-based programmatic work, and policy analysis and advocacy.

Enterprise consistently prioritizes policies and resources to increase homes that are sustainably affordable to people living on low and fixed incomes, and that help to stem the involuntary displacement that comes with development in many communities. Colorado desperately needs more meaningfully affordable homes, particularly for those living on low and fixed incomes: According to the National Low Income Housing Coalition, ours is the 8th LEAST affordable state in the country for renters when comparing fair market rents to wages. Among low-income Colorado renters, 82% have to put more than one-third of their household income toward housing and utility costs, and 36% put fully more than half of their income toward housing. Of course, these cost burdens are more pronounced among those living on even less, with the vast majority of extremely low-income Colorado renters spending at least 1/3 if not half of their income on housing and utilities.

At the same time, as an organization that works in many facets of affordable housing throughout the state, we are aware that different communities will benefit differently from various types of policies in achieving those goals. The set of measures that will most serve the people of Aurora will not be the same as what is most needed in Sterling, or Leadville. In order to advance the critically important statewide goal of housing affordability and stability, local electeds and voters need the necessary latitude to determine for themselves what approach is of greatest benefit. This is in part because Colorado communities in different geographies comprise unique housing stock, particularly when it comes to affordable homes. And as we all know, different localities have different housing markets, politics, and complimentary policies already in place or being pursued.

Enterprise therefore appreciates and supports the approach of this bill in simply removing a state-level barrier to local communities' ability to determine whether and at what level rent stabilization measures would advance housing affordability and stability for residents.

HB 1115 is a timely bill that will enable local communities to have one more tool in their "housing affordability and stability" toolkits. Enterprise urges your yes vote.

Thank you,

Kinsey Hasstedt

Senior Program Director, State & Local Policy
Enterprise Community Partners

Enterprise Community Partners

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City of Golden

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2/15/2023

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

The City Council of Golden is expressing its support for HB23-1115 Repeal Prohibition Local Residential Rent Control. The City of Golden believes that this bill represents a crucial step forward in ensuring that our communities have access to affordable housing, while also promoting the healthy growth of our local housing markets. By repealing the prohibition on rent control measures, municipalities will be able to decide whether rent control is a tool that would benefit their communities.

The lack of affordable housing has put tremendous pressure on working families and low-income individuals, and many are struggling to make ends meet. For many communities, including Golden, rents have become so high that public servants like firefighters, police officers, and municipal employees are unable to live in the communities that they work for. Rent control policies, when implemented effectively, can provide much-needed relief to tenants who are struggling to pay the high costs of housing. By allowing local governments to regulate rents and prevent unreasonable rent increases, rent control can help to ensure that housing remains affordable for all. The City of Golden has not determined whether it will implement any means of rent control if this bill passes but would like to be able to determine for ourselves if rent control is an effective means of supporting our community.

The City of Golden strives to be an inclusive and affordable community. This bill would advance the ability of the City of Golden to reach its goals, stated through Council's adopted Strategic Action Plan and Legislative Policy Statement. Golden has an express interest in maintaining a community that is vibrant, safe, affordable, and has a high quality of municipal services, and the Council believes that his bill would help the City to achieve its goals. The Golden City Council strongly supports Senate Bill HB23-1115. We urge you to support this bill through the committee and the general floor votes.

Thank you for your attention to this matter.

Respectfully,

JJ Trout

District 1 Councilor, Mayor Pro-Tempore

Don Cameron

Ward 3 Councilor



February 13, 2023

To the Members of the House Transportation, Housing and Local Government Committee,

My name is Jack Regenbogen, and I am the Deputy Executive Director for the Colorado Poverty Law Project. We are a nonprofit organization that strives to prevent homelessness through free legal assistance, education, housing navigation, and advocacy. We are grateful for this opportunity to provide testimony in support of HB23-1115.

Colorado's housing market has reached a crisis point, as the scarce availability of affordable housing has priced many out of their homes and contributed to our state's homelessness rates. Roughly half of all renters in Colorado are paying more than a third of their income on housing, and about one quarter of all renters are paying more than half of their income on housing. Although Colorado has made progress in dedicating more funding to support the expansion of affordable housing, supply has not kept pace with demand, and many families have been forced to move to other states because of exorbitant housing costs. We have seen this in our own cases, as many of our clients have experienced housing insecurity or homelessness due to double-digit rent increases.

House Bill 1115 would help address this issue by providing local governments with the discretion to enact policies that make sense for their communities. This bill would not require any particular type of rent stabilization policy, but by bolstering local control, would provide municipalities and counties with a vital new tool for addressing their local housing needs.

In the long-term, we also urge legislators to consider a uniform policy that would provide a minimum "floor" of housing affordability, such as a law that prevents extremely steep annual rent increases on a statewide basis. No less, Colorado Poverty Law Projects strongly supports this legislation, and we thank the sponsors and diverse organizations who are championing this bill. The housing solutions that make sense for Denver might look differently than La Junta, and by empowering local governments to craft solutions that are most appropriate for their communities, this bill will bring Colorado closer to a reality in which housing is affordable to all.

Thank you for your consideration, and please feel free to reach out with any questions.

Gratefully,
Jack Regenbogen, Esq.

Mr./Madam Chair and honorable Committee Members. Thank you for allowing me to speak.

I adamantly opposed to this bill on the ground that this bill and several other current draft bills coming to the committee are stripping residential homeowners' rights in the name of affordable housing.

The State, Counties and Municipalities has no business or right to undermine property owners' rights in how they manage, rent or sell their properties. Government intervention does not make things better but worse.

The failed rent control social experiments in New York and California are prime examples of how rent control turns into an utter disaster and disrupts the housing economy and tries to place a government entity to control the private sector. Rent control is a band aid fix that hurts long term affordability and owner investment in their properties. The State and local governments are surely not going to guarantee that inflation and rate increase will not increase more than 3% per year but seeks to put that restriction on a homeowner for how much they rent a home for.

A residential homeowner who owns their property should not be limited or directed in how much they wish to rent it for. They better than the government know the costs of ownership on their largest investment.

This bill does not take into account military housing allowances or the impact of how rent controlled housing will lower those allowances. This is not a one size fit all approach from Denver outward.

The bill makes an incorrect assumption that and I quote **"Regulating development or redevelopment in order to promote the construction of new affordable housing units"**. Residential single family homes are not affordable when you factor in ever increases taxes, maintenance, insurance over decades and other factors. To many people get in over their head when buying a single-family home. Rent control can't control taxes, utilities, material, labor or insurance costs.

The State already has programs to incentivize the construction of affordable multiunit housing. But in even doing so rent control does not work overtime.

Rent control has been shown to decrease new construction and building permits when there is a housing shortage most specifically multifamily housing. With high mortgage rates and high costs of homes directly related to material and labor multifamily housing should be made more affordable and should be the focus of this bill and the other akin to it pending committee hearings. Single family homes are not the proper place to put rent restrictions. Owner will simply not rent when they cannot cover the costs of taxes, insurance, maintenance, utilities, and modernization on older homes.

Property owners will simply remove their properties from the rental market. This results in less available housing. Rent control often leads to poorly maintained, outdated housing — and battles between tenants and landlords over upkeep.

There have been numerous studies conducted that shows rent control does not work over time. Residential single family homeowners should not have their property rights stripped away in the name of affordable housing. The bill as written should not be passed under any circumstance. We desperately need less State control on every aspect of our daily lives and there needs to be much more balance approached to the bills in this Assembly. That is not the case at present.

<https://rentalhousingjournal.com/14-reasons-rent-control-hurts-housing-respected-economist-says/>

<https://fee.org/articles/how-rent-controls-hurt-the-poor/>

Thank you

V/R

Edward Schoenheit

LTC, USA Ret.

El Paso County, CO

As prepared...

February 15, 2023

Members of the House Transportation, Housing and Local Government Committee,

My name is Alex Sánchez. I am the founder and CEO of Voces Unidas de las Montañas and Voces Unidas Action Fund, two Latino advocacy organizations working in Lake, Summit, Eagle, Pitkin, and Garfield counties. I am testifying today to express my support for HB-1115 — Repeal Prohibition of Local Residential Rent Control, as introduced. Thank you for taking the time to hear my testimony.

I want to start by thanking the sponsors, Rep. Mabrey, Rep. Velasco and Senator Rodriguez for introducing this clean repeal of a ban that has prohibited every community in Colorado from using local rent control or rent stabilization measures as one of many tools to address local housing needs since the 1980s.

It's also not lost on those of us who live in the Western Slope that this ban was the state's response to the town of Telluride's need to provide employee housing in the 1980s.

While I currently live in Glenwood Springs, I grew up in El Jebel in the Roaring Fork Valley, so I know all too well the challenges working class families face when it comes to finding affordable housing in the surrounding mountain resort communities. My parents worked in restaurants and hotels in Aspen, and like many Latinas and Latinos in the central mountains, we were forced to move often as the resorts grew and the cost of housing increased. My family ended up moving to a mobile home park during a time when they still offered affordability along with a sense of community and security.

Unfortunately, that is no longer the case.

Mobile home parks are still considered the last bastion of unsubsidized affordable housing in Colorado and remain a critical piece of the workforce housing puzzle in our mountain resort communities. But for those who depend upon them as workforce housing or starter homes, affordability and housing security are no longer assured. Despite typically owning their mobile homes, residents have seen monthly rents for the mobile home park properties these units sit on increase by as much as 80% in recent years. For example, the lot rent in the mobile home park where I grew up is now almost \$1,300 per month. Workers are being priced out of what was long considered the most

affordable housing option in our community, forcing them to move and look for work elsewhere.

Two out of three Latinos in Colorado are in favor of giving local communities the right to decide on local rent control for themselves, according to the 2022 Colorado Latino Policy Agenda, the largest survey of Latino voters ever conducted in our state. An overwhelming 88% of Latinos surveyed, regardless of political party, support rent stabilization to address the oppressive rent hikes in mobile home parks.

Currently, state law enables the displacement of Latinos and lower-income residents by prohibiting local governments from responding to the unique needs, values, and cost of living in their communities through Local Control of Rents. Passing HB-1115 will remove that restriction and provide local governments with an additional tool that, when combined with other strategic policies, can better address their specific needs and help preserve workforce housing.

We support a clean repeal with no amendments to exempt new developments or housing built after a certain year. As our mountain communities continue to develop, our local leaders need the flexibility to set policy that achieves density requirements necessary to meet the growing housing demand.

Colorado has long been a pioneer in the tradition of local control, recognizing that local elected officials are most closely connected to the needs of the community and are uniquely positioned to set policy benefiting that community.

Housing stability is the foundation for healthy and thriving communities, yet the increasing cost of rents has far outpaced wages, creating a nearly insurmountable gap in affordability for renters across Colorado – particularly in the high country. HB 1115 offers local officials the tools they need to reduce the gap and ensure that everyone, regardless of zip code or race, has a safe, dignified, and stable home they can afford. On behalf of Voces Unidas and as members of the Western Slope Latino Coalition, I urge you to approve HB-1115 without restrictions.

Thank you.

Alex Sánchez
CEO
Voces Unidas